

# VILLAHOUSE NAD KUNDRA TKOU



**The focus of the design captures middle and high class living characteristic of the culture of the First Czech Republic, envisioned to reveal what is needed and missing in the housing standards of comparable housing projects today. This striking layout typology illuminates the unsurpassed benefit of the Villahouse.**

*A plus spol. s r.o.*







## MOTTO

Exceeding housing standards by all measures, as well as the demands of ambitious occupants in form and style in both interior and exterior. The living room with its proportions and lighting, together with an impressive panoramic view of Prague, becomes the living or formal meeting space.

## THE PLACE

Street Nad Kunderatkou, Praha 9 - Prosek. A unique place on the edge of the natural monument Prosecké skaly – a rock formation formed with preserved sandstone rocks. A labyrinth of natural and man-made cliff caves called Mocalka is situated there.

## THE BUILDING

The architectural design is based on a simple and clean creative expression. Cubic shaping of austere form together with traditional materials is perceived as a link to the context of Czech modernism, as well as a quest for the context in the locality itself.

The living room with the kitchen makes up the center of the flat layout - its core and its climax at the same time. Wide loggia and generous frameless glazing gives the main space an even longer proportion. In select flats, the central space is highlighted by a backlit large-sized onyx wall; the individuality of the stone blocks makes an original of each flat.

Quality arrangement of each flat forms the basis for good living - the flats are optimally orientated to the cardinal points (southwest - northeast) and they are clearly divided between the day-living and the evening relaxation spaces. In front of each bedroom is a dressing room and fully equipped bathroom / toilet with stylish sanitary fittings, there are well thought out efficient flat facilities (storage rooms and spaces, laundry and home-work room). The generosity of the design is documented by some selected measurements - central living space with area of 60 m<sup>2</sup>, room heights 2,8 - 3 m, door height 2,3 - 2,7 m, depth of loggia up to 2,8 m.

The technical aspects are well above standards as well – a “Smart” house (control system Kobra) including control of heating and cooling (air conditioning in the living room of each flat), control of windows and blinds, temperature and humidity measured for each room, RGB LED lighting in living rooms, a great focus on security of the whole building, as well as each individual flat (camera security system, intrusion alarm system /IAS/, remote digital read-out of media without the need of access to the house, appliance flooding sensors etc.). The flats can be controlled from inside by tablet or from outside over the internet. The highest standards are not only inside the flats, but inside the whole building complex - roomy common spaces with quality materials (stone wall and floor tiling, terrazzo /mosaic/ stairs). 2 large parking places belong to each flat, as well as 1 storage room situated directly next to the parking place. All the flats on the ground floor have their own front garden.

## BASIC BUILDING DATA

- flats in four above ground floors, parking in one under ground floor
- total of 16 flats (160 - 220 m<sup>2</sup>) accessible from two entrances













































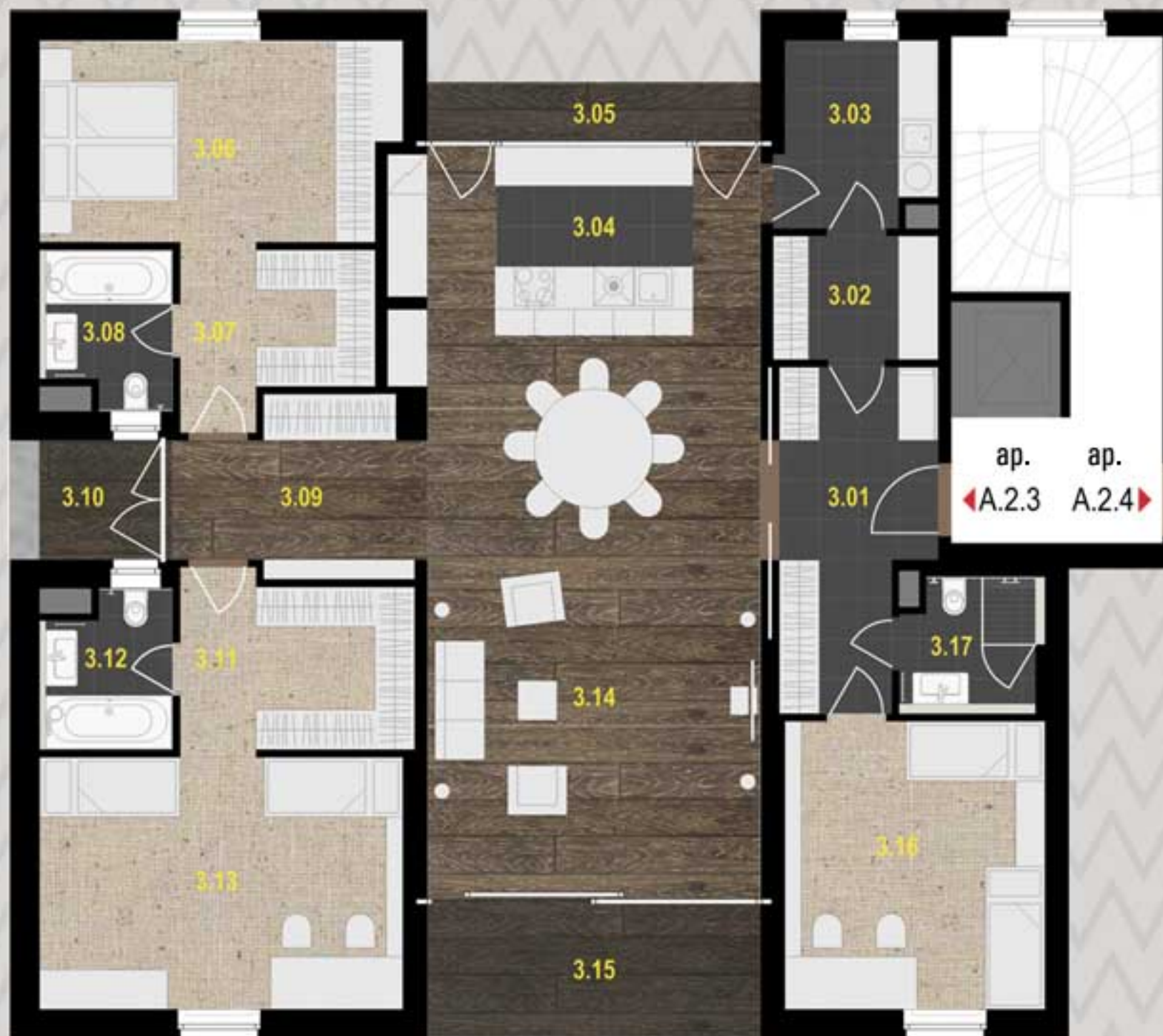












# APARTMENT A.2.3

ENTRANCE A - 2.60P

APARTMENT OVERALL AREA

193,11 m<sup>2</sup>

FLOOR SPACE

173,00 m<sup>2</sup>

LOGGIA / TERRACE / BASEMENT STORAGE

20,11 m<sup>2</sup>

ROOM	ROOM	WIDTH (m)
3.01	HALLWAY	11,36
3.02	STORAGE	4,75
3.03	UTILITY ROOM	6,61
3.04	KITCHEN	10,34
3.05	LOGGIA	4,33
3.06	BEDROOM	9,03
3.07	DRESSING ROOM	7,38
3.08	BATHROOM	4,16
3.09	HALL	9,88
3.10	LOGGIA	3,07
3.11	DRESSING ROOM	6,07
3.12	BATHROOM	4,16
3.13	BEDROOM	10,63
3.14	LIVING AND DINING ROOM	46,36
3.15	LOGGIA	10,36
3.16	BEDROOM	9,88
3.17	BATHROOM	4,16

PARKING PLACE - (A.2.3)  
UNDERGROUND STORAGE - 10 x 2.0

1,68 m<sup>2</sup>



2.agf apartment example



# APARTMENT A.3.6

ENTRANCE - 3.agf

APARTMENT OVERALL AREA 179,28 m<sup>2</sup>

FLOOR SPACE 159,59 m<sup>2</sup>

LOGGIA / TERRACE / BASEMENT STORAGE 19,69 m<sup>2</sup>

ROOM	ROOM	ROOM AREA (m <sup>2</sup> )
6.01	HALLWAY	11,00
6.02	STORAGE	2,59
6.03	UTILITY ROOM	6,83
6.04	KITCHEN	11,06
6.05	LOBBY	2,89
6.06	BEDROOM	14,39
6.07	DRESSING ROOM	6,89
6.08	BATHROOM	6,30
6.09	HALL	7,34
6.10	TOILET	1,92
6.11	DRESSING ROOM	6,37
6.12	BATHROOM	6,80
6.13	BEDROOM	16,54
6.14	LIVING AND DINING ROOM	45,39
6.15	LOGGIA / TERRACE	14,39
6.16	BEDROOM	12,07
6.17	BATHROOM	2,89

PARADE FLOOR - 3.agf

BASEMENT STORAGE - 3.agf

202 m<sup>2</sup>



ap. A.3.5 ap. A.3.6



3.agf apartment example

**finished:** 2015

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