

It's Time to Live in the Heart of Nature



Šárka

PUBLIC SERVICE VENTURE

by **CRESTYL**

Rehabilitation of Industrial Complex

The venture aims to **convert a derelict, currently closed industrial complex** built in the 1970s **into a peaceful, freely accessible residential district with ample green areas.** All Crestyl's ventures place **high emphasis on the public space.** This project is no exception. It has been planned with respect for the locality to function as a natural extension of the Šárka Forest. Visually, the site will be seamlessly merged with its surroundings. Accordingly, newly planted vegetation will mainly include pine trees and plants present in the locality.

All aspects of the plan have been **thoroughly discussed with the Borough of Prague 6** and with local community associations. In addition, Crestyl will take part in implementing smart transport solutions throughout the Vokovice district. The project will include a new public transport stop, a kindergarten, and a park with water features. **Restoring the site and making it available to the public** will result in a substantial improvement in the quality of life of residents and visitors alike.



Šárka

Quality is the focal point of all our ventures. That includes not only the quality of design and the quality of construction work, but the quality of the public space as well. We believe that this approach is the essential ingredient of first-class development. All projects we create **respect the dynamics of the environment** in which they are situated, and they are **friendly toward their residents**, tenants, visitors, and the local community. With that in mind, we welcome the entry into a public service venture agreement between Crestyl, the Borough of Prague 6, a local nonprofit organization, and representatives of residents of Vokovice, the district where our new residential project will be built in the coming years.

We have committed ourselves to building a kindergarten that will serve the local community, and to making substantial investments into **improving the transport conditions and public space** in Vokovice. In addition, Crestyl will execute **an ecological project** that will increase the attractiveness of the Šárka-Lysolaje Nature Park and the Divoká Šárka Nature Sanctuary. According to the agreement, the project will include **commercial space and a medical clinic**. These services will contribute to **improving the quality of life in the immediate vicinity** of the residential complex. Like all of our other development projects, Šárka will epitomize neighborliness at its best.

Good Neighborliness



The public service venture agreement includes our commitment to maintain **open communication with local residents**, groups, and associations with a view to jointly pursuing sustainable municipal development in the Borough of Prague 6. The Šárka residential project will be built to function as **an integral part of Vokovice**, to increase the district's attractiveness, and to **enhance the quality of life** for not only existing, but also future residents. A public kindergarten built in the locality by Crestyl will be managed by the municipality. We will sell it to the City of Prague for a symbolic price of CZK 1,000. Another gesture evidencing Crestyl's commitment to good neighborliness is our decision to donate to the city all land included in project that is designated as grassland, pasture, and forest stand.

Ecology and Sustainability

Nature is telling us with a growing urgency that we humans must, without further delay, start paying attention to the future of the world. Keeping that in mind, we execute projects to be as nature-friendly as possible. Šárka is no exception. **Rainwater** from the rooftops and balconies will be brought down to underground tanks to **serve for irrigation of green areas**. Greenery will be planted in all empty rooftop spaces. The roof will be both functional and aesthetic - **a green roof** has excellent insulative parameters and prevents **the locality from becoming a heat island** during the summer.

Forests will be fenced off using a 5 by 5 cm mesh to allow small animals to pass through. Three million crowns **will be invested into increasing the attractiveness of the Šárka-Lysolaje Nature Park and the Divoká Šárka Nature Sanctuary**. The project has been prepared based on recommendations made by the Municipal Greenery Management Section of the City of Prague Environmental Protection Department.



Services and Infrastructure

Good living embodies much more than a home in an attractive setting. Another essential ingredient is that services make people's lives easier. We have committed ourselves to building and developing amenities that will serve their needs.

The project will offer **a grocery store, café, bistro, hair salon, and a parcel pickup point**. Available medical services will include a pediatrician, **a general practitioner, and an orthopedist**.



Transport

Transport in the city is a never-ending topic. Crestyl will donate five million crowns to help make transport in Vokovice **smoother and less burdensome on the public space**. Another 20 million crowns will be invested into transport infrastructure with a view to resolving current problems with transit traffic. Horoměřická Street will be enlarged in the downtown direction to feature **two lanes** from the intersection with Na Krutci Street as far as Evropská Avenue.

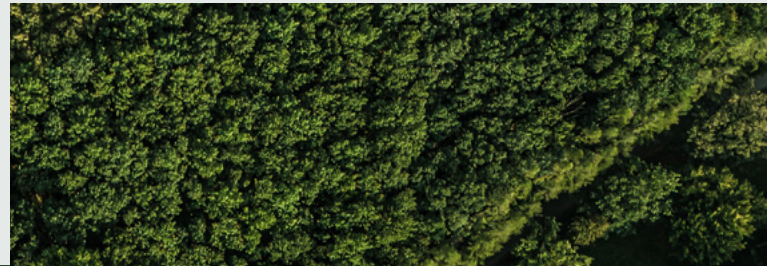
A system of one-way streets will be created in Na Vlánové, V Kruhu, Na Lužci, Půlkruhová, Vokovická, and Na Loukoti Streets. Likewise, we are confident that in cooperation with the municipality, Na Krutci Street from the intersection with Na Křídle Street as far Horoměřická Street in the direction out of Vokovice will be converted to one-way operation as well. **Speed bumps** will be installed at as many as seven intersections throughout Vokovice.



Parking



Once traffic is one-way only, **parking spaces will be created on Na Krutci Street**. Unlawful parking will be prevented by remodeling the intersection of V Středu, Nad Lávkou, and Divoká Šárka Streets. Further, there will be reserved **parking spaces for athletes and visitors** at the TJ Aritma sports complex.



Safety and Security

Home is a place of safety and security. Accordingly, close attention will be paid to such issues as **pedestrian safety near garage entrances**. A speed hump will be built between the new kindergarten and the adjacent commercial building. The terminal of the 225 bus route will be converted into a park with **a shelter, benches, bicycle and scooter stands**, and waste bins. Purchase agreements will incorporate the owner's duty **to protect and maintain trees and other plants located in the adjoining forest**.



Nature and Relaxation

Fast pace, stress, focus on performance ... That's the present-day life in a metropolis in a nutshell. Crestyl is dedicated to building places that allow people to **slow down and relax amid greenery**. We will invest three million crowns into building **a brand-new quiet area** in the V Středu Park. Another place for relaxation will be **an educational trail** with benches and information panels near the new complex.

A bat cave will be restored to allow the animals to nest in an undisturbed manner, and a nearby **spring will be revived**.





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