

# **GANETS MARIA**

## **PROJECT OF A RESIDENTIAL BUILDING IN KARLOVY VARY**

ATBS Šestáková Dvořák  
ZS 2023/2024

## THE SUBJECT OF THE ASSIGNMENT

REVITALIZATION OF VACANT PARCELS THROUGH URBAN DENSIFICATION.  
NEW FORMS OF SENIOR AND SOCIAL HOUSING ARCHITECTURE, INTEGRATED INTO  
A SPA CENTER.

THE PROJECT HIGHLIGHTS A SOCIAL CONTEXT  
THAT WILL MIRROR THE NEEDS OF BOTH THE RESIDENTS AND THE CITY AS A WHOLE.

THE PROJECT FOCUSES ON VACANT PARCELS IN THE SPA CENTER, AIMING TO  
TRANSFORM THEM INTO A COMMUNITY-ORIENTED AREA THAT PROVIDES  
ACCESSIBLE AND HIGH-QUALITY HOUSING OPTIONS FOR SENIORS AND  
INDIVIDUALS IN NEED OF SPECIALIZED SOCIAL CARE

## SITE“ZAHRADNICTVÍ NA VYHLÍDCE”

THE PLOT OF THE FORMER GARDENING LAND IS NESTLED BETWEEN KOLMA AND NA VYHLÍDCE  
STREETS, LEADING TO THE PICTURESQUE JEAN DE CARRO PARK. INITIALLY DESIGNATED FOR CITY  
DWELLINGS, RESIDENTS EXPRESSED CONCERNS ABOUT THE POTENTIAL TRANSFORMATION OF THIS  
SITE. ZONING REGULATIONS POSED CHALLENGES, AS THEY INCREASED THE BUILDING VOLUME  
INCONSISTENTLY WITH THE EXISTING URBAN STRUCTURE.

# THE RESIDENTIAL COMPLEX IN KARLOVY VARY

IN THE NORTHERN PART OF THE CZECH REPUBLIC, IN A PICTURESQUE CORNER SATURATED WITH HOT UNDERGROUND SPRINGS, DENSE FORESTS, AND RICH HISTORY, A SPECIALLY DESIGNED RESIDENTIAL COMPLEX HAS EMERGED – AN INNOVATIVE SOLUTION FOR THE SUSTAINABLE DEVELOPMENT OF THE SPA TOWN OF KARLOVY VARY. LOCATED IN IMMEDIATE PROXIMITY TO THE CITY CENTER, THIS MULTIFUNCTIONAL COMPLEX IS INTENDED TO PROVIDE COMFORTABLE LIVING FOR VARIOUS AGE GROUPS, INCLUDING YOUTH, FAMILIES WITH CHILDREN, AND SENIORS.

THE CENTRAL ELEMENT OF THE COMPLEX IS A SPACIOUS PARK SERVING AS A PLACE OF RELAXATION AND CONTEMPLATION FOR RESIDENTS. IDEALLY SITUATED ON A HILL, THE COMPLEX OFFERS BREATHTAKING VIEWS OF THE CITY, MAKING IT A PICTURESQUE AND SOUGHT-AFTER PLACE TO LIVE. THE PEACEFUL AND QUIET SURROUNDINGS CREATE A UNIQUE ATMOSPHERE, IDEAL FOR BOTH LIVING AND RELAXATION.

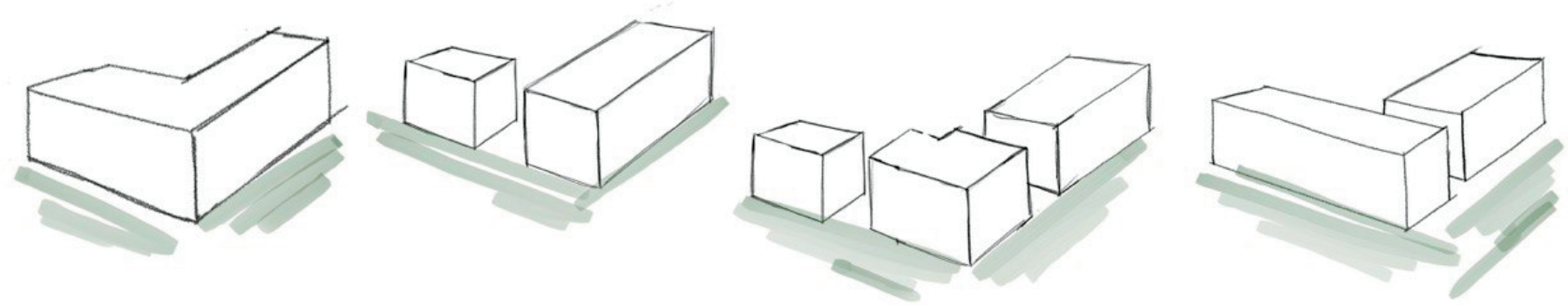
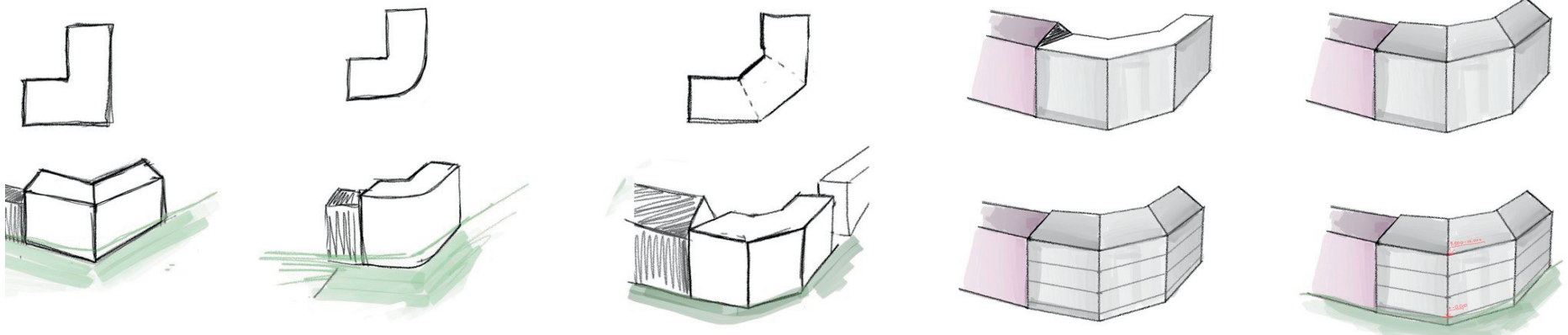
COMPRISING SIX BUILDINGS, THE COMPLEX INCLUDES BOTH RESIDENTIAL AND COMMERCIAL SPACES. RESIDENTIAL BLOCKS ARE ORGANIZED TO ENSURE OPTIMAL USE OF SPACE AND COMFORT FOR ALL RESIDENTS. A LARGE UNDERGROUND PARKING, INTEGRATED INTO THE COMPLEX, ADDRESSES THE ISSUE OF PARKING SPACES AND PROVIDES CONVENIENCE FOR ALL RESIDENTS.

THE PROPOSED BUILDING AT THE INTERSECTION REPRESENTS A FIVE-STORY STRUCTURE, WITH THE FIRST FLOOR DEDICATED TO COMMERCIAL SPACES, INCLUDING BEAUTY SALONS, RESTAURANTS, AND SHOPS. THE LOGICAL DIVISION OF THE BUILDING INTO LEVELS CREATES A UNIQUE ARCHITECTURAL DYNAMIC, GIVING THE STRUCTURE CHARACTER AND STRUCTURE.

THE CONSTRUCTION OF THE BUILDING IS BASED ON A REINFORCED CONCRETE STRUCTURE USING MODERN TECHNOLOGIES FOR THERMAL AND SOUND INSULATION. THE EXTERIOR FINISH COMBINES GRAY TILES AND PLASTER, GIVING THE BUILDING A MODERN AND STYLISH APPEARANCE. BLACK FLOOR-TO-CEILING WOODEN WINDOWS ADD ELEGANCE AND PROVIDE STUNNING VIEWS OF THE SURROUNDING CITY AND PARK.

THE INTERIOR LAYOUT OF THE BUILDING IS DIVIDED INTO TWO PARTS: SMALLER ONE-ROOM APARTMENTS ARE AVAILABLE AT LOWER PRICES, WHILE LARGER SPACIOUS APARTMENTS ARE INTENDED FOR WEALTHIER FAMILIES. EACH APARTMENT IS EQUIPPED WITH A SPACIOUS BALCONY OR TERRACE, ALLOWING RESIDENTS TO ENJOY BEAUTIFUL VIEWS WHILE BEING IN THE COMFORT OF THEIR OWN HOME.

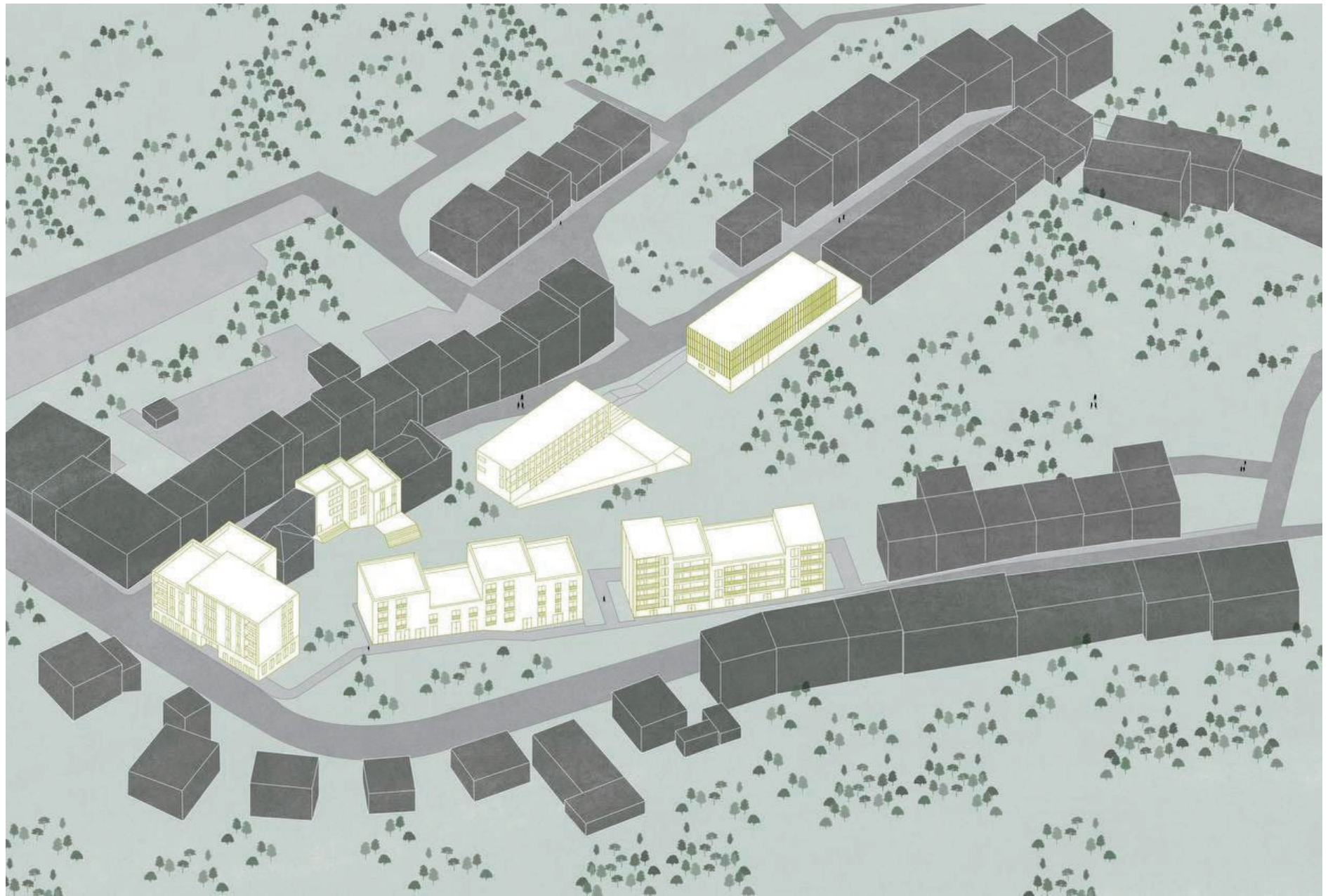
IN CONCLUSION, THE RESIDENTIAL COMPLEX IN KARLOVY VARY REPRESENTS A SUCCESSFUL COMBINATION OF MODERN DESIGN, FUNCTIONALITY, AND ECOLOGICAL SUSTAINABILITY, CREATING AN IDEAL SPACE FOR LIVING AND RELAXATION IN THE HEART OF THIS UNIQUE CITY.











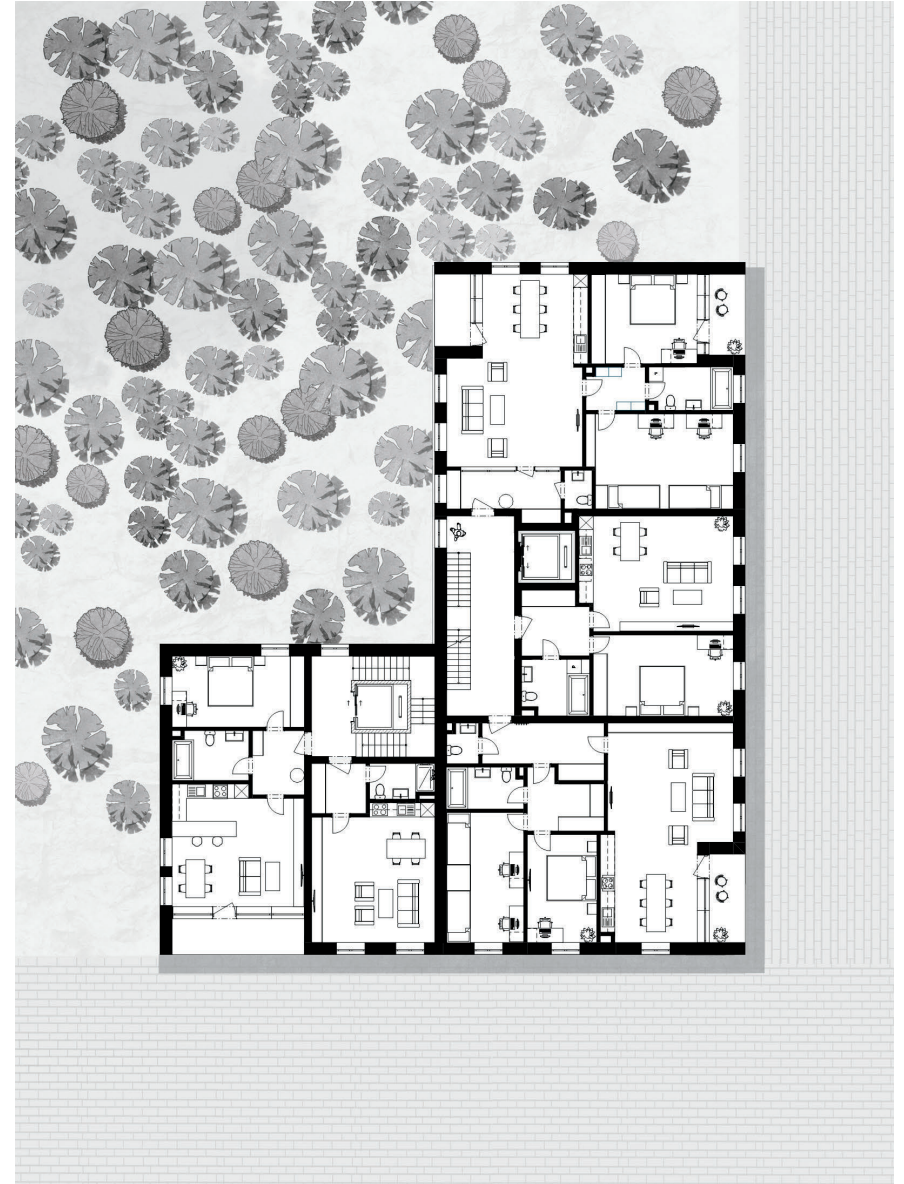




FIRST FLOOR PLAN

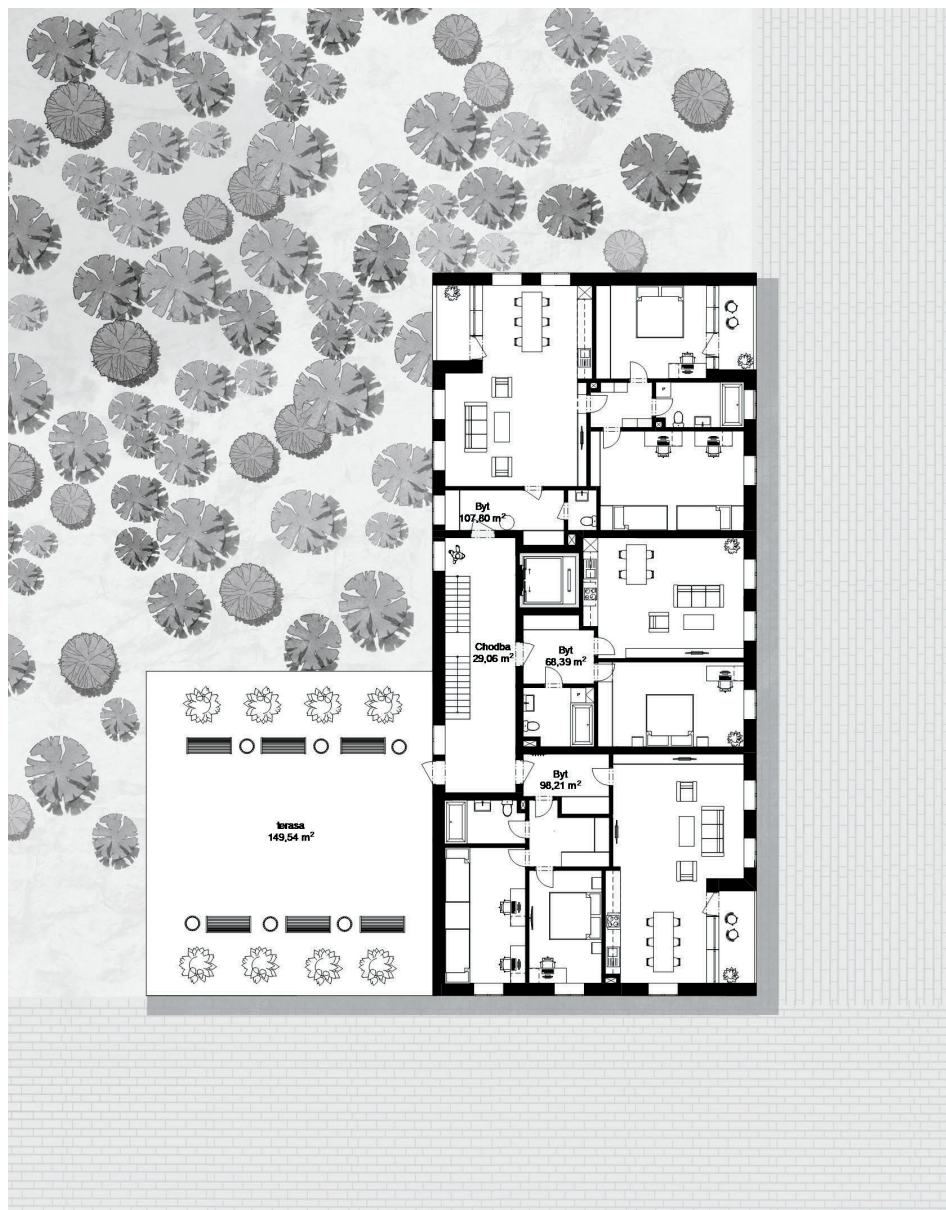


SECOND FLOOR PLAN

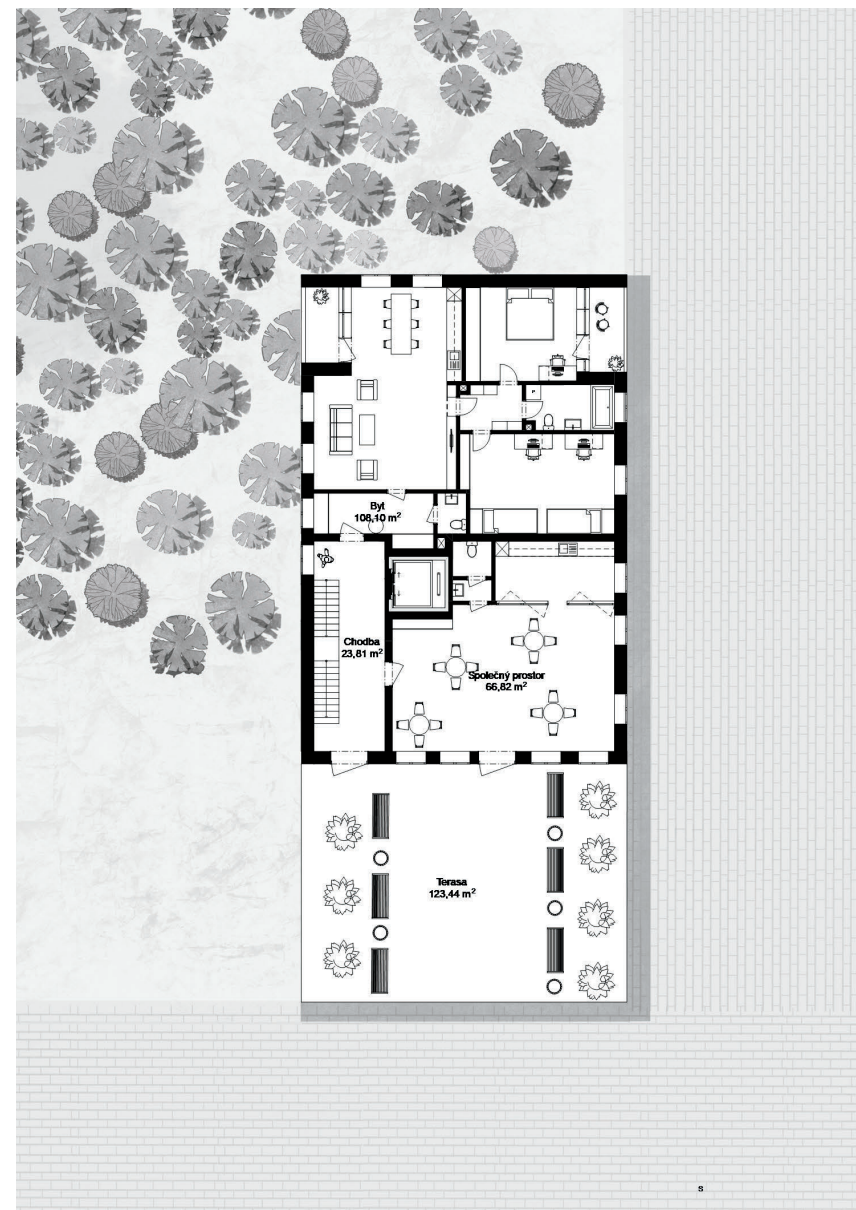


THIRD FLOOR PLAN

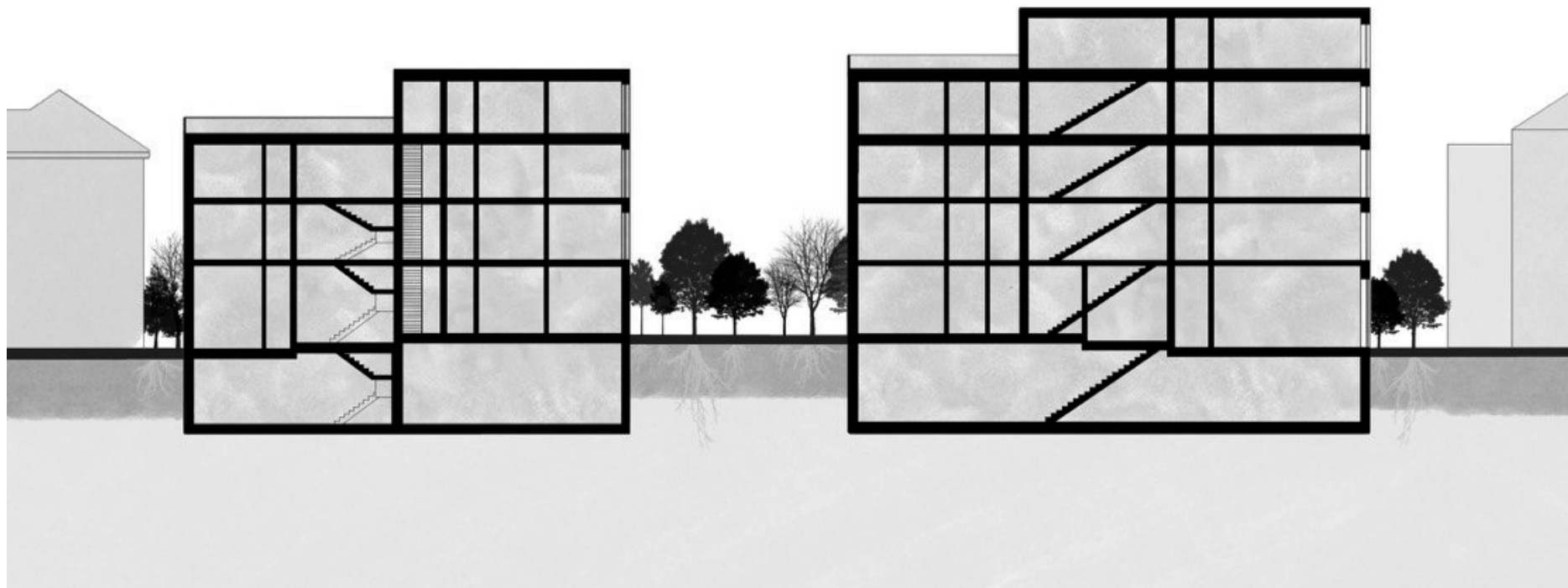




FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SECTION A-A'

SECTION B-B'





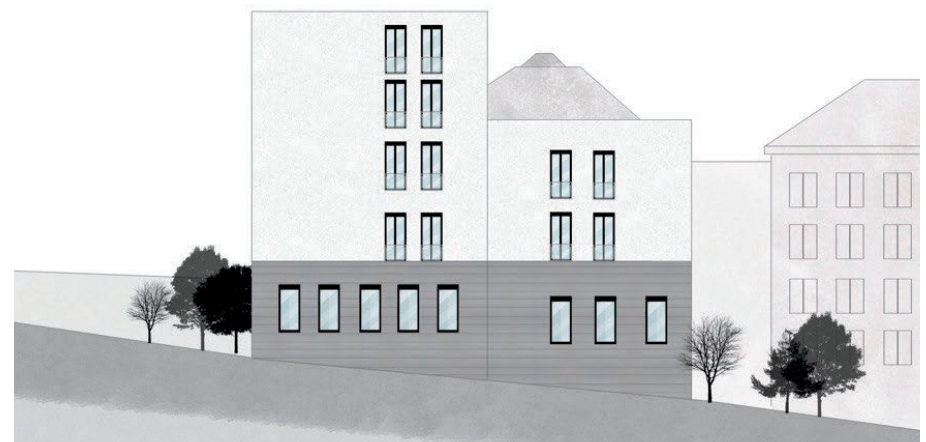
SOUTH FACADE



EAST FACADE



WEST FACADE



NORTH FACADE

## MATERIAL SOLUTION



### LEGEND

- 1. White plaster
- 2 Gray cladding
- 3. Insulation
- 4. Reinforced concrete structure



