

PENTA
REAL ESTATE
RESIDENCE VYSOCANY

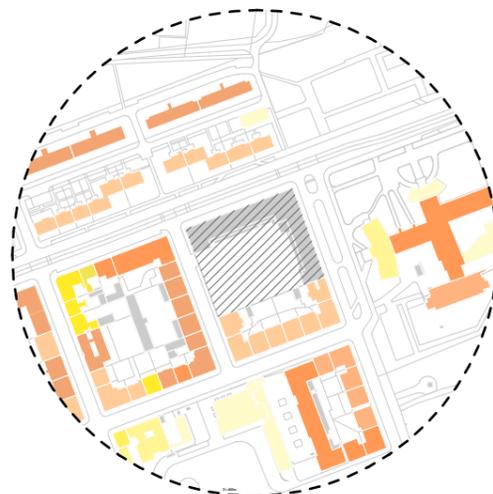


Urban fabric and green areas

green areas forest

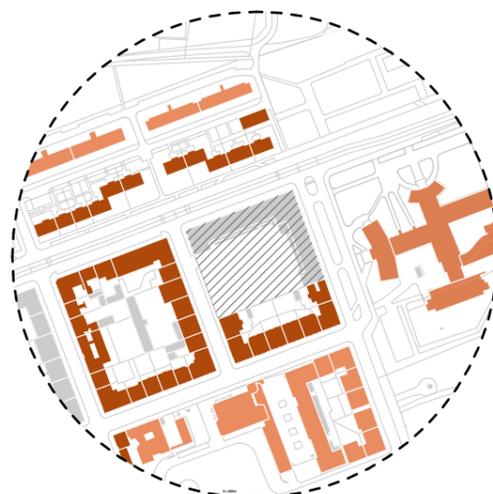


Number of levels



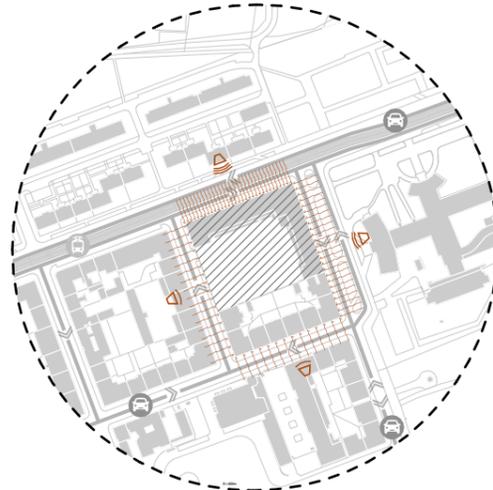
1 level 2 level 3 level 4 level
5 level 6 level 7 level

Roof shapes

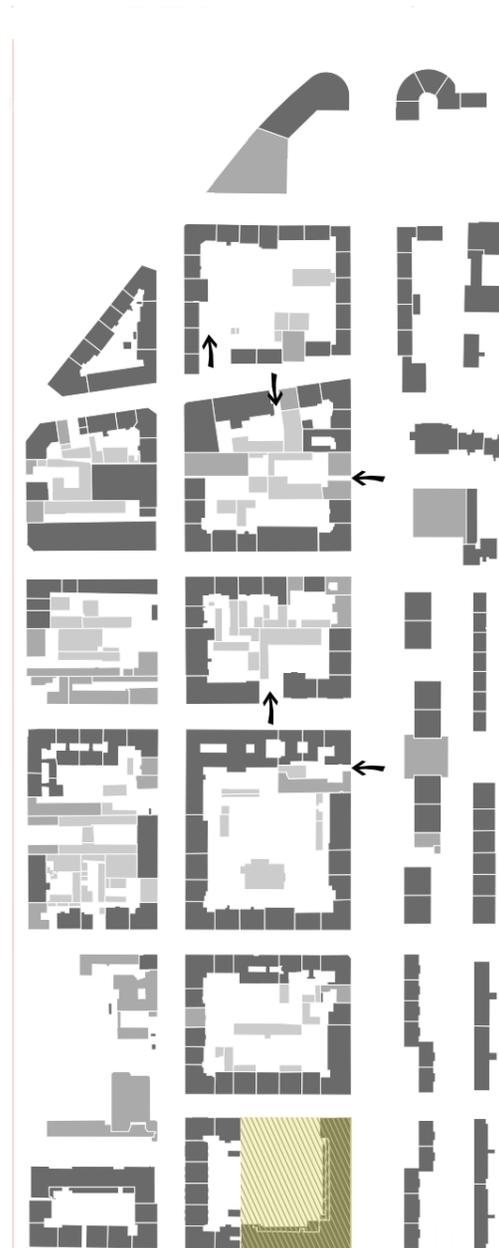


flat roof gable roof

Vehicule circulations



Building heights



● buildings on the perimeter of the blocks
● low buildings inside the blocks

Urban context

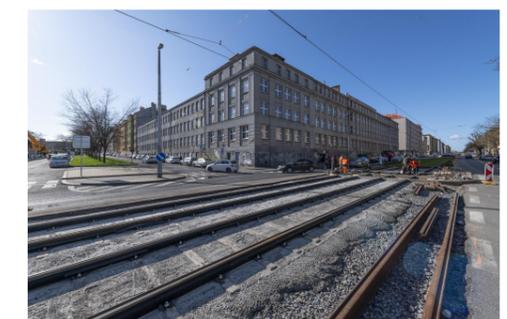
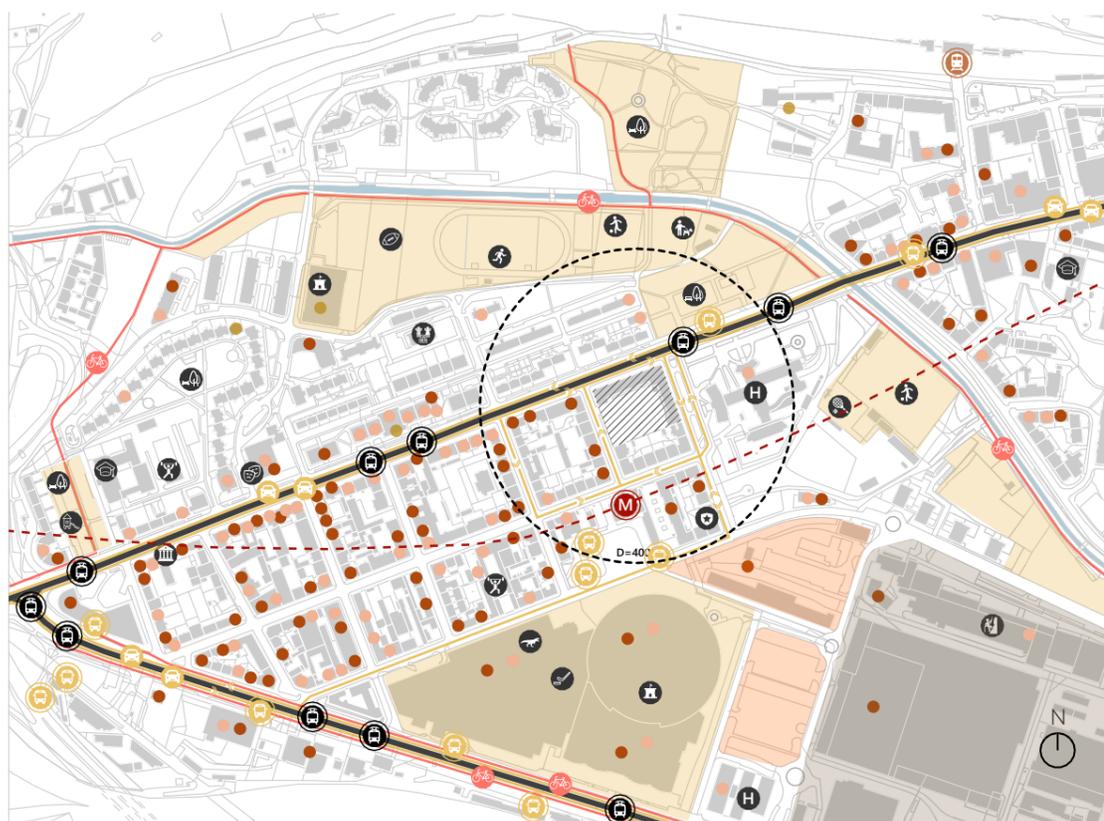
Analysing the broad environment, it stands out, that the development site is in a unique situation, at the very end of an urban fabric made of urban blocks and in the beginning of a big open park area. In this transition zone, the green of the nearby park and forest already infiltrates inbetween the buildings (green arrows).

In a closer look we can see, that all the neighbouring urban blocks contain smaller inner buildings, and their side facing the Sokolovska street has an inhomogeneous look. Among these buildings we find colour- and height differences, even gap houses. The roofshapes differ from flat roofs to gable roofs, we find equally both types in the streets.

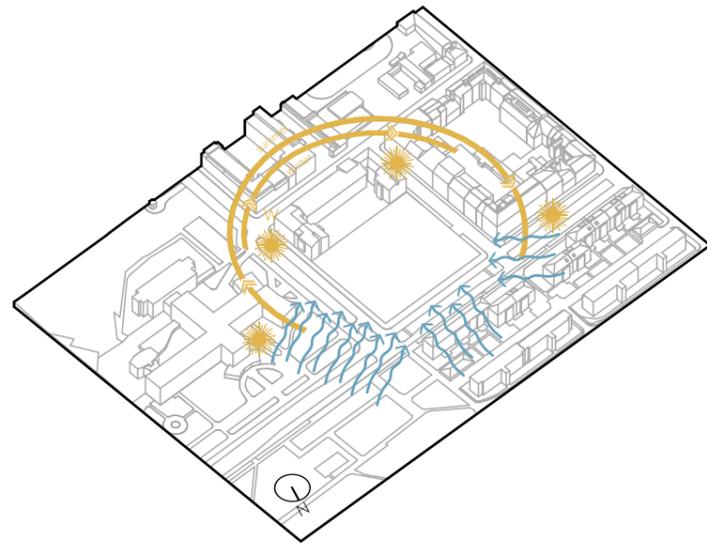
Our development site is located next to the main road, Sokolovska street. The noise pollution due to the vehicle traffic, and public transport is the highest from this side. The site is ideally located for public transport, as with a 2 min walk we reach bus stops, tram- and subway stations too. Within a 500 m radius circle there are many possibilities for entertainment and sport. Seeing the high number of shops on the level of Sokolovska street, we conclude that despite the nearby shopping mall, it's worth to put retail units, bars/cafes on the ground floor on this side.

Public transport and services

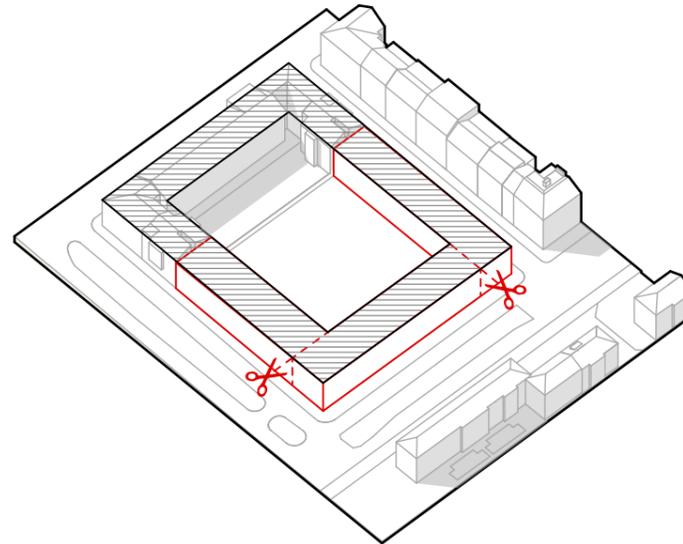
restaurant, pub, café shop industrial place
entertainment/sport brownfield belt



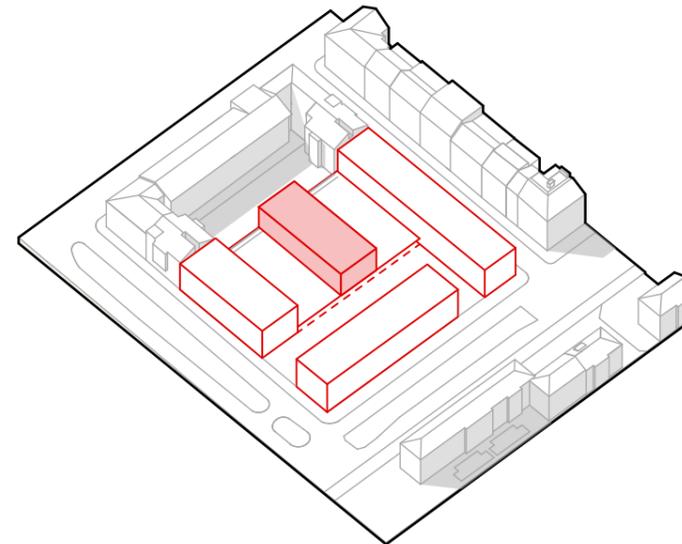
Sunlight and wind site analysis



Fitting into the urban context by preserving the urban block character



Densification of the development



Massing

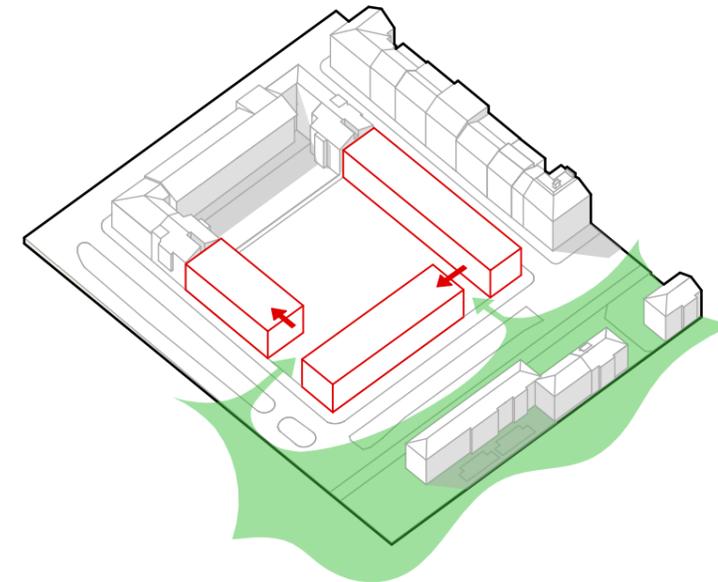
Our site is at the border of two different urban fabric qualities. To west there are many more urban blocks in a row, whereas to north and east we find big open spaces and parks. We wish to keep the urban block character, to end this row properly, but at the same time, we would like to invite the green of the neighboring parks into the inner courtyards of our project creating a transition zone between the two urban fabric characters.

We differentiated the inner courtyard into a public space, and semi-private, uplifted space. In the middle of it there was a possibility to densify the development by placing a centrally positioned building.

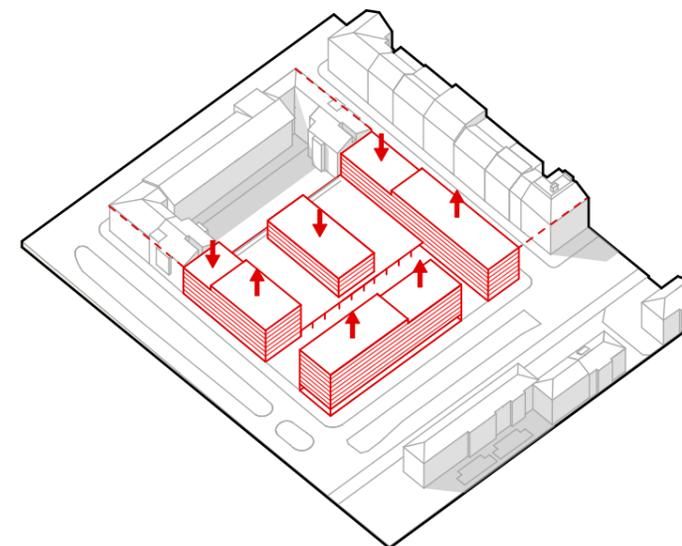
Quality of the views



Openings toward the green



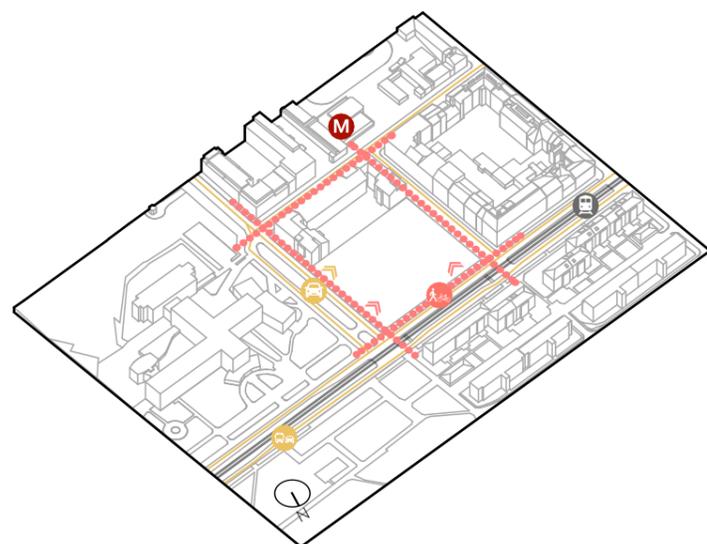
Conforming the building heights regulations



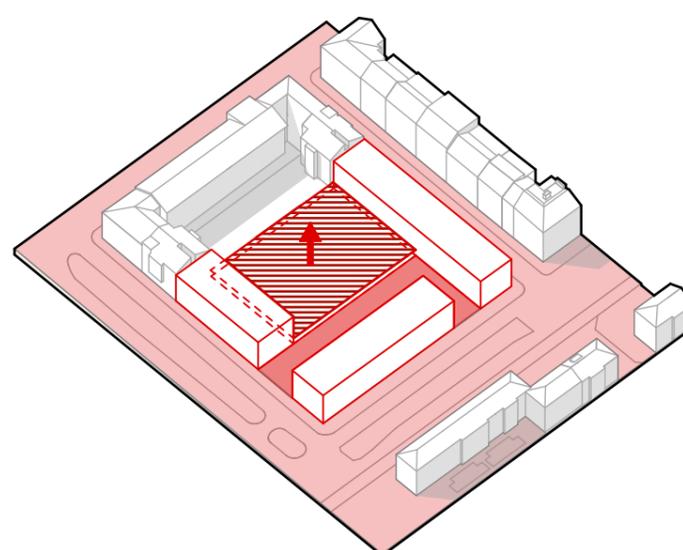
Our development respects, and conforms the surrounding urban block character, and respects the surrounding building heights as well. We have placed the highest building facing the park and green, creating here an edge at the corner, and emphasizing the entries.

The inner world of our project is dominated by the green. It covers the middle building and flows over it. This unique greenish atmosphere is pleasant to the eye and helps to create an inner hidden intimacy within the frame of the three buildings facing the streets.

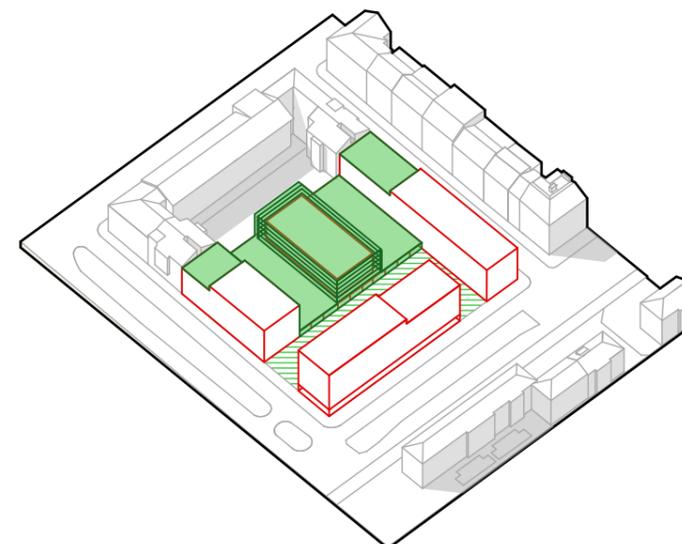
Main traffic directions and possible site accesses

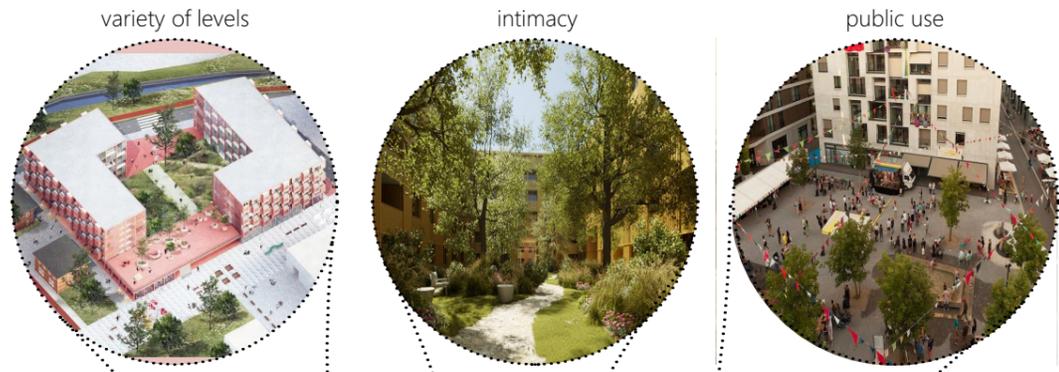


Slab uplift



Green core





Facades

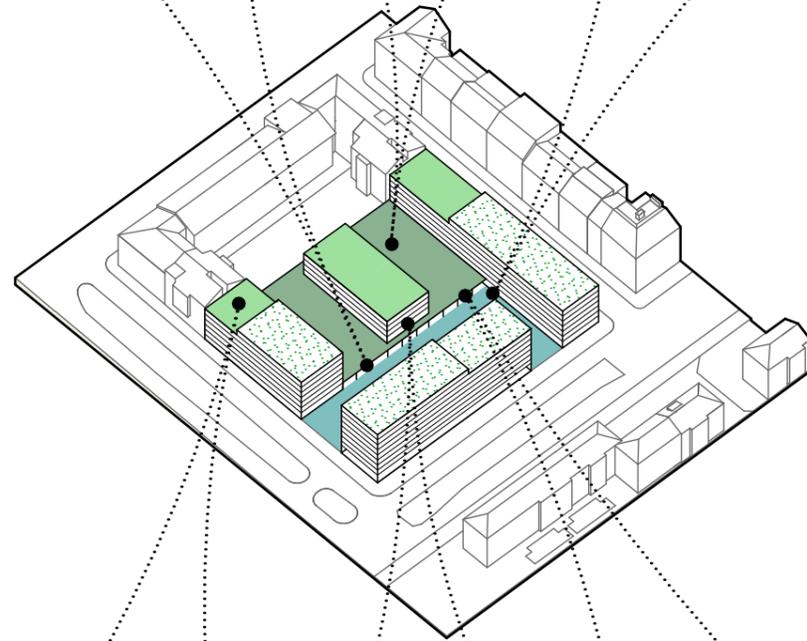
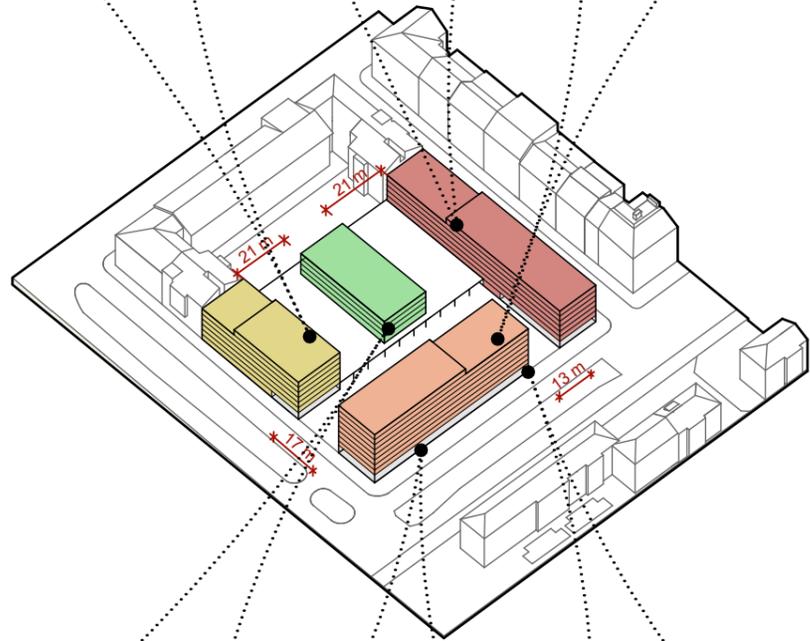
In our project, the new building masses complete the rest of the existing urban block. Just like the positioning of these buildings, their facades would be quite simple too. Flat facade surfaces, simple window rhythm, and pale pastel colouring would characterize these ones, respecting the Sokolovska street milieu. Behind these strict facades we hid loggias, giving a more private and protected outer space to the apartments.

In the embrace of these outer masses there is a centrally positioned fourth building, which emerges from the lifted green, private terrace. Contrary to the other three ones, this one represents an other quality. It has a concrete core and a light shell and inbetween balcon shooting out randomly. The outer skin is a perforated living green wall, blocking the direct view between the neighboring buildings, and giving a unique, pleasant and friendly atmosphere especially to the flats in the core, but all buildings would profit from its esthetic and microclima.

Inner courtyards

On the ground floor of the buildings there is a possibility to create inside-outside facing shops, bars/restaurants, or services as laundry, private nursery, even offices. In the lower public courtyard cafes, bars could have their own terraces enjoying the greenish ambiance. Hard paving and island-like green areas would characterize this level. Another important feature is the hidden bike parking below the lifted garden.

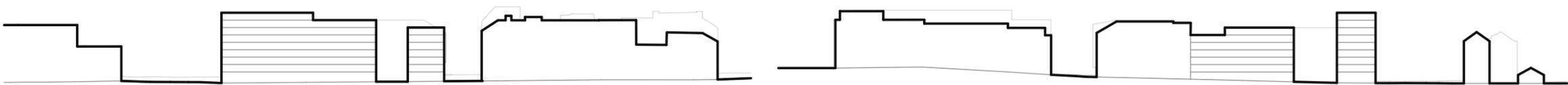
This lifted green level, the rooftop of the garage, would serve primarily as private garden to the flats having direct access to it. Optionally through a lockable spiral stair people from the streets could come up here to enjoy this space or for example to let children play here in a small playground. Generally, all buildings would have a green rooftop, but some of them would serve as a rooftop terrace or vegetable garden for the inhabitants.



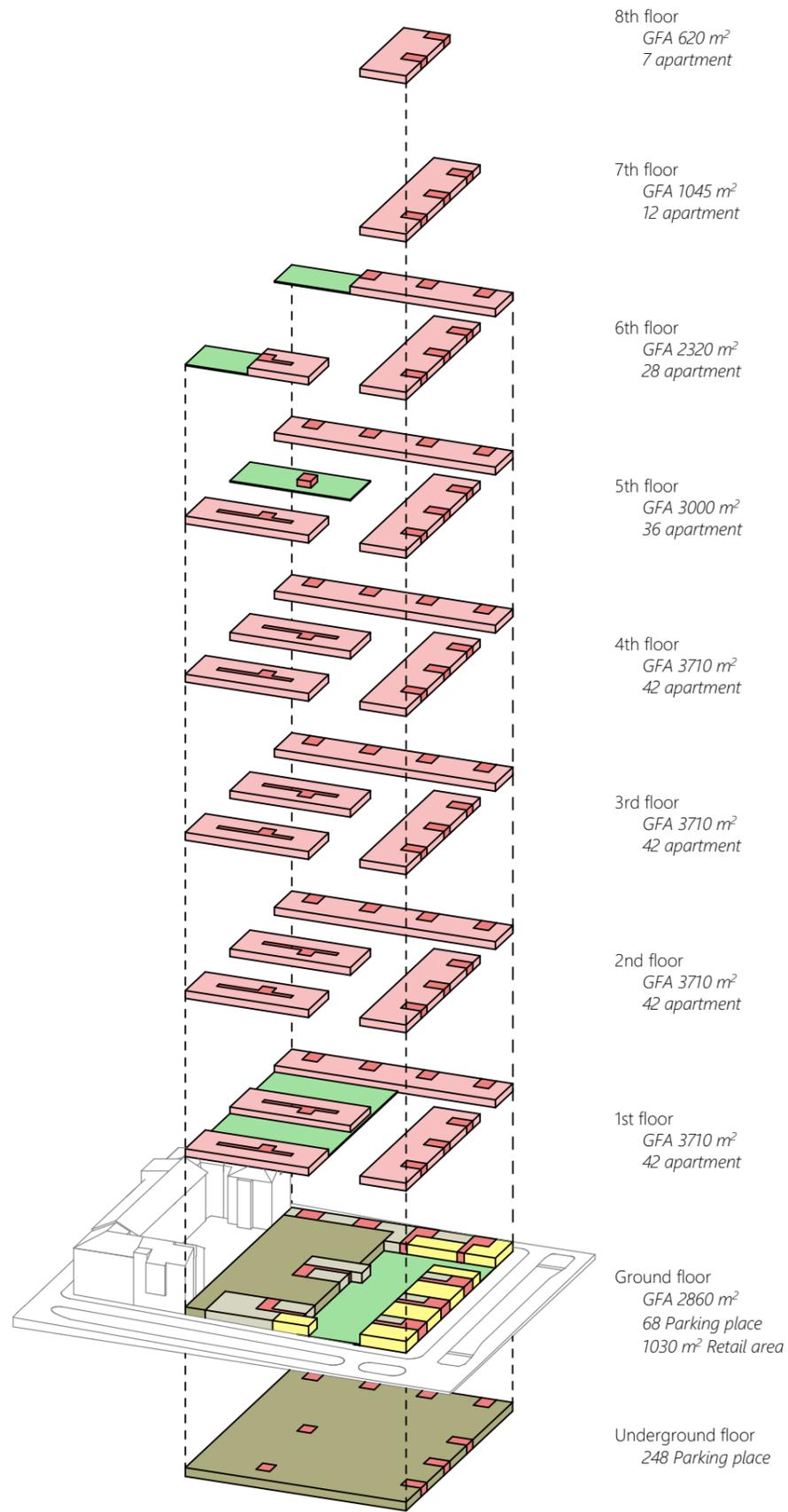
● semi-public green space ● rooftop garden ● publik green space ● green roof



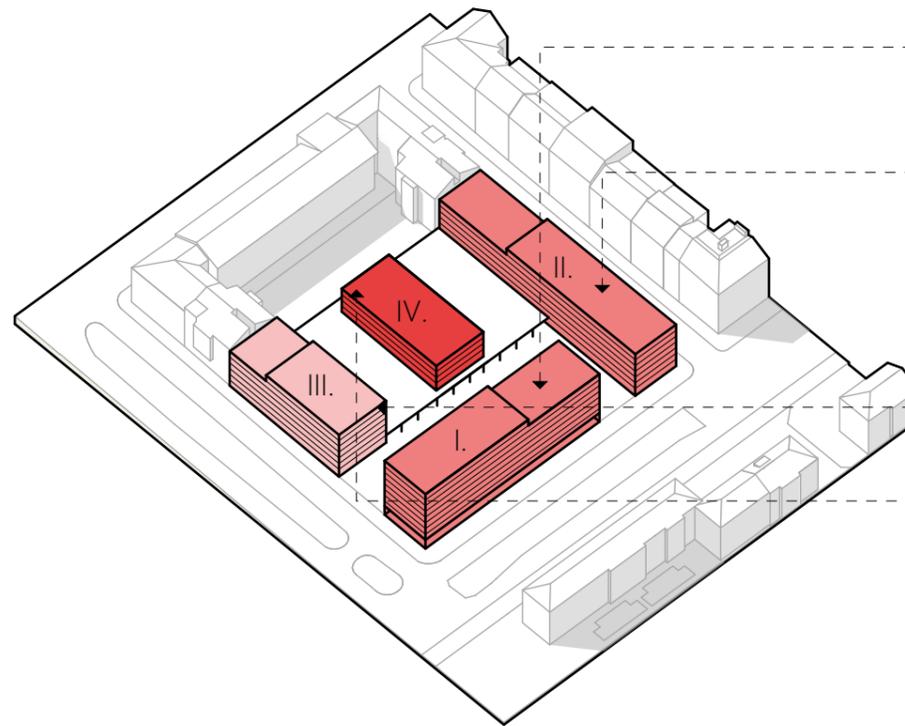
living outdoor green wall glass ground level facades openings in grid rooftop terraces / vegetable gardens green outer skin outdoor bicycle parking



Functional structure



Distribution of apartments



I. Block	
91 apartments	
2 kk small	53 unit
3 kk	38 unit
II. Block	
80 apartments	
1 kk	24 unit
2 kk small	12 unit
2 kk big	6 unit
3 kk	22 unit
4 kk	17 unit
III. Block	
56 apartments	
2 kk big	56 unit
IV. Block	
24 apartments	
3 kk	4 unit
4 kk	20 unit
Apartments	251 unit
GFA	24 685 m²

Functions

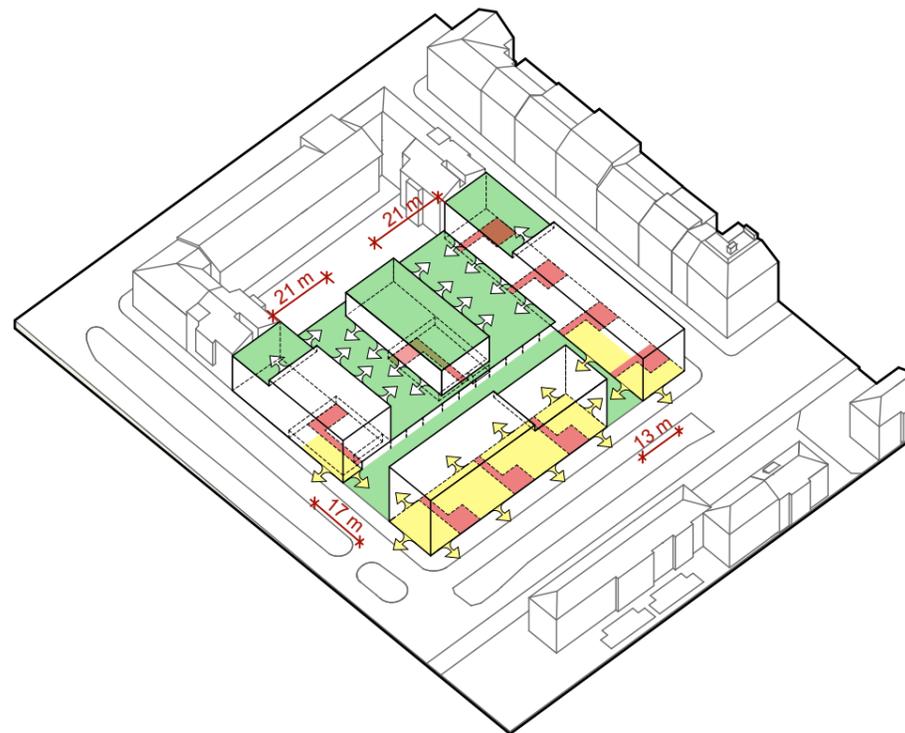
The functional layers of the buildings are well separated. The parking area is located on the -1st floor, filling out the whole site, plus on the ground floor partially, in the back of the project.

The lower parking level (-1) would only be for the inhabitants, whereas the upper level would be a mixed use, between the inhabitants and the people who come here for the public functions, letting them exit without using staircase or elevator. Storage areas would be attached to the staircases on these levels.

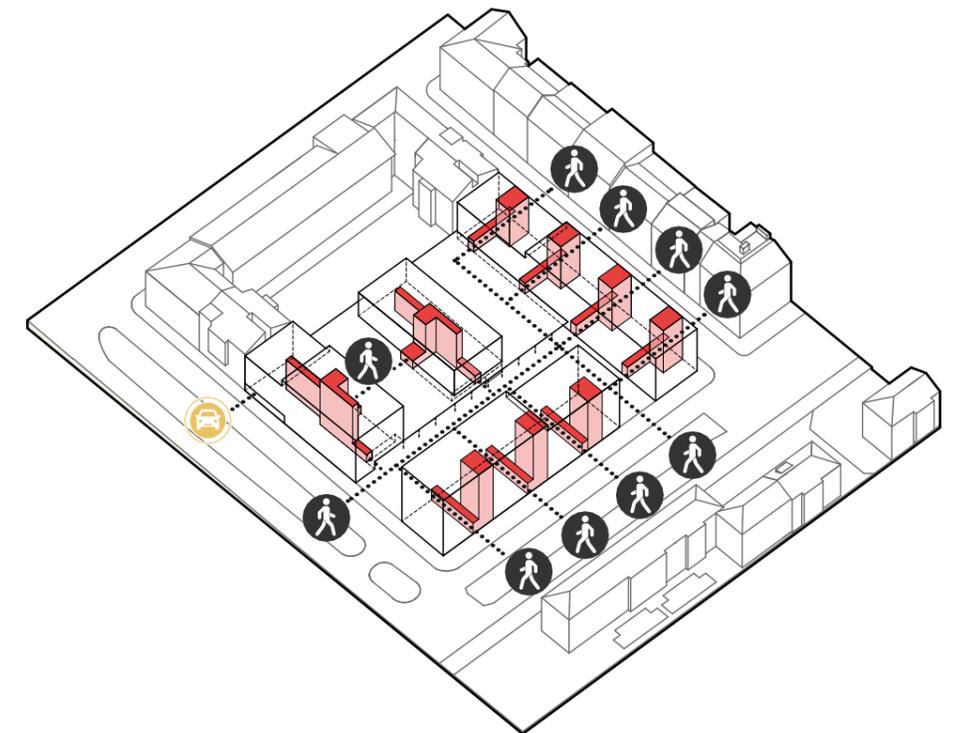
Outside on the ground floor as previously mentioned, retail units, cafes etc. could serve the public.

From the first floor up, there are only apartments, with loggias/balcon, and terraces. The vegetable gardens, rooftop terraces would be primarily for the inhabitants.

Inside/outside connections

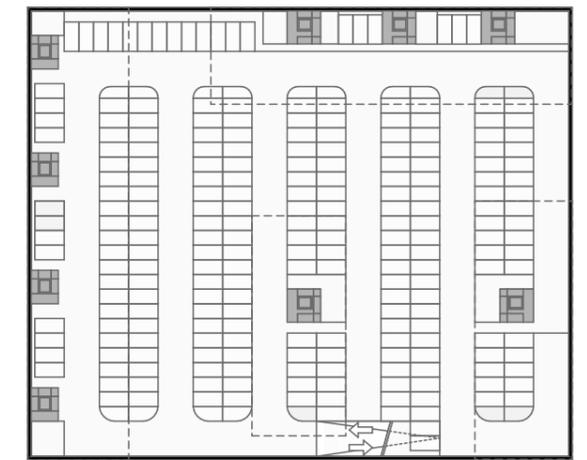


Inner circulation system

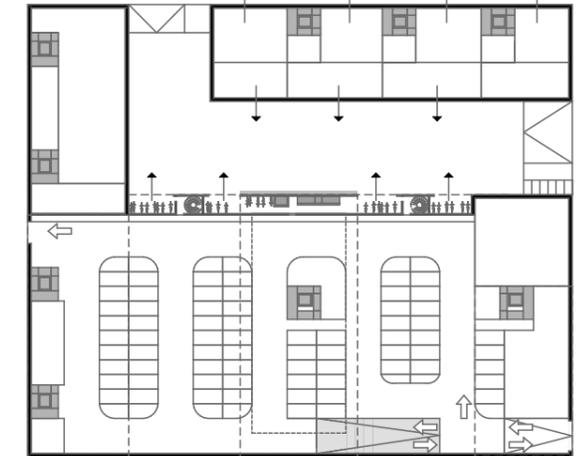




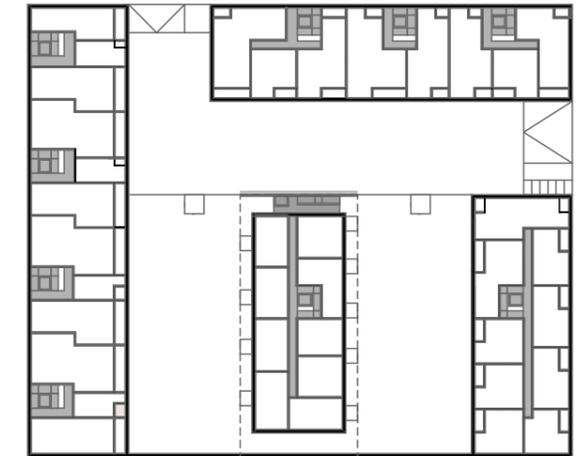
Basement floor plan



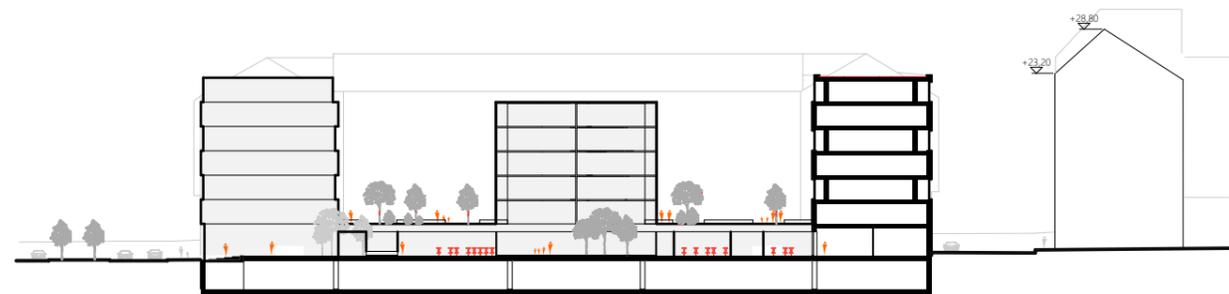
Ground floor plan



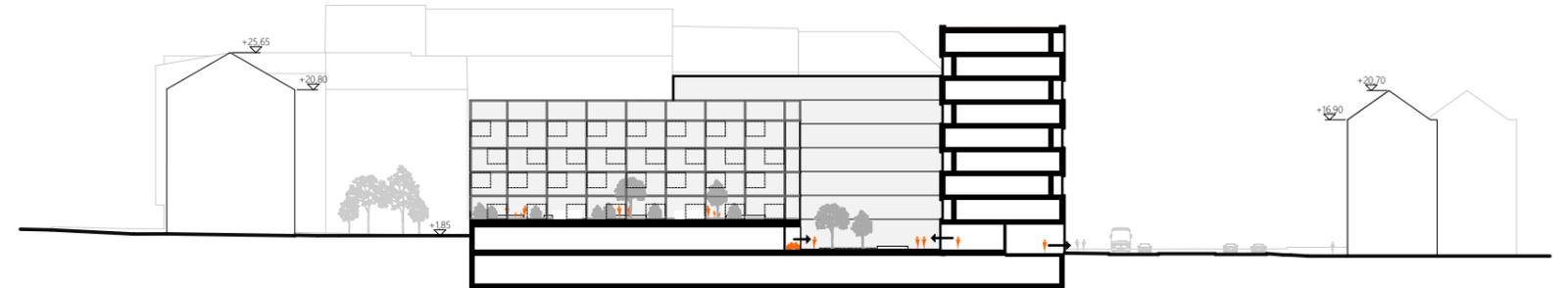
General floor plan



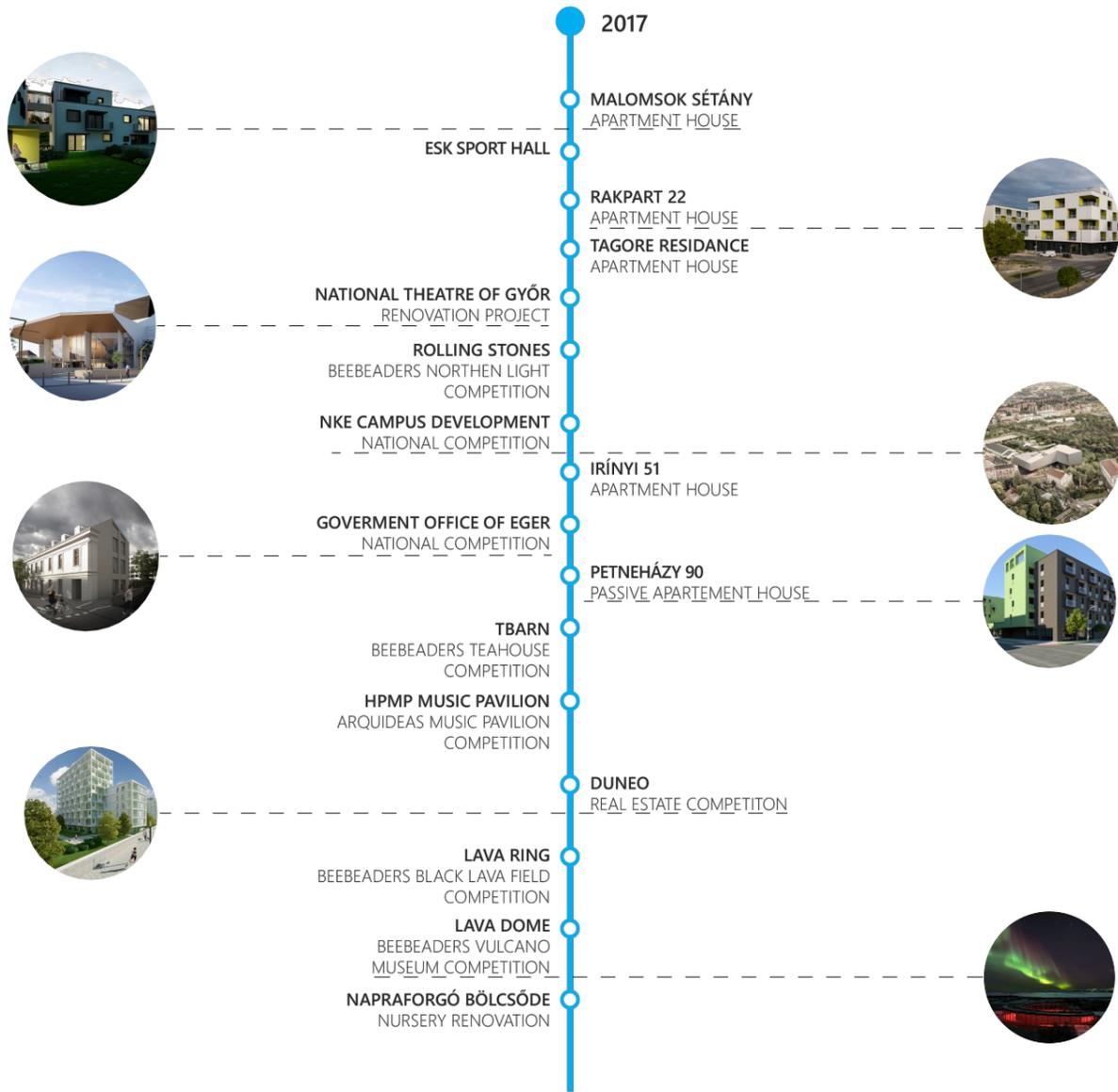
Longitudinal section



Cross section

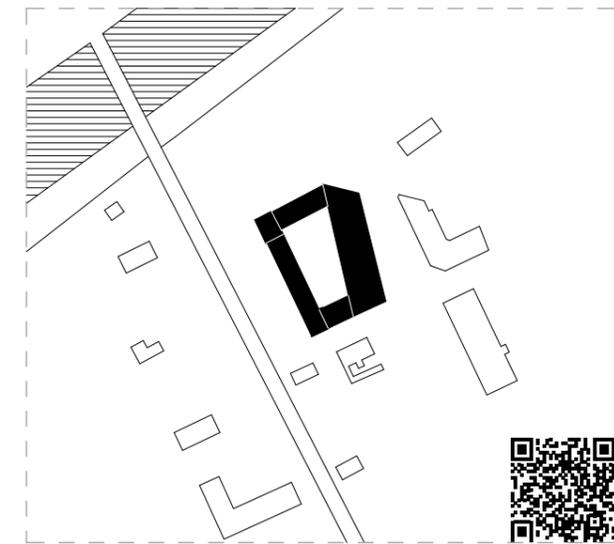






Rakpart 22
104 flats Apartment house, OLLA Office tower

Location: Hungary, Győr
 GFA: 17277 m²
 Designed in: 2017
 Function: Apartment house, Office building
 Investor: Rakpart Projekt Kft.
 Status: Finished in 2020



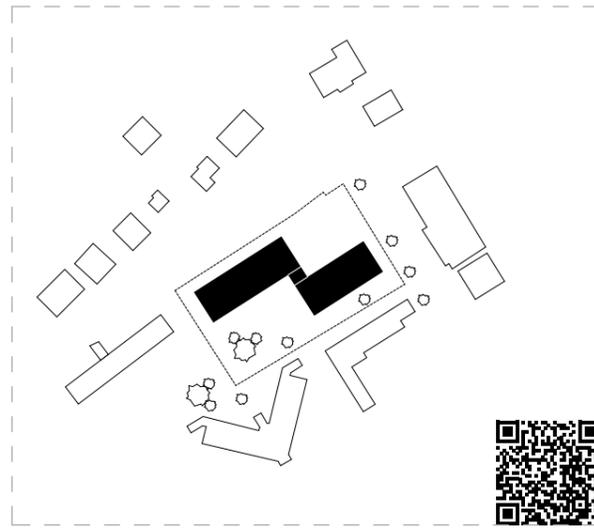
In the edge of the historical center of Győr, in the neighborhood of Széchenyi bridge a rectangular building complex has been designed. The complex includes three parts. A strip mall run through the ground floor. Two linear masses are placed above them, which contains the apartments. While the office building is situated in the north-west corner of the facility. Avoiding the effects of road 14, bachelor flats are facing to the private garden, so the side-corridor protects them against the noise. The variation of solid and hollow parts gives a characteristic chessboardlike appearance for the façade. The different functions - residential, business - are represented by varied external casing, fiber cement and plaster.



TAGORE RESIDENCE
35 flats Apartment house

Location: Hungary, Balatonfüred
 GFA: 7000 m²
 Designed in: 2017
 Function: Apartment house
 Investor: Tagore Projekt Kft.
 Status: Under construction

A possible UNESCO World Heritage area is designated for building 35 apartments in a corner lot. The site is situated at the edge of Balatonfüred's quarter from reform era. The building consists of two masses. With its strict construction and the applied materials, the masses are respectful to the built heritage of the area, additionally show a clear elegance. Apartments with a panoramic view to Lake Balaton are private and intimate, as they are designed with loggias. Dividing the common passage from the living area horizontally and vertically, increasing the privacy of the apartments. Accordingly, each apartment can be reached through some steps from a cantilever side corridor. The variety is wide apartments from bachelor flat, to penthouse can be found.



Irinyi 51
51 flats Apartment house

Location: Hungary, Győr
 GFA: 6450 m²
 Designed in: 2018
 Function: Apartment house
 Investor: OTP Ingatlan Zrt.
 Status: Under preparation for construction

Designing plot takes place in a dynamically developing residential area. Numerous types of apartments can be found in two masses as the main goal was serving different family models. One of the masses is a minor, familiar and more private one, meanwhile the other mass is major and consist of more dwellings. After all, 51 apartments has been set. Terraces on the ground floor are surrounded by small hillocks. Additionally, bushy green fence has been designed in order to increase the intimacy of the patios. This private area in the upper levels at the same time is ensured by the shading system of the balconies. The elements of the system is placed in front of and between the balconies and also responsible for the rhythm in the façade of the buildings

