



CITY TOWER

Hvězdova 2b, Prague 4

CLIENT

City Tower, s.r.o., Prague 4, Na Strži 65/1702

ARCHITECT

Spojprojekt Praha, a.s., Praha 4, Bystřická 9

CONSTRUCTION PERIOD 08/2006 – 12/2008

CONTRACT VALUE 1.813 bil. CZK

This project included an alteration of an existing office building that was originally meant to serve as a head office of the Czechoslovakian Radio and had never been fully completed. The intention of the new owner (SPV Tower spol. s.r.o.) has been to transform the existing building into a modern office building that would fulfil the highest requirements of its potential clients.

After dismantling the façade, disassembly of all the technical and technological facilities and removal of asbestos structures, basically only the load bearing reinforced concrete structural frame remained left out of the existing structures of the building. This structural frame has been extended with regard to its floor plan. The existing reinforced concrete core has been optimised in order to reach maximum possible efficiency with regard to various arrangements of office areas.

The parking for the renovated building is situated on three underground floors constructed along the perimeter of the foundation box. The basement of the existing building has been used for the gastronomic and technical facilities and also provides area for storage rooms.

A two-storey entrance hall can be found in the southern part of the basement, while retail areas and central control room of the technical services and facilities are situated in its northern part. A self-service canteen designated for the building tenants and a building management office are both situated on the second floor. Universal office areas to let are located between the 3rd and the 26th floor. A conference centre and a restaurant, which is situated in the northern part of the floor, are both located on the 27th floor. Transmitting aeriels are located on the roof.

The building has been designed to serve as a universal office building in combination with a smaller extent of retail areas.

Enclosed building volume	331,100 m ³
Floor area	76,200 m ²
Built-up area	9,870 m ²
Office area to let	38,720 m ²
Employee's canteen on the 2 nd floor	948 m ²
VIP restaurant and kitchen on the 27 th floor	1,175 m ²
Conference centre on the 27 th floor	511 m ²

Parking:

Underground parking	787 places
Above ground parking	12 places

Service roads: There is an access road leading to the west entrance, the parking areas can be reached from Hvězdova Street.