



THE PROJECT

DON'T MISS OUT ON
RUSOVCE
NORTH

LOCALITY

Make your own paradise
on the shore of Bratislava

←
BRATISLAVA

SECTOR 15

Addressed area

SECTOR 12.2

RUSOVCE

ZONING PLAN

THE PROJECT INCLUDES A **MULTIFUNCTIONAL BUILDING WITH A SUPERMARKET AND APARTMENTS**. THE BUILDING BEGINS ON THE SIDE THAT IS CLOSER TO PETRŽALKA.

THEN THERE IS A PURELY **RESIDENTIAL ZONE WITH FAMILY HOUSES AND PLOTS OF LAND**.

THE THIRD PART OF THE PROJECT SITUATED CLOSER TO RUSOVCE CONSISTS OF **MULTIFUNCTIONAL BUILDINGS WITH APARTMENTS AND OTHER COMMERCIAL PREMISES**.

MULTIFUNCTIONAL OBJECTS

- apartments
- commercial premises

MULTIFUNCTIONAL OBJECT

- a supermarket-type store
- apartments

FAMILY HOUSES WITH PLOTS OF LAND

- family house on the plot of land with a minimum area of 600 m²

An architectural rendering of a modern residential development. The scene features a multi-story apartment building with a light-colored facade and several balconies. In the foreground, a paved walkway with a brick pattern leads towards the building. To the left, a playground area is visible with a child on a swing and another child sitting on a bench. A dark blue car is parked on a green-paved area to the right. The sky is overcast with soft clouds. The overall atmosphere is bright and modern.

A city within a city
can now be your

Urban amenities and rural peace *combined*





**A plan that thinks
of everything**

INFORMATION ABOUT THE PLOT OF LAND



LEGEND

- Roads, sidewalks and parking spaces
- Mixed housing and community amenities areas
- Community amenities areas
- Housing areas
- Sports and leisure activities areas
- Landscape greenery areas

PLOTS OF LAND SUMMARY OF LUCKY ANGEL, S. R. O. + RESIDENCE FK S. R. O.

LUCKY ANGEL, S. R. O.	RESIDENCE FK S. R. O.	Area in m ²	
Plot number: 1208/8	Plot number: 1208/15, 1208/20	95,979m ²	3,499m ²
ADDRESSED AREA		99,478m ²	
ROADS, SIDEWALKS, PARKING SPACES		24,945m ²	
SECTORS		74,533m ²	
HOUSING, COMMUNITY AMENITIES AND SPORTS SECTORS		65,038m ²	

OVERVIEW OF HOUSING, COMMUNITY AMENITIES AND SPORTS SECTORS BASED ON THE ZONING PLAN

SECTOR	AREA (m ²)	FUNCTION BASED ON THE ZONING PLAN	BUILT-UP AREAS INDEX	GREENERY COEFFICIENT	FLOOR AREAS INDEX	MAX. NUMBER OF AN ABOVE GROUND FLOORS	HOUSING PERCENTAGE
12	894	MIXED HOUSING AND COMMUNITY AMENITIES AREAS	0.3	0.3	0.6	2	50%
15	8,131	MIXED HOUSING AND COMMUNITY AMENITIES AREAS	0.3	0.3	0.6	2	50%
21	9,985	COMMUNITY AMENITIES AREAS	0.3	0.2	0.6	2	30%
14	2,176	HOUSING AREAS	0.22	0.4	0.44	2	100%
16	9,753	HOUSING AREAS	0.22	0.4	0.44	2	100%
17	9,256	HOUSING AREAS	0.22	0.4	0.44	2	100%
18	2,214	HOUSING AREAS	0.22	0.4	0.44	2	100%
19	6,906	HOUSING AREAS	0.22	0.4	0.44	2	100%
20.6	8,719	HOUSING AREAS	0.22	0.4	0.44	2	100%
20.2	838	SPORTS AND LEISURE ACTIVITIES AREAS					
20.3	4,223	SPORTS AND LEISURE ACTIVITIES AREAS					
20.4	1,943	SPORTS AND LEISURE ACTIVITIES AREAS					
LANDSCAPE GREENERY AREAS	1,825	LANDSCAPE GREENERY AREAS					
LANDSCAPE GREENERY AREAS	7,670	LANDSCAPE GREENERY AREAS					

THE CURRENT RUSOVCE NORTH ZONING PLAN POSSIBILITIES

SECTOR	MAX. POSSIBLE BUILT-UP	MAX. POSSIBLE FLOOR AREA	MIN. POSSIBLE GREENERY AREA	ESTIMATE OF MAX. NET FLOOR AREA
	Built-up coefficient	Floor area index	Greenery coefficient	Coefficient 0.8
12	268m ²	536m ²	268m ²	429m ²
15	2,439m ²	4,879m ²	2,439m ²	3,903m ²
21	2,996m ²	5,991m ²	1,997m ²	4,793m ²
14	479m ²	957m ²	870m ²	766m ²
16	2,146m ²	4,291m ²	3,901m ²	3,433m ²
17	2,036m ²	4,073m ²	3,702m ²	3,258m ²
18	487m ²	974m ²	886m ²	779m ²
19	1,519m ²	3,039m ²	2,762m ²	2,431m ²
20.6	1,918m ²	3,836m ²	3,488m ²	3,069m ²

OF THIS HOUSING	OF THIS COMMERCIAL PREMISES	TOTALS	
215m ²	215m ²	Apartments	3,604m²
1,951m ²	1,951m ²	commercial premises	5,521m²
		Family houses	13,736m²
1,438m ²	3,355m ²	plots of land under family houses in m²	39,024m²
766m ²			
3,433m ²			
3,258m ²			
779m ²			
2,431m ²			
3,069m ²			

NETWORK INFRASTRUCTURE

- High voltage and low voltage lines are part of the plot of land
- Water and sewerage connection - intersection B in accordance with the zoning plan
- Internet connection via fiber-optic cable
- The plot of land is without a gas connection

PROJECT DOCUMENTATION

- Documentation for planning permit: Technical infrastructure of communication
- Investment plan for changing the zoning plan of Rusovce North
- Architectural study sector 21 – Social care home
- Architectural study – Family houses and community amenities



All pictures shown are for illustration purpose only.

PROJECT **RUSOVCE**
NORTH

2023