

# SPH newsletter

## news

News from CEE/SEE	page 2
Staffing	page 11
Lettings	page 12

## special

Slovakia is one of the smaller countries in CEE, but attracts internationally considerable interest. Also economically the country is on the road to success.

page 14

## background

Ten year ago, nobody would have characterised Moscow as 'beautiful'. Meanwhile a 'green revolution' has taken place here causing that a stay in the city is really comfortable.

page 17

## best practise

Modular building is something not really new, and timber as building material is used since neolithic times. Now it gets 'rediscovered'.

page 19

## events

Expositions, conventions, and congresses

page 21

## book review

The EU is funding a broad range of projects mainly to help economically underdeveloped regions.

page 22

## DEAR READERS!



Europe has voted! One of the results is that some voters have reservations against the European Union: It costs money, Brussels is far away and its regulation spleen is constricting the member states. Is that really true?

In the May issue we reported on the Romanian spa town Baile Herculane, on the urgently needed restorations and on the engagement of an initiative for the location. At the end of the month it was announced that the EU is to grant EUR 3.25 million for infrastructure projects in Baile Herculane. To change the location and to go to the Ruhr Region in Germany: "I am enthused about the many things the EU is subsidising in Mülheim. Now I am no longer seeing the European Union that critically", one of the participants said after a tour to projects in Mülheim an der Ruhr funded by EU means. The first sentence became headline in the newsletter of the communal business development agency.

That are only two snapshots. All over Europe there are many reasonable projects never realised in the way they appear today without the money from Brussels. But simple-minded people have difficulties with diversity, also when it comes to funding. Others, however, are smarter when it is about EU subsidies. The right consulting and communication are further hot topics.

Brussels is located in Europe, but Europe is much more than Brussels. Europe is present in every country, in cities and regions. When travelling, dear readers, look out for all the projects funded by the EU.

Yours,

Andreas Schiller



*Mogilska Office in Kraków is located on Mogilska Street 43 within walking distance to the Old Town and the Botanical Garden of the Jagiellonian University.*

## WARIMPEX OPENS MOGILSKA OFFICE IN KRAKÓW

After nearly 21 months of works on the construction site, Mogilska Office, located in the Kraków district of Grzegórzki, has been opened. The investor is the Vienna based real estate development and investment company Warimpex. The office building offers over 12,000 square metres of space on 8 floors and 3 levels of underground parking with 210 parking spaces. There will also be publicly available retail and service centres on the ground floor of the building, including a self-service restaurant.

## CONSTRUCTION START OF PANATTONI PARK TRICITY NORTH

Panattoni Europe started construction of the Panattoni Park Tricity North project in Gdynia. The 45,000 square metre facility will be located in the vicinity of the Baltic Container Terminal and the Tricity Bypass. The investment is the developer's first logistics centre in the Gdynia area. Completion is set for early 2020.

## SKANSKA LAYS CORNERSTONE FOR CENTRUM POŁUDNIE IN WROCŁAW

Skanska has laid the cornerstone for its Centrum Południe office investment located at Powstanców Śląskich street in Wrocław. The complex will consist of five buildings with a total space of 85,000 square metres. Two of the office buildings will be in the first phase of construction including 26,000 square metres of office space.

## REDSIDE ACQUIRES INDUSTRIAL BUILDING IN PLZEN

Redside has completed the acquisition of an industrial building in Plzen, with a total lettable area of 25,000 square metres. The seller is the current occupier of the property Yazaki. The purchase price was not disclosed. The new owner will join forces with Panattoni Europe for further development.

## ECHO BREAKS GROUNDS ON REACT OFFICE COMPLEX IN ŁÓDZ

Echo Investment has started construction on the first phase of the React office complex at the intersection of Kilinskiego and Piłsudskiego streets in Łódź. The building will offer 15,000 square metres of leasable space and will be completed in the second half of 2020. The complex will include a total of 50,000 square metres of leasable space.



**Warsaw Spire**  
Office Building  
Warsaw, Poland

**Helaba** | 

- |  |   |  |   |  |   |
|--|---|--|---|--|---|
| <br><b>Q 19</b><br>Shopping Center<br>Vienna, Austria | <br><b>Balthazar</b><br>Office Building<br>Paris, France | <br><b>61 Ninth Avenue</b><br>Mixed-use Building<br>New York, USA | <br><b>SXB Südkreuz</b><br>Office Development<br>Berlin, Germany | <br><b>Upper Zeil</b><br>Retail<br>Frankfurt, Germany | <br><b>Junghof Plaza</b><br>Mixed-use Building<br>Frankfurt, Germany |
|--|---|--|---|--|---|

**Higher returns through bespoke solutions.**

In the real estate business, we are the experts for your bespoke financing solutions. Our solutions are finely tuned to your needs and encompass a comprehensive spectrum of services. As your partner in national and international markets, we give your project the drive it needs to succeed – competently, reliably and over the long-term.

**Values with impact.**



*Retro Office House in Wrocław (above) and the office complex Silesia Star in Katowice (below) are changing hands. Globalworth is to buy the two assets from the Polish developer LC Corp.*

## GLOBALWORTH BUYS TWO OFFICE BUILDINGS IN POLAND

LC Corp has concluded preliminary contracts for the sale of the Silesia Star office complex in Katowice and the Retro Office House building in Wrocław to Globalworth for a combined transaction value of EUR 113.2 million. Silesia Star, an office complex composed of two buildings developed in 2014 and 2016, is to be acquired for EUR 54.4 million. Located at Uniwersytecka street in Katowice's city centre it offers a gross leasable area of 29,200 square metres. Retro Office House is located in central Wrocław near the main station. The property offers 21,900 square metres of gross leasable area and is to be acquired for EUR 58.8 million.

## SKANSKA: THIRD OFFICE BUILDING OF NOWY RYNEK IN POZNAŃ

Skanska invests EUR 65 million in the third office building of Nowy Rynek, a mixed-use project, in Poznań. The investment considers the third building as well as underground parking levels for both the third and the fourth building. The 14-storey office building will have a total leasable area of about 27,000 square metres. The office building is scheduled for completion during the second quarter 2021.

Nowy Rynek is Skanska's third commercial development in Poznań, with a total usable space of approximately 100,000 square metres. The complex is located in the central business district, creating a new quarter in the city of Poznań. Skanska sold the first building of Nowy Rynek to Franklin Templeton Investments.

## ERSTE GROUP ACQUIRES ADVANCE TOWER IN BUDAPEST

Futureal Group has sold the Advance Tower office complex located in Budapest to Erste Real Estate Fund. The real estate fund has acquired the first phase of the complex developed by the group, while the second phase could join its portfolio under a forward deal. The purchase price was not disclosed. Located in the Váci road office corridor, the 8-storey office building comprises 12,000 square metres and is currently let to KPMG Global Services and Thermo Fisher Scientific. The second phase with a gross leasing area of 8,000 square metres will expand the complex to a total of over 20,000 square metres. The completion is expected in the second half of 2019.

## CTP LAYS CORNERSTONE OF NEW INDUSTRIAL PARK IN SERBIA

CTP Invest has laid the cornerstone of a new project in the Serbian town of Kragujevac. The 26,686-square metres industrial park is to be built in two phases, with completion of construction expected in the fourth quarter of 2019.



## FOODTOPIA AT MYZEIL FRANKFURT: DINNER IS READY!

Frankfurt has a new unique dining and entertainment destination: After a construction period of twelve months, MyZeil offers its annual 15 million customers a varied mix of modern, premium dining options at "Foodtopia". They include cafés, bars, lunch and casual dining restaurants as well as a special architectural atmosphere with an urban flair, an attractive interior design, and the vibrancy of a market hall. Outdoor terraces overlooking the skyline of Frankfurt, an event space, a premium movie theater - that will open in late summer -, and extra-long opening times add to the existing offer. All of these will make MyZeil a modern shopping, lifestyle and entertainment complex. [www.ece.com](http://www.ece.com)





*Der ECE European Prime Shopping Centre Fund II has acquired the shopping centre Atrium Koszalin in the Western Pomeranian city of Koszalin and Atrium Felicity in Lublin in the east of Poland. The vendor was Atrium Real Estate Europe.*

## ECE FUND ACQUIRES TWO SHOPPING CENTRES IN POLAND

The ECE European Prime Shopping Centre Fund II acquires two shopping centres in Poland for EUR 298 million: Atrium Felicity in Lublin and Atrium Koszalin in Koszalin. The assets are sold by Atrium Real Estate Europe.

Atrium Felicity in Lublin, opened in March 2014 has a leasable area of 77,000 square metres and offers 3,000 parking spaces. The centre is located at a main arterial road in the south-east of Lublin.

Atrium Koszalin opened in November 2008, comprises a leasable area of 43,000 square metres. The adjacent retail park is part of the transaction, offering 15,000 square metres leasable area and 1,500 parking spaces. The centre is located at one of the main traffic hubs in the south-east of Koszalin.

## GHELAMCO STARTS CONSTRUCTION OF RETAIL PARK IN ŁOMIANKI

The construction of retail park Prochownia Łomianki (Łomianki Powder House), Ghelamco Poland's new project in Łomianki, has been launched. The space of the building will cover around 5300 square metres. The planned commissioning date is December this year. Prochownia Łomianki will be located on Warszawska Street, right past the northern border of Warsaw,. Historically, a powder mill was located here (this is what the building's name comes from), and in recent years wood processing plants have operated here.

## TPG FORMING STRATEGIC VENTURE WITH CZECH DEVELOPER CONTERA

TPG Real Estate Partners, the dedicated real estate equity investment platform of global alternative asset firm TPG, and Contera, a developer and operator of industrial parks in the Czech Republic, have formed a strategic venture. The venture will seek to acquire and develop industrial projects in Central Europe, primarily in the Czech Republic and Slovakia. One of the venture's first projects is a 140,000 square metre industrial zone directly adjacent to the D1 highway in Ostrava-Hrušov.

## DEDEMAN BUYS THE OFFICE IN CLUJ-NAPOCA

Romanian do-it-yourself retailer Dedeman has entered into an agreement to buy the office complex The Office in Cluj-Napoca jointly owned by investment fund NEPI Rockcastle and local entrepreneur Ovidiu Sandor. The Office complex completed in 2017, has a leasable area of 63,600 square metres. The purchase price was not disclosed.



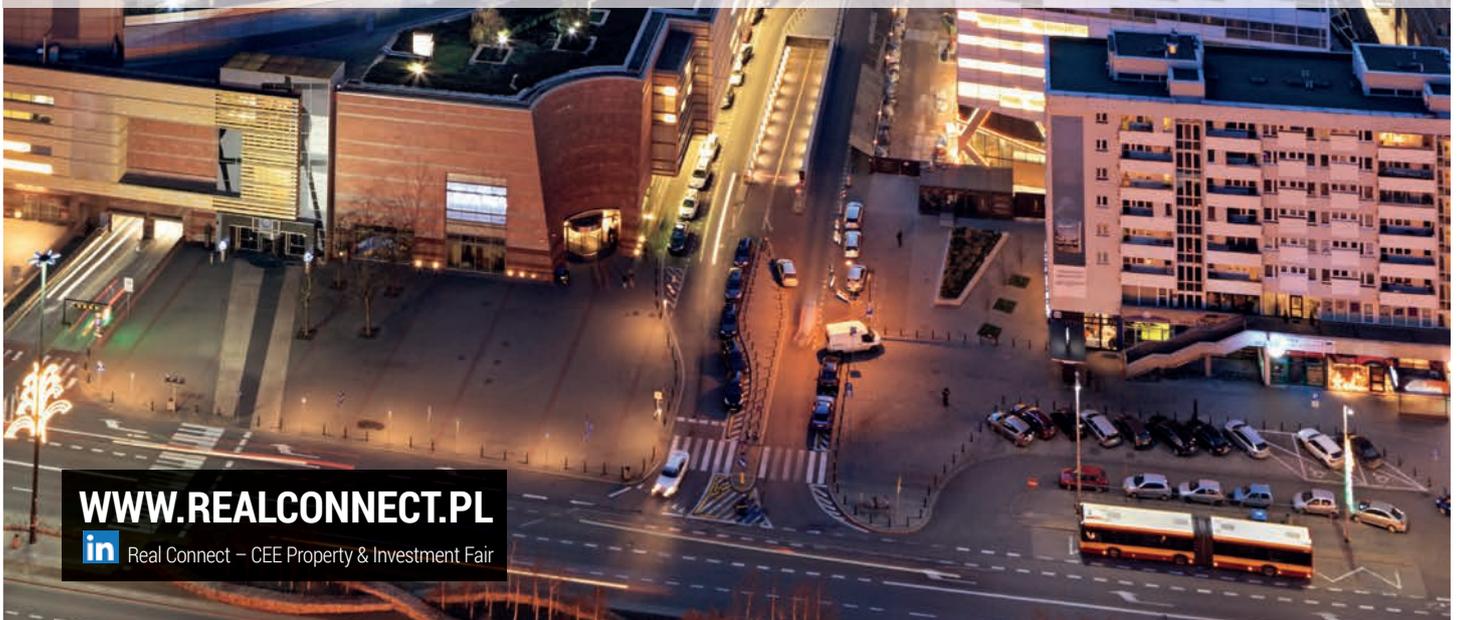
**REALCONNECT**



**Warsaw 24/09/2019**

# **REAL CONNECT 2019**

CEE PROPERTY & INVESTMENT FAIR



**WWW.REALCONNECT.PL**



Real Connect – CEE Property & Investment Fair



*Wronia 31, developed by Ghelamco Poland, comprises 16,667 square metres of gross leasing area. The main tenants are BNP Paribas Securities Services and Frontex.*

## LASALLE ACQUIRES WRONIA 31 IN WARSAW

LaSalle has managed the acquisition of an office building, Wronia 31, in Warsaw's city centre from Ghelamco, on behalf of the pan-European fund Encore+. This asset is a recently completed office building of 16,667 square metres over 14 floors. Wronia 31 is situated next to the Warsaw Spire and to a variety of public transport options.

## PENTA REAL ESTATE SOLD THE BCT 2 OFFICE BUILDING IN KOŠICE

Penta Real Estate has sold its Business Centrum Tesla 2 office project in Košice to the Austrian company European City Estates (ECE). The BCT 2 provides 14,600 square metres of office space. The purchase price was not disclosed.

After the completion of the upcoming construction of BCT 3, this project will also be sold to ECE. A building permit has already been issued for the BCT 3, and the start of construction is planned for next spring. The total leasable area of BCT 3 will be 15,500 square metres. Together with BCT 1 office building of 17,650 square metres and the planned construction of the third phase, the BCT will form an office and technology park providing 48,000 square metres of leasable space.

## UBM DEVELOPMENT PREPARES NEW MIXED-USE PROJECT IN PRAGUE

UBM Development is preparing another large project, namely the Astrid Garden. The multifunctional complex will consist of two parts – Astrid Offices and Astrid Residences. In the first stage, a five-storey office building will be constructed, followed by a residential complex of about 110 units.

The construction of the Astrid Offices will be launched in Delnická Street in Prague's Holešovice in Q3, 2019. The five above-ground and two underground floors will cover a total area of 5,400 square metres, of which 3,420 square metres will be available for office space lease, and 690 square metres will be provided for retail. The construction will be completed in the first half of 2021.

## ARENA HOSPITALITY GROUP ACQUIRES BELGRADE HOTEL

Croatia's Arena Hospitality Group has entered into an agreement to acquire the 88 Rooms Hotel, a 4-star hotel in Belgrade. The property is located minutes away from the historic old town and offers 88 rooms and suites, a restaurant and a bar, a conference room and fitness facilities. The vendor is MK Aviation Services. The transaction value is EUR 6.34 million.



*Union Investment acquired the Cinema City building on the Manufaktura site in Łódź. Together with the shopping centre Manufaktura Union Investment's total investment in the location amounts to EUR 470 million.*

## UNION INVESTMENT ACQUIRES CINEMA CITY BUILDING IN ŁÓDZ

Union Investment has acquired the Cinema City building, which holds a modern multiplex cinema with 15 screens across some 7,400 square metres of rental space in Łódź.

The largest cinema in the city is located on the same site as the Manufaktura shopping centre, which the Hamburg-based real estate investment manager has held in its portfolio since 2012. The acquisition sees Union Investment's managed rental space on the Manufaktura site rise to over 100,000 square metres and its total investment at the location increase to around EUR 470 million. Going forward, the shopping centre and multiplex cinema will form a single economic entity in the portfolio of open-ended real estate fund Unilmmo: Deutschland. The vendor of the cinema property, which is let on a long-term lease, is part of the Global City Holdings group. The purchase price is around EUR 21 million.

## EPP OBTAINS FUNDING FOR M1 TRANSACTION

JSE-listed EPP completed an equity raise of ZAR 1.45 billion equating to approximately EUR 90 million. The Polish investment company will use the equity to fund tranche 2 of its M1 portfolio transaction. The company expects to complete tranche 2 of the M1 transaction by June of this year. The deal is expected to add an additional 184,000 square metres of retail gross leasing area to EPP's portfolio.

## CONSTRUCTION START OF BIERUN LOGISTICS SCHEME

Panattoni Europe has begun construction of Panattoni Park Silesia South in Bierun, 7 kilometres from the centre of Tychy. The project will total 73,000 square metres of gross leasing area, with its first tenant Havi Logistics having agreed to occupy 13,000 square metres. The 35,000 square metres to be delivered in the first phase of construction are scheduled for completion by October. The project is designed to cater to both warehousing and light industrial functions.

## WING ACQUIRED LIGET CENTER IN BUDAPEST

Wing has bought the Liget Center office building next to Varosliget (City Park) in Budapest. The office property includes 7,000 square metres of space as well as a 3,800 square metres auditorium. It also offers underground parking for 111 vehicles and bicycle storage. Wing is planning to upgrade the building, which was originally constructed between 1948 and 1950 and renovated in 2002.



*With a height of 208 metres Warsaw TradeTower is one of the tallest buildings in Warsaw and in Poland. The building has been completed in November 1999.*

## GLOBALWORTH AGAIN ON SHOPPING SPREE IN POLAND

Globalworth has completed the acquisition of two buildings in Poland, Warsaw Trade Tower (WTT) in Warsaw and Rondo Business Park in Kraków, for EUR 170 million. Warsaw Trade Tower, a 38-storey tower located in Warsaw's Wola district, has been acquired for EUR 133 million. WTT offers a gross leasable area of 45,400 square metres. Rondo Business Park, located in the northern part of Kraków, was acquired for EUR 37 million. The building offers a gross leasable area of almost 17,800 square metres across three buildings.

## WHITE STAR DEVELOPS NEW BUSINESS PARK IN BUDAPEST

White Star Real Estate broke ground on a HUF 1.5-billion (approximately EUR 460 million) business park in Budapest's district XXII. The first phase of the 61,000-square metre project, called "park22", is scheduled for completion in 2020. The park will feature six warehouses totalling 46,000 square metres, as well as 11,000 square metres of office space.

## WARIMPEX ACQUIRES ADDITIONAL STAKE IN AVIELEN

Warimpex Finanz- und Beteiligungs AG is pleased to announce the acquisition of a 35 per cent stake in the project company AO Avielen AG. Following this acquisition, Warimpex holds a total stake of 90 per cent in Avielen, which is responsible for the development and operation of Airportcity St. Petersburg. The remaining 10 per cent is held by UBM Development AG.

Airportcity St. Petersburg is located in close proximity to Pulkovo international airport. In addition to a four-star Crowne Plaza hotel, three modern office buildings with a total lettable space of roughly 31,000 square metres have been built thus far. Two towers, Jupiter 1 and Jupiter 2, with approximately 16,800 square metres of space were sold in 2015. The third tower – Zeppelin – includes around 15,600 square metres of lettable space. In addition, Airportcity St. Petersburg offers property reserves for around 150,000 square metres of office space.

## POSEIDON GROUP OPENS CAPITOL PARK IN LESKOVAC

Poseidon Group opened Capitol Park in Leskovac, southern Serbia. The UK company invested EUR 10 million in the 6,500-square metre retail park. Capitol Park is located near the E75 highway and offers more than 200 parking spots. Poseidon Group operates already Capitol Park schemes in Sabac, Sombor and Rakovica.



Up to now Galeria Młociny in Warsaw is the biggest investment project of Echo Investment. EPP has a share of 70 per cent, Echo Investment of 30 per cent in the shopping centre.

## EPP AND ECHO INVESTMENT OPENED GALERIA MŁOCINY

EPP and Echo Investment opened Galeria Młociny in Warsaw. Galeria Młociny features nearly 85,000 square metres of space offering more than 6,000 square metres of restaurant and entertainment options. In addition to a family zone with both indoor and outdoor play options for children, there are dedicated spaces for co-working adjacent to the food hall. The centre also comprises the first multiplex cinema in the district with 10 screens.

## STAFFING



left: Nathalie Charles  
right: Antoine Mocachen



Nadezda Ptackova

**Nathalie Charles** will join BNP Paribas Real Estate as Deputy CEO and Global Head of Investment Management. In this function she will succeed Barbara Knoflach. Previously, Nathalie Charles was Head of Development and European Country Teams at AXA IM Real Assets. She was also Managing Director of Corporate Real Estate at EDF Group, where she led the asset, property and facility management activities across EDF and its subsidiaries in France. Prior to EDF, she spent 12 years at the Unibail-Rodamco Group, where she held various senior positions overseeing office, retail and large development projects in the Paris region. Nathalie Charles has 30 years' experience in the real estate industry and graduated from the French École Polytechnique. In 2011, she was awarded the French distinction Legion d'Honneur. In 2018, she has been appointed as the Chair of Urban Land Institute (ULI) France.

**Antoine Mocachen** is the new Managing Director for Central and Eastern Europe of Multi Corporation. He will be responsible for Multi's activities in Hungary, Poland, Slovakia and Ukraine. Antoine Mocachen succeeds Luca Maganuco, who has filled this position on an interim basis for the past year, in addition to his responsibilities as Managing Director of Multi Italy. Luca Maganuco will now focus fully on Multi's Italian business. Antoine Mocachen has over 20 years' experience in real estate development, asset management and property management in the shopping centre industry in the CEE region and Turkey. During his career, he has worked for players such as the Simon Property Group, where he held several positions, including Managing Director and board member. He joined Multi Turkey in 2017 as Senior Director Asset Management and was appointed Chief Operational Officer in 2018. He graduated from the Sorbonne University in Paris in 1997 with a master's degree in Sales and Marketing, after gaining a degree in Business Administration from the Dauphine University in Paris.

**Nadezda Ptackova** has been appointed Managing Director for Trei Real Estate's subsidiaries in the Czech Republic and Slovakia. Nadezda Ptackovae joins the company following her career at Skanska Reality, where she headed several departments, including acquisitions and property development. She became the company's CEO in 2014. Prior to her stint with Skanska, she worked in the real estate financing unit of Bank Unicredit.

## LETTINGS



### ATRIUM CENTRUM, WARSAW

POLAND 

Dentons Business Services EMEA has expanded its current lease of office space at Atrium Centrum in Warsaw from 1,500 square metres to over 3,100 square metres. JLL represented Dentons during the transaction. Since 2016, Atrium Centrum has served as the office for Dentons Business Services EMEA. Atrium Centrum, owned by CPI Poland, is a seven-floor office building providing approximately 17,400 square metres of office and retail space along with more than 200 underground parking spaces. The building is located at Al. Jana Pawła II 27.

### GATE ONE BUSINESS PARK, WARSAW

POLAND 

The fitness equipment manufacturer Johnson Health Tec, has leased 1,500 square metres at Gate One Business Park, a warehouse and office complex in Warsaw. The tenant was represented by C&W during the lease process. Gate One Business Park is a warehouse and office facility offering a total of 19,100 square metres, including 15,620 square metres of warehouse space. The property is located 7 kilometres from downtown Warsaw and 6 kilometres from the Frederic Chopin International Airport. Panattoni Europe is responsible for the commercialization and property management of Gate One Business Park.

### UNIVERSITY BUSINESS CENTER II, WARSAW

POLAND 

The IT consultancy company Nexio Management has leased 800 square metres of office space at the University Business Center II office building located at Warsaw's Mokotów district. UBC II is a 12-storey building offering 19,600 square metres of leasable space. Atenor, the landlord of the building, was advised by Knight Frank.

### WARSAW HUB, WARSAW

POLAND 

Getin Noble Bank has leased 18,500 square metres in Building C of the Warsaw Hub complex. The seven-year lease will start in the second half of 2020. The tenant was represented by CBRE. Also McDonald's has signed a lease agreement about 390 square metres in the complex. The Warsaw HUB is being developed by Ghelamco on Rondo Daszynskiego in the capital's Wola district. The investment will feature three skyscrapers: a 86-metre hotel and two 130-metre office towers, which will be joined by a five-storey foundation. There will also be underground parking.

### WARSAW TOWERS, WARSAW

POLAND 

Coty has extended its lease at the Warsaw Towers office scheme belonging to the CA Immo Group by another five years. The company is set to lease the space of 2,636 square meters on two floors. Warsaw Towers is a 15-storey office building with 21,000 square meters of space, located in Warsaw's centre, at ul. Sienna 39, in direct proximity to all types of public transport available in Warsaw: an underground station, train stations Warszawa Centralna and Warszawa Śródmieście, a WKD commuter train station, and numerous bus and tram stops.

**WOLA RETRO, WARSAW****POLAND** 

VanityStyle has leased 1,500 square metres in the Wola Retro office scheme in Warsaw. Wola Retro is being developed by LC Corp. The complex includes the construction of an office building as well as the refurbishment of a neighbouring, four-storey building. The investment will ultimately offer 24,000 square metres of gross leasing area.

**VINCI OFFICE CENTER, KRAKÓW****POLAND** 

Akamai Technologies renewed its 11,700-square metre lease at the Vinci Office Center on Opolska street in Kraków. Cresa Poland represented the tenant during lease negotiation. The Vinci Office Center is a 12-storey office building offering 20,242 square metres of leasable space. The owner of the scheme is NIM Poland Sp. z o.o., a joint venture between Benson Elliot and Sharow Capital. The Vinci Office Center has been home to Akamai Technologies since 2011.

**AMERICA HOUSE, BUCHAREST****ROMANIA** 

The Carturesti bookstore chain expands by opening its first office building location. The new bookstore is located on the ground floor of the America House office building in Bucharest in a unit of 92 square metres. The lease transaction was brokered by Cushman & Wakefield Echinox. America House is located in Bucharest's business district around Piata Victoriei and has a leasable area of approximately 28,000 square metres.

**BUCHAREST TOWER CENTER, BUCHAREST****ROMANIA** 

Mindspace has opened a 2,000 square metre co-working space in Bucharest Tower Center near Piata Victoriei, owned by Globalworth. It is Mindspace's second location in Bucharest, following its first co-working facility, which it opened at Globalworth Campus in Pipera. Bucharest Tower Center is one of the tallest buildings in Bucharest offering 31,000 square metres on 26 floors.

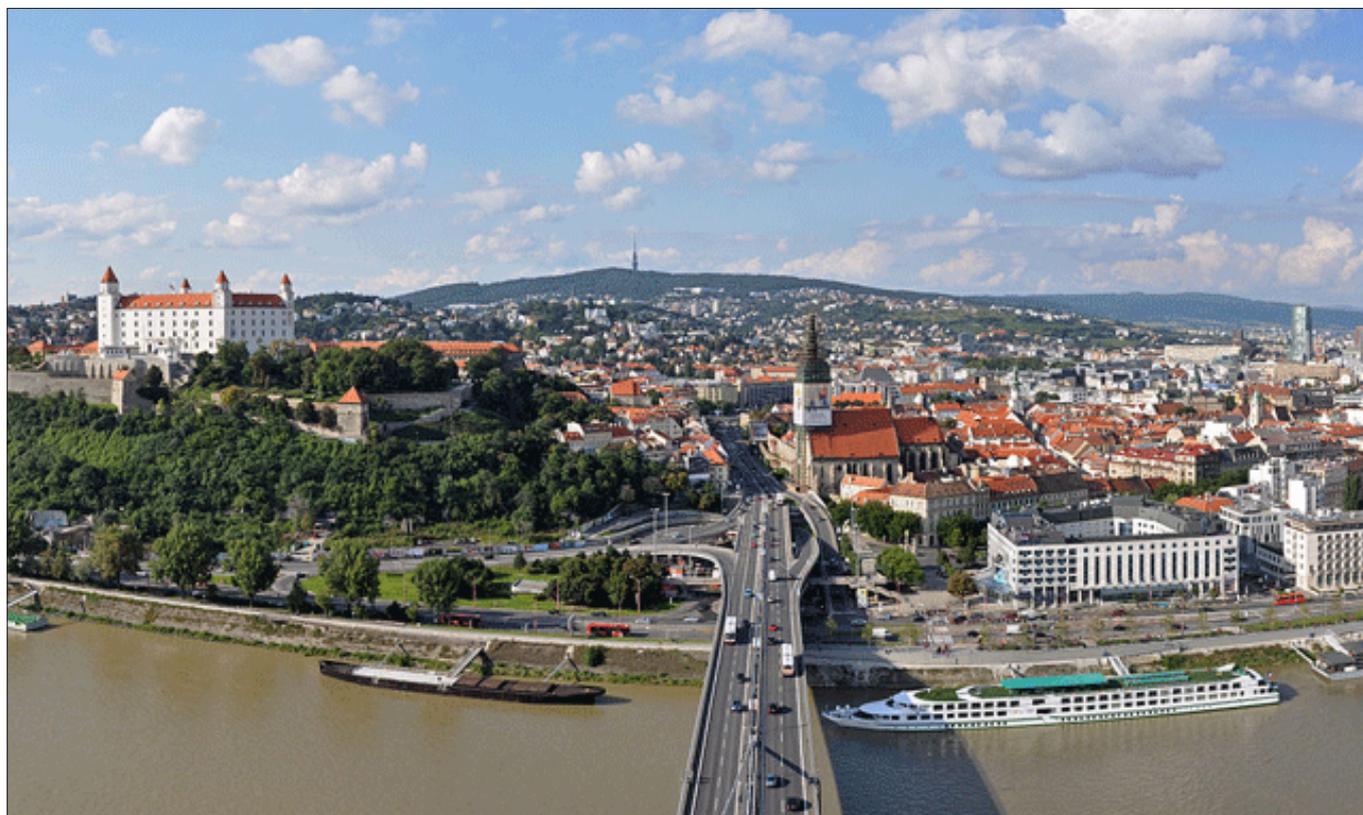
**EXPO BUSINESS PARK, BUCHAREST****ROMANIA** 

ING Bank will relocate to the Expozitiei area in the Expo Business Park office project, developed by Portland Trust. The bank will lease the 20,000 square metres building, one of three that the developer is to construct. The other two buildings of the business centre will have 8,000 square metres and 14,000 square metres of gross leasing area.

**THE BRIDGE, BUCHAREST****ROMANIA** 

IBM signed a lease on 10,000 square metres in the third phase of The Bridge office project, under development by Forte Partners in Bucharest's Orhideea neighbourhood. IBM already took 18,000 square metres in the project's first phase. The third building is scheduled for completion in 2020. Dedeman purchased The Bridge from Forte last year in a deal worth more than EUR 150 million.

## SMALL, BUT POWERFUL: SLOVAKIA



*The Slovak capital city of Bratislava is worth a second glance – in many respects, not only from a tourist point of view.*

**Slovakia is one of the smaller countries in Europe and the EU. However, by area it is larger than the Netherlands. Often the country is mainly characterised by its automotive industry. This sector is still dominating the economy, but meanwhile no longer the only driver of economic growth.**

The landlocked country of Slovakia is bordering on Poland, the Czech Republic, Austria, Hungary and Ukraine. When in 1993 the country separated peacefully from the Czech Republic, there was internationally not much optimism about the further development of the young state. Therefore this development took place unobserved for a long time. And in fact, in the beginning it was mainly the automotive industry creating jobs and by

this boosting the economy. Another driver was a flat tax of 19 per cent, in effect from 2004 to 2012. It was a fiscal stimulus causing many to have a closer look at the country. In 2004, Slovakia became Member of the EU and five years later, it joined the euro zone. All this caused an increasing international interest in the country.

With growth rates of 4 per cent last year and again this year the Slovak economy is not only clearly above the EU average (in 2018: 2 per cent, in 2019: 1.4 per cent), it is also among the top performing countries in CEE/SEE. During the last years, unemployment, in 2012 at more than 14 per cent, decreased to less than 5 per cent, so meanwhile companies are more often complaining of the lack of workforce. That is accompanied by a

significant rise in wages and the respective increase of private consumption that became another driver of the economy.

With a share of 45 per cent of the total industrial production and a share of 40 per cent in industrial exports the automotive industry is still dominating the Slovak economy. The share of employments in manufacturing is at 36.5 per cent (EU average: 24.1 per cent), in services at 61.2 per cent (EU average: 71.8 per cent).

Often – and rightly – Slovakia is mentioned as an important ICT location. In fact, the sector contributes to the GDP by less than 5 per cent, but has a gross value of EUR 60,000 per employee – that is nearly the double of the gross value in manufacturing. ICT companies are con-



Modern Bratislava is striving for the sky: left the high-rise building of Twin City, right three residential towers with 633 units.

centrated in the capital city of Bratislava and – with supra-regional importance – in Kosice and Zilina.

The location Slovakia is on the agenda of the international real estate industry since some time. At first the greatest interest was attracted by logistics properties, but since long also retail and office investments are in demand. Last year, transaction volume in Slovakia has been at nearly EUR 700 million – it was the second highest volume in the history of the market and only topped in 2016 (EUR 880 million).

That the office market is mainly concentrated on Bratislava is comprehensible. Here office stock amounts to nearly 2 million square metres. Further 166,000 square metres are currently under construction, of which some 100,000 square metres shall be completed this year. The office buildings are concentrated in the 1. and 2. districts – two thirds of the office stock are located there –, in districts where also the most developments are taking place.

Modern retail facilities are to find in all bigger regional cities. However, the offer in Bratislava with 1,477 square metres per 1,000 inhabitants is still the highest. In the country average 285 square metres per 1,000 inhabitants are available. Total retail property stock amounts to more than 1.7 million square metres. Of

these, 70 per cent are shopping centres and 30 per cent retail parks. Meanwhile also in bigger regional cities like Nitra, Trnava Trenčin, Zilina, Banská Bystrica or Kosice the share of retail property per 1,000 capita is above the average. So interest is increasingly shifting to the smaller cities, where mainly retail parks are to be developed.

The country is changing not only economically, also politically a new generation is growing up and striking new paths. When in spring 2018 the journalist Ján Kuciak and his fiancée were shot – the journalist was investigating the connections of top-level Slovak politicians to Italian Mafia and organised crime syndicates –, people protested all over the country with the result that Prime Minister Robert Fico and other ministers resigned.

In the presidential elections in spring 2019 the lawyer and activist Zuzana Caputova won. She is member of Progressive Slovakia, a party established in 2017 with roots in the extra-parliamentary movement. Member of the same Party is the new Mayor of Bratislava, Matúš Vallo, elected in November 2018. And with him the first outlines of future developments are emerging.

Already before his election the architect and partner of Vallo Sadozsky Archi-

tecs together with a group of experts has worked out 'Plán B(ratislava)' because – as it is written on the respective homepage – "it's better to suggest new solutions instead of constantly criticising something". The first question is "What is Bratislava supposed to be?" The question is justified in more than one respect. Only from a touristic point of view the Slovak capital city is located between Prague and Budapest and no more than 60 kilometres far from Vienna – three destinations almost flooded by tourists. With these three capital cities Bratislava can compete only to a limited extent.

But the question is mainly one of the city's identity – what Bratislava wants to be? For sure, not only the outsourcing location for Western companies that want to benefit from multilingualism and wages still lower than in their home countries.

Other points mentioned in 'Plán B(ratislava)' like mobility, city development, city management, education, culture and environment as well as the boosting of innovations are well known also from other cities. But there are also topics like "The social sphere – A caring Bratislava" putting the focus on seniors, socially challenged families, youth at risk and children in need of care; or the statement that "every relationship begins with communication" and that "this is the way how Bra-

Bratislava can inspire positive feelings of its citizens toward the city". Other important aims are participation and better cooperation with and between the boroughs, not only on the administrative level, but also with the respective citizens. And last but not least the question is about the financing of the different projects. Some measures will help to increase the city's income – among others also a higher immovable property tax –, but the aim to fill the city's treasury is to empty it again to make life better and increase the quality of life for all citizens in Bratislava.

That it is more than empty words is proved by seemingly small things. Not only the public transport system will be improved and the net of bike paths enlarged, another aim is to renovate the pavements to eliminate the many tripping hazards or to set up much more benches in the city so elderly people have the possibility to sit down, a measure that is well-known to cause that the senior citizens leave their homes more often and take part in the public life.

As all cities Bratislava is fighting with housing shortage. Prices for owner-occupied dwellings are meanwhile at EUR 3,000 per square metres, affordable rental apartments are scarce, and subsidized housing construction is far too low to meet the demand. Also in this respect the new mayor's aim is to produce relief and if necessary to cooperate with private residential developers.

Generally Bratislava shall be a modern city and quality of life shall increase. Where private development companies have been active, the city has already a new face or is experiencing a 'facelift'.

One example is the Eurovea quarter near the Old Town and directly on the bank of the Danube. The location is a former industrial quarter. Between 2006 and 2010, here the Irish Ballymore Group developed a shopping centre and leisure facilities as well as an office complex, residential units and a Sheraton Hotel. Meanwhile the owner of the site



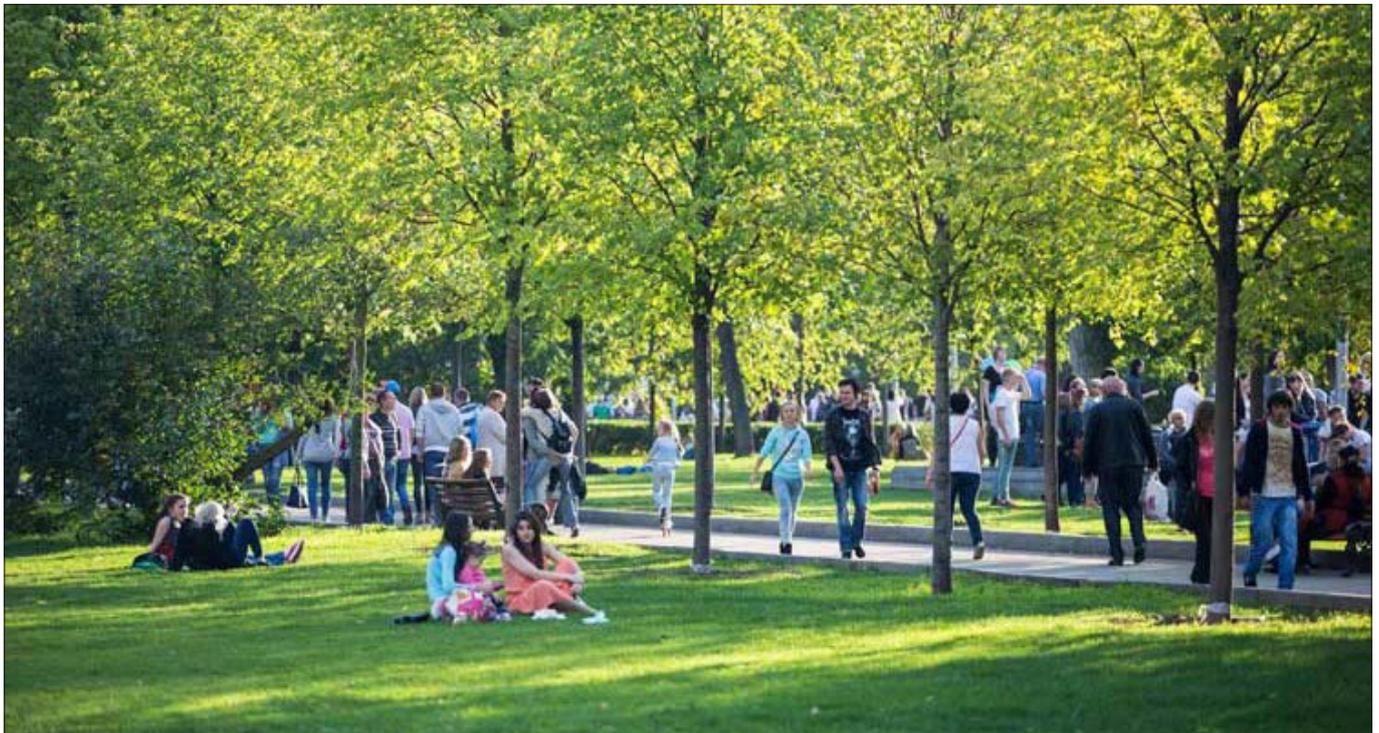
Landmark building of the second phase of Eurovea is a skyscraper.

changed and the Slovak company J&T Real Estate is realising the second phase of the Eurovea quarter: another 487 residential units, 40,300 square metres of office space and 24,000 square metres of retail area. The green space along the Danube will be nearly doubled – from 8,400 square metres to 15,000 square metres. And a skyscraper with 46 floors (168 metres high) is planned – a new landmark for Bratislava.

Mainly east of the Old Town various high-rise buildings are planned and

partly already realised. Many plans are still dreams of the future, but at least the refurbishment of the central bus station, part of a larger project named Twin City, is making progress. The new bus terminal will be completed at the end of the year. Twin city also includes a multifunctional complex in which the central bus station is integrated, as well as a 92 metre high building, clearly lower than originally planned by the developer HB Reavis. It is to wait and see, what and how much will remain of all the high-flying plans. | **Christiane Leuschner**

# MOSCOW'S GREEN REVOLUTION



*Moscow is offering many well-tended parks for recreation extensively used by all generations.*

**Who has been in Moscow for the last time some years ago and returns today, will hardly recognise the city. Many things, since long in discussion and in earlier times nearly unimaginable, have come to reality. And that means: Moscow today is a green city.**

"The biggest green revolution, I have experienced during the last years, has taken place in Moscow", stated the landscape architect Andreas Kipar some weeks ago in the German daily *Handelsblatt*. Everybody visiting the Russian capital city most recently and remembering the situation ten years ago can agree with what the CEO of the international landscape architecture studio LAND Landscape Architecture Nature Development in Milan said. Formerly Moscow has been very noisy, as a pedestrian life was dangerous, air was polluted, traffic on the streets disastrous,

cars were parking everywhere and messily, and wherever something like green or parks were to discover it was all but inviting. In short: Moscow was an interesting city in many respects, but the visitor was glad when it came to leave the city again.

That has changed fundamentally. A stay in Moscow has a high recreational value and is pleasing not only by its cultural offers. The city has become beautiful – and it is well functioning. The pavements of the boulevards are substantially enlarged and renovated, and in the inner city many streets have become pedestrian areas. Now there are to find pavement cafés and restaurants, and since the traffic in the inner city has been reduced, it is very comfortable to stay there.

Key word traffic reduction: many streets have been narrowed and mainly the parking on the kerbside is no longer possible.

Car parking is allowed only in car parks or in certain areas dedicated for parking – and it costs a great deal of money. In residential areas there are parking areas for the residents, but also here space is very limited and there is no longer to see the "wild parking" of former times when cars have been left somewhere somehow. Now cars are parking neatly in file. Who reminds the picture of parking cars in Moscow in former times, is positively surprised.

But positive surprise already starts when arriving in Moscow by airplane. All three airports of the city are connected with the city centre by express trains going directly. Ticket machines, already to be found in the airport, are multilingual and travellers do not need to have roubles, because you can pay by card – like nearly everywhere in Moscow, by the way. The entry procedure, in former times a rather protracted process is at least in Domode-

dovo a rather quick one because many of the controlling posts are open and furthermore there is somebody looking for an evenly arrangement of the rush. In less than half an hour international passengers can leave the airport – on the way back in Frankfurt Airport more than an hour was needed to pass the passport control.

The Metro in Moscow has been and still is the most effective means of transport. The trains are going every two minutes, sometimes even in shorter intervals, and the Metro net has been enlarged substantially. Buses wherever entered have at least one Metro station on their route. The same is to say for trams still available in the districts beyond the Garden Ring. A 3-days-ticket for all public transport means costs approximately EUR 1,50 because public transport is highly subsidised. And at all bigger Metro stations as well as in many parks bikes to rent are offered. Meanwhile it is also possible to bike on special paths along the Moskva River through the city.

Parks are the next point: either Gorky Park, VDNKh or Kolomenskoye – to mention only three of the larger parks –, they all are well-tended. The flowerbeds here as in other locations of the city are not only able to enthuse hobby gardeners, but are nice to see because of their beautiful seasonal flowers. Most of the parks are also offering some attractions, be it something cultural or entertainment. The City of Moscow is also able to afford a park of more than 10 hectares in one of the best inner-city locations: Zaryadye Park in direct neighbourhood of Kremlin and adjacent to Red Square. Enclosed are a concert hall, a media centre with cinema and a small amphitheatre. One of the main attraction is the floating bridge, a thin air structure in the form of the letter "V" with a large outward extension above the water.

What is to strike the visitor here as in other parks: there are not only broad alleys leading through the park, but everywhere smaller paths and niches where tranquillity and benches to rest are to find – and

these benches are not metal, but modern wooden constructions.

However, Moscow's green is not only located in parks. Wherever between

derstanding a common language is not always necessary. And to clear another prejudice: Muscovites are often deemed to be unfriendly, if not even hostile. Well, they are not going with a permanent smile



*Zaryadye Park is located in Moscow's most expensive area: in the heart of the city.*

residential and other buildings are open areas, the old trees have been improved, new ones have been planted – and plenty of playgrounds for children have been established. That all is not only improving the quality of life in the city, it is also one of the reasons for the fact that air is much better than in former times. Furthermore, the city is very clean. Nobody is throwing his refuse on the streets and even if it does not be there for long because street cleaners seem to work around the clock seven days per week.

Meanwhile the signs in the Metro stations as well as important information sign for tourists are also written in Latin letters, the announcements in trains, buses, trams and metros are given also in English. For sure, the FIFA World Cup in 2018 has contributed to this kind of internationality. Generally more people are speaking at least a bit English. But even if the vis-à-vis does not understand and speak English, experience is teaching quickly that for un-

on their lips, but whenever you ask somebody for anything or you need some kind of help, you will be confronted with a lot of kindness if not to say warmth. Of this kind of behaviour we often wish to see a bit more in Germany.

There is still another thing we Germans can only dream of: Everywhere in Moscow is free Wi-Fi, even in the Metro. That is startling all the more because these trains are travelling often rather deep in the underground. In Germany in above-ground trains passing a tunnel many phone calls are breaking down.

Moscow has become a beautiful city – perhaps not as Saint Petersburg that partly remembers to a large open-air museum, but as a very lively "normal" city. What has happened here during the last years, a decade ago it was deemed to be nearly impossible. Muscovites are meanwhile very proud of their city – and rightly so. | **Marianne Schulze**

# CONSTRUCTED IN SHORT TIME AND ECO-FRIENDLY: MODULAR TIMBER HOUSES

Modular building is something not really new, but known since decades. As well wood has been an important construction material since humans began building shelters. However, in Vitis, a small town in Lower Austria, there is a wooden house attracting interest: ZiKK 2.0 – the Plug-in House. With another background a similar concept has been developed in Konstanz in Germany.

Many ideas and two creators have been met: Stefan Schrenk, Managing Director of Schrenk GmbH in Vitis, a family-owned enterprise that once started with a cabinet maker's shop, then changed to timber stairs and doors, later expanded the business to interior fittings and producing façade elements for modular building construction for Lukas Lang Building Technologies, the second involved in the creation of ZiKK 2.0. Lukas Lang Building Technologies based in Vienna is constructing office and residential buildings as well as kindergartens and schools in timber by modules according to individual specifications. From this cooperation between Stefan Schrenk and Lukas Lang Building Technologies emerged the idea of ZiKK 2.0 (with ZiKK being the abbreviation of living room, kitchen and bedroom in Austrian language).

ZiKK 2.0 can be erected within short time because it consists completely of prefabricated elements including a so-called technique box for building equipment and appliances already pre-assembled. For the house including the terrace the building material is timber and wood. What makes the house something special is the fact that it does not need a base slab because it is founded on stilts. That means a developed site is necessary for such a building, but it is possible to deconstruct the house completely and reconstruct it



*Wooden houses can be elegant, but also limited to the necessary like ZiKK 2.0.*

on another site. "Where the house stood, two weeks later daisies are flowering again", Stefan Schrenk comments the fact that ZiKK 2.0 does not seal the ground and destroy topsoil.

There is still another advantage: the building can completely be deconstructed and all its parts recycled because no composite materials are used. No construction

waste is accruing and contributing to the meanwhile severe waste problems conventional buildings are producing.

Either as housing for families, apartments for staff members or holiday home – there are many possibilities to use ZiKK 2.0. The idea of modular wooden constructions on stilts seems to haunt also other people's mind. Students of the degree



*The neolithic stilt houses in the Lake Constance area stood as a godparent for the affordable housing project of a group of young architects in Konstanz.*

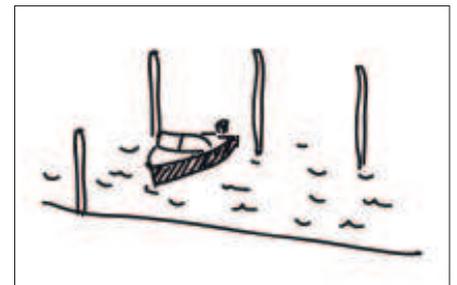
programme of architecture and communication design at the HTWG Konstanz University of Applied Sciences in Germany created a similar concept. However, the idea emerged from a totally different background. In 2016, on the one hand, it was the problem to find shelter for the many refugees; on the other hand there was (and still is) a lack of affordable housing especially for socially disadvantaged people. In Konstanz the young architects took into consideration the example of the Neolithic stilt houses in the Lake Constance area and designed "Stuetzwerk" (supporting work), houses on posts that can be constructed also on the lake shore and in the adjacent wetlands that are normally not suitable for buildings.

The continuation of the concept was "Build for shelter", the idea to construct modular wooden house with plug-in connections. But "supporting work" was not only related to the construction of stilt houses, it has also a social aspect. The idea was to form a housing cooperative and everybody who wants to live in one of the houses should have the possibility, to design his shelter according to his needs and – more important – could reduce his rent by personal contribution to the housing construction or to other needs of the cooperative. Therefore modules have been designed that could be handled by only

two persons. As Moritz Julius Pascher, one of the participants in the research project and today member of the architecture firm Architekturwerkstatt Vallentin in Munich, states, "affordable housing is possible only by the respective contribution of the future user to the construction of the building". And he adds: "The main goal is to meet the basic needs, that means small sites and small residential units. Important as well is that within a cooperative everybody is offering what he is able to do."

As different both concepts are, they have something in common. They reduce buildings to the necessary. The modular timber construction is not only shortening the construction period, but is also eco-friendly – wood and timber are renewable materials, wooden houses can meet passive house standards, and in the end the material can be disposed without problems.

These are only two examples, but wooden constructions is gaining importance. The most recent proof is an announcement of the Association of German Architects (Bund Deutscher Architekten BDA), that the regional association of Berlin is organising an expert discussion about "More wooden constructions for climate protection!" That in consideration of climate aspects rethinking about planning, construction and use of buildings is necessary nearly



nobody will deny. However, who has a look around in his own surroundings, will observe that buildings are becoming technologically more and more sophisticated and 'smarter', but the ecological impact of these buildings is reducing minimally. That the representative association of architects is now promoting more wooden constructions and the use of renewable materials is the right way. A rogue who thinks of the current discussions about climate protection – key word: Fridays for Future – or the results of the European Parliament Elections, and insinuates that the zeitgeist shall be served. Wood and timber are materials humans are using since their sedentism and since the building of first permanent shelters. Therefore it is nothing new, but it seems to be fallen into oblivion by too much concentration on technical progresses. | **Marianne Schulze**

## FOR YOUR PLANNING

When	What about	Where	For information and registration
25.–28. June 2019	XV. German-Russian Sister Cities Conference	District of Düren, Germany	<a href="http://www.deutsch-russisches-forum.de">www.deutsch-russisches-forum.de</a>
26.–28. June 2019	Resilient Cities 2019 The 10th Global Forum on Urban Resilience and Adaptation	Gustav-Stresemann-Institut (GSI), Langer Grabenweg 68, Bonn, Germany	<a href="https://resilientcities2019.iclei.org">https://resilientcities2019.iclei.org</a>
3.–6. July 2019	ERES Annual Conference	ESSEC Business School, 3 Avenue Bernard Hirsch, Cergy-Pontoise Cedex, France	<a href="http://www.eres.org">www.eres.org</a>
4.–7. July 2019	Moscow Urban Forum Quality of life. Projects for a better city'	Zaryadye Park, Concert Hall, Moscow, Russia	<a href="http://www.mosurbanforum.com">www.mosurbanforum.com</a>
24. September 2019	Real Connect 2019 CEE Property and Investment Fair	Expo XXI, Pradzynskiego 12/14, Warsaw, Poland	<a href="http://www.realconnect.pl">www.realconnect.pl</a>
7.–9. October 2019	Expo Real International Trade Fair for Property and Investment	Munich Fairground, Munich, Germany	<a href="http://www.exporeal.net">www.exporeal.net</a>

# THE EUROPEAN REGIONS AND WHAT THE EU IS DOING FOR THEM

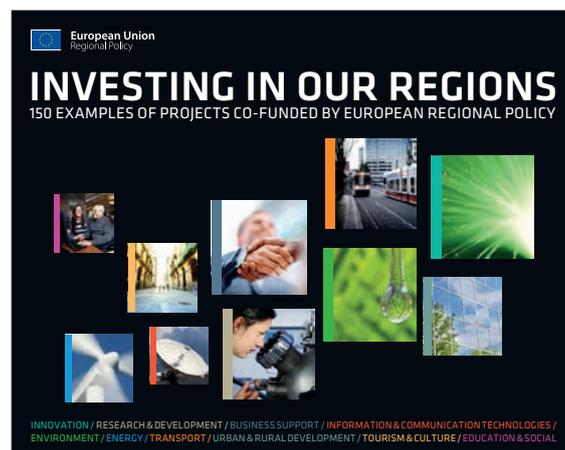
It was pleasing to hear that in the 2019 European Parliament Election the voter participation was about 50 per cent – the highest result ever. Without wanting to offend the non-voters, to them Europe and the EU seems not worth any activity. However, the EU has changed the life of all Europeans – not only, as often to hear, by more or less reasonable or unreasonable regulations, but as well by the constant efforts to reduce disparities between the different regions in Europe, especially in those economically underdeveloped.

The signs, Andreas Schiller is mentioning in his editorial – ‘Funded by the EU’ – are catching the eyes mainly on historical buildings or tourist attractions.

But EU funding is not limited to these. The range of projects the EU is supporting is much broader. To get at least an impression a already some years old but very informative documentation is to recommend, published in 2010 by the European Commission: *Investing in Our Regions – 150 Examples of Projects Co-Funded by European Regional Policy*. The documentation is about the period 2007 to 2013 and lists funded projects from all over Europe and from all member countries including UK (9 of the 150 projects) or member countries critical against the EU like Italy (8 projects) or Hungary (5 projects).

It is really interesting in which areas the EU is active by its European Regional Development Fund and Cohesion Fund as well as, at least partly, by its European Social Fund. The range of supported projects is from the area of “Innovation”, the establishment of innovative technology companies, an area funded by EUR 86 billion in the period of 2007 to 2013; to “Research & Development” and – linked with the two areas mentioned “Business support”, the funding of SME’s, active in the field of technology and innovation. Other topics are ICT, Environment, Energy and Transport. One chapter is dedicated to “Urban and rural development”, and besides “Tourism and culture” – the presumably most striking area – there is another part headlined “Education and social”, putting the focus also on those on the margins of the society.

It is an impressive collection of projects perhaps able to convince also some EU sceptics. Who wants to have it more up-to-date, should have a look at the site [https://ec.europa.eu/regional\\_policy/en/projects](https://ec.europa.eu/regional_policy/en/projects) where all projects in the



European Commission, Directorate for  
Regional Policy  
*Investing in Our Regions*  
150 Examples of Projects Co-Funded by  
European Regional Policy  
342 pages  
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course of time are listed by countries and where it is possible to choose country, region, topic and period of interest. Clicking on the respective projects, further information is available. At least there is to state that the EU is doing much more in and for Europe than some people can imagine.

## imprint

**Editors:** Andreas Schiller (V.i.S.d.P.), Marianne Schulze

**Layout:** Silvia Höggl, [www.diehogl.at](http://www.diehogl.at)

**Frequency of publication:** eight times a year

**Publishing House:** Schiller Publishing House  
Unternehmensgesellschaft (haftungsbeschränkt)  
Lohplatz 13, D-51465 Bergisch Gladbach

**Managing Director:** Andreas Schiller

**Registered:** Amtsgericht Köln, HR: B 68026

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