Competition Brief

The new block at Palmovka combines office and residential functions. It emphasizes a high-quality environment, support for the local economy, and natural integration into the urban fabric.

Jury
Radek Kolařík
Ondřej Buršík
Martina Forejtová
Viktorie Souček
Lukáš Vacek
Martin Stára
Radomír Nepil
Petr Štyler
Dominik Aleš
Ivo Hermann
Jiří Koch

The subject of the architectural and urban design competition is the design of the block bounded by Voctářova, Koželužská, and Chocholouškova Streets and Elsnicovo Square, located in the Prague 8 district.

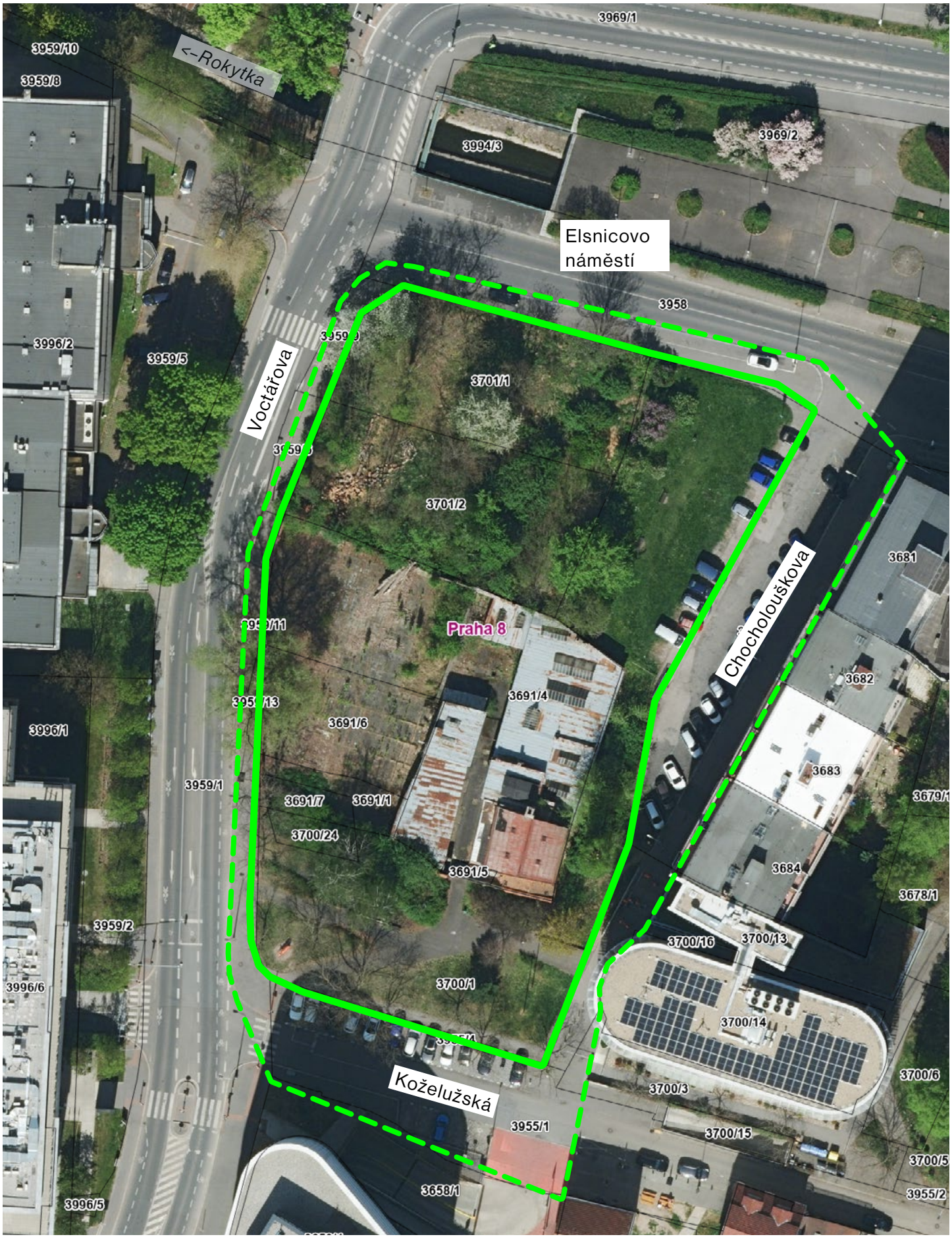
The block is situated at the intersection of several distinct urban characters. This diversity is, in fact, a defining feature of the entire Libeň district, and it can be felt here with great intensity. To the south, the site adjoins a series of new office buildings, completing the development that stretches along Voctářova Street almost from Karlín. To the east lies a historic block enclosing the 19th-century enclave of Libeň. Dominating this block is the Palác Svět – currently closed, yet still alive in the memory of local residents and potentially poised to once again become the cultural heart of the neighborhood. To the north of the site stands the Libeň Chateau and the picturesque structure of historic Libeň. From the west, the residential development of the Dock area brings a distinctive atmosphere of waterfront living.

The surrounding public spaces are equally diverse. Voctářova is a major thoroughfare with heavy traffic, introducing a metropolitan element into the area. In contrast,

Chocholouškova is a quiet, modest side street with the potential for a pleasant residential and local character. Elsnicovo Square, though currently uninviting and underused, lives in the minds of Libeň residents as the central social space of the neighborhood—one they sincerely identify with and consider “their own.” Its planned revitalization represents a major opportunity to enhance this public space, which could further flourish once Palác Svět reopens. To the northwest, just beyond the square, lies a natural area along the Rokytka stream.

All these contrasting characteristics create a rich potential that the new development can draw upon and further strengthen

The site is also surrounded by significant landmarks of Libeň, all within a five-minute walk. In addition to Palác Svět and the Libeň Chateau, there are the Löwit’s Mill, the Libeň Synagogue, and nearby the oldest concrete bridge in Bohemia. Almost every corner carries a reference to Bohumil Hrabal, who lived here for many years. Although some of these sites have long been unused, Palmovka has recently been experiencing a cultural renaissance.


<--Rokytka
Elsnicovo náměstí
Voctářova
Chocholoušková
Koželužská
Praha 8
3969/1
3959/10
3959/8
3994/3
3969/2
3958
3996/2
3959/5
3701/1
3701/2
3681
3682
3683
3684
3679/1
3678/1
3691/4
3691/6
3691/7
3691/1
3691/5
3700/24
3959/1
3959/2
3996/6
3996/1
3700/1
3700/16
3700/13
3700/14
3700/3
3700/6
3700/5
3955/1
3955/2
3700/15
3658/1
3996/5

Competition area

Broader idea area

Developer's Intent

The investor intends to construct a mixed-use block on the site, composed of an office building that will expand the existing Metrostav Group headquarters, and residential buildings offering a type of housing that aligns with the site's specific character. The office building will be located in the southern part of the block to establish a functional connection with the company's current headquarters. The new building will provide an attractive working environment, reflecting contemporary trends toward diverse workspaces that allow both formal and informal meetings and collaboration. The design will encourage the use of outdoor areas, including public spaces, for work meetings and employee relaxation. The residential buildings are intended primarily for clients interested in urban living who also seek proximity to recreational areas. In addition to young couples and singles — typically drawn to this part of Prague — the development may appeal to young families with small children who once lived in the city center and now seek access to leisure spaces without giving up their urban lifestyle. These residents are also expected to engage in neighborhood life, both within their building and across the wider community — something Elsnicovo Square and the nearby Löwit's Mill naturally foster more than any other part of Libeň. The housing should therefore include not only small apartments (studios and one-bedrooms) but also a sufficient number of family-sized units. However, all units should have relatively compact floor areas within their categories to ensure affordability for younger clients (aged 30–40). The buildings should encourage neighborly interaction and the use of outdoor space, support non-automobile mobility (walking, cycling, public transport), make use of the proximity to the Rokytka stream, Thomayer Gardens, and Libeň Docks, and embody the authentic spirit of Libeň in the vicinity of Palác Svět.

Palmovka Urban Study

The design must be coordinated with the approved Palmovka Urban Study, which defines street and building lines, building heights, active frontages along Koželužská Street and Elsnicovo Square, and expects the block to be composed of architecturally distinctive individual buildings (while residential buildings are to share a common underground garage base). Note: The urban study introduces numbering for each block, which is used throughout this brief. The block in question is designated B02_06.

Basic Massing Structure

The block's massing can be approached in several ways consistent with the urban study, and various architectural concepts are welcome. The preferred initial vision, however, follows the open-block concept established by the Metrostav buildings by Josef Pleskot (blocks B02_07 + B02_08) and further developed by Aulík Fišer Architects in block B02_10 (Palmovka Open Park III–VI). For the current block B02_06, a slightly more fragmented arrangement is envisioned — creating a transition between the more open blocks (B02_08 + B02_10) and the traditional closed blocks of historic Libeň. Unlike the large blocks B02_08 and B02_10, public through-passages are not considered necessary in this smaller block. The courtyard should function primarily as a semi-private space for residents and users. Instead of public permeability, the block's porosity should offer visual connections between the street and courtyard — unexpected vistas, diverse outlooks from apartments, and a generally richer spatial experience. Access to the inner courtyard from multiple directions could

allow residents to use it as both a shared backyard and a communal space where the entrances of residential sections converge — fostering community life across several layers (neighbors on the same floor – in the same building – within the block). Whether designed as an open or closed block, the residential part is expected to form a unified whole with a shared garage and courtyard, while the office building will operate as an independent element oriented toward the adjacent office developments. The placement and form of the individual volumes must respect the urban study regulations, ensuring comfortable proportions and human scale in the spaces between buildings, as well as adequate privacy, favorable views, sufficient daylight, and ideally, good sunlight access for all apartments.

Surrounding Public Space

The development should reasonably include improvements to the surrounding public spaces. In front of the office building, a small piazzetta could be created as an extension of Koželužská Street, framed by the Subterra, Metrostav, and new buildings. This space should become a hub linking the various Metrostav Group buildings — a place for safe movement between offices, quiet reflection, or informal discussion. It will remain a fully public space but should feel like a “home ground” for employees of the surrounding buildings. Chocholouškova Street will be revitalized into a pleasant, safe residential street. Vehicular access will be maintained only as necessary to serve existing buildings and provide adequate parking, but pedestrian movement will take priority. Interventions along Voctářova Street are limited; however, the project should contribute to transforming it from a traffic corridor into a pleasant urban boulevard. Where possible, sidewalks should be widened, and tree lines and street furniture added. The building frontages should support this intended character: near the corners with Koželužská Street and Elsnicovo Square, retail units or office lobbies oriented to the south and north sides of the block are appropriate. In the central part, retail may be less suitable (subject to architectural judgment), but even without shops, this section must still be designed as a welcoming, pedestrian-friendly frontage. A similar approach applies to Elsnicovo Square — while interventions are spatially limited, the area directly in front of the building should be designed to reinforce the square’s social and representative function. The building’s ground floor and façade should reflect this civic role.

Phasing

The design must account for phased construction, beginning with the office building as the first independent stage, under the current zoning plan. The subsequent residential phase will be possible after the approval of the Metropolitan Plan or an appropriate amendment to the existing zoning plan.

Architecture

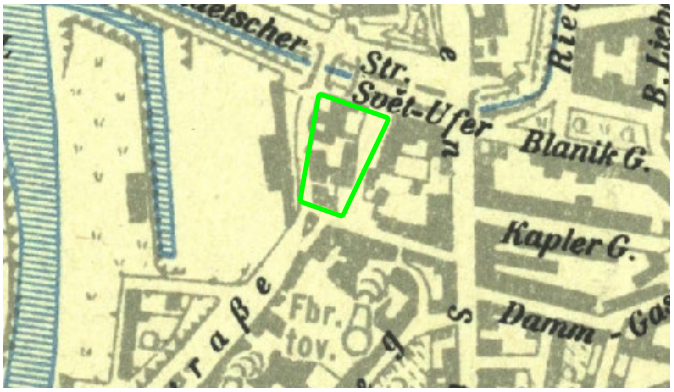
The proposal is expected to deliver timeless architecture with authentic expression, creating a valuable new fragment within the multilayered mosaic of Libeň. The buildings should be striking at first glance, yet integrate organically and effortlessly into their surroundings. Each structure should maintain a reasonable degree of individuality while together forming a harmonious whole. It should be clearly legible which building serves as office space and which as residential.

The office building, in its architectural and structural conception, should confidently express the position of the Metrostav Group as the largest construction company in the Czech Republic. Its design should subtly yet unmistakably convey that construction is the company's core field of expertise. At the same time, the proposal should reflect the company's ambition to be an attractive, top-tier employer capable of creating a modern, inspiring, and highly functional working environment for its employees.

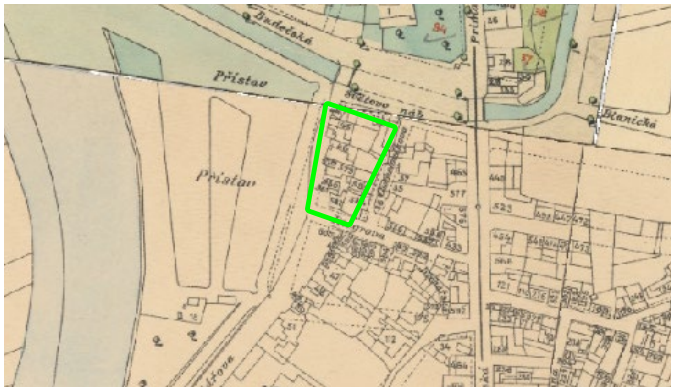

1996


2022

1938

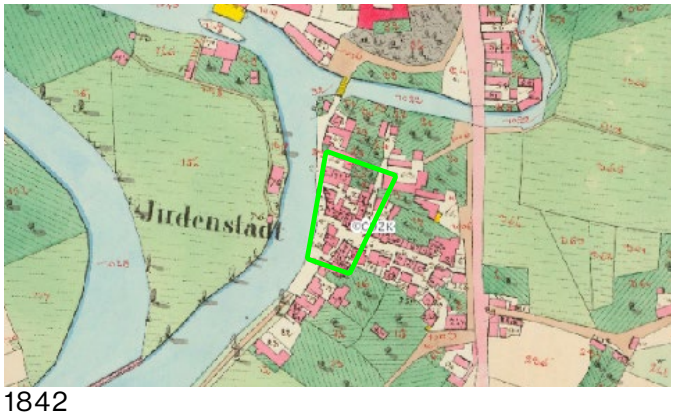


1944



1909-14

1920-24



1842


1889

Voctářova Street
Voctářova Street is named after Josef Voctář (1823–1908), mayor of Libeň, who played a major role in modernizing the district and in its incorporation into Prague in 1901. The area along the river was long prone to flooding and served primarily agricultural and industrial purposes. Only the regulation of the Vltava River at the turn of the 19th and 20th centuries — involving the straightening of the river's course and construction of embankment walls — enabled stable development and the creation of new urban areas. Voctářova thus became an axis of industrial and transport activity.

Elsnicovo Square
Isnicovo Square was established at the confluence of the Rokytka and the Vltava Rivers, on the former Svět Embankment. It is named after Karel Elsnic (1905–1941), a resistance fighter executed during the Nazi occupation. From the mid-20th century, the square functioned as a marketplace and a social hub of the neighborhood (including the once-famous Palác Svět). Today, it represents a space with great potential for the revival of public life, strengthening the connection to the Rokytka, and creating a high-quality riverside area.

Chocholouškova Street
Chocholouškova Street is named after the writer and journalist Prokop Chocholoušek (1819–1864). It is located in the northern part of old Libeň, near the former Jewish quarter. The street bears traces of historical transformation — from a rural and industrial setting to a residential structure and, today, a mixed-use area. For urban design considerations, its relationship to the surrounding block structure and its potential to reconnect with the original street scale are of key importance.

Koželužská Street
Koželužská Street was the main axis of the historic Jewish quarter in Lower Libeň, where the local community was concentrated and where a synagogue from the 16th–17th century once stood. After the ghetto's disappearance and subsequent industrialization, the area was transformed into an industrial zone. Today, the street reveals the layers of Libeň's evolution — from ghetto to factory district to its current urban transformation.

Rokytka Stream
The Rokytka is one of Prague's largest streams (36 km long, rising near Kyje and flowing into the Vltava at Palmovka). Its mouth has historically shaped the form of Lower Libeň and the location of Elsnicovo Square. Until the 19th century, the Rokytka was a freely meandering watercourse that frequently caused floods, inundating the surrounding area, including Voctářova Street. It was gradually regulated and partly culverted (the section beneath Palmovka was covered in 1945). Nonetheless, the floods of 2002 and 2013 again demonstrated its power and the vulnerability of the area. In recent years, the Rokytka has become a key urban design element — the city aims to revitalize it, reopen access to the river, and transform its banks into a linear park and public space. This "green corridor" is intended to improve the microclimate, increase water retention capacity, and create new pedestrian and cycling routes.

Office Building

Program: The building is intended as an extension of the Metrostav Group headquarters but must also meet standard requirements for this type of facility so that it can, if needed, be sold and its office spaces leased to multiple smaller tenants on the open market. From the second floor upward, the building will contain office areas (NIA) for approximately 350 workplaces, calculated at 14–16 m² per workstation (i.e., a total of 4,900–5,600 m² of NIA office area). In addition, the ground floor will house the Metrostav Development Real Estate Center (approx. 15 employees) with a total area of about 500 m². The Real Estate Center (RC) will include offices for the relevant number of staff (a main office for the RC director and 2–4-person offices for other employees), four meeting rooms (two smaller for 4–5 people and two larger for 6–10 people), and a lounge for top clients. It will also include a client customization/sample room (min. 50 m²) and a virtual reality space (approx. 20 m²), which may be combined into a single room. The RC will also feature a reception, kitchenette, and restrooms.

Volume GFA: The total capacity of the building is not fixed but will result from the design's efficiency in achieving the required office area. The upper limit of GFA is determined only by the site capacity under the current zoning plan, allowing for a maximum of 8,640 m² GFA based on the anticipated property arrangement. The office building must be feasible under the current zoning conditions.

Efficiency: The following types of areas are distinguished:

1 NIA (Net Internal Area): usable tenant space, including workstations, meeting rooms, kitchenettes, etc.
2 NLA (Net Leasable Area): NIA extended by service areas (toilets, etc.), representing the area charged in the base rent.
3 GLA (Gross Leasable Area): NLA extended by the "add-on" (shared areas such as lobby, main entrance hall, etc.) — the area that generates revenue for the owner.
4 NLA-R (Net Leasable Retail Area): analogous to NLA but for retail units on the ground floor with direct street access and without add-on participation.
5 GFA (Gross Floor Area / HPP): defined in the Prague Building Regulations, representing the total built area, directly tied to construction costs.

Efficiency will be assessed based on ratios between these categories (NIA/NLA; NLA/GLA; (GLA+NLA-R)/GFA), as well as other metrics such as the ratio of underground to aboveground floor areas and garage area to parking count. All areas will be calculated according to BOMA standards..

Character of Office Spaces: In the layout of the fit-out, a relatively diverse range of work environment types is expected. Approximately 10% of workstations will be located in single-person offices, while the remaining workstations should be arranged in a semi–open-space format. In addition, various other types of spaces supporting different employee activities are expected within the overall office area. The total division of the office space is assumed to be approximately as follows: 70% concentration spaces (regular workstations, quiet zones, enclosed focus rooms, etc.); 12% communication spaces (phone booths, shared desks, etc.); 12% collaboration spaces (meeting rooms, discussion hubs, etc.); and 7% community spaces (coffee bar, relaxation areas, etc.).

This distribution corresponds roughly to the layout model of a law firm. A detailed fit-out design of the office areas is not part of the competition proposal; however, competitors are required to present an indicative layout of offices — a so-called sample space plan — on one typical floor, as proof of the practical furnishability of the proposed office areas. This indicative layout should assume one tenant occupying the entire floor.

Divisibility of Office Floors: In the basic scenario, each floor will be used by a single entity (i.e., one company or division of the Metrostav Group, or one tenant in the event that the building is sold). However, the basic floor layout should also allow flexible subdivision into smaller rental units, particularly in relation to the service and communication cores. Therefore, for one typical floor, competitors shall present an alternative layout showing the division of the office area into four independent tenants. In this version, it is not necessary to include the detailed fit-out described in the previous section.

Clear height: A clear height of 3.0 m is required in offices, while corridors may be reduced to 2.7 m. When considering the structural height of the floors, suspended ceilings and raised floors for electrical distribution must be taken into account.

Lobby: The entrance hall should be designed with an appropriate degree of generosity while keeping in mind that an excessively large hall negatively affects the NLA/GLA efficiency ratio. Its character should express the key values of the Metrostav Group (see above). The lobby will include seating and waiting zones, areas for informal meetings, and spots for occasional work. Overall, it should convey a co-working and lounge-like atmosphere. Extending from the lobby, there will be a café with its own entrance from the street, yet spatially connected to the main hall.

Ground Floor: The main entrance hall, café, and real estate center will likely not occupy the entire footprint of the ground floor. The remaining space may be used for separate retail units independent of the office operations, each with its own entrance from the street. The floor area of these retail units, as well as the café adjoining the lobby and the real estate center, will not be counted in the NLA but in the NLA-R within the balance sheets.

Top Floor: The top floor should accommodate approximately 60 workplaces (about 900 m² of office space). This must be reflected in the consideration of the building's massing and any potential stepped-back floors.

Terraces: Each floor will include a smaller terrace or terraces accessible to each tenant (in the event of potential subdivision into several rental units). When designing the depth of these terraces, attention must be paid to their practical usability (e.g., for seating). The top office floor will include one larger terrace suitable for gatherings of all 60 employees. A shared rooftop terrace will also be available to employees from all offices.

Parking: The number of parking spaces should be as high as possible within the limits set by the Prague Building Regulations (PSP). At the same time, rational organization of the underground floors must be ensured, meaning that it is not necessary to use the full PSP capacity if it would require adding another basement level or inefficiently

enlarging the footprint. In terms of electromobility, it is expected that most parking spaces will eventually be equipped with charging stations. The minimum width of a parking space for the office building is 2.7 m. The design must include short-term parking for couriers and delivery services, as well as a system for supplying both the retail units (likely from the sidewalk) and the office spaces. The design must also define a loading zone for a small truck (for example, for moving furniture), ideally located in the basement with direct access from the building's driveway.
The building will be equipped with adequately sized bicycle storage rooms. Showers will be provided on each floor as part of the sanitary facilities.

Technology: The building is expected to be connected to standard utilities — sewer, water, electricity, and data networks. Geothermal wells are considered as the source of heating and cooling. Heating and cooling will be provided through ceiling beams or ceiling registers in suspended ceilings. Central ventilation will be designed for an air supply of 40 m^3/h per person. Some windows should be operable (note: for internal office layout, the optimal façade module is considered to be 2.7 m, or alternatively 1.35 m). External shading will be required on the east-, south-, and west-facing façades. It is recommended to include rainwater retention for irrigation.
The building will aim for LEED Platinum certification and compliance with EU Taxonomy requirements.

Residential Buildings

Program: From the second floor upward, the buildings will contain apartments, whose detailed specifications are described in a separate chapter of the brief. On the ground floor facing Elsnicovo Square, one or more commercial units will be located. The use of the ground floor along Voctářova and Chocholouškova Streets is left to consideration. Retail spaces here are not regarded as promising; instead, entrance lobbies and necessary building or technical facilities may be placed there. In any case, the ground floor should have a friendly relationship with the adjacent streets. The placement of apartments on the ground floor is theoretically possible, provided that adequate privacy can be ensured.

Volume GFA: The total capacity of the block, in accordance with the Urban Study (ÚS) and the proposed Metropolitan Plan, is 19,530 m². The office building will occupy part of this capacity as specified in the previous chapter (approximately 8,000 m², but no more than 8,640 m²). The residential part will utilize the remaining capacity up to the above-mentioned total for the block.

Design efficiency: The design is expected to maximize the use of GFA and its most efficient conversion into saleable residential floor area (PP) as defined by Government Regulation No. 366/2013 Coll. The minimum PP/GFA ratio is 73%. Other monitored efficiency parameters include the ratio of underground to aboveground floor areas and the ratio of garage area to the number of parking spaces.

Building standard: The buildings will be designed with reasonable technical and financial demands and a sensible level of maintenance. The project is intended for the mid-range market segment.

Courtyard: The inner space between buildings will be semi-private, i.e., not open to the public but shared by residents of all residential buildings. Entrances to the buildings may face this space — in that case, the courtyard will also be accessible to visitors and delivery services via an intercom system.

Entrance: The entrance areas will be designed with an appropriate degree of generosity. No reception desk is planned in the buildings.

Circulation Layout: Typically, for this type of project, a stairwell or hall-based layout with a smaller number of apartments per core is expected. Corridor layouts are not preferred. Natural lighting of the stairwell or hall is advantageous. However, alternative arrangements may also be considered if they make sense — for example, an access gallery system or other forms of open walkways, provided that the usual level of privacy is maintained, sufficient protection from rain is ensured, and the advantages of such a layout are used to their full potential (e.g., encouraging neighborly relations and achieving a significantly higher PP/GFA efficiency).

Roofs: In the case of setback floors, roof terraces will serve as private terraces for the adjacent apartments. As part of shared amenities, a small community rooftop terrace with seating and an outdoor kitchen will be provided; however, it must not compromise the privacy of private terraces. The non-residential part of the roof should preferably be green or used for photovoltaic panels (PV). Rainwater runoff should be collected for irrigation.

Building amenities: Residents will have access to the above-mentioned rooftop terrace, a small shared laundry room, a stroller room, and an outdoor covered bicycle shelter with facilities for bike washing. These amenities may be concentrated in one location for the entire development or distributed among individual buildings. Both the stroller room and the bicycle shelter must be located along natural access routes to and from the buildings for convenience. The capacity of the bicycle shelter(s) should reflect the expectation that a large proportion of residents will use bicycles for urban travel and park them there.

Waste management: Bins for mixed and sorted waste must be appropriately integrated into the building. They do not have to be in an interior space but must be visually and odor-wise screened.

Cellars: Each apartment will have one cellar unit. These may be placed individually behind parking spaces or collectively in shared clusters. The first option is slightly preferred, provided it does not compromise the structural or spatial logic of the building. The cellar doors should preferably open outward into the common area.

Parking: The number of parking spaces will be as low as possible, in accordance with the PSP requirements. Each parking space will be equipped with charging readiness, connected via the resident's own electrical panel (thus, meter cabinets must be located on the ground floor or in the basement). Ideally, the garage will contain only assigned parking spaces, while any visitor parking should be located on the surface. The minimum parking space width in the residential garage is 2.5 m.

Technology: The buildings will be connected to standard utilities — sewerage, water, electricity, and data networks. Geothermal wells are considered the source of heating and cooling. Apartments will be heated and cooled using ceiling registers. Ventilation systems will be designed with minimal technological requirements: for buildings not facing busy streets, simple exhaust ventilation via bathrooms and kitchen hoods with façade air intake will suffice. For buildings along Voctářova Street, mechanical ventilation with heat recovery will be required.

Apartment Composition and Size

	Studio (1kk)	Studio + (1kk+)	1-bedroom (2kk)	1-bedroom + (2kk+)	2-bedroom (3kk)	3-bedroom (4kk)	4-bedroom (5kk)
apartment category							
share [1]	15%		35%		40%	8%	2%
area	25-30 m2	30-38 m2	42-50 m2	50-60 m2	60-75 m2	85-110 m2	105-120 m2
Living room							
optimal area	16-20 m2	20-25 m2	20-25 m2	25-30 m2	25-35 m2	30-40 m2	35-40 m2
minimal width			3,5 m			4 m	
equipment	kitchen dining area living area	kitchen dining area living area bed alcove, min width 1,8 m	kitchen dining area living area	kitchen dining area living area bed alcove, min width 1,8 m		kitchen dining area living area	
Master bedroom							
optimal area			14 m2; min 12 m2)				
minimal width			2,8 m				
equipment			bed 180 cm wardrobe for 2 people				
Other rooms							
optimal area					12 m2 min 11 m2)		
minimal width					2,8 m		
equipment					2x bed 90 cm 2x desk wardrobe for 2 people	1x bed 90 cm 1x desk wardrobe for 1 person	
Master bathroom							
minimal width				1,2 m			
equipment	shower (min. 90 x 90 cm, eventually 80x100) washbasin WC (washing machine) [2]		shower (min. 90 x 90 cm, eventually 80x100) washbasin WC (washing machine) [2]		bathtub (75 x 170 cm) washbasin WC ladder (washing machine) [2]	bathtub (75 x 170 cm) washbasin WC ladder	
Bathroom at the master bedroom							
minimal width						1,2 m	
equipment						shower (cca 90 x 120 cm) washbasin WC ladder	
Separate toilet							
minimal width						1,0 m	
equipment						WC washbasin / hand basin [3]	
Utility / laundry room							
optimal area				1-2 m2 [2]		2-3 m2	
Balcony / loggia / terrace							
optimal area	3-5 m2		4-6 m2		6-8 m2	8-12 m2	
optimal depth		1,5 m				1,8 m	
Cellars							
amount of cellars				1 cellar for each apartment			
optimal area				cca 3,5 m2			
optimal depth				1,5 m			
Garage parking spaces							
amount				minimal possible number according to PSP (Prague Building Regulations)			
size				2,5 m x 5 m			

[1] The figure indicates the share of apartments in the given category out of the total number of apartments. Minor deviations from the stated percentage may be allowed in order to achieve a high-quality layout of apartments, which is the priority.

[2] For 1-bedroom (2kk) and 2-bedroom (3kk) apartments with a floor area at the lower limit of their category, the utility room may be omitted and the washing machine placed in the bathroom.
For studio (1kk) apartments with a floor area at the lower limit of their category, it is acceptable not to include a washing machine in the apartment, or to provide only the installation connection within the kitchen unit.

[3] The preferred location of the separate toilet is in the day (living) zone of the apartment, while the main bathroom should be in the night (private) zone. In such a case, the separate toilet should include a full-size washbasin. However, if the separate toilet is located near the main bathroom, a small hand basin will be sufficient.

Apartments

Apartment Categories: The basic design should respect the required percentage representation of individual apartment categories according to the attached table. Minor deviations from the stated percentages are permissible if they lead to a higher--quality and more logical apartment layout. A major advantage of the design will be if the proposed layout allows for easy merging or splitting of apartments, enabling adjustments to the ratio between categories — particularly between 2-room (2kk) and 3-room (3kk) units. This does not refer to flexible remodeling after the project's completion, but rather to the ability to adapt the apartment mix during construction, as sales progress in the shell-and-core phase.

Apartment Size: Dimensional parameters for the apartments and individual rooms are provided in the table. The clear height of apartments is intended to be 2.6 m (which may be reduced in technical rooms, bathrooms, and corridors).

Apartment Layout: Ideally, the daytime zone (living room, kitchen) should be located on one side of the entrance and the nighttime zone (bedrooms) on the other. The living room should generally be positioned as close to the entrance as possible. Long corridors should be avoided. Layouts with bedrooms near the entrance and the living room at the end of a long corridor are not considered suitable. In 4-room and 5-room apartments, the night zone may be accessed through the living room; in 2-room and 3-room apartments, this is also acceptable, but non-through layouts should prevail. Orientation of apartments to multiple cardinal directions is advantageous. From an acoustic standpoint, it is preferable to avoid adjacency between living spaces and bathrooms of neighboring units, as well as proximity to service shafts or elevators.

Living Room with Kitchen: The kitchen should ideally be located near the entrance to the room. In 4-room and 5-room apartments, a kitchen island is an advantage. Even in smaller apartments, provision for a full-sized dining table is desirable.

Bedrooms: From a noise perspective, bedrooms should be oriented toward quieter areas (the courtyard, Chocholouškova Street) and, ideally, toward the east or north in terms of sunlight. However, this should not come at the expense of the quality of other apartment spaces or the overall concept of the project.

Entrance Hall: The apartment entrance area should have a reasonable size appropriate to the household's needs, with sufficient storage space. Separation of the hall from the living room by a door is not necessary. In apartments at the lower end of their category's size range, the entrance space may be entirely open and integrated with the living room.

Bathrooms: For 3-room apartments and larger, it is advisable to have a separate toilet located near the living room, with the main bathroom situated close to the bedrooms. In 4-room and 5-room apartments, an additional en-suite bathroom accessible from the master bedroom is required. For larger apartments, having a window in the bathroom is considered a significant advantage.

Utility Room / Laundry: Except for studios (1kk), apartments should generally include a separate utility room with a washing machine. However, in 2-room and 3-room apartments at the lower size range, the utility room may be omitted, and the washing machine placed in the bathroom. Studio apartments (1kk) never include a utility room; the washing machine should be in the bathroom or, in the smallest units, may be omitted entirely, as a shared laundry room will be provided in the building.

Balconies / Loggias / Terraces: Ideally, every apartment should have a balcony, loggia, or terrace. These outdoor spaces should be accessible from the living room, and in 4-room and 5-room apartments also from the master bedroom. Emphasis should be placed on the quality of views and privacy, which should be reflected, among other things, in the design of railings.

Windows: Larger windows are generally preferred, with low or no parapets in living rooms (maximum window height 2.4 m). The design must ensure safe and practical cleaning of the exterior window surfaces. Passive external shading to prevent overheating is an advantage.

Service shafts: The number of shafts and the distance of sanitary fixtures from shafts should be minimized.