

Competition Conditions

Voctářova – Elsnicovo
Square aims to find a high-
quality architectural solution
for the plot next to the iconic
Nový Svět building.

“Vocťárova – Elsnicovo Square” is
an architectural and urban design competition with the parameters of a competitive
dialogue,

which is announced and will take place in accordance with Czech law, in particular:

- Competition Rules of the Czech Chamber of Architects of 24 April 1993, as amended;
- Building Act: No. 283/2021 Coll., Building Act (new), as amended;
- Act on the Performance of the Profession: No. 360/1992 Coll., on the Performance of the Profession of Authorized Architects and on the Performance of the Profession of Authorized Engineers and Technicians Active in Construction, as amended (hereinafter referred to as the “Act on the Performance of the Profession”);
- Copyright Act: No. 121/2000 Coll., on Copyright, Rights Related to Copyright and on Amendments to Certain Acts (Copyright Act), as amended;
- Relevant provisions of the Civil Code: No. 89/2012 Coll., Civil Code, as amended.

This is not a public contract; the Contracting Authority will commence negotiations with the winner regarding a follow-up contract and agreement for design services.

Discussion of Competition Conditions

Approval by the Jury

The competition conditions were discussed by the jury at the inaugural meeting on 22 October 2025. The competition conditions were approved by the jury through a per rollam vote.

ČKA Regularity

The Czech Chamber of Architects has issued a certificate of regularity for the competition conditions.

Approval by the Contracting Authority

The competition conditions were approved by the contracting authority by signing this document.

Competition Specification

The competition is announced as a
competitive dialogue
architectural and urban design
non-anonymous
invited
international

The invited teams are:

- UNIT architekti
- Aulík Fišer architekti (AFA)
- City Work
- A69 architekti
- CHYBIK + KRISTOF
- Snøhetta with Pantograph

1. Subject of the competition

The subject of the architectural and urban design competition is the design of the block bound-ed by Voctářova, Koželužská, Chocholouškova Streets and Elsnicovo Square. The goal is to create office spaces and housing in this interesting Palmovka location, with an emphasis on sen-sitive integration into the urban context, the quality of adjacent public spaces, support for the local economy, and good living conditions.

Detailed requirements are provided in Appendix P.01 Assignment. All requirements stated in the Assignment, although carefully considered, are of a recommendatory nature.

The aim of the competition is to find a partner with whom the contracting authority can develop a high-quality project — from refining the design to its successful re-alization — and contribute to transforming the area into an attractive and functional place.

The estimated investment costs for the realization are CZK 700 million excluding VAT. The com-petition will also verify the feasibility of the estimated investment costs.
https://www.cenovasoustava.cz/dok/ceny/thu_2025.html

2. Course of the competition

6. 11. 2025	Announcement of the competition
21. 11. 2025	Workshop 1 – site visit
26. 1. 2026	Submission of competition proposals – materials for Workshop 2
30. 1. 2026	Workshop 2
6. 2. 2026	Call to refine proposals
27. 3. 2026	Submission of final proposals
10. 4. 2026	Final presentation before the jury
27. 4. 2026	Announcement of competition results

Personal attendance at the workshops is mandatory.

All competition participants will receive the evaluation report, containing the elements specified in §10(9) of the ČKA Competition Rules, 10 days after the contracting authority's decision. The evaluation report is signed by all present voting members of the jury.

3. Conditions of Participation

Each participant must:

- meet the conditions set out in §3(2) of the ČKA Competition Rules
- hold authorization to conduct business activities in at least project design within construction, or a foreign equivalent, and hold professional authorization A1, A0, or a foreign equivalent.

Detailed wording of the participation conditions and exceptions is provided in Appendix PP.02 Declaration of Honour, the signing of which serves as proof of compliance with the competition conditions.

Foreign participants are required to have a Czech or Slovak partner to take part in the competition. They will also need such a partner for further development of the study and for any subsequent stages of project documentation.

4. Language

The competition is announced and will be conducted in Czech and English. Slovak is also accepted.

All subsequent contractual documents with the selected participant will be concluded in Czech.

The competition conditions and materials are issued by the contracting authority in both Czech and English. In case of discrepancies, the Czech version shall prevail.

5. Jury

Independent

Radek Kolařík – Chair
Martina Forejtová
Viktorie Souček
Lukáš Vacek
Martin Stára – alternate

Dependent

Ondřej Buršík, on investor's behalf – Vice-Chair
Radomír Nepil, Councilor of Prague 8 District
Petr Štyler, on investor's behalf
Ivo Herman – alternate
Jiří Koch – alternate
Dominik Aleš – alternate

Invited Experts

Jan Kaňka – Sunlight/Lighting
Amáta Milena Wenzlová – Area Coordinator from the Prague Institute of Planning and Development
Cost Manager
During the competition, the jury may ask the contracting authority to invite additional experts.

6. Evaluation Criteria

- Architectural quality – creative, sustainable, and timeless architectural solution with an emphasis on the residential quality of apartment buildings and on meeting the client's needs for the office building, which is intended to become its headquarters.
- Urban context – quality of integration into the surrounding urban structure and treatment of the nearest publicly accessible spaces.
- Project economics – cost-effectiveness of investment, operation, and maintenance, efficient implementation of circular economy principles, and the potential to achieve certification for the office building.
- Contribution to the city's residents and visitors

7. Evaluation by the Jury

The jury will evaluate the applications and proposals according to the above-mentioned criteria, based on the knowledge and experience of its members. Such evaluation will represent the professional yet subjective opinion of the jury. This method of assessment is standard in architectural competitions, and by participating, competitors express their agreement with this evaluation approach.

8. Prizes

The total amount of prizes is CZK 2,900,000; to be distributed among 6 participants:

1st prize	700,000 CZK
2nd prize	600,000 CZK
3rd prize	500,000 CZK
4th prize	400,000 CZK
5th prize	350,000 CZK
6th prize	350,000 CZK

9. Soutěžní podklady

- P.01 Assignment (pdf)
- P.02 Maps, drawings, survey (dwg)
- P.03 3D model of surroundings (dwg)
- P.04 Photographic documentation (jpg)
- P.05 Orthophoto map (jpg)
- PP.01 Identification data – form template (pdf)
- PP.02 Declaration of Honour – form template (pdf)
- PP.03 Panel layout – template for creation (idml)
- PP.04 Balance sheet – form template (xls)
- PP.05 Draft contract for follow-up commission
- PP.06 Conditions for submission of materials for virtual reality presentation

10. Requirements for the Competition Proposal

The scope and content of the presentation for Workshop 2, the submission of the final competition proposal, and the final presentation before the jury will be gradually specified on the following dates:

- 21. 11. 2025 Requirements for the proposal during Workshop 1
- 6. 2. 2026 Requirements for submission of the final proposal and its presentation

Preliminary submission for Workshop 2:

- digital presentation
- booklet, 2 printed copies in A3 format
- massing insert model at a scale of 1:500

The presentation and booklet shall include floor plans of the ground floor and typical floors at a scale of 1:200, as well as relevant sections and basic façade divisions shown in elevations at a scale of 1:200.

The submission shall include an analysis of apartment sunlight exposure.

The submission shall also include any visualization of the inner courtyard and schematic views from three viewpoints:

- from the area in front of Metrostav (Koželušská Street), where a public space is to be created
- from Elsnicovo Square
- from the corner of Voctářova Street

The submission will also include a shortened balance table for verification of the gross floor area (GFA).

A working insert model without façades at a scale of 1:500, in any form, will be placed into the white model prepared by the contracting authority.

Preliminary submission for the final proposal:

- digital presentation
- booklet, 2 printed copies in A3 format
- 5 panels in B1 format
- massing insert model at a scale of 1:500

The base of the submission will be similar to that for Workshop 2.

The submission shall also include façade sections at a scale of 1:50, from foundation to roof, for both the residential and office buildings.

The submission shall further include materials for virtual reality, which will be processed by an external provider for all teams.

The insert model shall already be in greater detail, including façades.

The submission shall also include a fully completed balance sheet table.

Digital materials for Workshop 2 must be submitted four days before it takes place. Printed booklets, the model, and any revised version of the presentation will be submitted during Workshop 2.

Digital materials for the final presentation must be submitted two weeks before the event. Except for the virtual reality materials, participants will be allowed to modify and finalize other parts of their proposal afterwards.

Printed booklets, panels, the model, and the presentation will be submitted at the final presentation.

11. Copyright

Authors retain the copyright to their competition proposals and may publish or reuse them after the competition.

By submitting their proposals, participants consent to their use for the purposes of the competition and to free reproduction and exhibition for its promotion and results. Any other use of the proposals or their parts requires the authors' explicit consent. The winning participant is expected to cooperate with the contracting authority on selected PR activities promoting the competition and the final design.

12. Scope of the Follow-up Commission

The contracting authority intends to award, based on the results of the competition, a contract for the preparation of a complete building project in accordance with the standards of architectural services set by the Czech Chamber of Architects (ČKA).

13. Contracting authority

Rezident Park 5 s.r.o.
Koželužská 2450/4, Libeň, 180 00 Praha 8, IČO: 02333627
represented by: Ondřej Buršík

14. Organizer

CCEA MOBA: Moba studio s.r.o.
Turkmenská 1420/2, 101 00 Praha, IČO: 61459712
represented by: Igor Kovačević

Competition Secretary: Igor Kovačević
Proposal Reviewer: Karin Grohmannová
Preparation of the competition documentation:
for MOBA studio s.r.o.: Kamila Dršata, Marina Gonthier, Kateřina Juříčková Šrámková,
Mirjana Mojić, Yvette Vašourková; for Rezident Park 5 s.r.o.: Dominik Aleš, Jiří Koch,
and Tomáš Sobota

15. Person of contact, questions

Competition Secretary
Igor Kovačević, ask@cceamoba.cz

Participants may submit written questions up to 14 days before the end of the respective competition phase.

Email subject line for questions: "VOC – QUESTION".

The organizer will publish the answers without identifying the inquirer on the competition web-site:

www.cceamoba.cz/souteze/voc

16. Final Provisions

The contracting authority reserves the right to cancel the competition. In the event of cancellation, the contracting authority is obliged to compensate each participant who proves that they had sufficiently developed or completed their competition proposal before the cancellation with reasonable compensation (considered to be a proportional share of the total prize amount). The amount of this proportional share will be decided by the contracting authority together with the jury, but for any one participant it shall not exceed 500,000 CZK.

Participants may submit objections to the contracting authority's procedures in the competition in accordance with §13 of the ČKA Competition Rules.

By participating in the competition, the contracting authority, organizer, jury, and invited experts confirm that they are familiar with all the competition conditions and agree to comply with and uphold these competition conditions as a binding contract.

By submitting an application to the competition, participants express their agreement with all competition conditions.

After the competition concludes, the contracting authority will organize a public exhibition.