











01

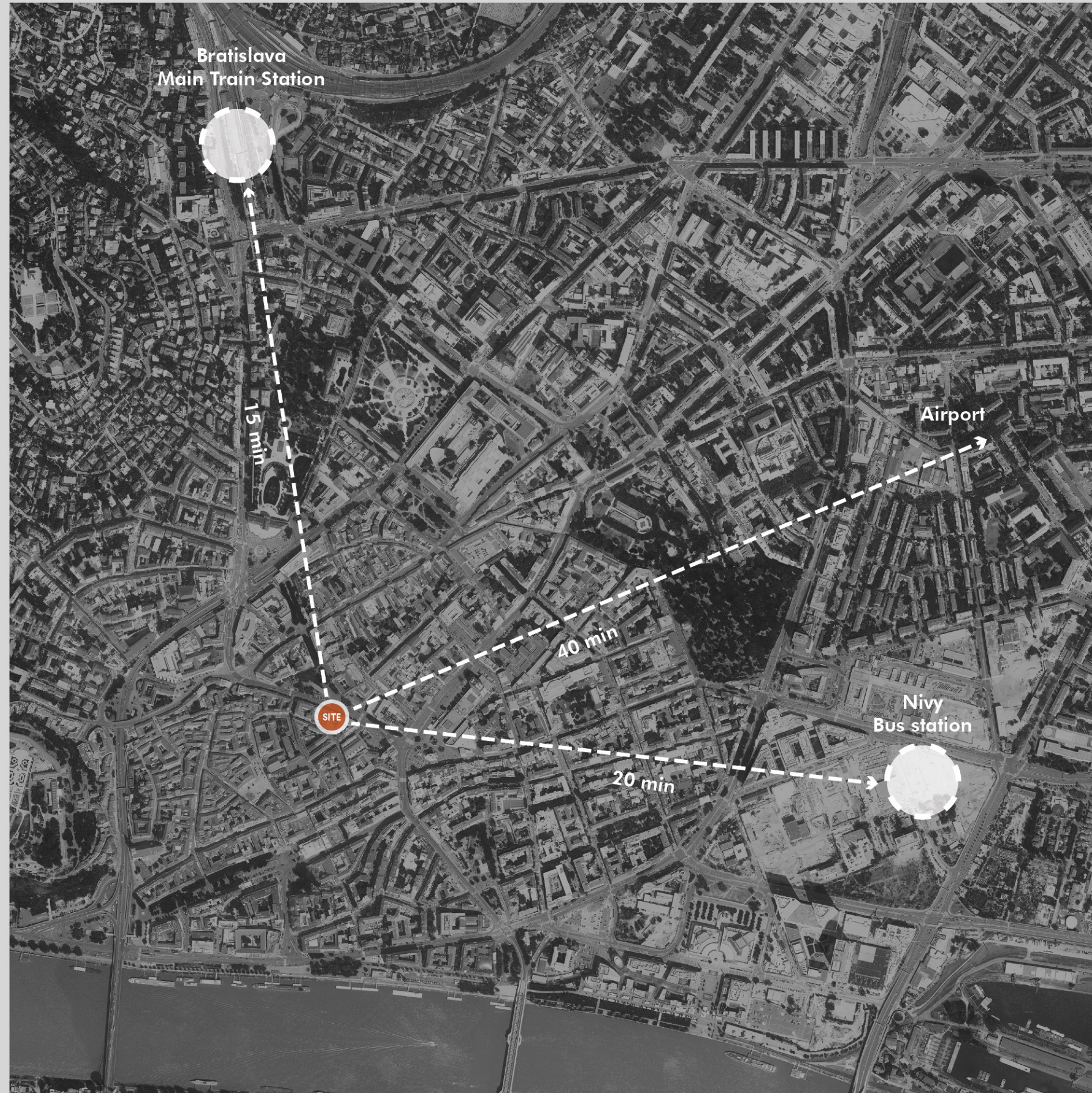
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# LOCATION

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*transport and connectivity  
main points of attraction  
surroundings*



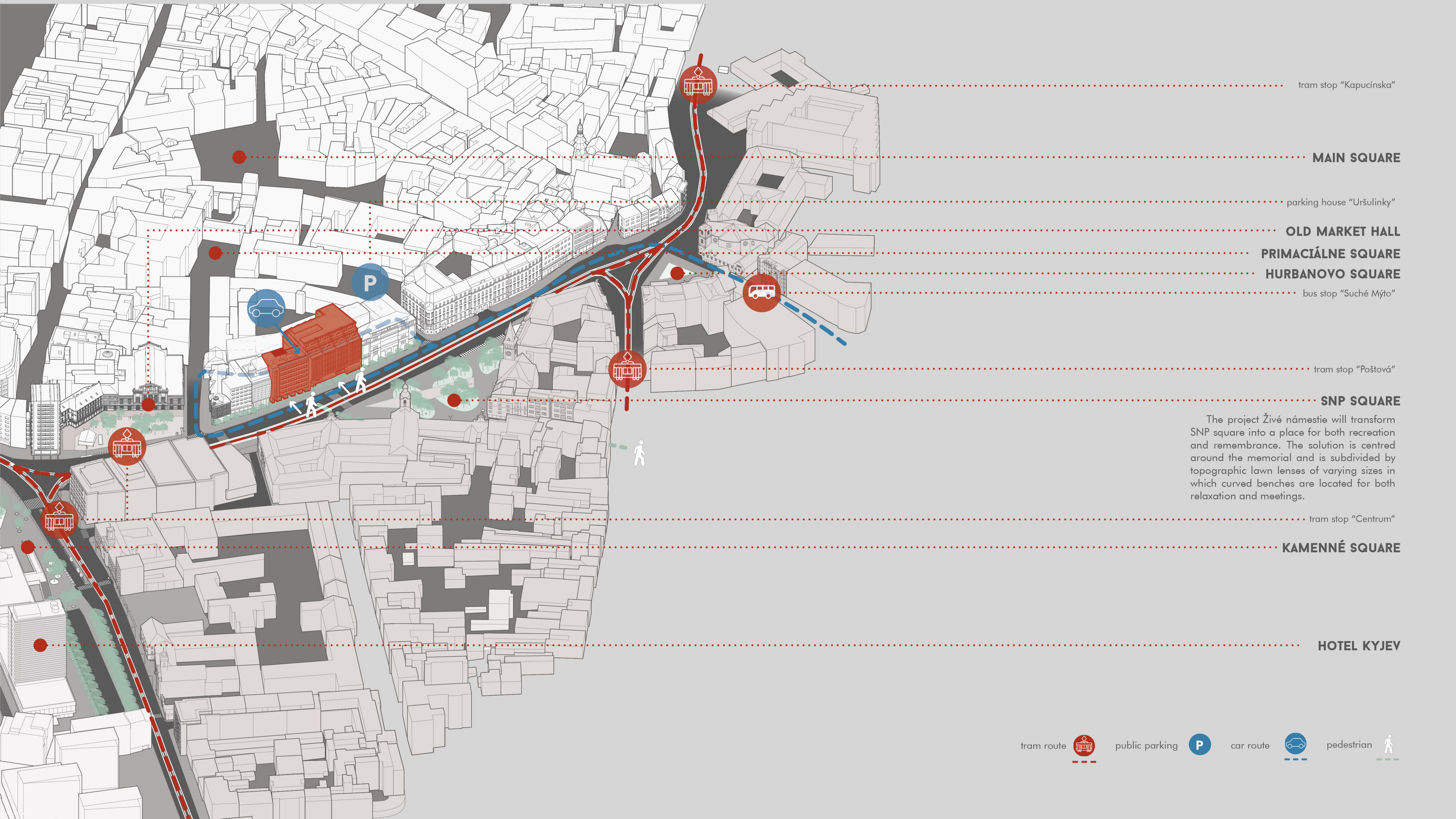


The site has great connectivity with the city's public transport network. Besides several convenient tram stops, Dunaj is linked directly to the main train station. The airport is also accessible by bus, including night bus later in the evenings.



With its undeniable Genius Loci, Dunaj is strongly connected to the city's main vistas and attractions. Most are within a short walking distance while others can be reached by public transport or after a more satisfying walk. The site also offers proximity to great restaurants, cultural activities and sporting events.





tram stop "Kapucínska"

**MAIN SQUARE**

parking house "Uršulinky"

**OLD MARKET HALL**

**PRIMACIÁLNE SQUARE**

**HURBANOVO SQUARE**

bus stop "Suché Mýto"

tram stop "Poštová"

**SNP SQUARE**

The project Živé námestie will transform SNP square into a place for both recreation and remembrance. The solution is centred around the memorial and is subdivided by topographic lawn lenses of varying sizes in which curved benches are located for both relaxation and meetings.

tram stop "Centrum"

**KAMENNÉ SQUARE**

**HOTEL KYJEV**





02

## WHY DUNAJ?

history and heritage  
specifications  
sustainability



# 1936

Brouk and Babka Department store was deigned by Christian Ludwig. Its functionalist nature created a highlight in the centre of Bratislava.



The new building was designed by Jan Miloslav Bahna and opened after almost 10 years of construction. Factors that influenced this slow pace were both of political nature and some technical difficulties with the foundations located in liquid sands.



# 1985

# 2000

The building of Brouk and Babka was declared as a national cultural heritage.



The future of Dunaj is notably connected to its past. Taking into account the immense history and heritage, our design approach is a combination of sensibility and respecting the existing values. The main goal of the reconstruction is to conserve and restore the iconic buildings bringing them back the life for future generations.

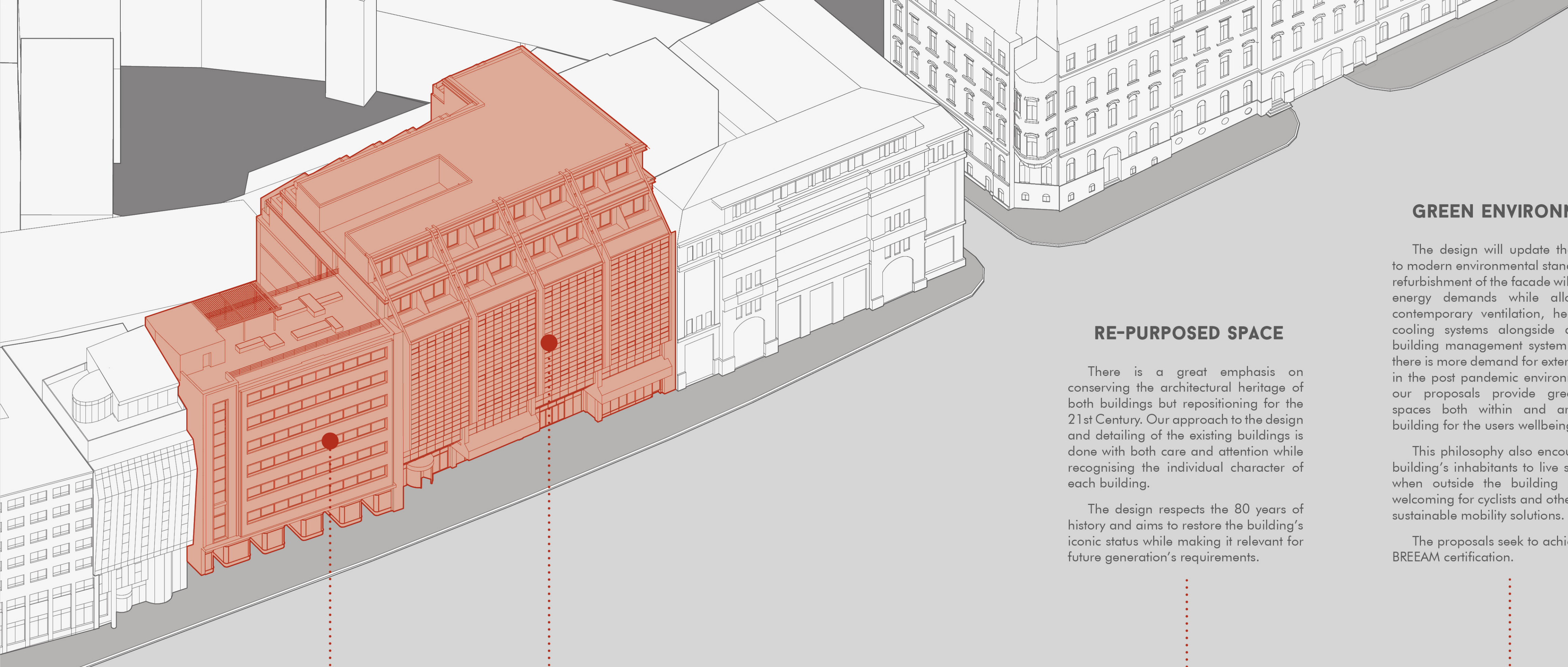
# 2022

# 2024

The reconstruction of Dunaj is expected to be finished and the building will start its new exciting journey.







**BROUK AND BABKA**

**total sqm**  
3180 m<sup>2</sup>  
**standard floor sqm**  
384 m<sup>2</sup>  
**no. of floors**  
2 under-ground  
8 above-ground  
**parking places**  
0

**DOM ODIEVANIA**

**total sqm**  
9085 m<sup>2</sup>  
**standard floor sqm**  
1100 m<sup>2</sup>  
**no. of floors**  
3 under-ground  
8 above-ground  
**parking places**  
31

**RE-PURPOSED SPACE**

There is a great emphasis on conserving the architectural heritage of both buildings but repositioning for the 21st Century. Our approach to the design and detailing of the existing buildings is done with both care and attention while recognising the individual character of each building.

The design respects the 80 years of history and aims to restore the building's iconic status while making it relevant for future generation's requirements.



**GREEN ENVIRONMENT**

The design will update the building to modern environmental standards. The refurbishment of the facade will decrease energy demands while allowing for contemporary ventilation, heating and cooling systems alongside a modern building management system. However there is more demand for external space, in the post pandemic environment, and our proposals provide green public spaces both within and around the building for the users wellbeing.

This philosophy also encourages the building's inhabitants to live sustainably when outside the building making it welcoming for cyclists and other forms of sustainable mobility solutions.

The proposals seek to achieve a high BREEAM certification.





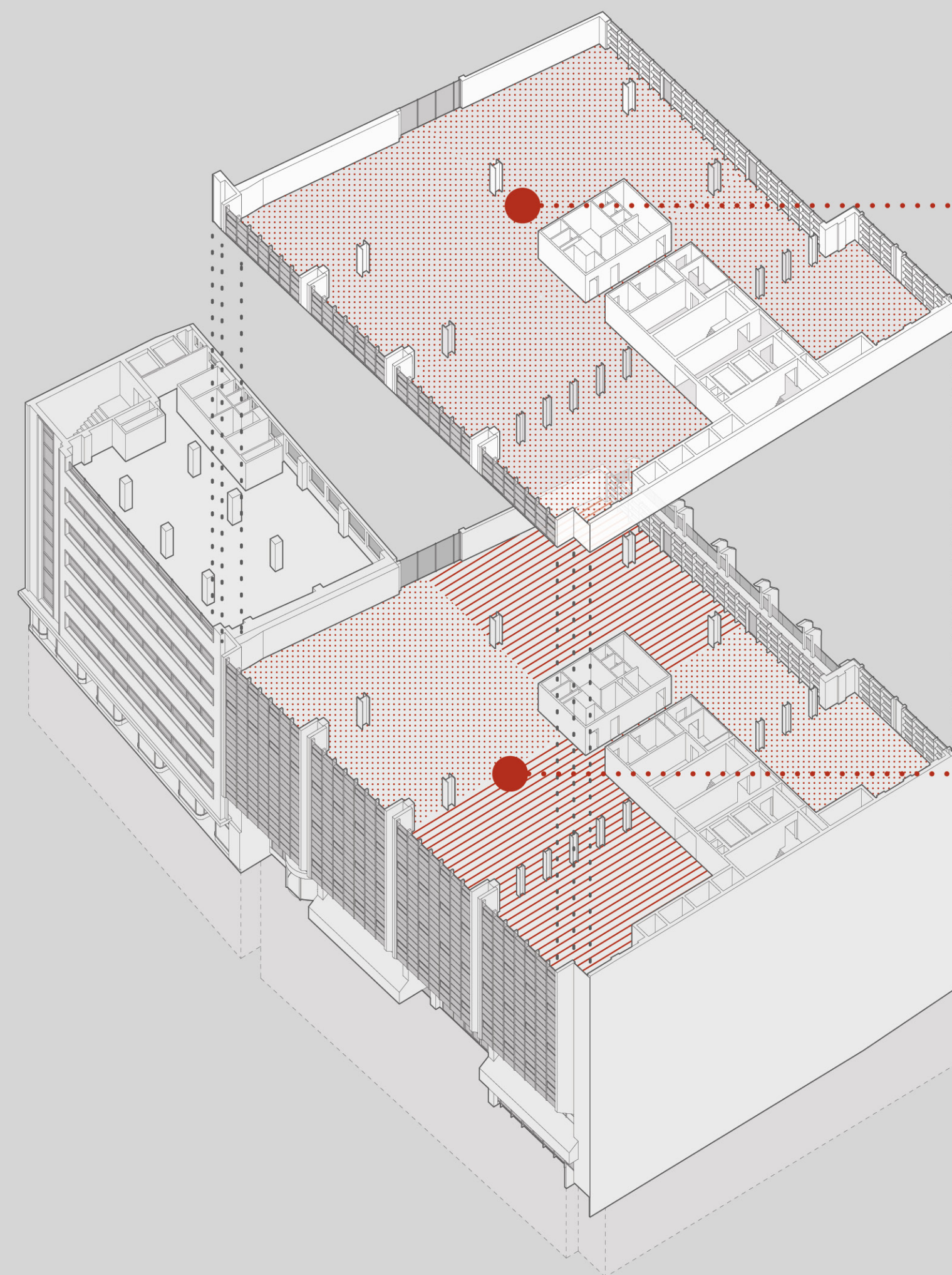


03

## THE SPACE

flexibility  
terraces  
design elements





## SINGLE-TENANT

Single tenant scenario provides a prestigious address with views towards the SNP square, Nedbalova street and the internal atrium.

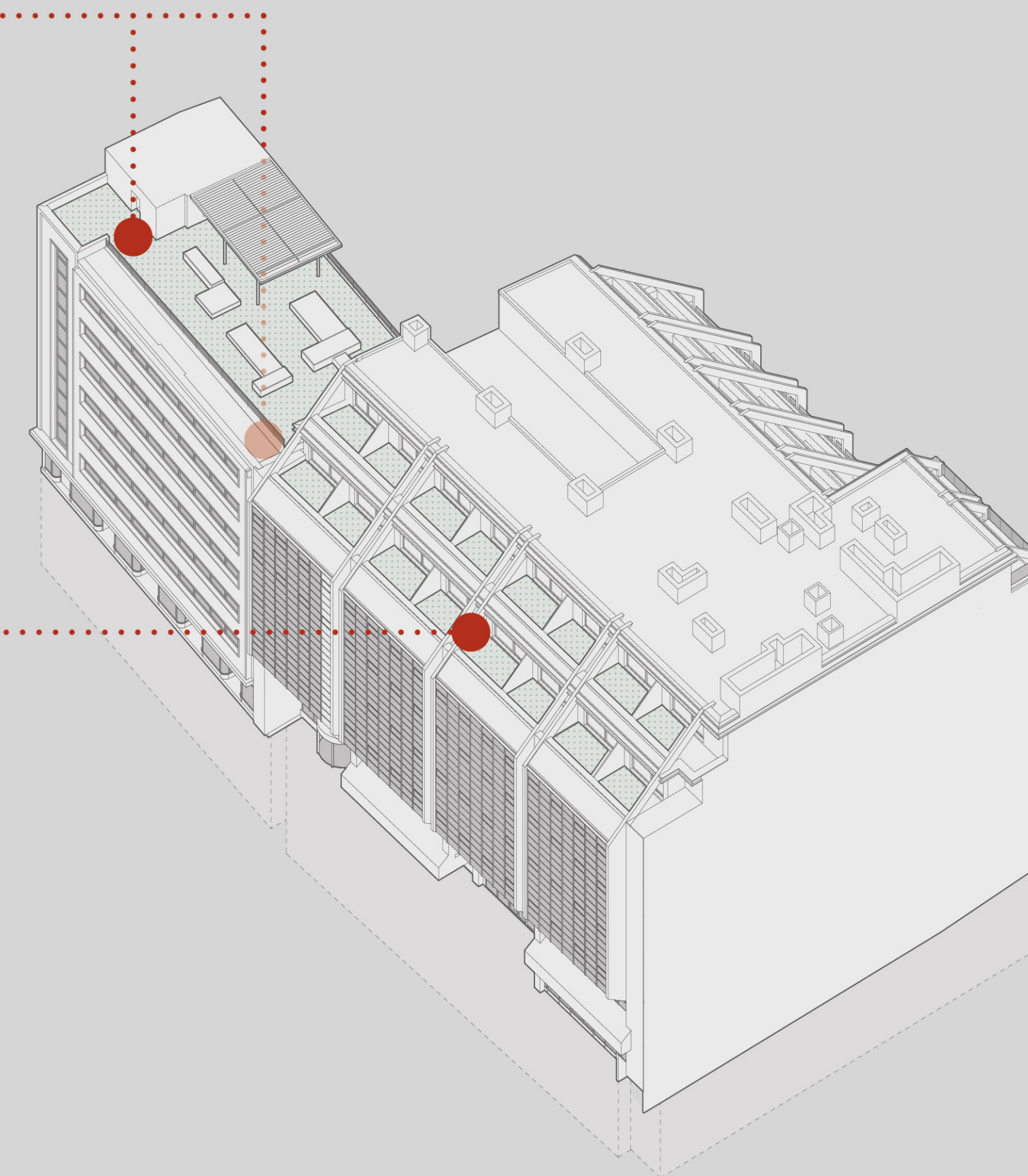
## MULTI-TENANT

The floorplan is flexible, offering reasonably sized units from 200 to 850 sqm. All benefit from the unique character of the building's common areas.

## OFFICE TERRACES

A new roof Terrace on the top of Brouk and Babka benefits from the great location, offering stunning views over the Old town, Castle and several landmarks.

On the opposite side, the central atrium's terrace area will offer its users a quiet shaded relax zone.



## RESIDENCE TERRACES

The terraces are concealed within the sloping part of the building providing privacy and fantastic views over SNP square and the Old Town.





















The image is a large architectural rendering of a modern office building. It features a central section with two floors of glass-walled offices, revealing interior spaces with desks, chairs, and plants. To the left, a large open-plan area with a long wooden table and stools is visible. To the right, a glass-enclosed staircase leads upwards. The building's structure is characterized by a dark steel frame and large glass panels. A vertical red dotted line with circular markers runs through the center of the image, highlighting specific architectural details. The overall aesthetic is clean, modern, and industrial.

## EXPOSED CEILING

The building retains and celebrates the existing steel structure by exposing its original features, previously concealed by historical finishes and connects all the internal spaces with a common design language.

## RAISED FLOORS

New raised floors make the office areas more flexible and adaptable for future tenants, and improve the soundproofing of the floors - making life in the building a bit easier.

## FAÇADE DESIGN

The original façade was designed with a strong architectural language resulting in an iconic building. The refurbished solution maintains the original design and detailing while improving the thermal performance to modern environmental standards.











