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ANTRACIT
PURPOSIA GROUP
Duplex
apartment CX

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Duplex apartment CX

Exceptional living in the historic heart of Ostrava.

A refined blend of distinguished 1895 architecture and modern minimalism.

Private residence with only eight apartments.

Private garden, barrier-free access.



Mezzanine apartment CX with a total area of 44.6 m² is located in the reconstructed historic part of the villa, and its layout offers maximum use of space. Located on the 1st floor, approximately 3 m above ground level, it also ensures the necessary privacy.

The apartment interior stands out for its aesthetic purity, first-class craftsmanship, light, spaciousness and lasting value. The ceiling height of 4.8 m is exceptional. Three large windows naturally illuminate the interior. Based on individual client needs, we also offer three levels of finishing – from an open shell for your own vision to a precisely executed interior of the highest standard.

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INTERIOR FINISH LEVELS
your space, your choice

duplex apartment

SHELL & CORE	PREMIUM	EXCLUSIVE
The foundation for your own concept	**Timeless design in harmony with the architecture**	**The highest emphasis on premium materials and design details**
A shell and core apartment is the ideal choice for clients who want to put their own stamp on the interior from the very beginning.	**A near-complete interior using quality materials carefully selected with the project architect.**	**A fully finished interior for the most discerning – ready for immediate move-in.. Maximum comfort with no further modifications needed. Beyond the PREMIUM housing standards, you also receive:**
– At this basic level, the apartment is delivered with completed electrical installation – without end fixtures. – Floor structures are completed, including underfloor heating. – This level does not include: final painting, interior doors, door frames, or end fixtures.	– The apartment features finished wall and floor surfaces, quality interior doors, and stylish electrical end fixtures. – The bathroom includes premium wall and floor tiles, sanitary fixtures, and bathroom fittings. – This level does not include: kitchen units or designer statement lighting, leaving room for personal customization.	– Custom bathroom furniture with an illuminated mirror. – Impressive entryway with a built-in wardrobe in the vestibule. – Premium materials in every detail – solid wood flooring, designer lighting, and switches in a refined steel finish. – A modern kitchen fitted with built-in appliances.

Beyond the three housing standards listed above, individual modifications and custom interior furnishings can be arranged with the client.

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INTERIOR FINISHING LEVELS

your space, your choice

	SHELL & CORE	PREMIUM	EXCLUSIVE
Partition walls - Porotherm masonry	yes	yes	yes
Plaster and two-coat white paint	plaster and single-coat paint	yes	yes
Apartment entry door	yes	yes	yes
Interior doors and casing frames	no	yes	yes
Windows/Exterior blinds	yes	yes	yes
Flooring - living rooms and laundry room	without finished flooring	quality vinyl flooring	wooden flooring
Flooring - bathrooms and WC	without wall and floor tiles	yes	yes
Underfloor heating	yes	yes	yes
Intercom	yes	yes	yes
Electrical installation	complete wiring and outlets	complete electrical installation including end devices	complete electrical installation including premium end devices
Switches/Sockets	no	yes - designer fittings - white	yes - designer fittings - stainless steel
TV/Data	yes	yes	yes
Lighting	pre-wiring for light fixtures	spotlights and ceiling lights	spotlights, ceiling lights and designer pendant lights
Ventilation readiness	yes	yes	yes
Cooling - unit	no	no	no
Sanitary fixtures	no	yes	yes
Towel radiator – bathroom	no	yes	yes
Illuminated mirror – bathroom	no	no	yes
Kitchen units and built-in appliances	no	no	yes
Built-in wardrobe – hallway / bathroom	no	no	yes
Built-in furniture under staircase / mezzanine	no	no	yes

The detailed list of elements is part of the „Technical Specification“ appendix

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ARCHITECTURE & TECHNICAL DESIGN

the foundation of lasting value



Apartment CX is an exclusive maisonette apartment with a total area of 44.6 m². It is located in the reconstructed historic part of the villa, and its layout offers maximum use of space. Its position on the first floor, approximately 3 m above street level, also ensures the necessary privacy.

Timeless design: The architectural concept is conceived as a long-term value, not a short-term trend. The use of materials with high durability minimizes the need for future interventions.

Privacy and intimate character: The residence is designed with an emphasis on intimacy and tranquility. The low number of units creates an intimate atmosphere and anonymity, complemented by access to an enclosed private garden – an oasis of greenery reserved exclusively for a select circle of residents.

Acoustic comfort: Above-standard acoustic properties ensure undisturbed privacy.

Low energy consumption: The apartment approaches passive house standards.

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WINDOWS

connecting the interior with the outside world

A defining feature of apartment CX is three large-format wooden windowss in a classic box-frame design. This construction sensitively complements the historical façade, while the double glazing guarantees excellent insulation meeting the latest energy standards.

– Excellent thermal and acoustic comfort all year round.

– Maximum natural daylight.

– High durability and minimal maintenance requirements thanks to the quality of materials used.



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FLOORS & FINISHES

a harmonious whole and everyday comfort



The choice of materials is subject to strict requirements for aesthetic purity, acoustic comfort, and long-term durability. The goal is to create a visually unified and refined whole that naturally withstands the test of time and underscores the exceptional character of the residence. The entire interior, with the exception of the bathroom, is unified by a single type of flooring. The absence of transition strips and a consistent decor visually enlarge the space and emphasize the purity of the architectural design.

The **PREMIUM** level features high-quality vinyl flooring with excellent durability and easy maintenance, complemented by minimalist perimeter baseboards in a white finish.

The **EXCLUSIVE** level features solid wood flooring, which brings the texture of natural material and a sense of warmth to the interior.

Bathroom: Large-format ceramic tiles are used in the bathroom, in harmony with the architectural design.

BATHROOM & AMENITIES

a harmony of aesthetics and thoughtful functionality

BATHROOM

Designed with an emphasis on harmonious proportions and materials that transcend short-term trends.

– The interior features large-format ceramic tiles and wall tiles with a subtle natural stone texture, complemented by understated mosaic accents.

– The shower area with an integrated recessed shower tray creates a visually clean and open space.

– Sanitary fixtures from renowned manufacturers meet the highest standards of residential living.

– Thermal comfort is ensured by underfloor heating, complemented by a heated towel rail.

– The bathroom at the **EXCLUSIVE** level is complemented by built-in cabinets and an illuminated mirror.







Apartment CX incorporates advanced technology discreetly integrated into the interior with exceptional attention to aesthetics.

HEATING AND COOLING

Underfloor heating: A hydronic system with individual metering ensures even heat distribution. The absence of traditional radiators keeps walls visually clean and provides freedom in interior design. A heated towel rail in the bathroom serves as a supplementary element.

Cooling and Comfort: The living area is prepared for cooling via a cassette unit connected to central rooftop technology.

– At the **PREMIUM** level, complete preparation for installing an indoor unit is included.

LIGHTING

Lighting concept: Complements the apartment's architecture and allows for easy customization of the atmosphere.

– Lighting at the **PREMIUM** level combines designer spotlights and surface-mounted fixtures with pre-installed wiring for custom pendant lights according to the client's taste.

– The **EXCLUSIVE** level additionally includes designer pendant lights that create a striking aesthetic element in the interior.

Bathroom: Equipped with ceiling-mounted adjustable spotlights allowing precise directional lighting.

ELECTRICAL INSTALLATION AND CONNECTIVITY

Intercom: A video intercom for secure and convenient visitor access is included as standard.

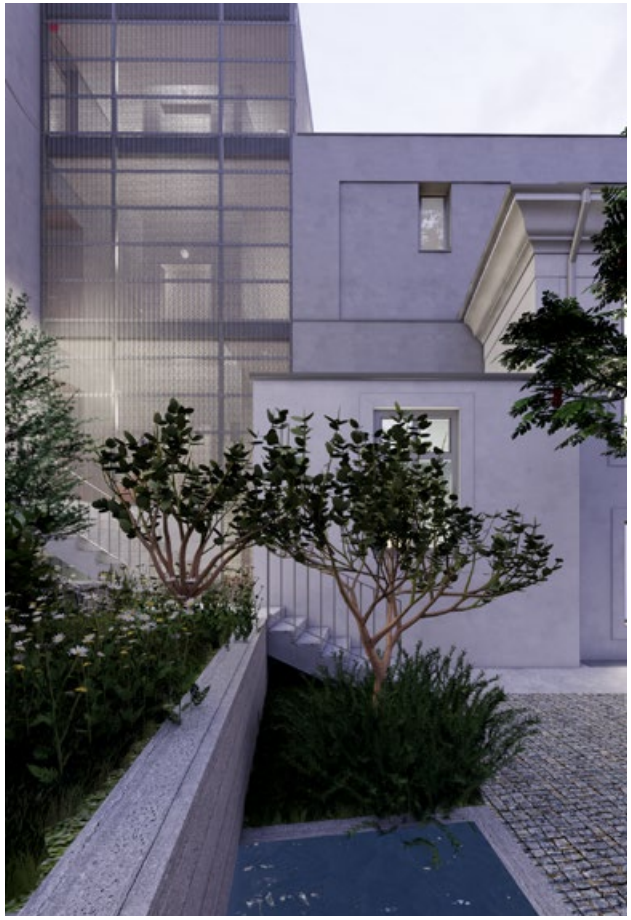
Data network: Modern structured cabling with outlets in living areas enables stable, high-speed connectivity.

Sustainability: Common areas of the building are partially powered by energy from on-site photovoltaic panels, reducing property management costs.

ENTRANCE & COMMON AREAS

representative functional facilities

The villa's features are designed with the same emphasis on quality as the living spaces themselves. Every element is conceived for maximum user comfort and resident safety. An exceptional benefit is the option to use a private garden, which creates a peaceful private zone in the city center. Although this apartment does not include a parking space, its attractive location ensures excellent accessibility. The entrance to the villa is located on Dvořákova Street, from where a barrier-free elevator provides direct access to the apartment.



STORAGE AREAS

Above-Standard Level: The storage cellars represent a significant quality difference compared to typical urban residences

Quality Parameters: The cellar is a fully enclosed masonry space with a durable concrete floor, ensuring maximum security and stable interior climate.

Light and Space: Natural daylight enters the storage areas through windows. The ceiling height reaches up to 2.6 m, allowing efficient use of storage systems throughout the full height of the space.

SECURITY AND MONITORING

Privacy and Property: Protected by a modern camera system (CCTV).

Monitored Zones: Cameras are discreetly positioned at building entrances, at the garage entrance, in the stairwell shaft, and throughout all interior common areas.

Private Zone: In keeping with the emphasis on maximum resident privacy, the shared garden is not monitored by the camera system.

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PRIVATE GARDEN
an oasis of peace and greenery

The garden is designed as a cascading private space reserved exclusively for the building's residents. It represents a sensitive blend of historic atmosphere and modern landscape architecture.

Complete privacy:
The garden is visually separated from neighboring properties by fencing and a mature hedge.

Private green buffer:
The modern extension apartments are separated by a generous 6.3-meter-wide strip of greenery planted with shrubs and abundant perennials. The entire area is elevated 3 meters above ground level, allowing residents to enjoy peaceful views of nature while maintaining complete privacy.

Materials and design:
The pathways are paved with large-format concrete slabs, while the main living area features classic granite cobblestones, reflecting the historic character of the villa.

Water feature and atmosphere:
A small designer water feature enhances the pleasant microclimate and adds a soothing backdrop to the garden.

Convenience features:
For residents' convenience and easy maintenance of the greenery, the garden includes two drinking water taps.

Lighting and security:
The entire garden area is subtly lit at night. To maintain privacy and tranquility, the garden is not monitored by CCTV.




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This apartment is designed for those who refuse to compromise and seek more than just a place to live.

It is created for discerning owners who appreciate architectural purity, generous spaciousness, and privacy —all found right in the city center.

Invest in a home that holds its value.

CONTACT

Lenka Pavelcová

Tel: +420 734 131 030
Email: lenka.pavelcova@antracit.eu

Appendix: Technical Specifications

Visualizations are for illustrative purposes only. All elements shown in this material are examples and indicate the price and quality level of the product. The seller reserves the right to replace them with a product of the same quality and price.

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Technical Specification

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Building construction

Reinforced concrete structure, insulated masonry walls, clear height 4,800 mm.
Height below mezzanine 2,650 mm. Height on mezzanine 2,200 mm.

Internal non-load-bearing partitions in units – Porotherm type masonry

Wall finishes flexibly suspended plasterboard ceilings, GKB Knauf standard

Acoustic parameters

Inter-apartment walls
airborne sound insulation 56 dB
minimum requirement: min. 53 dB
Recommended value (higher comfort): ≥ 55 dB

Inter-floor ceilings
impact sound insulation 47 dB (Ln,w)
minimum requirement: max. 55 dB
Recommended value: ≤ 50 dB

Wall between apartment and corridor
airborne sound insulation 57 dB
minimum requirement: min. 52 dB

Heat demand of the apartment

Heat demand of the apartment: 12.53 kW/m³
(reference values for comparison: passive house: ≈ 10 kW/m³,
low-energy house: ≈ 20–30 kW/m³)

Plumbing

Floor coverings plastic piping, water consumption meter

Electrical installation



Home video intercom located behind the entrance door,
7“ TFT colour video monitor

Electrical wiring in copper,
switches and sockets – designer range

ABB Future Linear, studio white colour finish.

EXCLUSIVE – Future Linear (ABB), brushed steel finish
Data wiring – one distribution cabinet, CETIN structured cabling,
data outlet in room A4

Heating

Underfloor hot water heating, connected to district heating
from central station, heat meter, remote reading option.

Bathroom also features Aura combination ladder radiator
(ISAN) – 1620 × 500 mm, depth 30 mm.



Ventilation

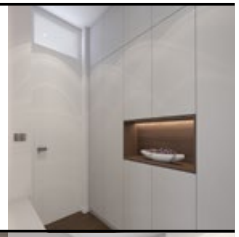
Exhaust of stale air from bathroom and toilet;
exhaust for cooker hood in kitchen area.

Windows

Double windows, double-leaf, box-type, wood,
2x insulating double glazing, height
2,500 mm, RAL 7048.

Entrance door

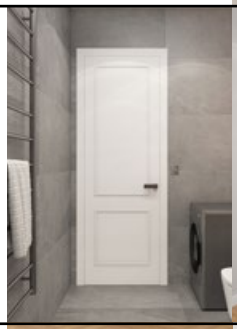
Width 900 mm, height 2,450 mm, fire-rated, security class RC3,
aluminium finish RAL 7048, security handle-knob hardware
RAL 7048, cylinder lock, steel door frame with colour coating,
door threshold.



Interior doors

Vestibule – Width 900, height 2,450 mm, interior, glazed sliding
into pocket frame, soft-close system, lacquered chipboard, white RAL 9016,
frosted single glass, round flush pull diameter 60 mm.

Bathroom/WC – Width 800, height 2,450, interior solid doors, profiled
swing, frameless, lacquered RAL 9016, lacquered casing frame
RAL 9016, lever-lever handle RAL 7048, lock.

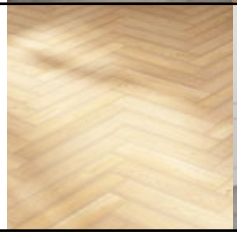


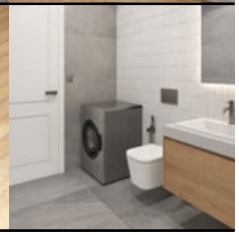


Wall finishes

Living rooms, hallway and laundry
– lime-cement plaster, 2-coat white paint.

Bathroom and WC – Boost mineral pearl ceramic tiles to ceiling height
+ Massimo ceramic mosaic (EQUIPE), size 50 × 400 mm



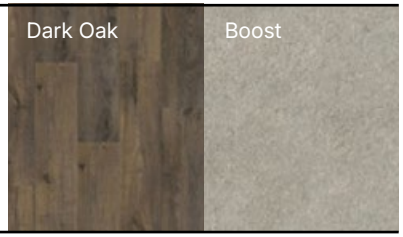


Floor coverings

Living rooms, hallway and laundry – MERIT vinyl flooring,
Dark Oak decor, thickness 8 mm, including Cubu Flex skirting (Döllken).

Wooden flooring – choice of decors

Bathroom and WC – Boost mineral pearl ceramic floor tiles,
stone look, size 600 × 1,200 mm.



Light fixtures

Surface-mounted light fixtures, LARISA (RENDL).

BJORK ceiling spotlights, adjustable (RENDL).



Bathroom sanitary fixtures

Mayla washbasin (LOTOSAN) – 608 × 18 × 460 mm, white.

Study Exclusive basin mixer (TRES), deck-mounted, single lever, stainless steel.

Arco wall-hung WC (HOPA), deep flush, white.

Study Exclusive bidet spray (TRES).

Sigma50 dual-flush plate (GEBERIT), stainless steel.

KALDEWEI shower tray. Topline shower door (RONAL).

AVITAL Topino exposed thermostatic shower mixer, stainless steel.





Common areas

The building is monitored by CCTV system in common areas, stairwell shaft,
at entrances and vehicle access to the building.

Entrance doors – aluminium, grey colour.

Electric garage door, remote-controlled.



Cellar

Clear height up to 2,600 mm, masonry walls with paint finish, concrete floor with sealant.

Interior door, galvanised sheet metal with honeycomb core, stainless steel lever-knob hardware, FAB lock.

PV system

PV panels – generated electricity used for the needs of apartment owners (for common areas).

Built-in wardrobes

Hallway

– doors laminate Egger U763 ST9 Pearl Grey

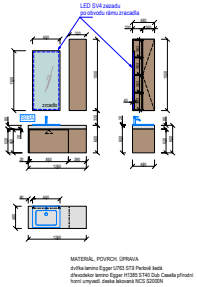
– wood decor laminate Egger H1386 ST40 Casella Oak Brown

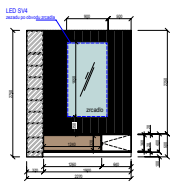
Bathroom

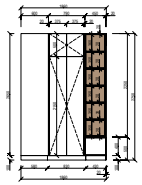
– doors laminate Egger U763 ST9 Pearl Grey

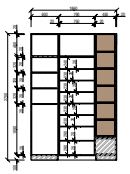
– wood decor laminate Egger H1386 ST40 Casella Oak Brown

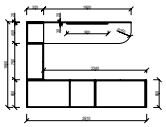
– upper vanity top lacquered NCS S2000N

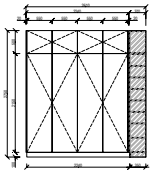


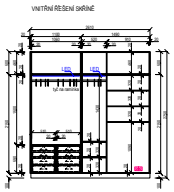


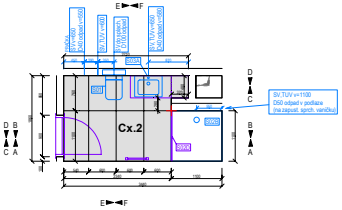


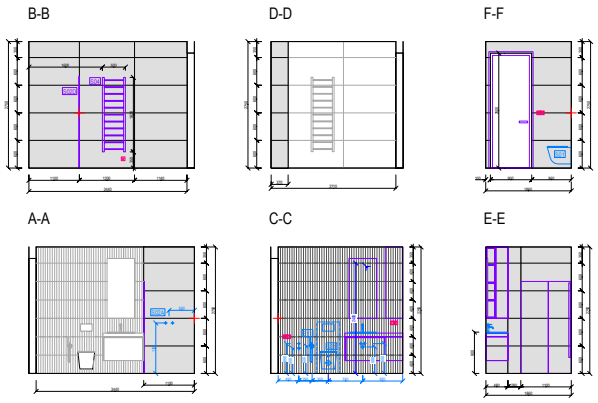












Kitchen unit

– doors laminate Egger U763 ST9 Pearl Grey

– decorative panels/upper doors Lacquered, Trachea profile P11, NCS S2000 N
or 2nd option: Trachea Foil-wrapped doors shape P11 pearl grey matt

– worktop and splashback Technistone Imagine Grey Matt 20 mm

Built-in appliances:
– oven, dishwasher, refrigerator, induction hob and cooker hood from
premium range
with a total value of CZK 150,000.

