

ANT RA CITY



PURPOSIA
GROUP
MEMBER

VILA DVOŘÁKOVA

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Stylish living created by connecting a renovated historic villa from 1895 and a modern new building. Private garden, community areas, covered parking and barrier-free access. Only 8 residential units, offering a luxurious, minimalist and fresh interior with above-standard solutions in selected materials and technologies.

CONSTRUCTION START 2025

COMPLETION OF CONSTRUCTION 1Q/2027

PARAMETERS

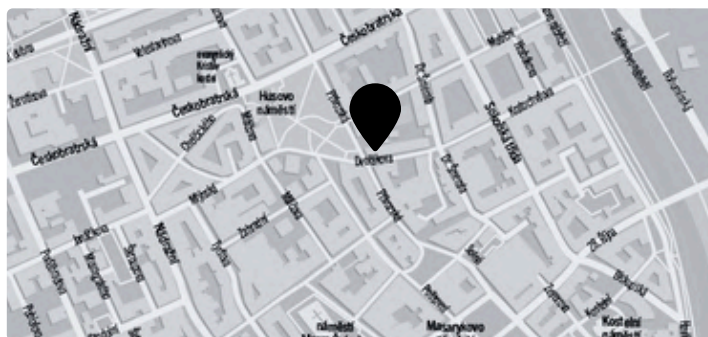
Usable area 1 384 m²

Built-up area 679 m²

Housing units 8 (44,6–160 m²)

LOCALITIES

Ostrava, CZ

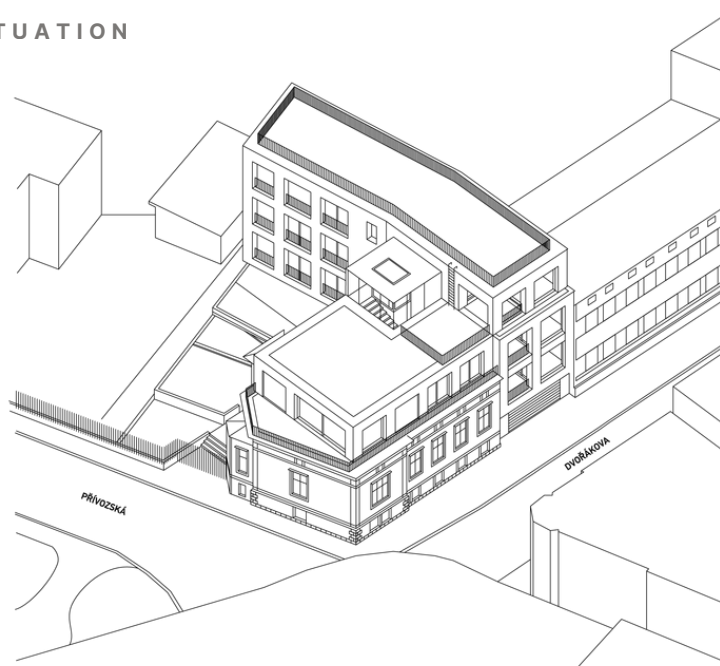


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In the historic city center, close to the Ostravice River embankment and Masaryk Square. Good access to public transport and civic amenities, D1 highway within 5 minutes drive.



SITUATION



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Sales portfolio



VILA DVOŘÁKOVA

Flat A

AVAILABILITY

Free

PARAMETERS

Floor	1st floor
Disposition	2 + kitchenette

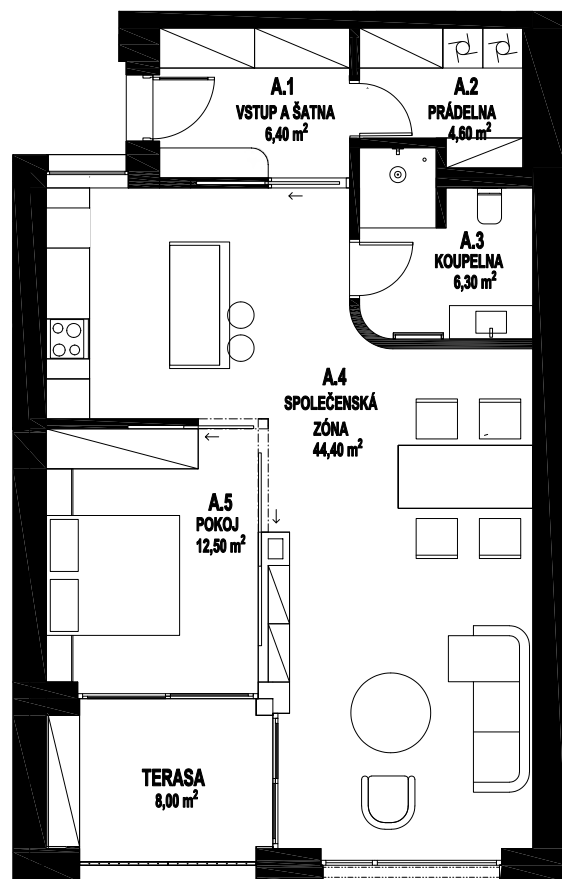
Entrance and cloakroom	6,4 m ²
Laundry	4,6 m ²
Bathroom	6,3 m ²
Social zone	44,4 m ²
Room	12,5 m ²
Living area	74,2 m²
Terrace	8 m ²
Total area	82,2 m²

The apartment is located in a modern extension of a historic villa. It has a spacious loggia accessible from both the bedroom and the living room. The elevated 1st floor, 4 m above ground level, ensures the necessary comfort and privacy.

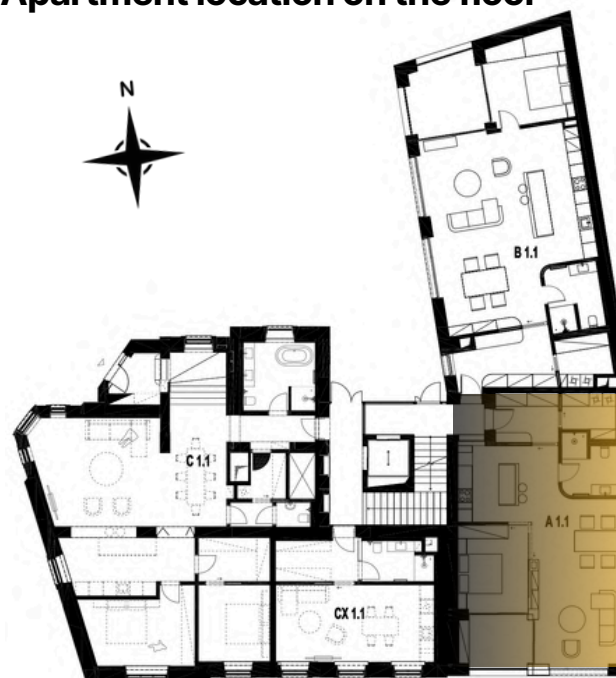
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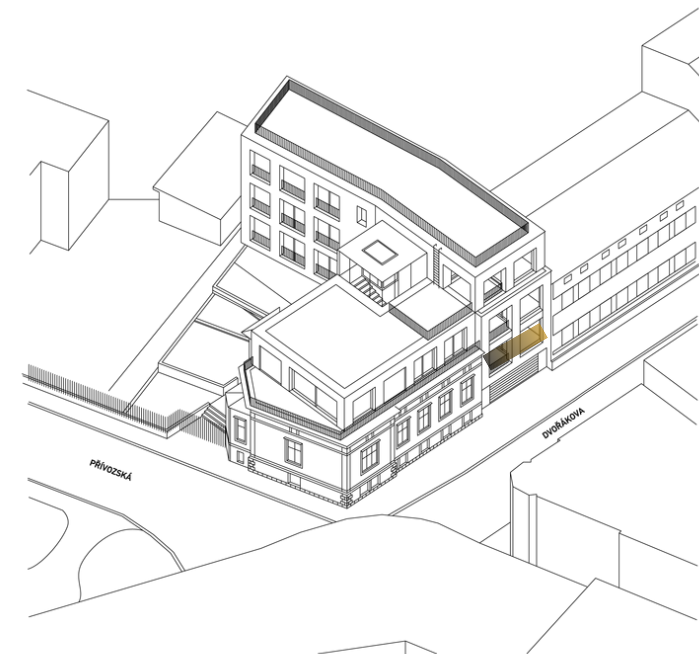
We will provide you with detailed information about the price of the apartment upon request at: lenka.pavelcova@antracit.eu



Apartment location on the floor



Location of the apartment in the house



Flat A



Flat A



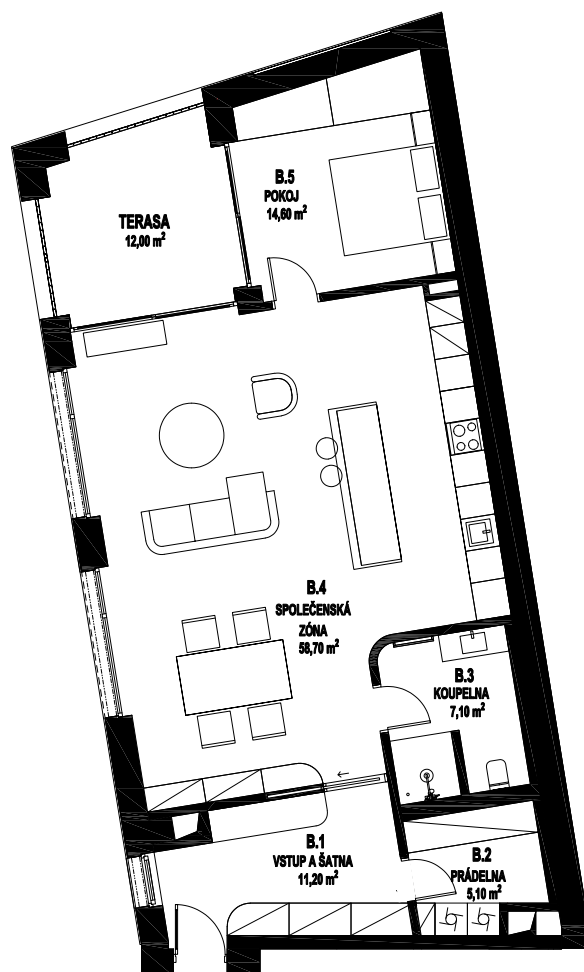
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VILA DVOŘÁKOVA

Flat **B**

AVAILABILITY	Free
PARAMETERS	
Floor	1st floor
Disposition	2 + kitchenette



Entrance and cloakroom	11,2 m²
Laundry	5,1 m²
Bathroom	7,1 m²
Social zone	58,7 m²
Room	14,6 m²
Living area	96,7 m²
Terrace	12 m²
Total area	108,7 m²

Apartment location on the floor



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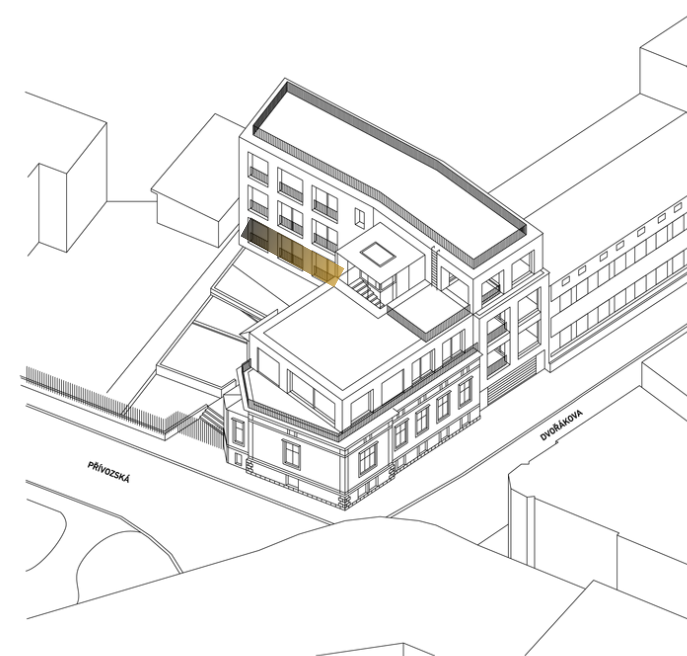
The apartment is situated in a modern extension of the villa overlooking the private garden and on the elevated 1st floor above a cascading terrace, which provides the necessary privacy. The spacious loggia is accessible from both the living room and the bedroom.

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Location of the apartment in the house



Flat B



Flat B



Duplex apartment CX

AVAILABILITY	Free
PARAMETRES	
Floor	1st floor
Disposition	maisonette

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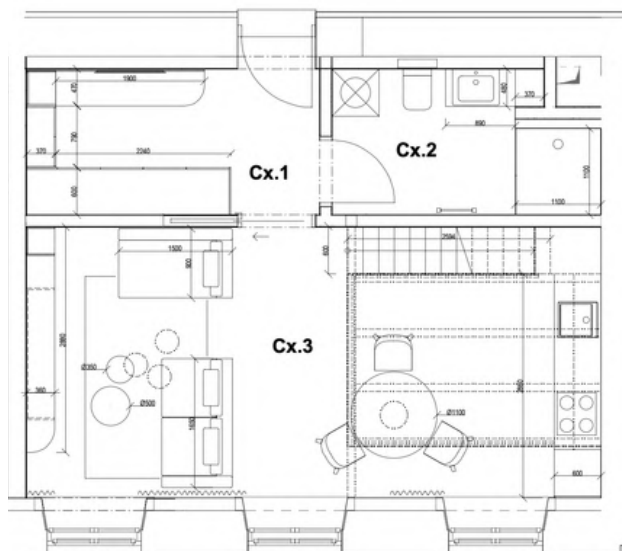
Entry	6,9 m ²
Hygiene	5,6 m ²
Living room + kitchen	25,1 m ²
Bedroom upstairs	7 m ²
Total area	44,6 m²

The duplex apartment in the renovated historical part of the villa combines the charm of the original architecture with modern comfort. The layout offers maximum use of space and the feeling of airiness is enhanced by the clear ceiling height of 4.8 m. The interior is naturally illuminated by 3 large windows. The location on the 1st floor, 3 m above ground level, ensures plenty of privacy.

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Apartment location on the floor



Location of the apartment in the house



Flat CX



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Flat CX



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Flat **D**

AVAILABILITY	Free
PARAMETRES	
Floor	2nd floor
Disposition	2 + kitchenette

Entrance and cloakroom	6,6 m ²
Laundry	4,6 m ²
Bathroom	6,3 m ²
Social zone	44,3 m ²
Room	12,5 m ²
Living area	74,3 m²
Terrace	8 m ²
Total area	82,3 m²

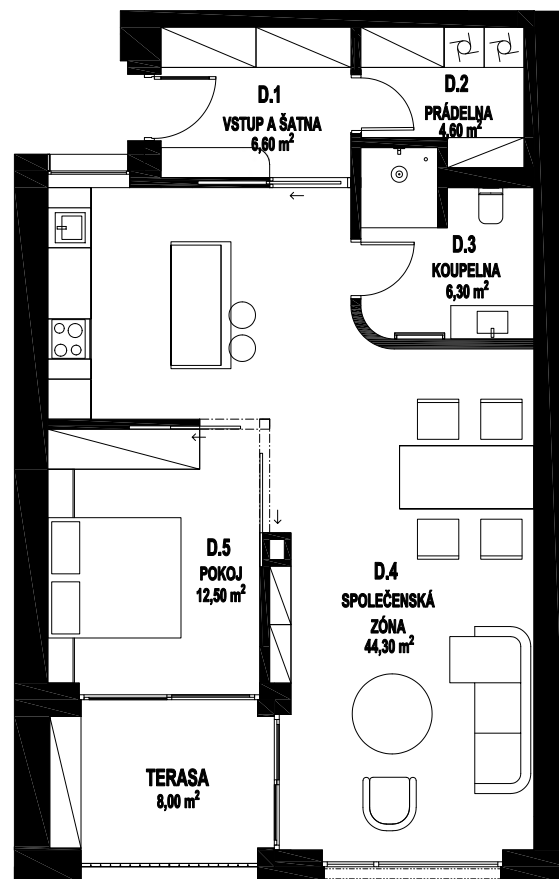
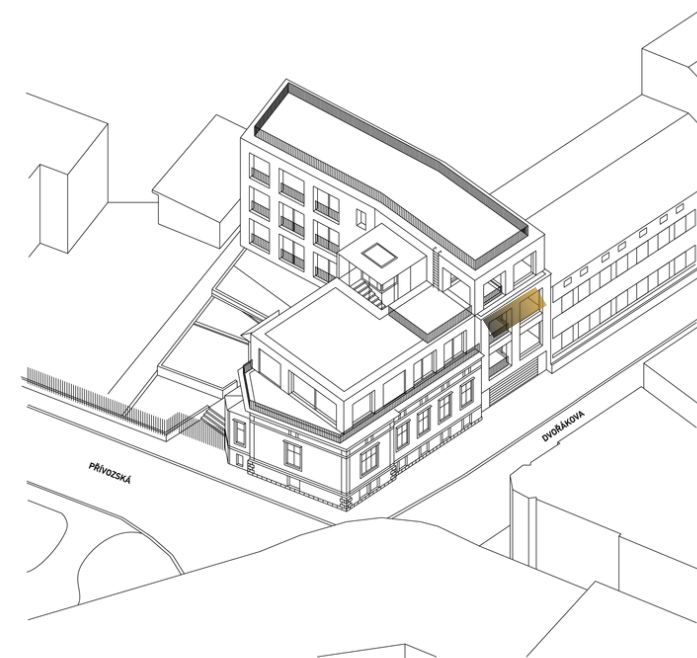
Elegant apartment situated in a modern extension of a villa with a terrace accessible from the living area and bedroom. The well-thought-out layout supports functionality and efficient use of the apartment.

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Location of the apartment in the house



Apartment location on the floor



Flat D



Flat D



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Flat **F**

The second largest apartment in the villa is located on the top floor of the extension of the historic villa from 1895 and offers comfortable direct access to the floor by elevator. The living space is dominated by a generous social area with direct access to both spacious terraces, which provide views of both the adjacent park and the city. The apartment's 3 m clear height is also extraordinary.



VILA DVOŘÁKOVA

Flat **F**

AVAILABILITY

Free

PARAMETRES

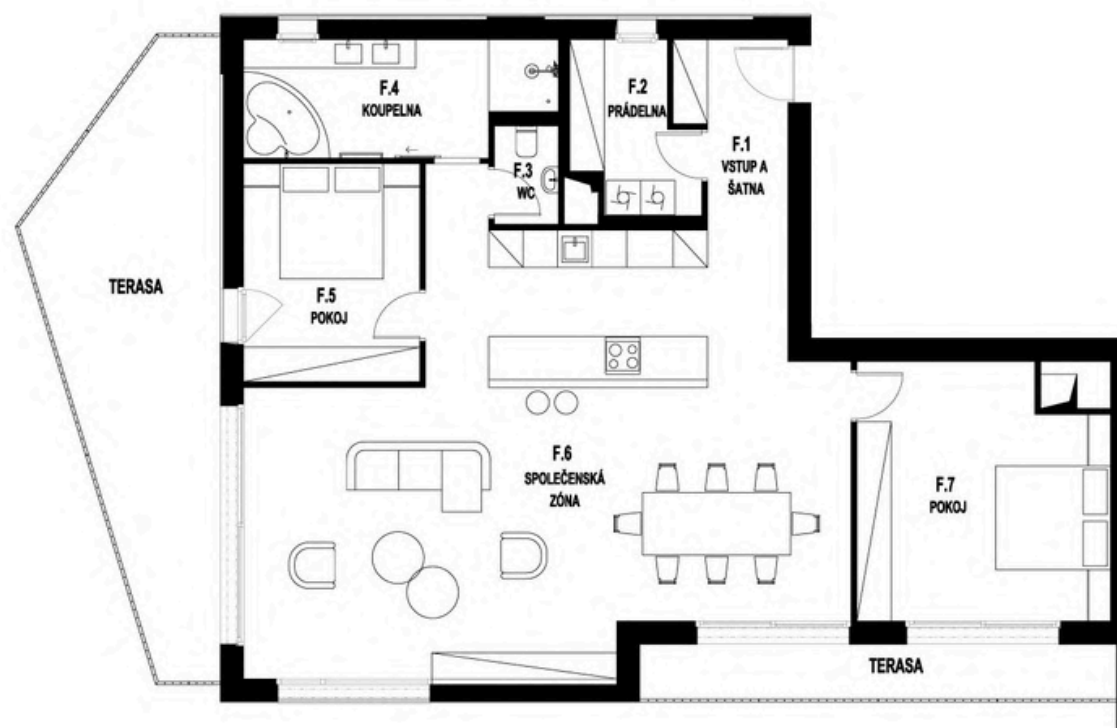
Floor	2nd floor
Disposition	3 + kitchenette

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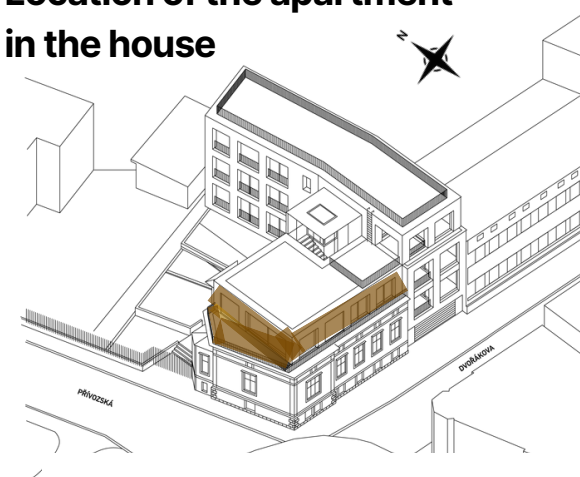
Entrance and cloakroom	5 m ²
Laundry	6,1 m ²
WC	1,9 m ²
Bathroom	9,1 m ²
Room	11,6 m ²
Social zone	68,3 m ²
Room	15,8 m ²
Living area	117,8 m²
Terraces	38 m ²
Total area	155,8 m²



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Location of the apartment in the house



Apartment location on the floor



Flat F



Flat F



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Flat ⑥

The largest and most unique apartment on offer is located on the top floor, as an elegant extension of a historic villa from 1895. It impresses with its exclusivity - it is the only apartment on the entire floor and has two spacious terraces overlooking the peaceful garden and the city. The apartment's ceiling height of 3 m is also extraordinary.

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VILA DVOŘÁKOVA

Flat **G**

AVAILABILITY

Free

PARAMETRES

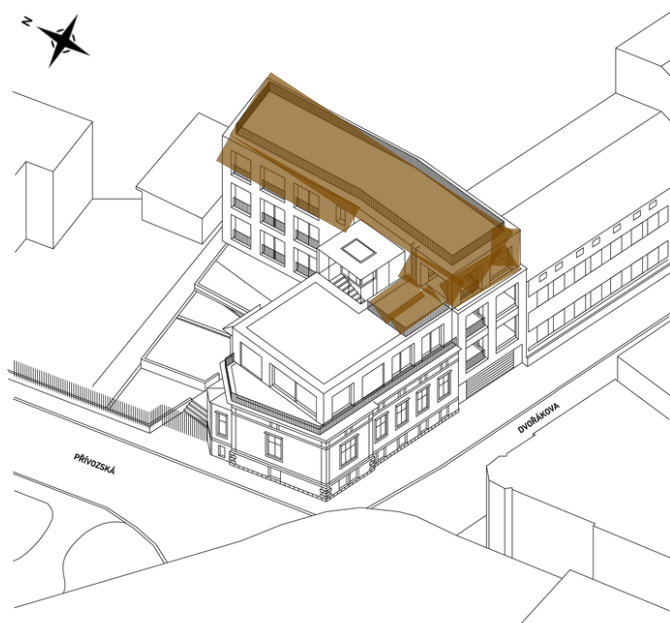
Floor	3rd floor
Disposition	4 + kitchenette

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Location of the apartment in the house



G.1 Vestibule	10,1 m ²
G.2 Cloakroom	5,3 m ²
G.3 Social zone	54,9 m ²
G.4 Bathroom	12,7 m ²
G.5 Laundry	4,1 m ²
G.6 WC	2,9 m ²
G.7 Corridor	19,5 m ²
G.8 Room	12,2 m ²
G.9 Room	12,1 m ²
G.10 Room	13,7 m ²
G.11 Cloakroom	7,6 m ²
Living area	155,1 m²
Terrace 1	22 m ²
Terrace 2	32 m ²
Total area	209,1 m²

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Flat G



Flat G



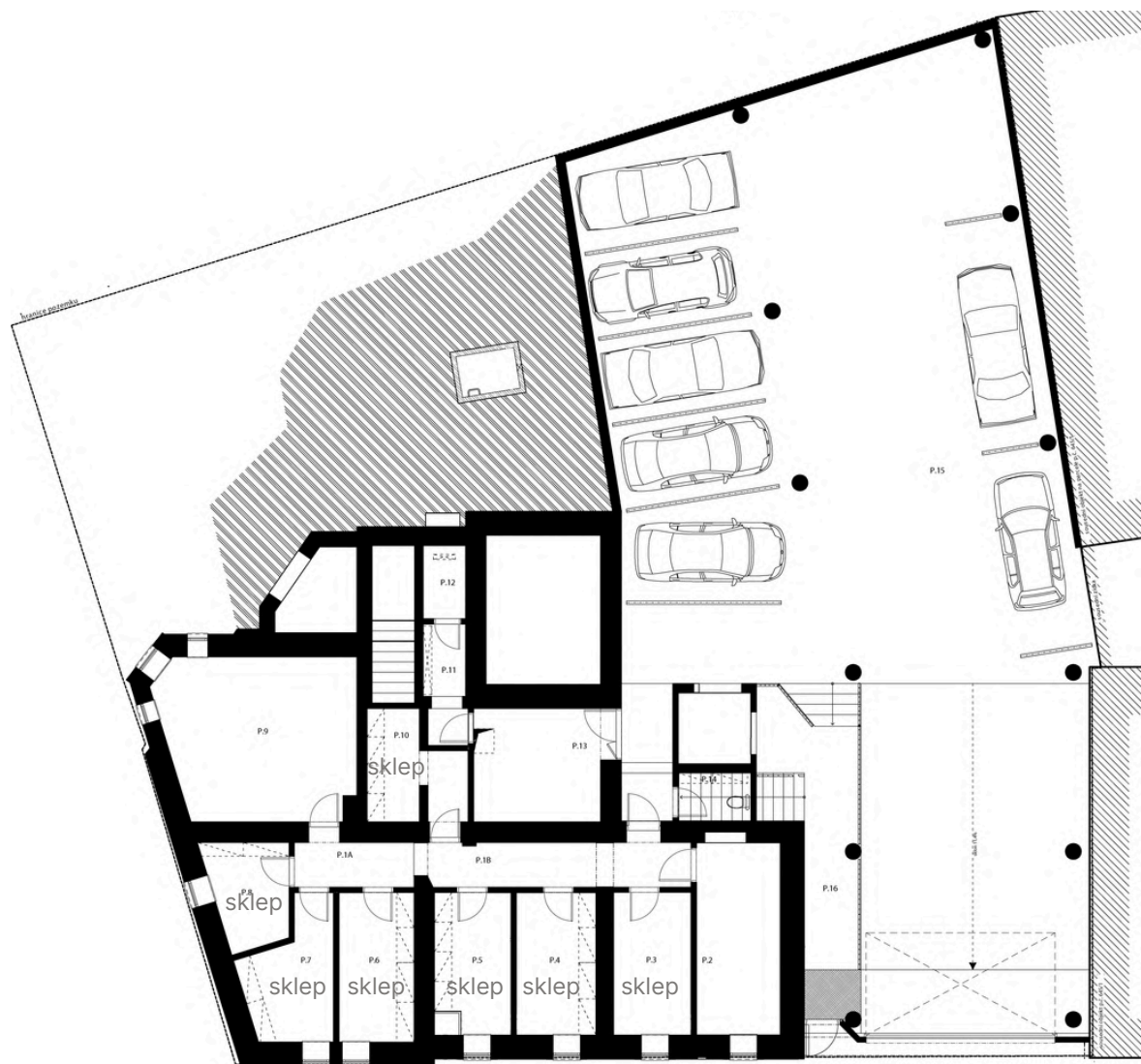
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Parking spaces and cellars

The apartment includes a parking space suitable for larger SUVs and a basement space with an area of 8-9.6 m². The entrance and exit from Dvořákova Street will be formed by a two-way ramp, which will allow residents to reach the elevator without barriers.

Pedestrians can use the direct ramp to the elevator on the 1st floor or the stairs to the garden. A doorbell panel, mailboxes, home cameras and other equipment will be located at the entrance.



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Private garden

The garden, intended only for the residents of the house, inside the courtyard consists of the original garden, supplemented with new planting of trees, shrubs and flowering plants. The space is complemented by a small water feature and seating.



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