

# Brumlovka.

Magazine 1/2025

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"Fitwel is the highest award we can get."



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# Brumlovka.

## SHOPS AND SERVICES

### RESTAURANTS

- 1 Ristorante Pizzeria Grosseto
- 2 Maranatha – vegetarian restaurant
- 3 Baifu – Chinese restaurant
- 4 Dian – modern Vietnamese restaurant
- 5 Dhaba Beas – vegetarian Indian restaurant
- 6 Ugo – fresh salad bar
- 7 Goodlunch – canteen, Delta
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- 10 Mango – Chinese restaurant
- 11 Puzzle Salads
- 12 Sushi Time
- 13 Roast & Grill Bistro
- 14 La Fresca – canteen, Filadelfie
- 15 Puzzle Pasta
- 16 Goodlunch – canteen, Alpha

### SHOPS

- 1 Albert – supermarket
- 2 Dm drogerie – drugstore
- 3 JK Šperky
- 4 Romantika florist
- 5 Meera Design – ladieswear
- 6 Anthony's – men's clothing
- 7 Bikero – bikes, service and advice
- 8 Papýrek – stationery
- 9 Bianco & Rosso – Italian deli
- 10 Don Pealo – convenience store
- 11 Lens Optik
- 12 Arena – sportswear
- 13 Asko – home appliances
- 14 Aluprof – window/door aluminium systems

### CAFÉS

- 1 Kofyka
- 2 Zrno Zrnko
- 3 Costa Coffee
- 4 Coffee Perk
- 5 O2 HUB Café
- 6 Parkofka

### SERVICES

- 1 FLEKSI Filadelfie – coworking and flexible offices
- 2 FLEKSI Budova B – coworking and flexible offices
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- 4 We Hate Ironing – dry cleaner
- 5 Radka Chvalova Beauty Studio
- 6 Lady Li – hairdressing and beauty services
- 7 Automyčka Collection – car wash
- 8 Cebia – vehicle history check
- 9 Better Barber – barber shop
- 10 Oliva Esthetic – beauty services
- 11 Fantasy Nails – Nail salon

### BANKING

- 1 UniCredit Bank
- 2 MONETA Money Bank
- 3 OK POINT/mBank

### ATM

UniCredit Bank (Filadelfie building)  
MONETA Bank (Budova A building)  
OK POINT/mBank (Brumlovka building)  
Komerční banka (Duhová 2)

### PICK-UP POINTS

- 1 Blocks (office entrance from Želetavská St.)
- 2 Z-BOX – Zásilkovna (U pomníku St.)
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- 4 AlzaBox (Václava Sedláčka St.)
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- 6 AlzaBox (behind Filadelfie building)
- 7 Zásilkovna (Papýrek shop, Alpha building)
- 8 PPL Parcel Box (Duhová St., behind Engel building)
- 9 OneBox by Allegro (Baarova St.)
- 10 Z-BOX (Duhová St., behind Engel building)
- 11 Z-BOX – Zásilkovna (behind Filadelfie building)
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### EVENTS, SPORTS, RELAXATION

- 1 Brumlovka Square
- 2 Balance Club Brumlovka
- 3 Brumlovka Park – Brumlovka Park
- 4 Children's playground
- 5 Dog off-leash area
- 6 Relax zone and children's playground
- 7 Baar Park
- 8 Athletics stadium
- 9 Children's playground – Baar street
- 10 Multifunctional sports court
- 11 Body Express
- 12 Relax zone
- 13 Ellen G. White Square
- 14 Beetle – kinetic art installation
- 15 Na Křivíně multifunctional sports court

### HEALTH SERVICES

- 1 Lékárna Lemon – pharmacy
- 2 Urosanté – urology and andrology center
- 3 MUDr. Denis Krupka – dentist, dental hygienist
- 4 Urosanté – Androfuturology center
- 5 Lékárna Oliva – pharmacy
- 6 Dentique – dentist, dental hygienist

### EDUCATION

- 1 Eliáš Christian Primary and Secondary School
- 2 Eliáš Kindergarten
- 3 Bible study lessons and morning devotionals
- 4 Bethany Community Center
- 5 GENIUS Kindergarten
- 6 Brumlovka Centroom

### CHARGING STATIONS

Filadelfie building (public parking)  
Delta building (public parking)  
Brumlovka building (public parking)  
ČEZ building (Duhová 1)  
ČEZ building (Duhová/U Pomníku)

# Hila: A unique building designed with an emphasis on innovation and sustainability

In the heart of Brumlovka, a unique project is being built that is revolutionising sustainability, technological advances and user comfort. What makes the Hila building so special is its unique combination of administrative, commercial and residential spaces all in one building, making it an exceptional place, and not only within Brumlovka. Its completion is planned for the end of 2026, when 20,200 m<sup>2</sup> of offices and 2,300 m<sup>2</sup> of retail space will be ready. The building will be certified LEED GOLD, will have a category A energy performance certificate, and will meet the parameters of the EU Taxonomy. The Aulík Fišer architekti studio is behind the unique architecture, which will offer the first rental apartments ready to move in in 2027.

### Three stories under one roof

The project plays three different roles uniquely combined - administrative, commercial and residential, with the ground floor of the building dedicated to shops and services, the next floors to offices, while the highest point of the building will house apartments. Covering a total area of 27,000 m<sup>2</sup>, it will offer 20,200 m<sup>2</sup> of prime office space on the 1st to 7th floors, 71 fully-equipped rental apartments on the 8th to 14th floors with layouts from 1 + kitchen to 4 + kitchen with balconies, and 2,300 m<sup>2</sup> of retail space on the ground floor. There will also be 430 underground parking spaces including electric charging stations to promote zero-emission transport.

### A building with a story

The name of the project, Hila, is deeply symbolic. In Hebrew, this term means "brightness" or "radiance" - both of which perfectly describe the light and airy nature of the building. The Hila will become a real shining feature of Brum-



lovka as a whole, a place where the paths of residents and visitors will naturally intersect.

### State-of-the-art technology for saving energy and for healthy tenants

The Hila was designed with an emphasis on sustainability and economic efficiency. To ensure a healthy and comfortable indoor environment, an innovative radiant ceiling system will be used for heating and cooling. This system, combined with air-to-water heat pumps, significantly reduces operating costs,

which will be especially appreciated by future tenants. Energy efficiency is further enhanced by a booster heat pump that optimises energy use throughout the building.

The building will also feature an advanced air ionization system for a better indoor environment. The air exchange rate will also be above standard at 50 m<sup>3</sup>/h/person, which is well above the required standards.

Photovoltaics, blue-green infrastructure including rainwater harvesting and usage systems, green roofs and terraces covering a total area of 2,000 m<sup>2</sup>, together with a smart building management system, for example, will make the running of the building more environmentally friendly and will promote the overall well-being of its users.

### Strategic location with a lavish range of amenities

The Hila will be located at a strategic address on Vyskočilova ulice, which offers excellent public transport accessibility and proximity to the Budějovická and Kačerov metro stations. Brumlovka includes parks, an athletics stadium and the Balance Club Brumlovka fitness and wellness centre, which will offer Hila tenants a wide range of sports and regeneration opportunities.

Brumlovka, which the Passerinvest Group has been building for almost 30 years and which covers an area of 25 hectares, offers an exceptional location coupled with a comprehensive range of amenities. Moreover, the ground-breaking concept makes the Hila much more than just another building on the Prague skyline. Its innovative approach to sustainability, energy self-sufficiency and versatility will make it an inspiring model for future development projects in Prague. •

“The Hila building is scheduled for completion by the end of 2026, when 20,200 m<sup>2</sup> of offices and 2,300 m<sup>2</sup> of retail space will be ready.



# Passerinvest is changing the face of Prague

The localities of Brumlovka and Nové Roztyly in Prague will be transformed into even more attractive urban districts in the coming years. That's because the Passerinvest Group is planning to invest over 21 billion crowns there. The result will be new modern offices and apartments, as well as parks, water features, relaxation areas and other cultivated public spaces. All this by the end of 2029.

### Offices, housing, parks and water - all together

Passerinvest has long been working to transform these parts of Prague 4 and wants to create 180,000 m<sup>2</sup> of new space - offices, shops and apartments - in these areas by 2029. The plans include the re-development of 5.5 hectares of public land. Four new office buildings will be constructed, two of which will also contain rental apartments and shops. There will also be a purely residential project with 650 apartments available for sale and rent.

### Hila, Orion and green roofs

Brumlovka is further strengthening its position as one of the capital city's most interesting places to work, live and spend leisure time. It is also the largest ever private investment in this part of the city.

2024 saw the start of construction work on the **Hila** project, which will offer a mix of offices, rental housing and retail space across an area of 27,000 m<sup>2</sup>. It should be ready by the turn of 2026 and 2027. The building will boast first-class energy efficiency (PENB A), LEED GOLD certification, and will meet the EU Taxonomy criteria.

Another project is **Orion**. This is a multi-purpose building covering a total area of 28,000 m<sup>2</sup>. Here, preparatory work is already under way and there are again plans to connect offices, housing and shops. There will also be green roofs, relaxation terraces and a **community-oriented square with a fountain and greenery**. And as a bonus? A stylish



↑ Sequoia office building

Lombard staircase, reminiscent of the famous winding alley in San Francisco.

### Brumlovka with stars

The beginning of 2025 brought another success to Brumlovka. The site was the first in continental Europe to be awarded the **Fitwel certification with the highest three-star rating**. This prestigious certification reflects how people feel in a place - both physically and mentally. Brumlovka did well with its green spaces, healthy working environment, access to services, culture and transport.

Radim Passer, Passerinvest Group founder and CEO, says: "Our company, as an urban developer belonging to the Lord God, prides itself on the long-term sustainability of its projects with an emphasis on ensuring quality of life for the people who will live, work or spend their leisure time there. I believe that our determination and clear vision, coupled with perseverance even in times of economic stagnation or decline, which have recurred in irregular cycles for a quarter of a century,

will bring values that will enrich the whole of Prague. At the same time, I greatly appreciate this highest Fitwel certification, which this year was awarded to the whole of Brumlovka, the first in the European Union. This is also important affirmation for us that our lifelong efforts and work are meaningful and of value not only for the current generation, but also for the generations to come."

### Roztyly in motion

Passerinvest will also be proactive in another part of Prague - **Roztyly**. After the completion of the **Roztyly Plaza** (23,000 m<sup>2</sup>), another project is in the pipeline: the 33,000 m<sup>2</sup> **Sequoia office building**. The 11-storey building is designed to be sustainable and economical in the long term. It will achieve this, for example, through a conceptually designed system combining heat pumps, radiant ceilings, photovoltaics, air ionisers and external blinds. The building will also include a booster heat pump to maximise energy use within the building. The last project in the pipeline in Roztyly is the **Arboretum residence**. It will offer around 400 flats for sale and 250 for rent.

### It's not just about buildings

In both locations - Brumlovka and Roztyly - a significant expansion of public spaces is planned: **parks, playgrounds, bodies of water** and **sports facilities** will be added to complement the concept of the walkable city. The goal is to put everything you need - work, housing, services, education and relaxation - within easy reach. ●

# Eat Smart: Great food anytime right in the office!

Want to enjoy great food at work without wasting time? No time to make dinner? Eat Smart offers a revolutionary way to eat in the office or take away. Cibule Bistro's selections are available 24 hours a day in the lobby of MONETA Money Bank in Building A. No more compromises between quality and comfort!

### If you're short on time but want to eat well

The Eat Smart fridge is here to give you fresh, tasty and balanced meals exactly when you need them.

### Why will you love it?

- Selected food with no chemicals - these dishes contain no preservatives or artificial ingredients
- Available anytime - open 24 hours a day, 7 days a week
- Lunch at work and dinner at home - just choose from the menu and take it with you
- Easy way to shop using the mobile app

### Food by chef Filip Sajler

The Cibule Bistro concept is the brain-child of well-known chef Filip Sajler, who enables even those who can't make

it to restaurants to enjoy a gourmet experience. His goal was to create quality food that you can take home or to work.

### What makes Cibule Bistro different from regular ready meals?

- Ingredients from proven farmers and suppliers

- Cooked from scratch by chef Filip Sajler
- Shock cooling for maximum nutrient and flavour retention
- State-of-the-art culinary techniques for an exceptional gourmet experience
- Eco-friendly packaging - kind to the environment

### Wide range to choose from - something different every day

The Eat Smart fridge offers an eight-week menu, so you don't have to worry about getting stuck in a rut. Every day you can choose exactly the right meal to suit your taste. ●



Eat Smart  
Building A



# Beautiful nails in no time at Fantasy Nails



For all those who like perfectly manicured nails, the Fantasy Nails beauty salon is now open in the shopping arcade of the Brumlovka building, opposite the Grosseto restaurant.

It offers a wide range of services - from classic manicures and pedicures to gel nails and modern shellac nail treatments, all with an emphasis on precision, hygiene and an individual approach.

Gift vouchers are also available, the perfect present for your loved ones.

The staff at Fantasy Nails look forward to welcoming anyone who wants to enjoy a moment of peace and leave with beautiful nails.

### Fantasy Nails

Brumlovka Building  
+420 775 838 155





## Maranatha: A plant-based diet provides the necessary energy and helps keep you in good health

If you want a meal that gives your body the necessary nutrients as well as a dose of inner energy, the Maranatha restaurant has been here for you for almost twenty years. You can still find it in the Brumlovka building. Maranatha specialises in vegetarian cuisine, and much of the food is vegan - purely plant-based, with no animal products. And it offers so much more...

### Let the traffic lights guide you

Colours (as well as tastes and smells) are a passion for this restaurant, and it uses them to give guests a better idea of what's on offer. Just look at the "traffic light" - the colour-coded markings on each food - and you can easily see how healthy it is. It goes without saying that no palm oil is used to make the meals, and the complementary range is designed with an emphasis on health.

### Get inspired

Navigating the sea of information about healthy eating is not easy. If you're interested in this topic, come along to one of the upcoming lectures that Maranatha is preparing. They will cover a varied range of topics, such as the benefits

of a plant-based diet, the possible pitfalls of switching from a meat-based to a plant-based diet, longevity, etc.

### Get peace of mind for your business meetings

Between 11 a.m. and 1 p.m., the restaurant is a popular spot for a delicious lunch, but outside of this time it offers a quiet space for a business meeting or a get-together with friends. Treat yourself to one of the delicious desserts, homemade ice cream or a glass of refreshing lavender lemonade.

### Do some shopping

The restaurant also has a section that sells health food. You can buy nuts, dried fruit, pastries, goat's milk prod-

ucts, vegetable spreads or healthy bars. It's open from 8 a.m.

### Come and sit in the outdoor garden

Summer is in full swing and so the outdoor garden at the Maranatha restaurant has been reopened, larger than before and with a pleasant outdoor seating area.

And as a fresh breeze brings change, the team of chefs is already working on a new menu that's sure to come as a nice surprise. •

**Maranatha Restaurant**  
Brumlovka Building

## New, super-fast charging station at Brumlovka

Electric mobility has become one of the fastest growing sectors of the automotive industry in recent years. And that includes the Czech Republic, where more than 36,000 electric vehicles are already in use, with the market growing by 14,000 cars last year alone.

This goes hand in hand with the emergence of new technologies and infrastructure that make everyday life easier for EV drivers. One of the newest additions to this network is the ČEZ super-fast charging station in Brumlovka (at Duhová 3).

### A brief history

The history of electric cars dates back to the first half of the 19th century. The first electric car is believed to have been built in 1835 by Dutch professor Sibrandus Stratingh and his assistant Christopher Becker - almost half a century before the first combustion engine car was built. One pioneer in the Czech lands was František Křižík, who in 1895 introduced his electric car powered by lead-acid batteries.

However, electric cars were pushed to the sidelines and it was not until the early 21st century that they started to reappear on the market and gain popularity. A major boost came with Tesla, which launched its "electric car revolution" and

showed that electric cars can be not only environmentally friendly, but also powerful and stylish. In 2017, EVs accounted for just one per cent of global car sales; by 2023, the figure was 18 per cent.

The most popular cars on Czech roads are electric Teslas, followed by Škoda and Volkswagen.

### Advantages and disadvantages

Electric vehicles offer a number of advantages, not least of which is the fact that they are environmentally friendly - zero local CO<sub>2</sub> emissions, lower noise levels and more efficient use of energy compared to internal combustion engines. These cars are simply cleaner, quieter and more responsive. In addition, they cost less to run. After all, electricity is still cheaper than fossil fuels and electric cars require less expensive servicing.

Nevertheless, there are some downsides to electric cars. These include a higher purchase price (but this is offset by cheaper running costs), limited range per charge, currently insufficient

charging station infrastructure and long charging times. But things are changing fast here too, and the development of battery and charging technology is moving at an incredible pace.

### New, super-fast charging station at Brumlovka

ČEZ is well known for its active approach to the development of electromobility. It has now come up with another improvement - it's installed the first public ultra-fast Kreisel charging station with an integrated battery at Brumlovka.

This type of station allows charging of up to 180 kW even in places where sufficient power from the grid would otherwise be a problem. The built-in 115 kWh battery means the station can store energy and then use it efficiently to recharge vehicles quickly. So even if it's hooked up to several vehicles at once, it can still charge at a fast rate. Drivers can recharge their battery for the next 150 kilometres in just 10 minutes during a short coffee break.

"Back in the summer we built one of these stands for the company Technologie hlavního města Prahy, which wants to test it out with a view to possible wider deployment in the city. We believe that its ability to compensate for a lack of power quickly without taking up too much building space means this type of station will speed up the development of the charging infrastructure in the Czech Republic. It's the combination of grid and battery power that can cover consumption peaks and guarantees each driver a charging capacity of up to 180 kW," said David Veselý, Director of Green Energy at ČEZ ESCO. •





# Brumlovka awarded the prestigious Fitwel certificate. With the maximum number of stars

Nearly four years of work and 68 strategies that needed to be fulfilled for the US Center for Active Design, which grants the certification. "It was a great deal of stress, but also confirmation that the path taken by the Passerinvest Group three decades ago is the right one. We believed that we had what it takes," says Petr Bečán, Property & ESG Manager, in an interview.

**At the beginning of the year, Brumlovka was awarded the Fitwel certificate. How big an achievement is this?**

It is a truly prestigious certification, based on over 7,000 academic studies, with the aim of promoting the mental and physical well-being of not only the direct users of Brumlovka, but also the entire community. The Fitwel certification was originally created by the US Center for Disease Control (CDC) and Prevention and the U.S. General Services Administration, both US government organisations, with the CDC remaining a partner for Fitwel research and evaluation.

Within the framework of this so-called evidence-based certification, Brumlovka was the first and so far the only location in continental Europe to receive the maximum rating of three stars! In the whole of Europe there are only three venues that achieve such a high standard - one of them is Brumlovka and the other two are in England.

**How long was the process of obtaining the certification?**

Long and very demanding. Having a colleague in the company who is a certified Fitwel Ambassador meant that we were able to decide to go through the whole process ourselves. We wanted to get a good understanding of exactly what the requirements were and what we got from them as possible ideas for further

improvements. We started certification in 2021. It took some time to map out what we needed to fulfil and how to prove it. The advantage was that we didn't have to change the locality or improve it in any specific way. In the vast majority of cases, it was just a matter of documenting what was already there. Despite this, we spent a year preparing

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**Fitwel is the only evidence-based certification that can assess entire sites such as Brumlovka from the perspective of their visitors, users and residents with regard to their physical, mental and social health.**

and delivering some highly detailed documentation. We then received feedback and responded to further requests. We submitted the final documentation in the autumn of 2024 and earlier this year we received the wonderful news that we had been awarded the certi-

cate. "It was a great deal of stress, but also confirmation that the path taken by the Passerinvest Group three decades ago is the right one. We believed we had the capacity to do it, and now we have professional proof of this.

**So what is the principle behind this certification?**

As I mentioned earlier, Fitwel is an evidence-based certification system that focuses on the assessment of both buildings and entire sites in terms of promoting the mental and physical well-being and comfort of their users, not only employees, but also residents and ordinary visitors. The main aspects are a modern environment that promotes a healthy lifestyle, quality conditions not only for work but also for leisure and dining, and the overall facilities. It assesses the quality of the environment in terms of air cleanliness, safety and accessibility, but also aspects such as community life, as well as technical solutions to reduce the ecological burden from the operation of sites such as Brumlovka.

**How did you prove compliance with the criteria?**

They all had to be accompanied by detailed evidence - declarations, presentations, photos, etc. We described and photographed every detail, such as the drinking fountains in the parks, the design of the access routes, the acces-



## Petr Bečán

**Property & ESG Manager  
for the Passerinvest Group**

He joined the company in May 2020 as Property Manager, and gradually became responsible for part of the ESG agenda. As Property Manager, he is in charge of two buildings - Building A on Vyskočilova ulice and the new Roztyly Plaza building near Brumlovka. However, he is at home in Brumlovka - it is only a few minutes' walk from home, so not only does he work at the site, he also visits with his family in his free time.

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sibility of the area, bus stops, wayfinding signs. On the subject of drinking fountains, it occurs to me that this was one area where the certification requirements gave us a new perspective. Certification requires that a person can not only drink with dignity in a public space, but also refill their water bottle. And so we installed places around the site where you can have a drink and refill your bottle. It would be tempting to say "little things", but the certification also considers details like these; it is a truly well thought-out system of strategies leading to a comprehensive user-friendly environment that encourages healthy living. But back to the subject of proving compliance, it's no exaggeration to say that we photographed every tree, pavement and pedestrian crossing. They were also interested in details such as the design of the curb to make the crossing barrier-free, etc. Being wheelchair friendly is the foundation of accessibility - and we offer that everywhere!

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**Were all the criteria easy for you to achieve?**

The vast majority of them were - these were elements that have been in place at Brumlovka for many years. Moreover, in the Czech Republic, some of the criteria are determined by legislation, compared to America, where, as we understand, the standards are in many ways less stringent. However, one thing we couldn't change was that the site is close to a four-lane road. Unfortunately, we can't really demolish the trunk road (laughs). Although we have greatly reduced sound pollution through appropriate urban planning, i.e. strategically placed constructions, which we can prove, that was not the brief. In fact,

with some criteria we are one step ahead of what is required by the certification process. Our wayfinding system, for example - maps and information signs are required, but we even have our own app, Brumlovka, which works as a mobile navigation system. We also have a better building ventilation system than the certification required. Lest you consider this to mean a lack of certification, we build houses with an air exchange rate of 50 m<sup>3</sup> per person per hour, not to mention that our air is ionized. Even our strict Czech standard requires 42% less, with no ionization. However, we at Passerinvest consider air quality to be one of the key prerequisites for well-being in buildings, so neither the standard nor the Fitwel requirements are enough for us, so to speak.

continued on next page





## What is the Fitwel certification

The Fitwel certification is an internationally recognised certification scheme focused on the health and well-being of building and site occupants. It was developed by US government agencies. It evaluates buildings and their surroundings based on around 100 criteria in 12 categories and gives a score from 1 to 3 stars.

### Its main objectives include:

- Promoting a healthy lifestyle - availability of physical activity, healthy food, a quality environment for mental well-being.
- Improving air quality and lighting - focusing on minimising pollution, sufficient daylight and an ergonomic working environment.
- Promoting mental health - includes elements of biodiversity, access to nature and social interaction.
- Reduced sickness and increased productivity - creating a healthier work environment, which helps to boost employee satisfaction and efficiency.

### You mentioned the trunk road - how did Brumlovka do in terms of air quality?

We also met this criterion. Air quality is tested twice a year at specific locations. It is also necessary for these results to be publicly available so that people can see the quality of air we currently have. And the measurements are more than satisfactory. They show how our systematic work with public space, greenery and transport has a positive impact on the locality. The certification also focuses on eliminating urban heat islands - we took thermal images from drones and showed how our natural granite paved square affects air quality, and the same for the asphalt road, the green roofs, the technical roofs... The differences are up to 20 degrees in summer.

### Is there anything that you think really made the site stand out in terms of overall score?

Besides what I've already mentioned, it was the overall amenities and rich community life, i.e. leisure opportunities. We have a lot of activities and sports facilities such as a fitness and wellness centre, a stadium, and also dance and other sports classes. We offer plenty of events,

such as food festivals, where people can meet, have fun, and also learn something through various workshops, seminars and lectures. The environment of Brumlovka was therefore assessed as being beneficial to both the body and mind.

### Were the safety and security of the site also evaluated?

Of course! In all senses of the word - not only in terms of possible crime, where we have CCTV and night security, but also traffic safety. They were interested in how we've designed our crossings, traffic lights, routes for the disabled... One topic was our cleaning policy, including what cleaning products we use, pest control, how we check water quality, etc.

### The Fitwel certificate is not only an award, but also a commitment for the future...

Yes, it is still our responsibility to regularly prove compliance with everything we have been certified for. But this is not a problem for us. We have been certified, and this is proof that everything works as it should. It is valid for three years, so in a year and a half or so we will start looking at the current version of the certificate and try to defend it. •

## How Brumlovka scored

- Site easily accessible other than by car
- Bus stops within 800 metres of each building
- Two site bus services
- Link to the urban cycle path
- Bike parking (bike sheds)
- Relaxation areas, extensive greenery, natural materials, drinking fountains in parks
- Wide range of leisure activities
- Range of catering including special diets (vegetarian and vegan restaurant)
- Rainwater management
- Elimination of heat islands, air quality
- Facilities for parents with children (baby changing facilities, microwaves or sinks for washing dishes)
- Cleaning policy using no harmful chemicals
- Varied community life, sports, cultural and social events
- Clear wayfinding system, safety and accessibility
- Building construction strategies in line with well-being requirements

# Brumlovka – a place where people work well and live well



1



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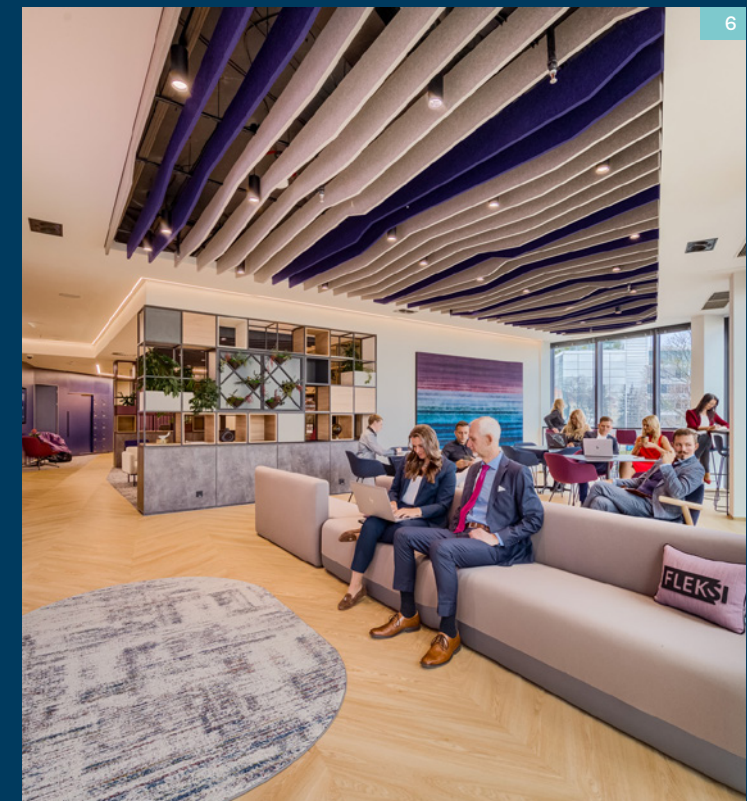
3



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6

- 1 Summer concert in Baar Park
- 2 Baar Park
- 3 Inner courtyard of Building B
- 4 Brumlovka Square
- 5 Children's playground
- 6 FLEKSI space



# Office furnishing trends

When planning, building and furnishing offices, the Passerinvest Group takes into account not only the latest trends, but also the experience and requirements of HR specialists. It thus encounters a variety of demands regarding the furnishing and layout of interiors, and these concern not only the choice of materials or the colour of washbasins, but also small details such as the size of mirrors or the height of the toilets. One separate issue in itself is the coffee machine, which must be strategically located so that employees are not too far away from it, to enable the necessary information flow in the company, but at the same time it is not too close to the company bosses' office.

## The developer just mirrors the requirements of the building users

*"When planning and furnishing premises for future tenants, we are guided by our own practical experience, not to mention all the safety regulations of course, but above all by a number of requirements of specific companies and personnel officers. Nowadays, we know that a satisfied and motivated employee is worth their weight in gold, so we*

*adapt the interior layout, kitchens, toilets, materials, colours, and even the surroundings of the building to their satisfaction."* says Eduard Forejt, Sales Director of the Passerinvest Group.

## The location of the coffee machine affects information flow in the company

Choosing the optimal spot for the coffee machine still proves crucial for enabling the proper flow of information in the company. Over coffee, employees naturally chat about work and informal matters, discuss their ideas and relax. If employees are too far from the coffee machine (or the relaxation area is not at the intersection of pathways between the offices), they will be discouraged from using it. And if it is too close, they can be disturbed by the clatter of crockery. It might seem trivial, but the location of the coffee machine is actually a strategic issue. Siting it near the director's office has proved downright unfortunate and discouraging in many places. However, this may not be the case everywhere; it depends on whether people are afraid of their boss or take them as "one of us".

## In the toilets, women do their make-up and forget their wedding rings

You might think that fitting out a toilet is a relatively simple matter. However, experience shows that in the toilets of office buildings, fixtures such as oversized mirrors are needed, as women often do their make-up when they arrive at work. That is why HR specialists often require large mirrors where several women can put on their make-up at the same time. Women also usually put their jewellery on the edge of the washbasin when washing their hands. Yet when they've washed and dried their hands, it's easy for them to overlook these things and leave without them, so it's best to choose a colour for the washbasins and furniture that contrasts with jewellery. Men now have the same requirements for toilets, albeit for different reasons. *"We've noticed one more interesting thing about the requirements for the location of toilets given the huge emphasis on efficiency. One large corporation commissioned an extensive study that revealed that if we place the toilet bowl a few millime-*

*"The location of the coffee machine affects the running of the company as a whole and we choose the colour of the washbasins so that wedding rings are clearly visible on them..."*

*tres higher, people take less time to get up from it. With a thousand people, this should save several days of downtime per year,"* added Eduard Forejt.

## Open space offices yes, but a completely open space is undignified

The layout of the workspace affects productivity, mood and employee health. All office work involves a combination of innovation, creativity and routine tasks. People whose work is more routine tend to need quiet, while innovators thrive on interaction, even though they do sometimes need space to concentrate. An open space has many benefits for the transfer of information, communication and team bonding, but it must be a dignified and pleasant space. *"If we constantly have people walking behind us at work, with no peace or even the minimum of privacy, we can't be comfortable at work. We call a suitable open space an 'office landscape'. There's plenty of space for sharing, but it's also cleverly and pleasantly structured to enable people to enjoy some peace and quiet and concentrate,"* explains Forejt.

## Table football no longer impresses anyone, people want to go outside during working hours

Due to the psychological strain of their work, employees need to get up from their desks, relax and get their thoughts in order during the working day. This is necessary mental hygiene. A kitchenette or table football, which used to be a sign of informality in a company, are no longer sufficient. Rest areas, roof terraces and walks around the building are popular. People - and therefore companies - are interested in offices near green spaces. Green roof terraces are very popular, somewhere employees can take their laptops and get a change of scenery for a while.

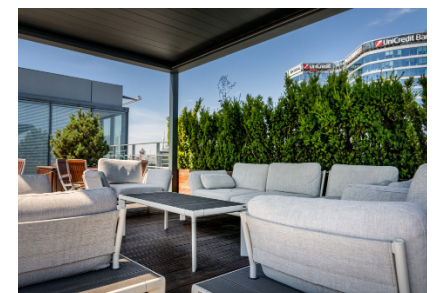
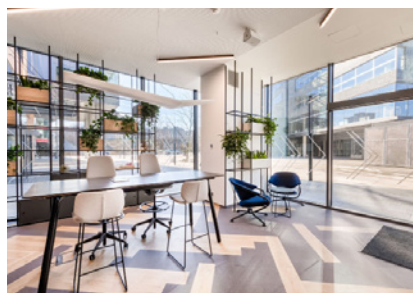
## Presence sensors or wristbands that monitor movement can help optimise layout

In larger companies and corporations, management have their individual departments and divisions arranged in a certain way. In practice, however, it may turn out that employees from other departments interact with one another much more often. State-of-

the-art technology that monitors the movement of people around the company can help workplace layout be designed correctly. *"It may look like 'big brother' to some, but gadgets such as presence sensors or wristbands can show us why employees are unhappy. For example, moving an employee with prostate problems closer to the toilet will make his time at work more comfortable and boost his productivity,"* added Forejt.

## Office space requirements vary by nationality

The British have never understood why having a canteen and restaurant near the building is important to us. They aren't used to eating much at midday. They settle for a sandwich and have their main meal in the evening. Czechs consider lunch the main meal of the day and, above all, an enjoyable social occasion. Germans are used to simple, functional spaces, while we prefer a pleasant working environment, with natural materials, flowers in the office, an emphasis on aesthetics and that wow effect we get as we arrive at reception. •





# Let's want more out of life

A person, especially a young one, has certain expectations, ideas, wishes and plans in life. As life goes on, we start to see that not everything we imagined is achievable. And finally we come to the realisation that we express in the answer to the question "how are you?" "As well as can be expected." The question is, why settle for "as well as can be expected"? Why wouldn't we want more? Is that even possible?

Yes, it may seem like something a rather "greedy" person would say. More pay, a better pension, longer holidays... But it's not about wanting more, it's about wanting more out of life. And that's the difference.

Two stories about completely different people. *Jesus was approaching Jericho. A blind man was sitting by the roadside begging. When he heard Jesus approach, he cried out: "Jesus, have mercy on me!" Jesus asked him: "What do you want me to do for you?" The man answered: "Lord, let me see." Jesus said to him: "Look! Your faith has healed you."* (Luke 18: 35–42)

A beggar, homeless, and blind to boot. It wasn't easy, but he accepted it as his destiny. When he heard that Jesus Christ was passing by, he realised that he'd already heard about Him. He is the one that heals, helps, makes life better. I shouldn't miss this Him. And the conclusion? The destitute beggar got what he never hoped for.

How many people "sit by the roadside" of their lives like this and get used to it. They don't expect much from life. Wise pessimists say that the less you expect, the less you are disappointed. And if you expect nothing, you won't be disappointed at all. How many people live "as well as can be expected". But why not want more? A wise man once said: "So far we have tried without God, now let us try with God." Statistics show that people



ple who take God seriously live healthier and longer lives, have lower divorce rates, fewer suicides, and are more satisfied in life.

One possible objection: But I'm not blind and I'm not begging by the roadside. The homeless man may have needed someone like Jesus, but not me. I'm not so naive, my feet are firmly on the ground, I have my wits about me, I am successful in life. Religion is only for weak and naive people.

Second story. *Jesus entered Jericho. There was a man named Zacchaeus, the chief tax collector and a very wealthy man; he longed to see Jesus. As he was small in stature, he ran ahead and climbed up a mulberry tree to see him. When Jesus arrived there, he said: "Zacchaeus, come down, for I must stay in your house today." He came down and gladly received him. Then he said: "Half*

*of my wealth, Lord, I give to the poor, and if I have cheated anyone, I will reimburse him fourfold."* (Luke 19: 1-8)

The chief tax collector, a very wealthy and successful man. We read that he longed to see Jesus. Curiosity? The desire to want more? He climbed a tree to see over the crowd. Imagine a respected citizen in a tree. But he felt he needed something. He understood that he could ask for more. Peace of heart, a balanced and clear conscience, good interpersonal relationships, etc. **Jesus did not deprive him of anything; on the contrary, he gave him a great deal.**

Don't we want our life to be enriched by something that will make it even more fulfilling? We don't even have to climb a tree. And you don't have to sit by the roadside and beg. Just take Jesus seriously. •



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