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A new residential project will see the redevelopment of a historic brewery outside Prague

Nina Fibigerová

Developers Itaka and Euro Ventures have announced plans to jointly redevelop a historic brewery in the small village of Lochkov, just outside Prague 5.

The joint venture received the construction permit for the project, known as Lochkov lofts, in September and will now start trying to secure the 30 percent pre-sale figure needed to unlock financing from Česká spořitelna. Real estate agency Professionals will be heading up the sales campaign.

Ylva Krtilová, sales and marketing manager at Euro Ventures, says the project has been attracting what she calls serious interest, and adds that construction could begin by the spring.

Designed by Italian architect Alberto Di Stefano, founder and director of Itaka, the project will offer 73 modern flats in four buildings three to five storeys in height. Three of the buildings will be reconstructed historical buildings, and the last will be a new build.

Di Stefano, who specializes in the reconstruction and renovation of old historic cultural and industrial buildings, says he was fascinated both by the desolate brewery and its location. His goal was to preserve the atmosphere of the original complex by incorporating industrial elements like the baroque vaults, wooden roofs and beams, stone walls and reinforced concrete beams. Two historic towers with brick chimneys will dominate the project, one a stone Renaissance tower and the other of reinforced concrete.

45 The flats won't actually be textbook lofts, as Di Stefano says Czech families aren't used to living in one single, large space. Instead, he included as much open space as possible in his designs, while offering privacy with separate bedrooms. An underground floor will offer 66 parking spaces.

The units will range from 30 sqm to 125 sqm, at an average rate of CZK 49,000 (€1,940) per sqm. Worth CZK 240m (€9.5m), the scheme is scheduled for completion by the end of 2011.

Should the project be a success, Di Stefano reveals he has further plans for the area. "Depending on the pace of sales, we would like to follow up with a similar reconstruction of a historic farmhouse next door," he says.