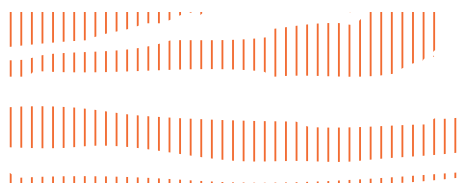


# Timber Praha

living with good energy



**discover  
the uniqueness  
of Timber  
Praha**





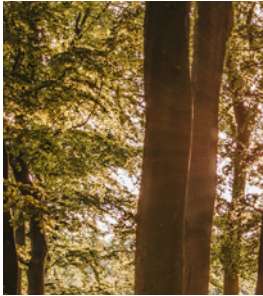
# 5

sustainable  
timber  
buildings  
in Prague



# 9

healthy  
lifestyle



# 15

PENB A  
BREEAM Excellent

great locality

# 19



# 23

green.  
smart.  
and more.





# first of its kind

*Timber Praha presents  
the first multi-story  
timber buildings in  
Prague's history.*

The three modern residential buildings built from solid-wood CLT panels contain 62 apartments, ranging from studio (1+kk) to three-bedroom (4+kk) apartments with an area of 39 to 110 m<sup>2</sup>. Each dwelling comes with a basement unit, underground parking space, balcony, and terrace or front yard with a gorgeous view of the Řepora Biopark's greenery.

Located in Prague's Řeporyje District, the project is the brainchild of UBM Development Czechia, a subsidiary of the Austria-based UBM Development AG. Established more than 150 years ago, UBM has been on the Czech market since 1993, during which time it has executed several dozen projects.

Scheduled for occupancy in 2024.

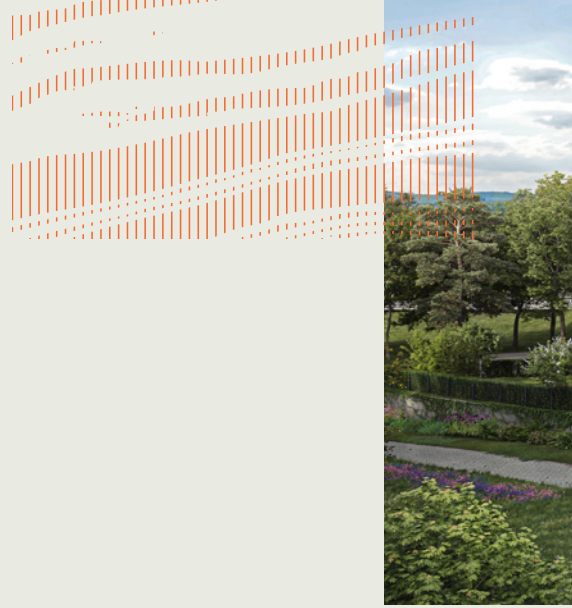
sustainable  
timber  
apartment  
buildings  
in Prague





Timber Praha has been designed by UBM Development Czechia based on designs originally featuring conventional concrete buildings created by the Casua Architecture Studio. The Timber Praha project embodies maximum focus placed on sustainability and environmental protection.

Timber Praha, living with good energy, has been awarded the BREEAM Excellent rating and the PENB A rating in the highest energy efficiency category.





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*„We are the first ever developer in Prague to build multi-story timber residential buildings. Only the foundations are made from concrete, while the rest is entirely wood. Wood is also used in the interior design,” says Josef Wiedermann, Managing Director of UBM Development Czechia. „We bring living with good energy to the market! Wood is a natural material that has a positive impact on mental health.”*

Timber Praha features a host of energy-saving technologies, such as heat pumps, geothermal energy, and photovoltaic panels. Windows are fitted with external

blinds. The apartments have underfloor heating that also serves for cooling in the summer. A Smart Home system controls heating and cooling, and measures energy consumption.







# living with good energy

*Wood helps reduce stress, blood pressure, and heart rate. It allows people to stay in touch with nature.*

Both adults and children alike enjoy the benefits of living in a timber building. Wooden dwellings provide a natural, healthy environment. Numerous studies confirm their positive impact on health and mental balance. Wood is a natural material with germicidal properties that maintains optimal humidity and a stable climate. People living in timber buildings generally have lower blood pressure, a lower heart rate, a stronger immune system, and they experience less stress. Likewise, staying in a wooden dwelling stimulates creativity and productivity.

healthy  
lifestyle





The load-bearing structure of Timber Praha is made from spruce, while the façade features larch panels. The surfaces of the dwellings' ceilings, hallways, and stairways is also made from wood. The basement level has a reinforced concrete load-bearing structure. Concrete was also used for the foundations and stairways in common areas.

Wood-based materials inside the buildings help reduce concentrations of harmful volatile organic substances, which may be as much as 10 times higher indoors than outdoors. Studies show

that wood-based materials are able to absorb at least 50% of such substances.

In general, timber buildings are much more ecological compared to concrete or steel buildings. Wood is a renewable and fully recyclable material that stands out thanks to its long useful life. Timber Praha is built from high-quality spruce and larch wood of Czech, Austrian, and German provenience. One of the advantages of modern buildings from cross-laminated timber (CLT) panels is the short construction time. The solid prefabricated panels feature high strength, stability and fire resistance, prevent thermal bridges,



have excellent humidity-regulating qualities, and improve construction accuracy and quality.

CO<sub>2</sub> reduction is the most important benefit of timber buildings. Trees capture carbon dioxide as they grow, and wood used as a building material acts as long-term carbon storage. As much as one ton is stored in one cubic meter. Likewise, wood processing has a minimal carbon footprint. Compared to traditional construction, Timber Praha reduces carbon dioxide emissions by as much as 60%.

The main advantage of these ecological buildings is their negligible carbon footprint.



CLT panel – cross-laminated timber, basic building material for timber structures.



# living of the future guaranteed appreciation



# advantages of timber buildings

## 1 **quality**

Wooden materials breathe and have a long useful life. Spruce and larch timber comes from Austria, Czechia, and Germany.

## 2 **healthy lifestyle**

Wood provides a natural setting, reduces stress, improves the mood, has germicidal properties, and maintains optimal air humidity.

## 3 **sustainability**

Timber Praha reduces CO<sub>2</sub> emissions by as much as 60% compared to traditional construction methods. Wood is a lasting, renewable natural material. The main advantage of the ecological buildings in Timber Praha is their negligible carbon footprint.

## 4 **energy self-sustainability**

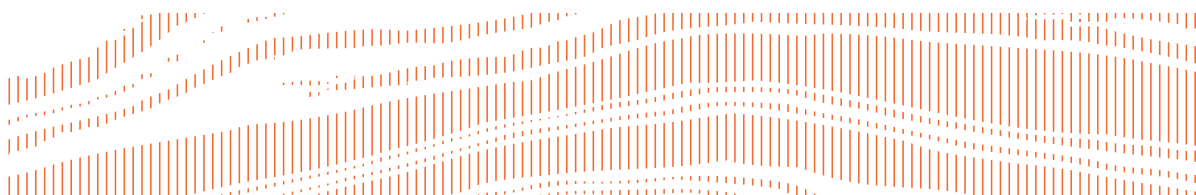
The buildings use heat pumps, photovoltaic panels, geothermal energy, smart technologies, and other features.

## 5 **low costs**

Timber Praha carries the highest Category PENB A building energy performance rating and a BREEAM Excellent ecological performance rating.

## 6 **future of living**

Timber buildings are the trend of the future. They represent sustainability and cost savings, and create a better interior climate.





*„Since the Green Deal was adopted, investments have been flowing into sustainable projects. Funds invested into environmentally sound buildings have grown significantly over the past five years. The value of these properties will increase substantially in the mid- and long-term outlook. Timber Praha is an ecological project not only because of its wooden construction, but also because of its energy-efficient features.“*

Alice Slámová  
Sales and Marketing Director





# sustainable and energy- efficient home

*Energy-efficient  
dwellings*

*PENB A  
high energy efficiency*

*BREEAM Excellent  
ecological rating*

Timber Praha features many energy saving technologies, such as heat pumps, geothermal energy, and photovoltaic panels. Windows are fitted with external blinds. Apartments have underfloor heating that also serves for cooling in the summer. A Smart Home system controls heating and cooling, and measures energy consumption.

PENB A  
BREEAM  
Excellent



## external blinds

controlled by the Smart Home system switch

## load-bearing interior walls

- plasterboard
- mineral insulation with cabling
- CLT panels
- mineral insulation with cabling
- plasterboard

## underfloor heating and cooling

Temperature control in each room separately by a room programmable thermostat – Smart Home system

## floor and ceiling

- floating wooden veneered flooring
- Mirelon insulation strip
- poured cement screed
- underfloor heating and cooling
- separation layer – sheets
- impact insulation
- loose dry infilling – gravel
- separation layer – sheets
- CLT face panels

## geothermal wells

primary energy source for heating/cooling the building with a ground-to-water heat pump





## photovoltaic panels

- use of electricity for common areas, including lighting, lift operation, etc.
- excess electricity is used to heat domestic hot water (DHW)

## Smart Home system

video intercom system control, heating and cooling control and energy metering

## larch wood floorboards

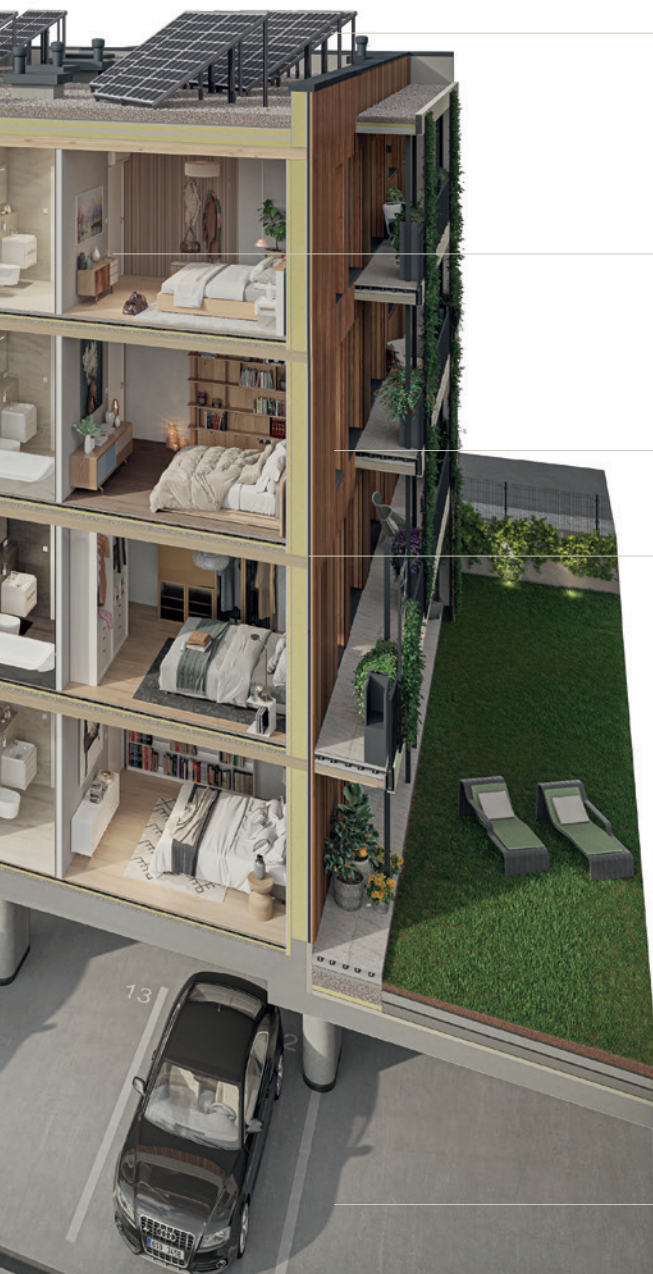
without surface treatment anchored stainless steel screws

## load-bearing perimeter walls

- larch wood floorboards without surface treatment
- grid made of spruce battens
- ventilated air gap
- RigiStabil board
- bearing structure KVH with mineral insulation
- plasterboard
- air gap
- sound thermal insulation with cabling
- plasterboard

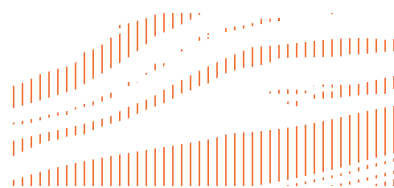
## parking spaces

for vehicles with internal combustion engines and electric vehicles







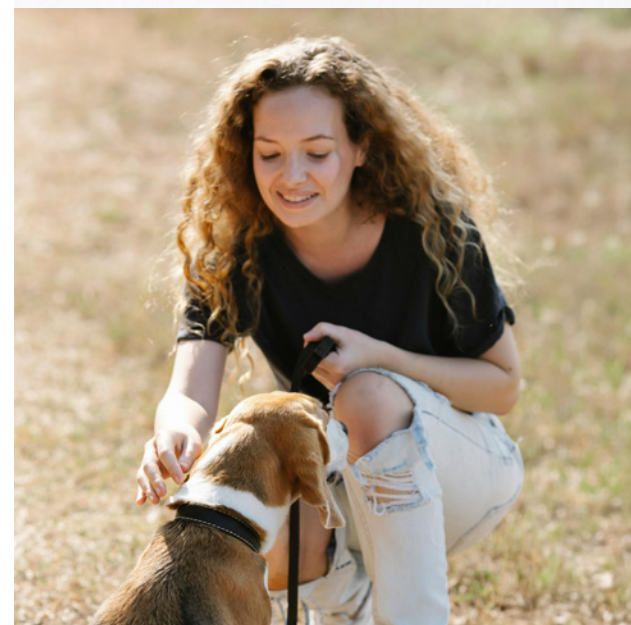


# located in the Arcus City complex

*Close to nature,  
within reach of  
downtown Prague*

Prague's new district on the border between Řeporyje and Stodůlky emanates a calm family atmosphere enhanced by gorgeous nature in the vicinity.

great  
locality

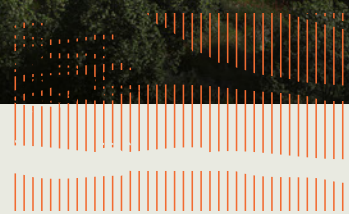


Timber Praha is located within Arcus City, a residential project in Prague's Řeporyje district, which provides an all-inclusive array of civic amenities, including schools, kindergartens, supermarkets, restaurants, health facilities, post office, and various shops. A bus stop is located in Arcus City, a few steps from the plaza. The bus goes directly to the Stodůlky and Luka Metro Stations to provide residents with a fast connection to downtown Prague (about 20 minutes).

The bus comes every 6-8 minutes during peak hours, every 15 minutes outside peak daytime hours, and every 20 minutes in the evening. The nearby Prokopské Valley, Dalejské Valley, and Řepora Biopark offer the perfect setting for a relaxing walk. Cycling paths and children's playgrounds are in the vicinity.







# Timber Praha

63

parking spaces

62

apartments

20

minutes to downtown Prague

1

minute to Stodůlky Metro Station







# UBM Development

150 years  
in business

*„Sustainability is an integral part of our corporate DNA. As regards both the certification and construction of timber buildings, we adhere to our motto – ‚green. smart. and more.‘ We specialize in developing sustainable, intelligent buildings with a sophisticated esthetic design.“*

Josef Wiedermann  
Managing Director

green.  
smart.  
and more.





We are a leading European developer of timber construction projects. Our strategy focuses on timber, green, and smart buildings in the metropolitan areas of Vienna, Munich, Frankfurt, and Prague.



Our focus on sustainability is evidenced by our EcoVadis Platinum rating and the Prime Status awarded by the ISS ESG rating agency.



With over 150 years in business, our projects range from acquisition, planning, and construction, to marketing and sales.



UBM shares are listed on the Prime Market of the Vienna Stock Exchange, the segment subject to the most stringent transparency requirements.



In 2023, UBM Development Czechia teamed up with Prodesi/Domesi, an architecture and construction firm specializing in timber buildings, to found the Sustainable Timber Construction Platform.



We build BREEAM-certified ecological residential buildings and LEED-certified smart offices.





A BREEAM ecological certificate guarantees the certified property to be an excellent investment that will appreciate and offer low operating costs over the long term.



In 2021, we completed a pilot project in Vienna that featured a building with a near-zero carbon footprint in the barany.7 residential complex.



In 2024, we are completing preparations for over 300,000 m<sup>2</sup> of timber buildings. More than half are in the office segment, while the rest are residential buildings.



The projects include Timber Pioneer, the first wooden office building in Frankfurt, with 17,600 m<sup>2</sup> of floor space, scheduled for completion in 2024.



Other examples are the Timber Factory, a multipurpose facility in Munich with over 50,000 m<sup>2</sup> of floor space, and Leopold Quartier in Vienna, the first city district with timber buildings, which will offer 76,000 m<sup>2</sup> of dwellings, offices, and shops.



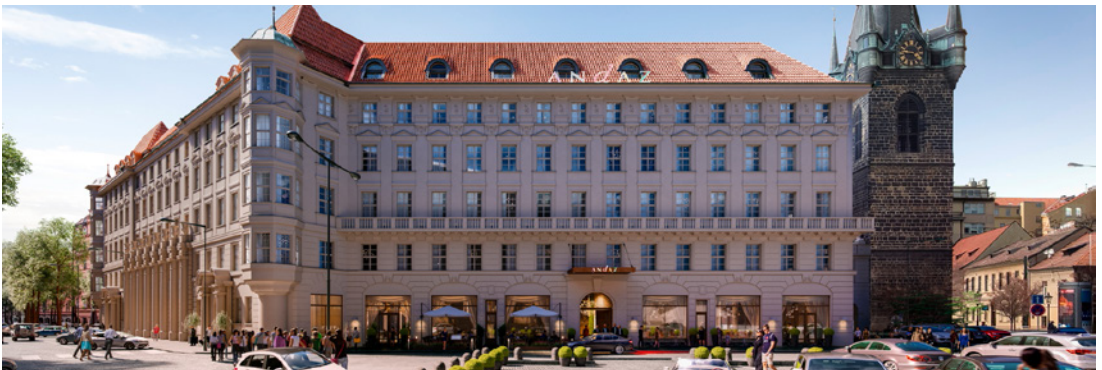
Elsewhere in Vienna, Timber Marina Tower, a 113-meters-high office building featuring hybrid timber construction and approximately 44,350 m<sup>2</sup> of gross floor space, will be built in the Handelskai District. With 32 floors and four underground levels, the building will be the world's highest timber skyscraper. Construction is scheduled to begin in the first quarter of 2025.



Arcus City  
[www.arcus-city.cz](http://www.arcus-city.cz)



Astrid Garden  
[www.astridgarden.cz](http://www.astridgarden.cz)



Hotel Andaz Prague  
[www.ubm-development.com/cs/projekty/sugar-palace-2](http://www.ubm-development.com/cs/projekty/sugar-palace-2)



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video of  
Timber Praha  
construction







