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PRESS RELEASE

July 3rd 2024

**CA Immo starts refurbishment of Danube House office building in Riverside Karlin, Prague**

* **The landmark building is being extensively renovated to high design standards that put people at the center.**
* **Focus on new services, highest tenant comfort and energy efficiency.**
* **Construction is set to begin in Q4 2024, with the completion of the New Danube House expected at the beginning of 2026. Full operations will commence in Q1 2026.**

**Danube House is a landmark office building located in Riverside Karlin, a green recreation area and campus of five prime office buildings in the heart of Karlin, anchored by prime international occupiers from tech, start up, legal, and banking industries. In 20 years of successful operation, Danube House has been both domestically and internationally known due to the high quality and unobstructed visibility. It is now undergoing comprehensive refurbishment to position for many more years of performance with highly innovative and future-proof office space in one of Prague´s most attractive business locations.**

The New Danube House will offer 22,500 sqm of leasable area, predominantly for offices. It will combine the advantages of the prominent, green recreation and entertainment area next to the Vltava river with the design, functionality and services of a modern premium office environment at the highest level.

**Vaclav Jonas, Managing Director at CA Immo in Czech Republic**, stated: „We recognize the growing demand for first class office spaces that promote work-life-balance and offer best-in-class design and comfort of tenants. That´s why we aim to make Danube House the epitome of modern office environments within Riverside Karlin. This new building is designed to inspire new ideas, foster knowledge exchange, and support innovative working methods. The building opens up to the river and the surrounding green spaces through a variety of open spaces like balconies, winter gardens and roof terraces. In short: This will be a healthy and sustainable workspace where people love to work.”

**The most important features of the New Danube House will be:**

* **Facade Replacement:** The iconic stone facade will be replaced with a new terracotta facade designed by the renowned Bogle Architects, led by Luigi Simione. This will enhance the building's unique shape and volume, making it more open, accessible, and friendly.
* **Atrium and Common Areas Activation:** The atrium will become the living heart of the building with floating platforms serving as meeting spaces, lounges, study rooms, auditoriums, a climbing wall and exercise areas. It will feature two private suspended meeting rooms with panoramic river views, a shared meeting room, and a large winter garden on the second floor.
* **Sustainability Solutions:** Integration of energy-efficient and renewable heating and cooling sources (heat pumps), advanced waste recycling, and targeting LEED Platinum certification and Energy Performance Certificate (EPC) B. Like all CA Immo properties, Danube House will be 100% powered by renewable electricity.
* **Technology Upgrades:** Implementation of smart features such as intelligent access control, smart LED lighting with sensors, CO₂ monitoring, new elevators and a smart app with community features.
* **New Services and attractive Outdoor Spaces:** Balconies, winter gardens and roof terraces will open the building to the outside and will create – in combination with interactive art installations – a healthy and inspiring workspace. Modern facilities for cyclists and athletes, a representative main entrance with a new panoramic elevator and staircase to the parking, and an ultimate arrival experience round off the range.

**Riverside Karlin office campus – where people love to work**

The office campus comrises five office buildings, Danube House, Nile House, Amazon Court, Mississippi House and Missouri Park – and has just been completed by a newly created park, which opens the entire area to the general public. It is accessible not only from Karlín, but also from Holešovice, thanks to the newly commissioned pedestrian bridge with the already popular nickname HolKa. Cyclists can even come here directly from the city center on the backbone cycle path A2. Since the opening of the park, this attractive place along the Vltava River has become a sought-after part of the city, where people go not only to work, but also to relax, play sports and have fun. The area offers cafés, restaurants, a wine bar with a gourmet shop and the River Rink for skaters in winter and dancers or football players in summer.

<https://www.danubehouse.cz/>

[www.riversidekarlin.cz](https://riversidekarlin.cz/)

***About CA Immo***

CA Immo is an investor, manager and developer specializing in large, modern office properties in the metropolitan cities of Germany, Austria and Central Europe. The company covers a deep value chain in commercial real estate and has a high level of in-house construction expertise. Founded in 1987, CA Immo is listed on the ATX of the Vienna Stock Exchange and has real estate assets of around €5.6bn in Germany (67%), Austria (6%) and CEE (27%).

**For further questions please contact:**

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