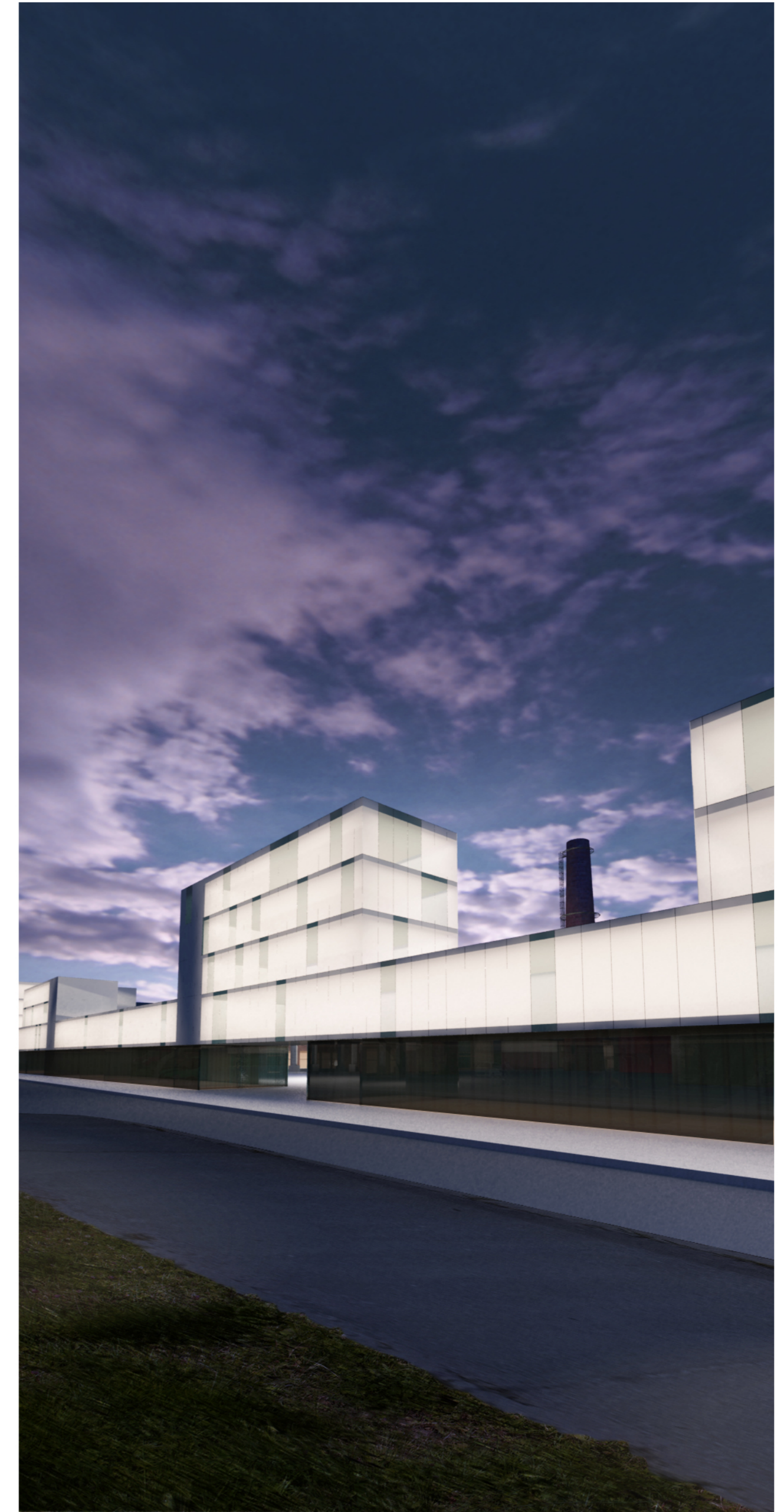
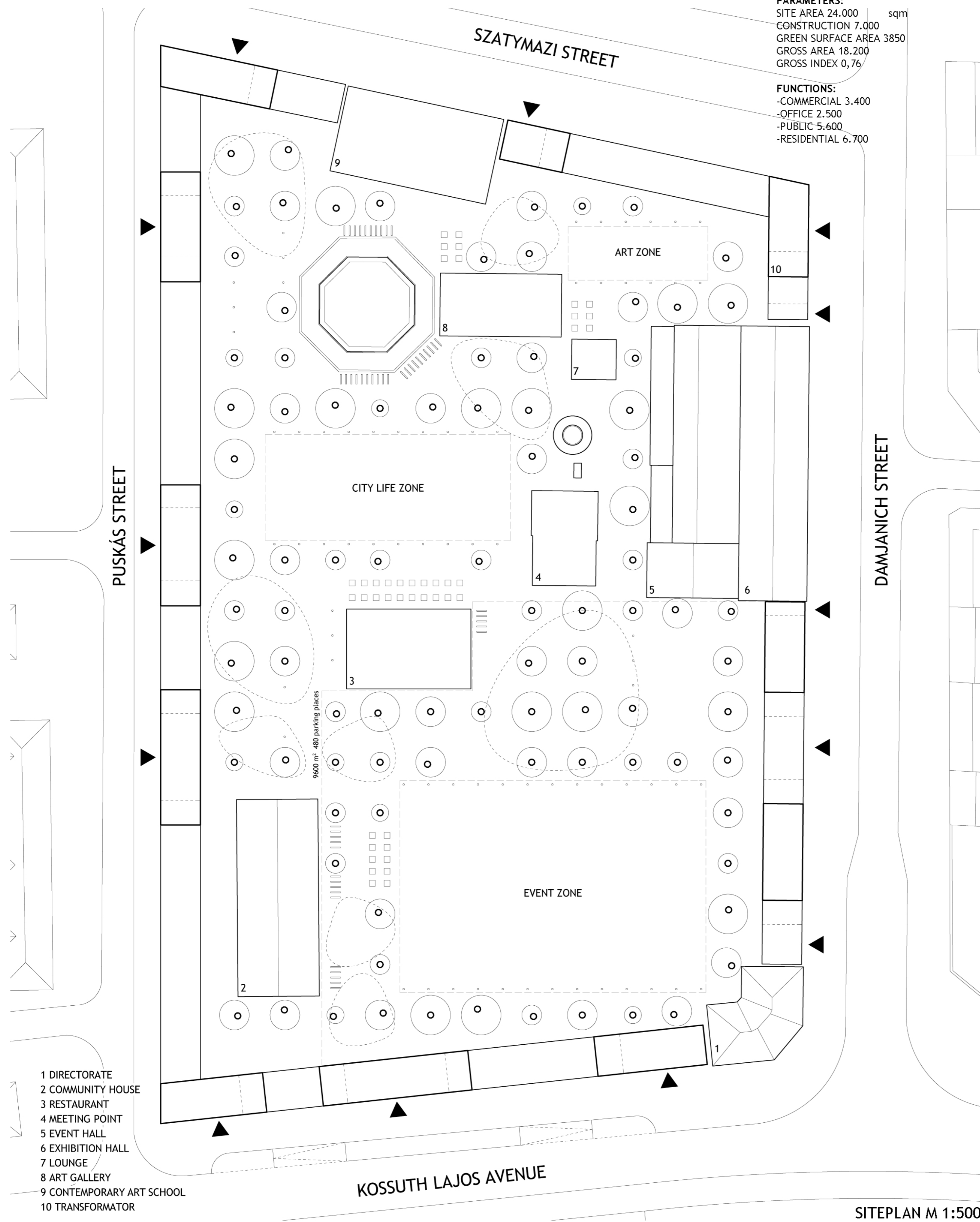


ELEVATION KOSSUTH STREET M 1:250

VIEW FROM PUSKÁS STREET



In the aspect of so called green architecture it is proven that compact building shapes are the most efficient forms. These shapes has the least primary and secondary energy needs. On the other hand buildings increasingly have to use natural sources in their local surroundings.

For the purpose of effective energy consumption decrease we need deep and mature ideas and decisions /like green systems/ from designers, specialists and investors. Like optimized facade layering system can support protection against natural elements like harmful sun, but can use the advantages of them as atmospheric flows for necessary air conditions.

By today we know that innovative glass structures created for optimized sunshine usage can decrease the energy consumption of the house even by 40 %. In the case of an office block it means the companies in offices can increase their profit by 5-30 %. The union of well-designed building shape, static properties and harmonized innovative HVAC the costs of the project is also decreaseable.

In connection with significant investments like the Démász - city center project the conception of creating office and retail zones has been changed in the past few years. In the context of rentable spaces on the market the investments with environmental assessment rating have the leading role. These assessments have green technology approach in their ratings between projects which give clear compares for prospective owners and occupants what is the most economic choice for them. Furthermore they help to create a more sustainable environment for us. It must be an indispensable point of view at a start of a new investment. According to hungarian office and retail market experience the buildings with ratings mentioned above are fully taken, while well-known centers without them are struggling to get long-term contracts. Setting down these assessments into regulations is under editing in the European Union. Rating aspects are: site planning, energy use, material use, indoor environmental quality, water management. City blocks can also be certified. The extra costs of all these green systems are 2,5 - 5 % of the whole project expenses.

SITEPLAN M 1:500

ENTRANCE ON PUSKÁS STREET

