

SAVILLS

Building & Project Consultancy



savills

Introduction

Bespoke specialist solutions on all technical aspects of acquisitions, development, ownership, occupation and disposal.

We provide construction consultancy and project management services for investors and occupiers across various real estate sectors in Central Europe.

Our specialized building and project consultancy service offers tailored solutions for every technical aspect of property acquisitions, development, ownership, occupation, and disposal of property assets.

We serve a diverse clientele, including investors, developers, and occupiers, with a steadfast commitment to providing reliable, proactive, and value-enhancing advice.

Our work entails guidance on a range of issues, including technical due diligence, project management, development services, value engineering, and planned preventative maintenance programmes.

Our project managers bring broad property experience and sector-specific knowledge to bear on every instruction, supported by the comprehensive research, expertise and resources of the Savills network.



Jan Jurčiček

Head of Building & Project Consultancy

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We would like to thank the Savills team for delivering yet another TDD as part of our longstanding collaboration, and for providing a comprehensive assessment of the property's technical condition. This includes cash flow modelling throughout our investment horizon and evaluating the medium to long-term durability of key technologies, as well as the structural and technical components of the asset.

Matěj Král

HEAD OF INVESTMENT, UPVEST

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Project management

Every client is different and every project unique. Great project management achieves your specific project goals, secures capital objectives and mitigates risk.

Our project management approach, as an independent consultancy, is designed to secure the best cost and quality for our clients, through customized solutions. This typically involves the engagement of independent architects, designers, general contractor and furniture supplier (based on the project scope). Benefiting from our wide market knowledge, we offer the pre-qualification of partners for tendering to ensure the best match for each specific project.

Our experts manage property projects throughout their entire life cycle, from strategic planning to completion. We believe that project success hinges on creating value for our clients by identifying and seizing opportunities that deliver real and lasting benefits, particularly those extending beyond the project delivery phase.

We work for investors, developers, landlords, owner occupiers and tenants, managing the development, refurbishment or fit-out of property across the full range of sectors. Our work covers all aspects of project management, from developing the project brief, through the design, permitting, procurement, construction, commissioning and handover phases.

Our team of specialist project managers brings together expertise from both design and contracting backgrounds, as well as significant experience of working directly for developers and institutional investors. Accountability is maintained at director level, whilst advice remains impartial and independent. As a result, we find solutions for our clients which balance innovation, quality, flexibility and value for money.

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We chose Savills as our partner for the complete project management of our new office space. Looking back, it was one of the best decisions we made throughout the entire project. The team, led by Jan Jurčiček, not only managed subcontractors and suppliers but also helped us control costs, oversee deliveries, and track both extra work and deductive change orders. Overall, our collaboration with Savills was not only highly professional but also a truly pleasant experience.

ZDENĚK LÁŽEK
PARTNER AT VGD S.R.O.

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NOVÁ ČESKÁ MINCOVNA

LOCATION: Jablonec nad Nisou

SIZE: 7,000 sqm

CLIENT: Monetica a.s.

SERVICES: Project Management



ROHAN CITY

LOCATION: Prague

SIZE: 2,300 sqm

CLIENT: VGD s.r.o. (CLA Global)

SERVICES: Project Management



NILE HOUSE & DANUBE HOUSE

LOCATION: Prague

SIZE: 36,000 sqm

CLIENT: CA IMMO

SERVICES: Interior façade and Atrium
Elevator replacement



ROZTYLY PLAZA

LOCATION: Roztyly (Prague)

SIZE: 9,720 sqm

CLIENT: SCS Software s.r.o.

SERVICES: MEP supervisor and cost
control, tenant representation



MELANTRICH

LOCATION: Prague

SIZE: 11,240 sqm

CLIENT: REICO

SERVICES: Project management, Cost
management, Construction management



DEPARTMENT STORE KOTVA

LOCATION: Prague

SIZE: 40,000 sqm

CLIENT: PSN s.r.o.

SERVICES: Project Management

Technical due diligence

Detailed surveying of technical and construction issues while supporting informed decision-making. Before deciding on a property transaction, every client needs clear and objective technical advice.

Our technical due diligence team provides the insights needed to address technical and construction issues.

Our expertise reveals the true nature of a property and its assets, starting with a building survey, also including a cost assessment for remedy of defects and a CAPEX budget for potential future renewals. We also assess the permitting and design status, physical encroachments, flood risk and environmental issues, construction warranties and the status of operation and maintenance activities that are being provided.

This offers clarity for institutional investors, developers, private investors, corporate organisations, property companies, landlords, occupiers and public bodies alike.

Our dedicated and experienced team always includes a member with investor experience. This ensures that we go beyond producing a technical report by considering the implications of our findings for our clients' business. We provide clear commercial conclusions and recommendations and engage in negotiations to safeguard our clients' interests. This approach has established the Savills technical due diligence team as a market leader, known for offering reliable and precise commercial advice.

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Receiving dependable, clear and objective advice on technical and construction issues before making a property transaction like our recent acquisition of the City Empiria on Pankrác is crucial, especially in today's complex market conditions.

We turned to Savills to conduct the technical due diligence and provide us with transactional advisory because their relevant expertise and track record of achievement means their TDD team is recognised as one of the market leaders in this space.

ŠTĚPÁN SMRČKA

DEVELOPMENT DIRECTOR, PSN

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CHURCHILL SQUARE

LOCATION: Prague

SIZE: 30,100 sqm

CLIENT: Českomoravská Nemovitostní & Corporate Finance House Group

SERVICES: Technical Due Diligence



BRNO-LÍŠEŇ

LOCATION: Brno

SIZE: 9 properties
(total approx. 6,000 sqm)

CLIENT: City district of Brno-Líšeň

SERVICES: Technical Due Diligence



P3 PORTFOLIO

LOCATION: Prague, Žilina

SIZE: CZ: 17,000 sqm; SK: 28,100 sqm

CLIENT: P3 Logistic Parks

SERVICES: Technical Due Diligence



TWIN CITY, AUPARK HK, CBC I A II

LOCATION: Bratislava, Hradec Králové

SIZE: approx. 129,000 sqm

CLIENT: HB Reavis

SERVICES: Technical Due Diligence



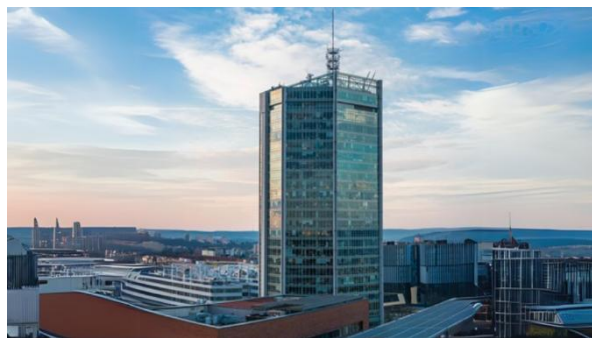
EASTGATE PARK PRAGUE

LOCATION: Prague

SIZE: 40,000 sqm

CLIENT: Hines Global Income Trust

SERVICES: Technical Due Diligence



CITY EMPIRIA

LOCATION: Prague

SIZE: 30,000 sqm

CLIENT: PSN s.r.o.

SERVICES: Technical Due Diligence

Development & bank monitoring

Advising and guiding property development investors across the Czech Republic & Slovakia.

We cover all property sectors, with specialists in commercial, industrial, retail, mixed-use, and strategic land projects. We serve the interests of landowners, property developers, institutional investment funds, and financing banks

We offer independent advice on technical and construction matters, ensuring our clients understand the risks and opportunities associated with developments. This helps them make fully informed decisions.

This specialisation involves:

1 Reviewing Design: Evaluating architectural and engineering plans to ensure they meet project requirements and standards.

2 Managing Budget and Timelines: Overseeing budgeted costs and timeframes to keep the project on track and within financial limits.

3 Drafting Development Agreements: Collaborating with lawyers to create and finalize agreements that define terms, responsibilities, and expectations.

4 Assessing Risks: Identifying and evaluating risks associated with development works and implementing mitigation strategies.

5 Conducting Site Inspections: Performing regular inspections to monitor progress and quality on-site.

6 Undertaking Design Reviews: Continuously assessing design aspects to ensure alignment with project goals and making necessary adjustments.

7 Approving Drawing Requests: Reviewing and approving drawing submissions from developers to ensure they meet required specifications.

8 Reviewing Legal Contracts: Analysing legal contracts to ensure they are comprehensive and protect client interests.

9 Client Communication: Keeping clients informed about problem resolution and opportunities throughout the development process.

Each project is led by experienced professionals who are experts in all aspects of commercial property transactions. With experience of working directly for developers and institutional investors, they ensure continuity and accountability from start to finish.



AUTOSALON LOUDA AUTO

LOCATION: Vrbová Lhota
SIZE: 40,000 sqm
CLIENT: Louda Auto
SERVICES: Project (bank) monitoring



LOGISTICKÁ HALA OKROUHLÁ-CHEB

LOCATION: Okrouhlá-Cheb
SIZE: 45,000 sqm
CLIENT: Accolade
SERVICES: Project (bank) monitoring



HAGIBOR R5

LOCATION: Prague
SIZE: 21,234 sqm
CLIENT: Upvest
SERVICES: Development monitoring



FAIRMONT INTERNATIONAL

LOCATION: Prague
SIZE: 40,000 sqm
CLIENT: R2G, Immorent, Erste Bank
SERVICES: Project monitoring of complete refurbishment of luxury hotel



PRAGUE MARRIOTT HOTEL

LOCATION: Prague
SIZE: 124 new keys
CLIENT: Inafy Estates s.r.o. & Česká spořitelna
SERVICES: Expansion and refurbishment of the existing prime location hotel



TULIPA KARLÍN

LOCATION: Prague
SIZE: 172 residential units, office and commercial space
CLIENT: AFI EUROPE
SERVICES: Bank Monitoring of development of multifunctional complex

Sustainable with Savills



1. We know the real estate best

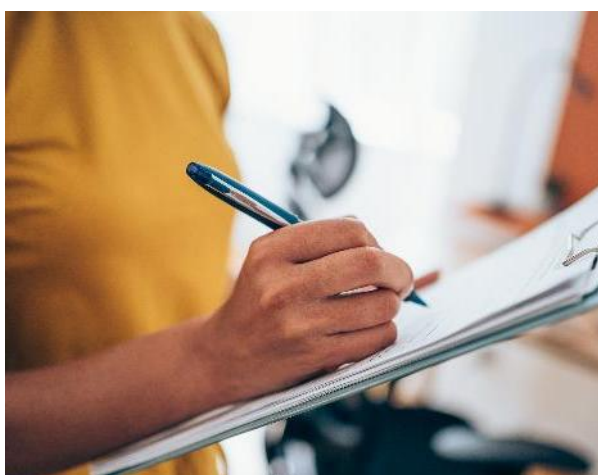
Savills was one of the first real estate agencies in CEE to open a business line dedicated entirely to ESG & Sustainability.

We have been recognized as a leading real estate **ESG advisor with Prime Property Prize award in 2023.**

2. We consult and implement

At Savills sustainability is not just a theory. We create ESG strategies for companies and their buildings and implement them.

We help our clients to be ESG compliant throughout their real estate journey; from transaction to fit-out and the process of property management.



3. We have track record to prove it

We walk the talk. We have started with implementation of our own ESG strategy for Savills, which was based on 9 Sustainable Development Goals. (SDGs).

Now, we have a proven track record of providing ESG consultancy for leading real estate investment funds, developers and tenants in CEE.

For more information about our ESG services, reference projects and Savills ESG strategy & policy, please see our ESG services brochure available online, by scanning the QR code



Selection of clients



Savills team



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Savills team



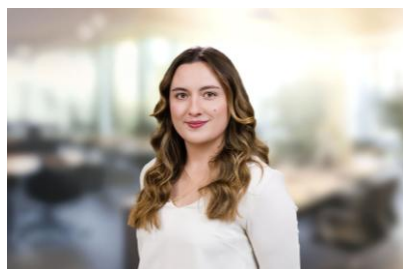
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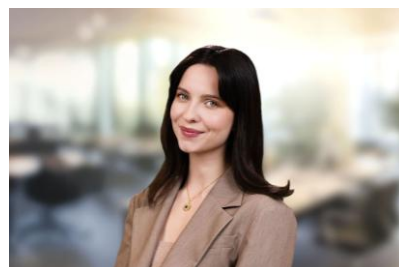
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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, is positioned within a solid yellow rectangular box in the top left corner of the image.

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