



This is

DARAMIS





This is
DARAMIS

4 300 RESIDENTIAL UNITS

7 500 RESIDENTS

44 RETAIL UNITS

2 000+ RESIDENTIAL UNITS WITHIN FIVE-YEAR PIPELINE



ABOUT US

AT DARAMIS, WE LIKE CHALLENGES. OUR PROFESSIONAL SCOPE THEREFORE COVERS A WIDE RANGE OF REAL ESTATE ACTIVITIES, WITH OUR PRIMARY FOCUS — THE DEVELOPMENT OF NEW HOMES. IN THE CZECH REPUBLIC AND BEYOND.

Furthermore, our portfolio includes commercial buildings and hospitality services. Thanks to our permanent search for great investment opportunities and first-class projects, Daramis and its activities became identified with outstanding quality service on the real estate market.

This is
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PROJECTS OVERVIEW



MARINA
ISLAND



PRAGUE
MARINA
NOVA



REZIDENCE
VOKOVICE II



ZELENÉ
MĚSTO
HEIGHTS



CONNECT
VRŠOVICE



LIFE
HOUSE



BAY 55



ESENS
LETNÁ

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COMPLETED	NO. OF UNITS

OUR ACTIVITIES

**WE ARE ALL ABOUT
THE QUALITY OF LIVING
AND LIFE ITSELF.
OUR PROJECTS ARE
A TESTIMONY TO OUR
UNWAVERING BELIEF
THAT ARCHITECTURAL
DESIGN AND THE
CAREFUL SELECTION
OF LOCATION ARE KEY
TO CREATING THE BEST
LIVING EXPERIENCES.**

As a real estate and investment company, we have successfully completed 30 projects with more than 4500 elegant apartments, respecting existing communities and creating new ones along the way. All of them share our belief in utmost quality and constant improvement. A refined approach to living. A refined approach to life.



*Because at Daramis,
rather than fulfilling
expectations, we always
strive to go the extra mile.*



DEVELOPING NEIGHBOURHOODS

This is
DARAMIS

This is **PRAGUE 7**

- 1 Marina Island
- 2 Prague Marina Nova
- 3 Marina Art
- 4 River Lofts
- 5 ESENS Letná

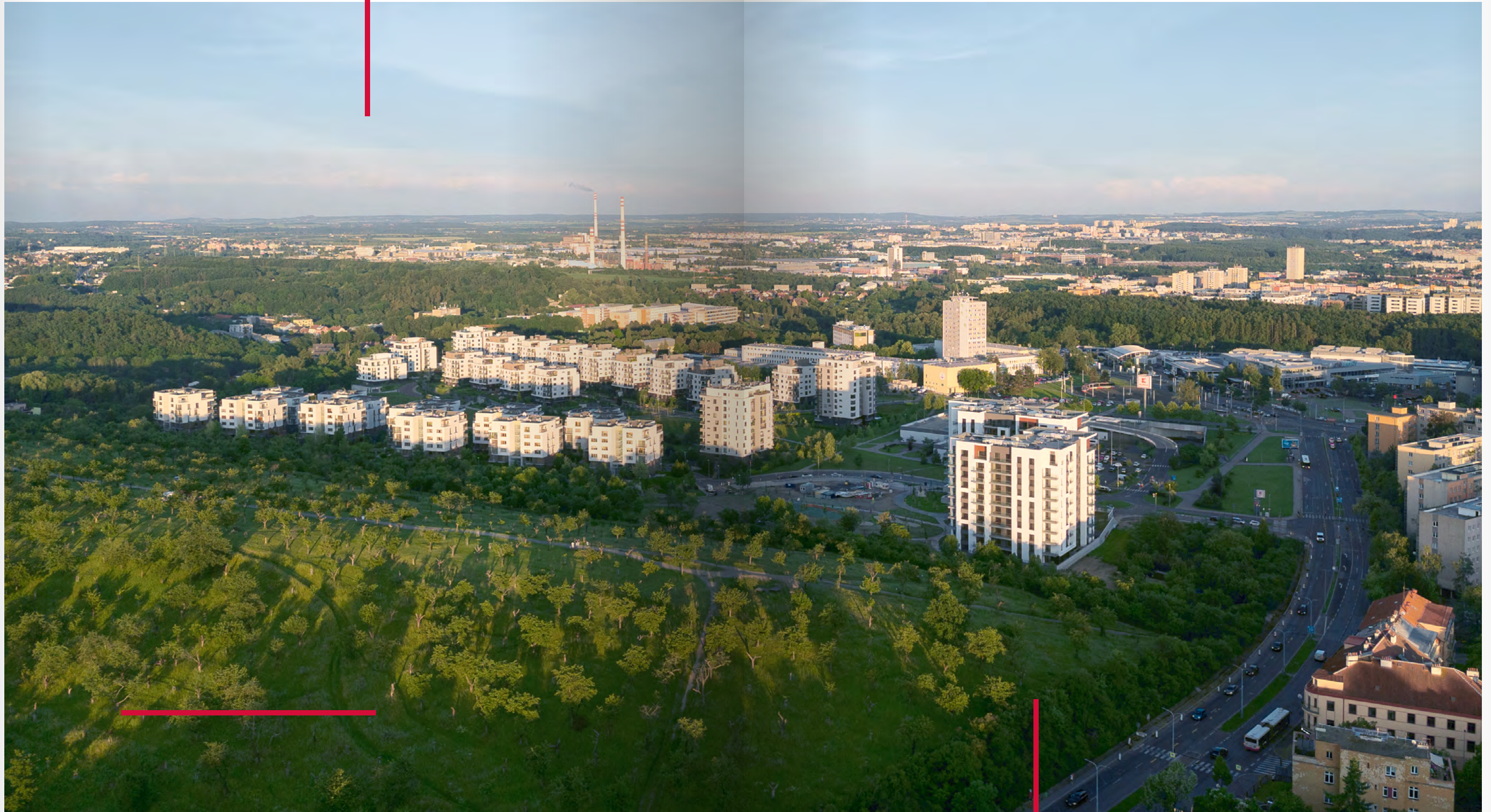
We are reviving Prague's Holešovice neighbourhood, famous for its youthful and trendy ambiance, by developing exceptional living spaces and promoting the area to attract businesses and residents. Our objective is to breathe new life and energy into the area, making it a desirable destination for both locals and tourists.



This is **PRAGUE 9**

Zelené Město, Prague 9

Through the four phases of the Green City project with more than one thousand apartments in Střížkov, we strive to create vibrant neighbourhoods in Prague 9. We strengthen relationships among residents by organising community gatherings and social events. A well-functioning Green City community is at the very heart of everything we do.





FLAGSHIP PROJECTS

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This is **ESENS LETNÁ**

*New generation
of urban living.*

*The perfect blend of
culture, convenience,
and community.*



A new kind of project is emerging in the heart of the
buzzing Letná district, ready to redefine the urban
living standards for a modern audience.



168 APARTMENTS
850 SQM COMMERCIAL & COMMON AREAS
URBAN TRENDY LOCALE
IN DEVELOPMENT

The ESENS project, situated between Stromovka park and the National Gallery, represents a unique fusion of modern city life with plenty of amenities planned for residents, great location and a young vibe.





With 168 stylish residential units specifically tailored to meet the needs of active city dwellers, ESENS Letná is set to become a highly coveted address.



DARAMIS
is
freedom

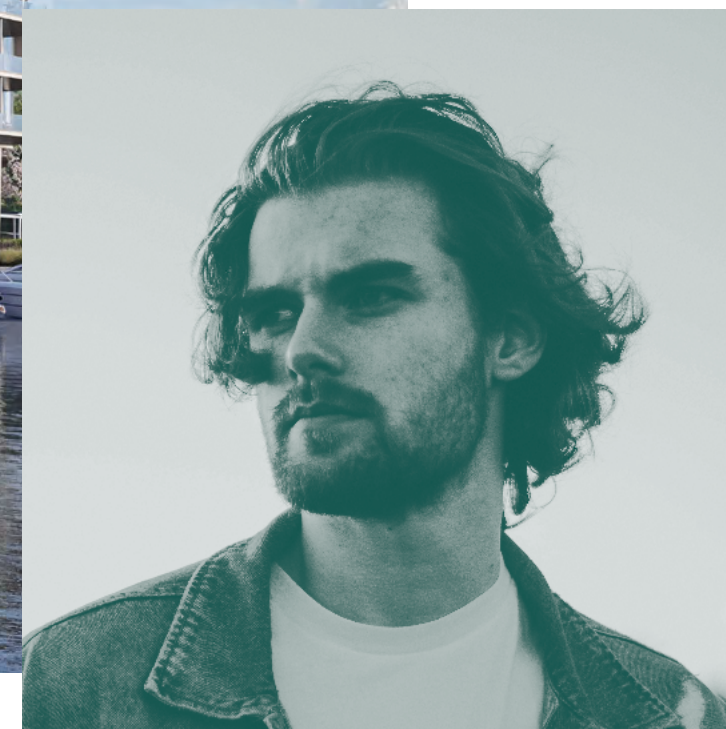
This is **BAY 55**

*Your private haven
in the heart
of Prague.*





APPROXIMATELY 116 APARTMENTS
EXTENSIVE RETAIL AND COMMUNITY SPACES
MODERN LIVING ON THE SMÍCHOV RIVERBANK



Our portfolio now includes one of the last remaining opportunities on the left bank of the Vltava. At this prestigious address, we envision modern residences that provide true privacy amidst the pulse of the metropolis.



A luxury residential complex bringing the very best in the market – with sweeping views of Vyšehrad and Prague Castle. Its refined design is set to elevate the standards of modern living in the Czech Republic.



Bay 55 offers a unique balance of exceptional services, premium amenities and refined design – all under one roof.

DARAMIS
is
ambition



This is **CONNECT VRŠOVICE**

*Comfort,
aesthetics,
functionality.*



319 RESIDENTIAL UNITS
9 BUILDINGS
5 COMMERCIAL SPACES
WITH AUTHENTIC CHARACTER

Right next to one of Prague's most vibrant districts, a remarkable residential project is emerging. On an area of almost 23,000 sqm, nine architecturally refined buildings create a unique space with over 300 apartments – from elegant studios to expansive four-bedroom homes.

Our vision is to merge refined modern comfort with the authentic spirit of one of Prague's most sought-after districts. Connect Vršovice is set to become an exceptional address for those who desire to be at the centre of life's vibrancy, surrounded by culture, fine dining and the unmistakable energy of the city – all while enjoying residential living of the highest calibre.

*Exquisite living
elevated to
perfection.*





*Private garage parking
and a storage unit
add comfort to
everyday living.*

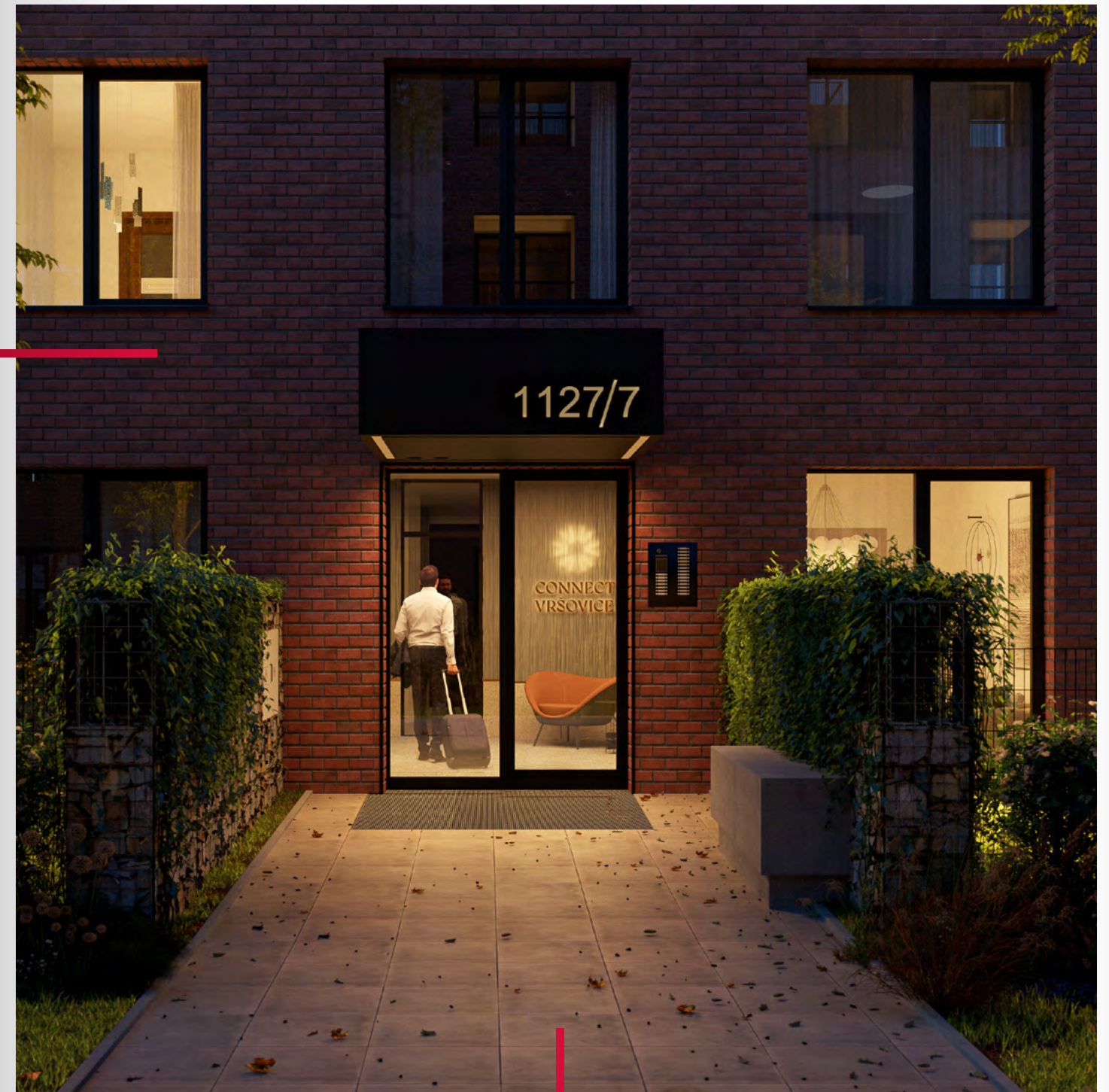


A perfect home for singles,
couples and families who value
excellent access to the city centre.



The stylish urban character is complemented by thoughtfully designed interiors. Standard features include wooden windows with integrated shading, large-format tiles, balconies and private gardens in ground floor apartments – refined details that enhance everyday living.

The project also includes commercial spaces, ideal for a café or bakery. It creates a calm place to live, naturally connected with its surroundings. The development is being realised in close collaboration with Neocity.



*Every detail reflects comfort
and serenity, offering the
perfect balance between
community life and privacy.*



DARAMIS
*is
connection*



This is **LIFE** **HOUSE**

*Living that goes
beyond the walls
of your apartment.*

347 RESIDENCES
3 SECTIONS
1 BUILDING
COMPLETION AND MOVE-IN
FROM 2028



One L1FE.
Live it good.



*For the young and ambitious,
seeking their own space.*

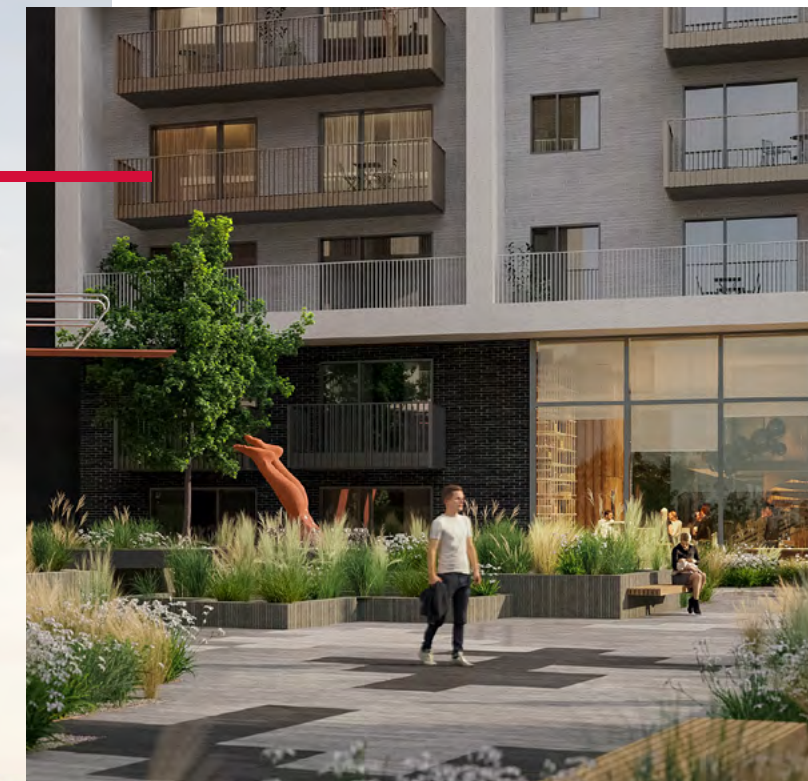
The philosophy of L1FE HOUSE is simple – we offer the new generation a home that unites comfort, style and functionality in perfect harmony.



L1FE HOUSE sets a new benchmark for city living. Modern apartments are complemented by a wide range of amenities that go beyond the ordinary. A fitness zone, coworking and lounge, a rooftop terrace with panoramic views, a game room and a laundry – all designed to elevate daily life.

*Smart living
is the future.
Live it today.*

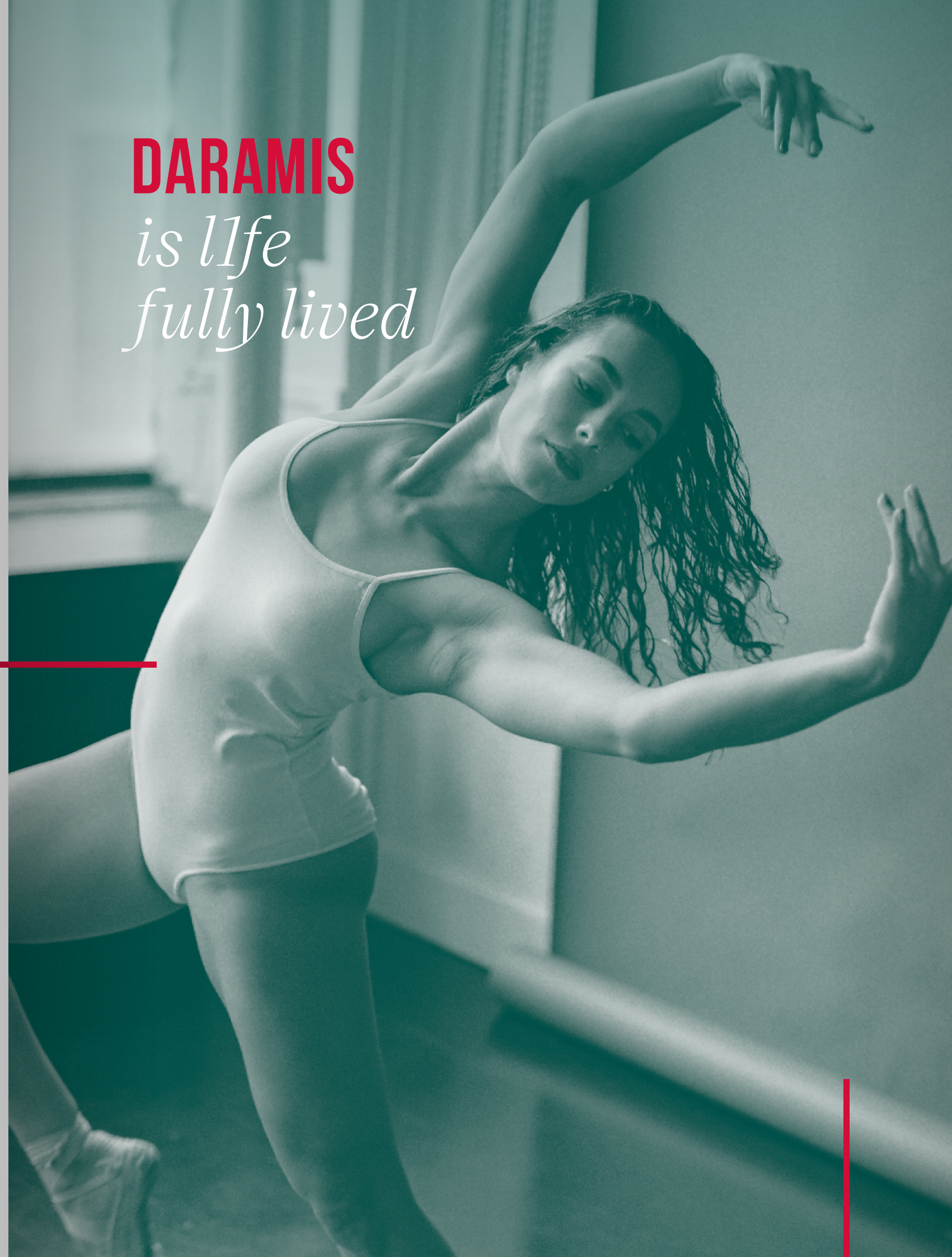




Tranquil living in Prague's Střížkov, perfectly connected to the city centre. Only 350 metres from Metro C and 16 minutes to Wenceslas Square – giving you less time in transit and more time for what truly matters.

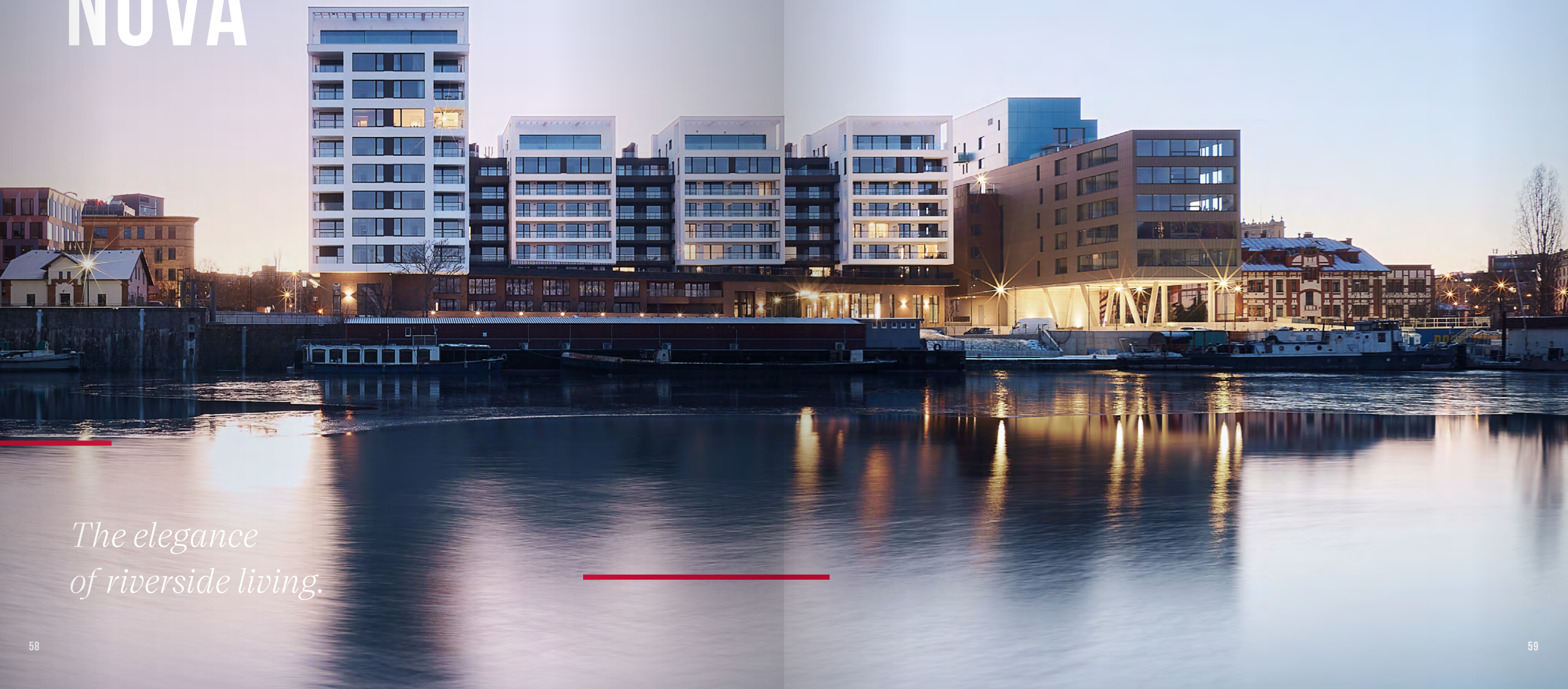


DARAMIS
*is life
 fully lived*



With intelligent design and refined details, L1FE HOUSE becomes a home where style and comfort meet in perfect balance without compromise.

This is **PRAGUE MARINA NOVA**



*The elegance
of riverside living.*



151 APARTMENTS
6 COMMERCIAL UNITS
PRIZED RIVER LOCALE
COMPLETED 2023

An unprecedented living experience in one of the trendiest neighbourhoods of Prague. The project effortlessly encapsulates the perfect calm of the river and urban, minimalistic architecture, as envisioned by architect Gal Karagula under the theme of "movement".

Prague Marina Nova presents several options of high-quality living even for the most demanding. Classic layouts of the comfortable floor apartments, original duplexes and luxury penthouses on the top floors with large terraces of 120 sqm all organically connect the entire interior space with the outside environment.



One of the most vibrant and dynamic neighbourhoods in the city.



Prague Marina Nova offers 151 new apartments with above-standard amenities. Top-caliber reception areas designed by Ynon Goren, founder of GoArchitects, truly stand out among Prague's best residential developments to date. The inclusion of a private communal garden and 6 commercial units within the project contribute to the attractiveness of the neighbourhood and overall convenience for the residents.

Prague Marina Nova is a project for those who value exclusivity, privacy, and a prestigious address. The project's penthouses are particularly attractive to individuals who value spacious, top-of-the-line accommodation with panoramic views of the city and the river.





Impressive terraces and close proximity to the water and nature give rise to possibilities for seamless indoor-outdoor living – an invaluable advantage for those who seek to enjoy outdoor activities and being inspired by their surroundings.



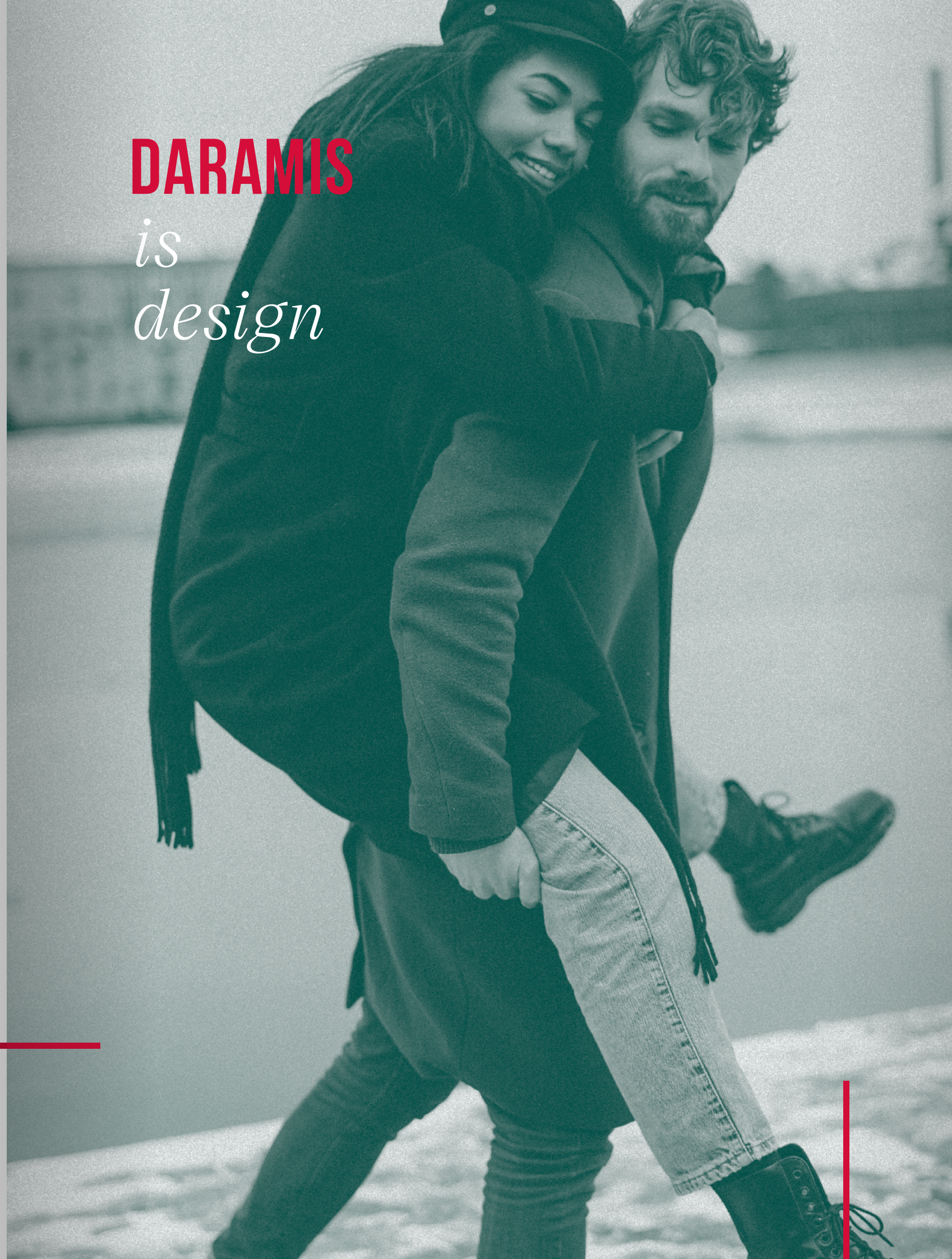
A generous entrance space that frames the transition from city to home.





The perfect calm of the river encompassing your life from now on. Experience the spirit of Prague Marina Nova, an elegant oasis in the immediate proximity of water on the banks of the Vltava river.

DARAMIS
is
design



This is ZELENÉ MĚSTO HEIGHTS

*Bringing nature
back into the city.*

*A project that brings
together quality, modern
living, and being one with
nature.*



Zelené Město Heights is more than just a residential development, it is a testament to our unwavering belief that good living should never come at the cost of compromising on space, modern design, or the joy of being truly close to nature.



232 APARTMENTS
2 COMMERCIAL UNITS
SURROUNDED BY NATURE
COMPLETED 2024

This project represents the fourth phase of our Zelené Město neighbourhood vision, which encompasses over 1000 units in total and is situated on the border of Prague 3 and Prague 9, making it easy to reach the city centre and perfect for large families or younger individuals alike.

*Allowing residents
to live healthy and
fulfilling lives.*



Offering a harmonious blend of contemporary architecture and surrounded by Tresnovka and Smetanka parks, Zelené Město Heights creates an idyllic haven for those seeking a peaceful yet upscale lifestyle.



The project offers 232 new apartments ranging in size from 34 to 100 sqm. Each of the stylish units has underfloor heating, central heat recovery ventilation, balconies with full glass railings, a cellar and its own parking space located on three underground floors.

DARAMIS
*is feeling
at home*

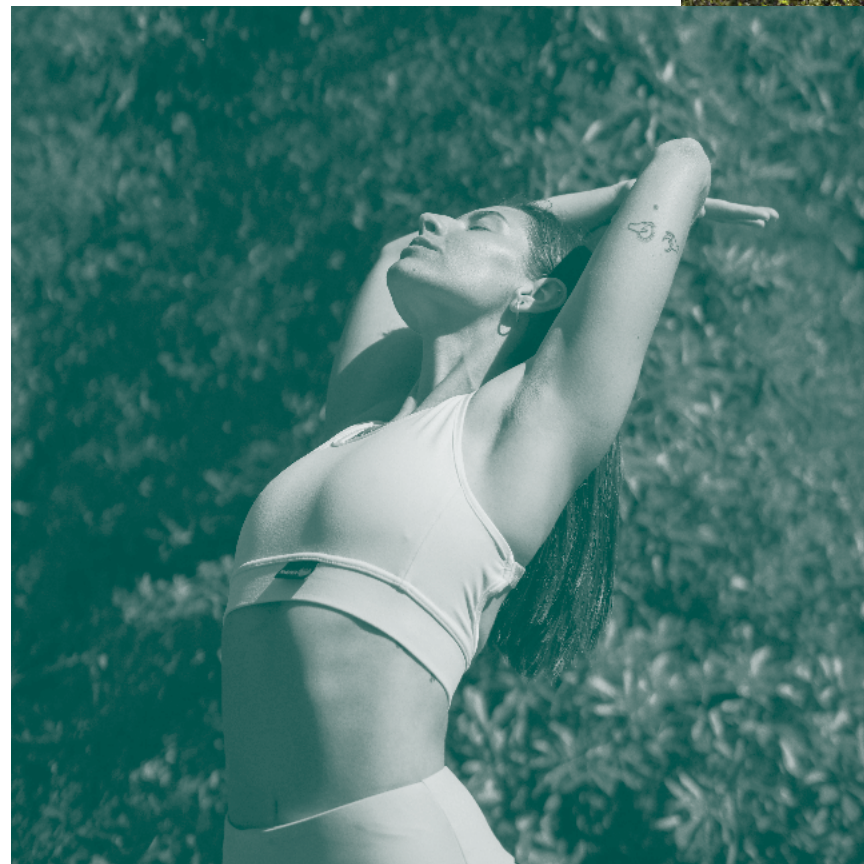




This is
**REZIDENCE
VOKOVICE II**

*A step away from
nature, the city
within reach.*

42 APARTMENTS
1 COMMERCIAL UNIT
1 MIN FROM ŠÁRKA PARK
COMPLETED 2023



Nestled alongside the breathtaking Šárka natural reserve, Residence Vokovice II is an ideal development for professionals and families seeking to enjoy the best of both worlds. With the metro just two minutes away, residents can quickly reach the city center, while also having the opportunity to appreciate the grandeur of one of Prague's most incredible natural spots.





DARAMIS
is
life-improving



Rezidence Vokovice II offers a total of 42 residential units, ranging in size from 35 to 103 sqm, each of them with a terrace or balcony, a parking space, and a private cellar. A comfortable urban lifestyle in a family-oriented neighbourhood with all the essentials conveniently just a stone's throw away from your doorstep.

This is
**MARINA
ISLAND**

*Where luxury
and the river
meet in harmony.*



QUALITY AND DESIGN AT THE FOREFRONT
5 BUILDINGS
343 RESIDENTIAL UNITS
SEAMLESS INDOOR-OUTDOOR LIVING

Situated on a serene peninsula, Marina Island and its surroundings enhance the sensation of peace and privacy, encapsulating the beauty of riverside living.





The project bears the distinctive atmosphere of Prague's Holešovice district, with many recreational and cultural opportunities, shops, restaurants, cafes and sport facilities in its immediate vicinity.

*Imagine your ideal
modern apartment.
Now imagine it by
the river.*



Throughout the entire development process, we spared no expense in creating a seamless unity between the breathtaking locale and the striking architectural design. From the carefully curated materials used in construction to the thoughtfully planned layout and design, every element was chosen with intention and purpose.



On the top floors, Marina Island's penthouses aim to exceed all expectations with 360-views of the marina, luxurious layouts, and unmatched possibilities for indoor-outdoor living.



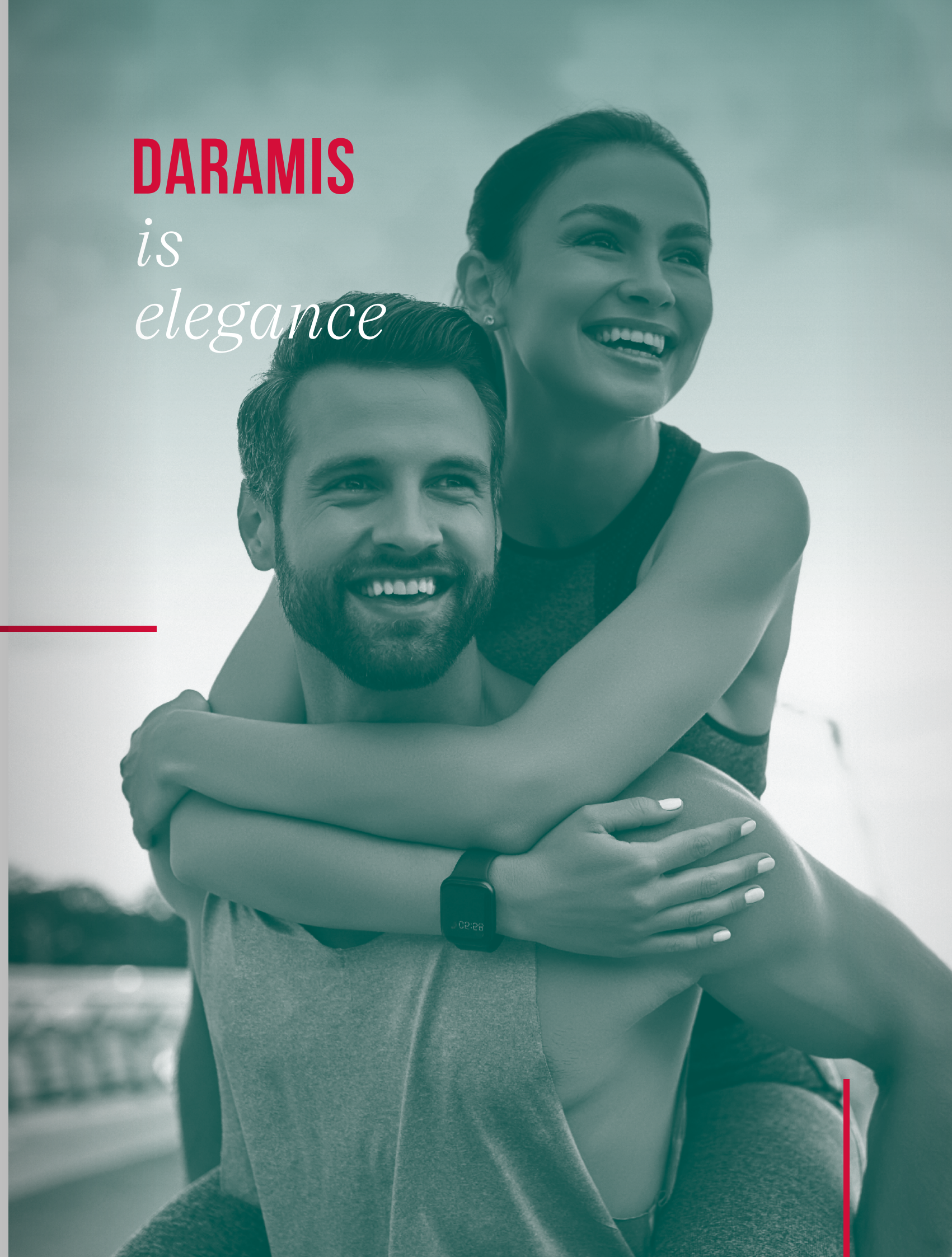


Spacious and elegant apartments that make up most of the project offer an idyllic solution for modern living, while townhouses situated on the ground floors resemble the feeling of living in a remarkable villa with private entrances via personal garages.



We tailored every unit and the amenities offered to make living in Marina Island an exceptional experience for both individuals and families alike.

DARAMIS
is
elegance



This is
**HOW TO
REACH US**



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EXPLORE MORE



All visuals are solely a creative representation of a possible solution for the final product and may be subject to change.

*This
is
home.*



This is
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