



BLOCK

System for premium wooden office buildings

NOVATOP 

Exceptionally economical **A**



NOVATOP BLOCK

System for premium wooden office buildings



NOVATOP BLOCK is a modular building system for administrative wooden buildings, allowing buildings to be flexibly assembled, modified, and expanded. It combines high-quality architecture, technical sophistication and user comfort. It provides investors with a complete solution without compromise – with full control over quality, costs, and environmental impact. It offers architects maximum creative freedom within an efficient and well-thought-out framework.

Why NOVATOP BLOCK?

Offices as an experience

Premium workspaces meeting even the most demanding expectations.

Wood as an emotion

The beauty, texture and scent of wood appeals to all senses and brings an unique emotional experience.

Complete service as a guarantee

Complete professional care from initial consultation to implementation.

BLOCK as a strategy

It provides investors with a comprehensive solution without compromise – with full control over quality, costs, and environmental impact. It gives architects creative freedom to design attractive, lively, and flexible environments.



Wood as an emotion

Its beauty, distinctive scent, and pleasantly warm touch appeals to all our senses and provides an unique emotional experience.

NOVATOP BLOCK leaves the wood visual to the maximum extent possible in the interior, creating a visually attractive, healthy, and harmonious space.

Offices as an experience

NOVATOP BLOCK provides architects with the creative freedom to design premium environments – with the certainty of an efficient and well-thought-out framework.

It allows scaling from smaller buildings to large-scale urban projects.

Architecture

Wood plays a key role not only in terms of construction, but also in the atmosphere of the interior. The generously visual wooden surfaces and elements bring natural beauty, texture, and a characteristic scent to the space, making it a pleasant place to work, think, and breathe. All ventilation ducts are cleverly integrated into the structure, allowing the clean and harmonious design to stand out.

Layout solution

Depth of the wing of 7.1 m

- > enables comfortable and easily integrated layouts

Width of the module of 8.1 m

- > offers a wide range of interior layout options
- > 3 parking spaces for each module

Flexibility of use

- > offices of various sizes
- > meeting, conference, and event premises
- > wellness and fitness zones
- > experiential gastronomy
- > relaxation areas
- > game rooms



Example from the practice

BUDEX HUB – architecture redefining the working environment

"We see the transfer to the new offices as a great benefit. The design and innovative approach to sustainability correspond to the values of a modern working environment and the investor's vision. Most of all, our people appreciate the natural character and aesthetics of wood, which give the interior warmth and coziness. Large windows providing natural lighting, combined with wooden elements, have a positive effect on mood and productivity. The air quality in the building, supported by the use of wood and effective ventilation, contributes significantly to the overall comfort of the working environment," says Adéla Kubíková, facility manager at BudexHUB.



BLOCK as a strategy

Premium wooden architecture as a strategic asset that brings value, sustainability and competitive advantage. It guarantees investors a comprehensive solution without compromise – with full control over quality, costs, and environmental impact.

Premium rental environment

- > Premium segment – eco-friendly offices are the most sought after on the market.
- > Representative image – strengthens the image of tenants and the trust of business partners.
- > Long-term stability – loyal tenants, lower turnover, and above-average occupancy.
- > Above-average rent – the quality and attractiveness of the property guarantee a premium yield.
- > Top-class architecture – aesthetically exceptional and healthy workspaces.
- > Maximum flexibility – spaces ready to be adapted to individual needs.
- > Lower operating costs – exceptionally economical Type A building.

Higher appreciation

- > Strong investor position – attractiveness on the real estate market.
- > Higher yields – green buildings generate above-average rents.
- > Higher value – sales prices exceed those of standard commercial properties.
- > Maximum ROI – unique architecture, top environmental parameters and high quality guarantee long-term value growth.
- > Marketing value – a compelling story that resonates with the media, clients and the public.

According to a study by global real estate company CBRE, 32% of European investors are willing to pay a premium price for ESG-friendly assets. Other European studies report an average rent increase of 8% and property value growth of 14–16%. According to CBRE, certified "green" offices in Europe achieve on average 6% higher rents than non-certified ones. (Source: CBRE RESEARCH, perenews.co, sciencedirect.com)

Benefits for the public sector

- > Fulfilment of climate commitments – support for decarbonization goals and emission reduction.
- > ESG and sustainability – buildings comply with environmental and social principles.
- > Subsidy synergies – available programs reduce investment costs for municipalities and regions.
- > Representative character – a symbol of innovation and responsibility.
- > Lower operating costs – long-term savings.
- > Inspiration for the community – an example of modern and sustainable management.

Environmental and subsidy benefits

- > ESG criteria – wooden buildings meet the principles of sustainability, ethics, and social responsibility.
- > Low carbon footprint – wooden buildings significantly reduce emissions during construction and operation and improve the ESG scoring of investors and tenants.
- > Subsidy opportunities – projects can benefit from the OP TAK, IROP, NZÚ programmes for public buildings or the Modernisation Fund.



Example from the practice

BUDEX HUB – the Administrative Wooden Building of the Future

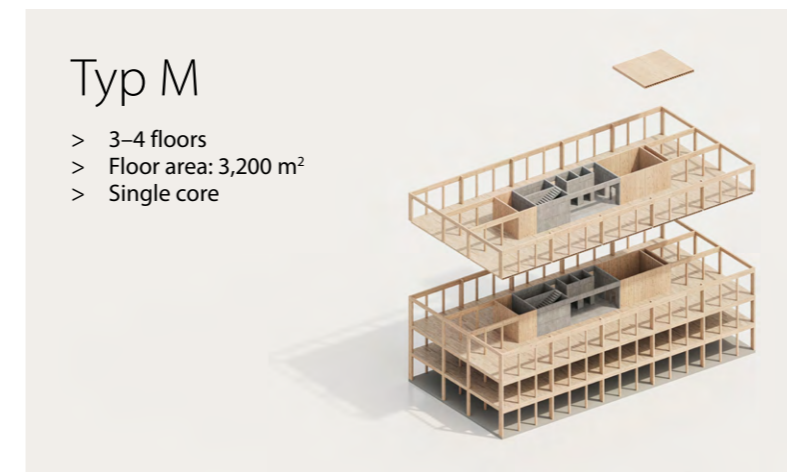
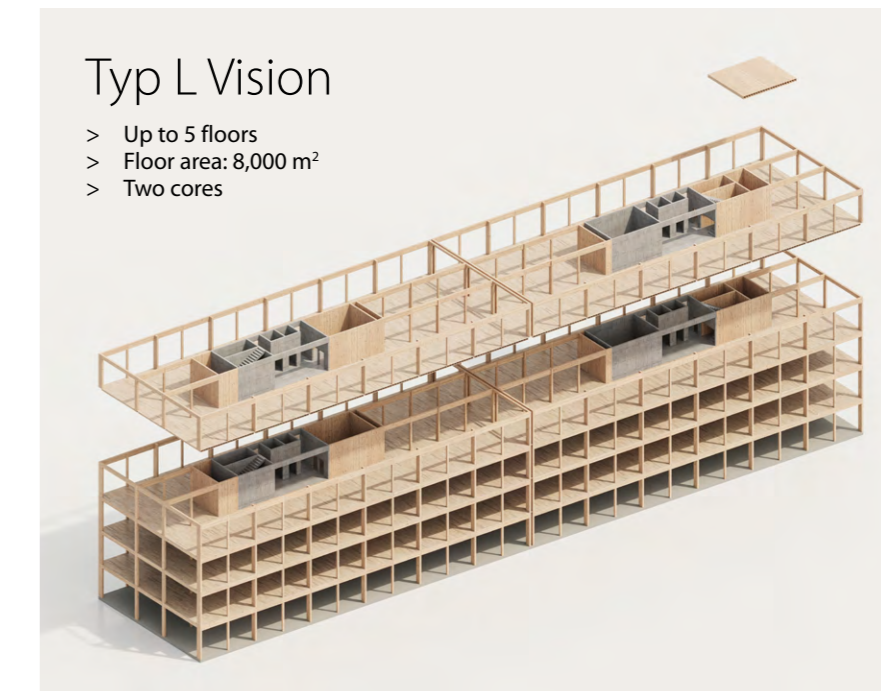
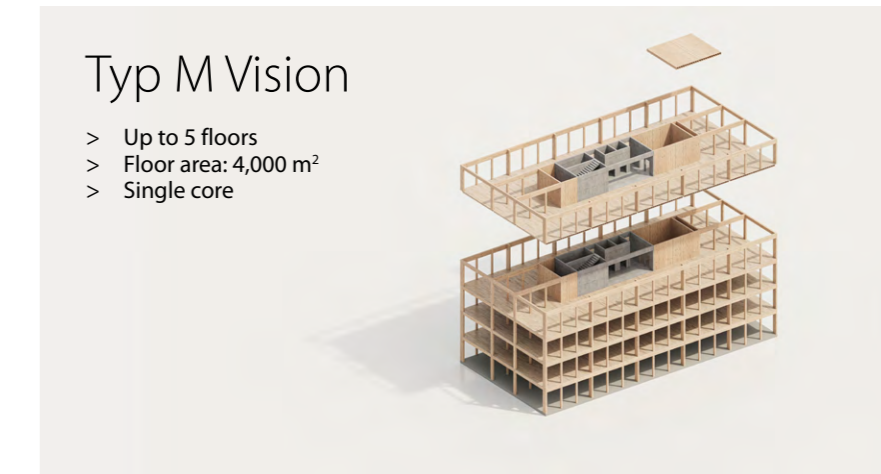
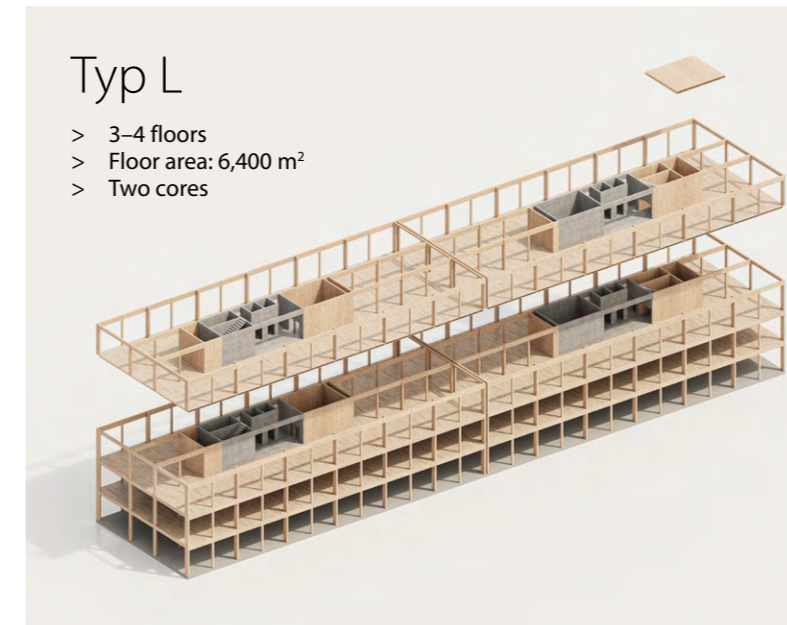
"It makes more economic sense to invest in our own facilities. As we are not only an administrative but also a development and manufacturing company, it is very important for us to invest in facilities that enable and streamline this coexistence. We want to be a magnet for creative people and partners who care about the future in the areas of healthy food production, AI robotics, renewable resources, and energy trading," say Pavel Schwarz Jr. and Pavel Schwarz Sr., owners and investors of the BUDEX group, in unison.

Modularity

The basic module measuring 8.1 x 7.1 m is optimized for both office use and underground parking with space for three cars.

NOVATOP BLOCK offers exceptional flexibility in the layout of buildings and enables scaling from smaller buildings to large urban projects. The modular concept of the system allows individual buildings to be easily combined, connected, and adapted to the conditions of the site and broader urban plans.

The uniqueness of the system also allows the possibility of gradual development and expansion over time. NOVATOP can provide structural solutions for superstructures, extensions, and specific elements that conventional systems do not offer. It thus provides architects with a timeless tool for designing projects that are lively, changeable, and sustainable in the long term.



10 reasons to choose NOVATOP BLOCK

- 1 / Offices as an experience
- 2 / Wood as an emotion
- 3 / Cutting-edge architecture
- 4 / Optimized technical concept
- 5 / Team of top experts
- 6 / Premium rental environment
- 7 / Strategic asset
- 8 / Modularity and flexibility
- 9 / ESG and sustainability
- 10 / Complete service



The following participants contributed to the project:

Renowned Czech experts and NOVATOP, a family business with strong manufacturing facilities and extensive experience in the most advanced construction markets.

Studio Perspektiv, s.r.o. – architectural design

ARCHaPLAN s. r. o. – fire safety layout

A2 Timber s.r.o. – statics and design of wooden structures

NOVATOP (AGROP NOVA a.s.) – system coordination and design of wooden structures

"With the NOVATOP BLOCK project, we are opening a new era of office architecture. We rely on more than 35 years of experience in the production of large-format wood panels and know-how built in cooperation with top experts from Switzerland."

NOVATOP BLOCK combines architectural freedom, the highest European standards and sustainability into a unique complete service that allows developers to implement projects with high prestige. It represents a major milestone for us—a solid foundation for further innovation and a new direction in sustainable construction."

Radek Oslizlo (CTO)

AGROP NOVA a.s. (NOVATOP)

Ptenský Dvorek 99, 798 43 Ptení

E: radek.oslizlo@agrop.cz

M: +420 724 532 938

NOVATOP

