

UDI Group is set to launch the construction and sale of the SIDE Smíchov Living project

Prague, 11 May 2026 – UDI Group, an international property development group, has been granted the building permit for Building B of its flagship project in Prague's Smíchov district. The project, previously known by the working title Vltava Meadows, is now entering the implementation phase under its new official name, SIDE Smíchov Living. The building permit allows the construction and sale of flats in the first of the project's three planned buildings to begin.

A new, modern neighbourhood comprising approximately 1,200 flats, complemented by shops, amenities and public green spaces, will gradually be developed on the site of a former brownfield between Strakonická and Nádražní Streets. The total investment will amount to almost 6 billion Czech crowns.

The SIDE Smíchov Living project has been developed based on an architectural design by CMC ARCHITECTS, led by David Richard Chisholm. The urban design features open public spaces, abundant greenery and buildings of varying heights, ensuring that a significant proportion of the flats will enjoy views of the Vltava River and the skyline of Vyšehrad or Pankrác. The architectural and urban planning aspects of the project were contributed to by the UPSTRUCTURE studio. The complete visual identity and marketing strategy of the project were developed by the Menhart agency, led by Michal Franc.

"We have long regarded the SIDE Smíchov Living project as one of the most important in our Czech portfolio. Following an arduous eleven-year approval process, we are now entering the phase of actually building the flats and putting them up for sale. This previously undeveloped area will be transformed into a vibrant part of Smíchov, offering attractive housing as well as high-quality public spaces," says Tomáš Kaluš, UDI Group's Director for the Czech Republic.

"We designed the project as a city within a city, one that builds on Smíchov's industrial history whilst creating a new identity for this riverside location. Our aim was to create timeless architecture rooted in the context of the city and the hustle and bustle of everyday life," adds David Richard Chisholm, lead architect on the project and a member of CMC ARCHITECTS.

The complex will offer a varied mix of mainly small and medium-sized flats, suitable for both investment and owner-occupation. The ground floors will house retail and service spaces that will support vibrant urban life and an active streetscape. The project will include premises for community activities and a spacious green courtyard open to residents as well as the local public.

PRESS RELEASE

The SIDE Smíchov Living project is one of the UDI Group's most significant investments. The total gross floor area of the complex is almost 58,000 m², and the project is divided into three phases. The first of these is scheduled for completion at the turn of 2028 and 2029. Pre-sales of the first flats will begin in early May this year.

The regeneration of this area will provide Smíchov with a new urban environment featuring high-quality architecture, excellent transport links and a wide range of public amenities – values that have long been among the UDI Group's key priorities when developing sites that present significant urban planning challenges.

Find out more about the project and the flats on offer: www.side.smichov.living

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Note for editors

UDI Group

UDI Group is a Czech property development company with over 30 years' experience and an international presence. In addition to the Czech Republic, it operates in Poland, Hungary, Serbia, Costa Rica and Panama, carrying out projects primarily in the fields of residential, logistics and commercial development. The total value of projects in the pipeline and those already underway exceeds 60 billion Czech crowns.

More at: www.urban-developers.com