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# Residence Drdla

## Žďár nad Sázavou, Czech Republic

Residence Drdla sets a new benchmark for affordable housing with a low carbon footprint in the Czech town of Žďár nad Sázavou. The property provides 34 fully furnished rental apartments designed specifically for essential workers such as teachers, healthcare professionals, and emergency responders.

This is the first such initiative outside Prague, signalling a strategic shift toward decentralising affordable housing. The project was made possible through a partnership between the municipality, construction firm Nema, and the State Investment Support Fund (SFPI), which provided subsidies and preferential loans. The city contributed the land and retains the right to allocate the apartments for 50 years to socially critical professions.

The buildings were constructed using modular mass timber systems. The structure features 600 cubic meters (m<sup>3</sup>) [Sylva™ CLT Walls](#) and 500 m<sup>3</sup> of [Sylva™ CLT Roofs](#) (Cross-Laminated Timber) by Stora Enso, BSH laminated beams, and Fermacell® gypsum fibre boards, complemented by mineral wool insulation, ventilated larch façades, and reinforced concrete cores for staircases and elevators.

Thanks to a high degree of prefabrication—up to 80%—the buildings were completed in just 15 months. Each apartment meets modern energy standards and comes fully equipped with a kitchen, appliances, built-in wardrobes, beds, and dining tables, all included in the rent.

### Carbon footprint

The timber used in Residence Drdla stores 838 **tonnes of CO<sub>2</sub>**. The production and transport of the Sylva CLT kit generated only a fraction of that amount in 59 emissions. By choosing renewable timber over conventional materials, the project avoided 1257 volume of greenhouse gases, based on third-party verified [Environmental Product Declarations \(EPDs\)](#).

### Scaling the model

Residence Drdla is part of a wider strategy to address housing affordability through sustainable construction. Similar timber-based developments are underway in Prague, including 600 units in Vysočany and 254 in Střížkov, with rents approximately 20% below market rates. These projects aim to counteract rising rental prices and declining construction volumes in urban centers.

This model demonstrates how modular timber construction can be scaled to meet urgent housing needs while supporting environmental goals and social equity.

### About the mass timber specialists

**NEMA, spol. s r.o.** is a Czech family-owned company with over 30 years of experience in timber construction, specializing in the production of prefabricated wooden building components. Founded in 1993, the company has grown from a small carpentry workshop into a technologically advanced manufacturer with a strong focus on sustainability and precision engineering. NEMA produces a wide range of structural elements including trusses, CNC-cut roof frames, and prefabricated panels for timber buildings.

### Fun fact

The project is named after František Drdla, a world-renowned violinist and composer born in Žďár nad Sázavou, who later worked in Vienna—home to Česká spořitelna's parent company, Erste Group. This tribute reflects the project's local heritage and its broader European relevance.



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## Recognition

During its official unveiling on June 26, 2025, the project was praised by government officials, including the Minister for Regional Development, for its unique combination of prefabricated timber construction, reduced energy costs (30–50%), and low carbon footprint.

The collaboration between the municipality, private sector (Česká spořitelna and Nema), and the State Investment Support Fund (SFPI) was highlighted as a best-practice case of multi-source financing for public-interest housing. [Source.](#)

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## General

### Delivery year

2025

### Building type

Multi Residential

### Area (m<sup>2</sup>)

1,800

### Storeys

4

### Units

34



Photo credit: NEMA, SPOL. S R.O.

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## Products

### Products and Services

Sylva CLT Rib Roofs, [Sylva™ CLT Walls](#)

### Product volume (m<sup>3</sup>)

1,100

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## Team

### Architect

Kuba & Pilař architekti s.r.o

### Structural Engineer

SATT Engineering a.s.

### Specialist Timber Subcontractor

NEMA, SPOL. S R.O.

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## Others

### Construction duration (months)

15