PRADO
KALNAS



HOMES SURROUNDED BY FOREST

Someone will live at Prado kalnas. On a hillside at the edge of the forest, where nature outweighs human presence. Someone's friends will come along a pine-needle and acorn path. Someone will drink coffee here, in summer and winter, watching the valley change with the seasons, the hills beyond, and quietly wonder, “Could anything be more beautiful?”

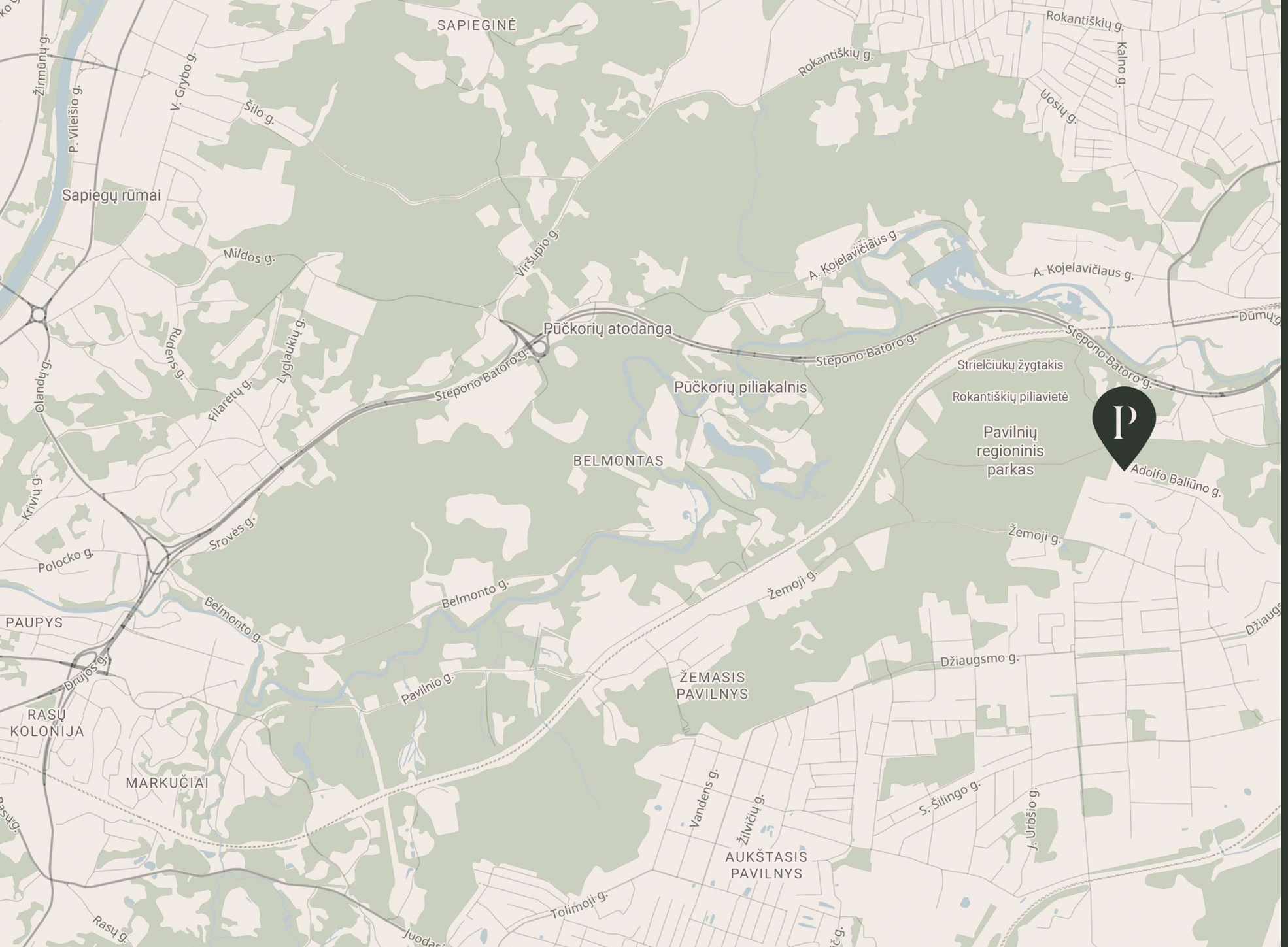
Someone will walk their dog along the Strielčiukai trail towards the Rokantiškės Castle Site and back. Someone's children will grow up surrounded by rustling trees and birdsong. And every day after work, they will hurry back to Prado kalnas — to a home embraced by the forest. Someone will return to the beginning. To Prado kalnas. To their home. Could it be you?

RESIDENTIAL DEVELOPMENT

Prado Kalnas is a residential development of 31 individual homes in Vilnius, bordering Pavilniai Regional Park. From here, the Strielčiukai hiking trail leads towards the Rokantiškės castle site, while the windows of the homes offer views of the forest, a valley, and glacier-shaped hills. The development is private, intended exclusively for residents and their guests.

Paved and well-lit streets, sidewalks, and a shared community space for children to play and residents to relax create a comfortable and welcoming setting. An environment where every detail has been thoughtfully designed for everyday living.





PROJECT LOCATION

Adolfo Baliūno St. 62, Vilnius

Prado Kalnas owes much of its distinctive character to its proximity to Pavilniai Regional Park. Here, you wake to the trees before the pace of the day picks up. From your home on Adolfo Baliūno Street, Vilnius Old Town is just a 15-minute drive away. The residential development is conveniently connected to the city via three routes – Žemoji, S. Batoro and Džiaugsmo streets. Everyday destinations are even closer, with shops, schools and kindergartens just five minutes away.


Į piliavietę
Strielčiukų žygtakis

CONCEPT

The architectural concept is based on a harmonious relationship between the residences and the natural topography of the site. The individual homes are carefully positioned along the slope, with their massing and height responding to the existing terrain. By stepping down with the landscape, the development minimises the need for extensive grading and preserves the natural character of the site.

The architectural expression is defined by simple, clearly articulated volumes and a restrained material approach, creating a coherent yet diverse residential environment. Variations in the height and positioning of the residences allow the development to follow the natural contours of the slope, maintaining a light and unobtrusive silhouette. At the same time, the arrangement of the homes creates visual openness and provides residents with expansive views of the surrounding landscape.

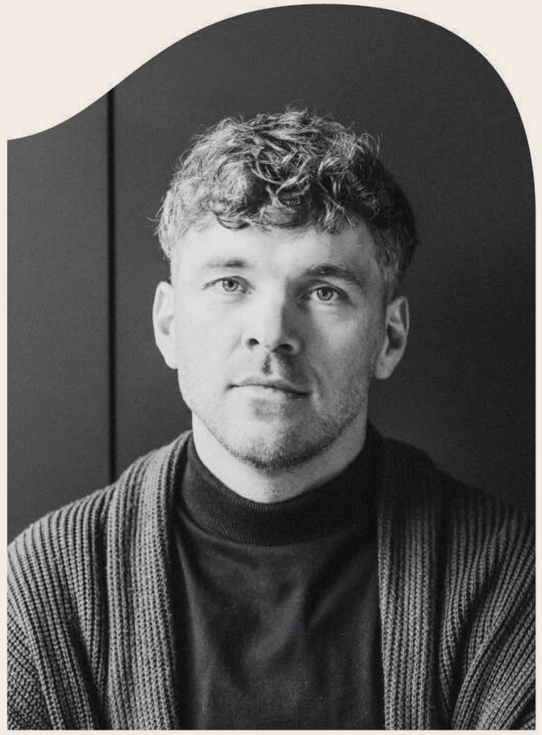


The terrain becomes the key element shaping the neighbourhood. The architecture adapts to the slope, minimising intervention and preserving its natural character. A contemporary residential environment emerges, where restrained architecture integrates seamlessly with the landscape.

Architects from the firm G. Natkevičius & Partners



Gintautas Natkevičius



Tadas Jokubauskas

HOUSES

The homes share a cohesive architectural style and are designed to reveal their greatest qualities in everyday living – natural light, privacy and a close connection with the surroundings. Expansive floor-to-ceiling windows bring in the light of the valley and views of the forest, while spacious terraces naturally extend the living space outdoors.

1- or 2-storey homes

House sizes starting from 180 m²

Green roof system

Fully finished exteriors

Connected to municipal utilities

Expansive floor-to-ceiling windows

Landscaped surroundings

Two-car garage

Spacious terrace





TERRA

TERRA – 1-STOREY HOMES

192.02 m²

Room schedule

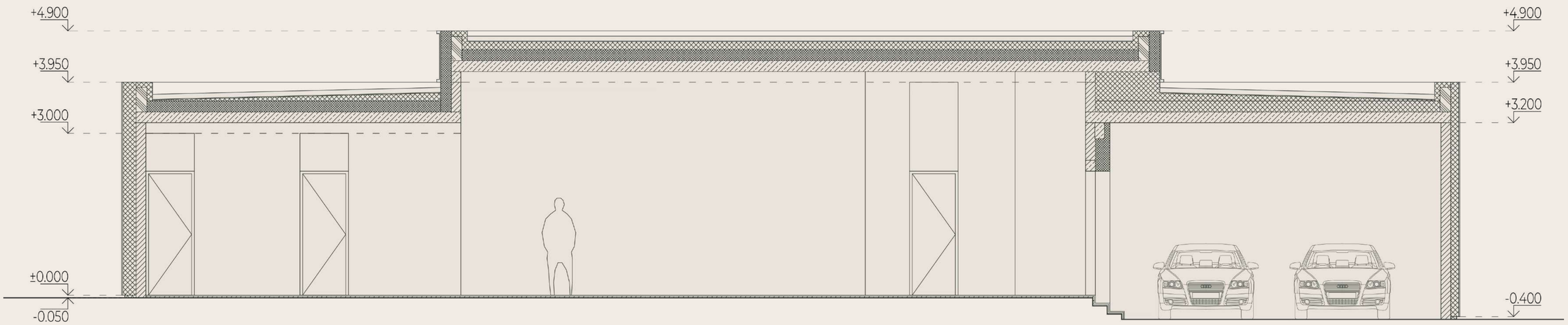
No.	Room	Area, m²
101	Entrance Hall	9,18
102	Garage	39,77
103	Utility Room	7,83
104	Bathroom	2,57
105	Living Room / Kitchen	52,16
106	Laundry Room	5,59
107	Bathroom	5,35
108	Corridor	12,09
109	Bedroom	12,77
110	Bedroom	12,77
111	Bedroom	16,20
112	Walk-in Wardrobe	7,70
113	Bathroom	8,04



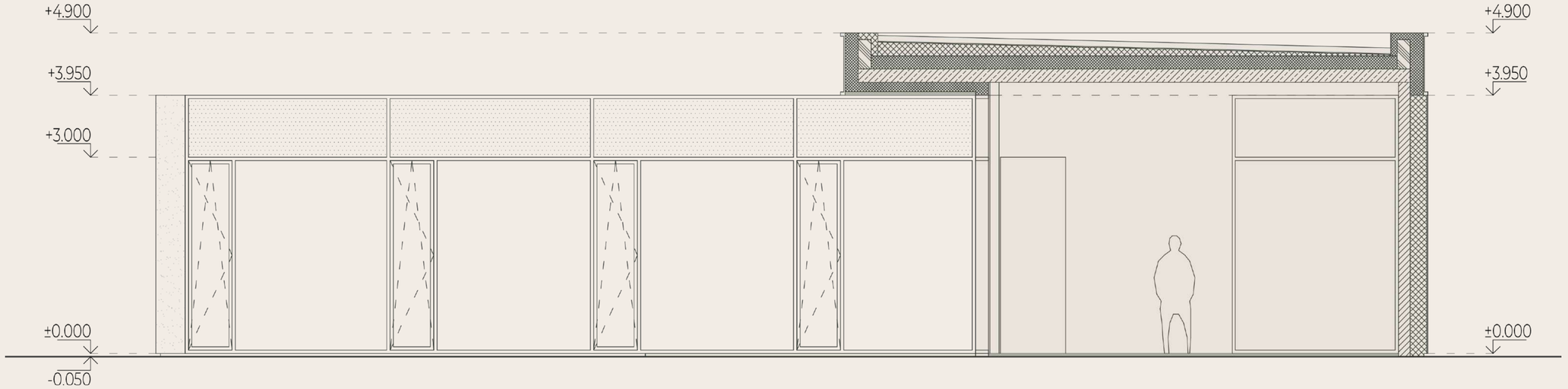
House plans, floor areas and visualizations are for illustrative purposes only. The final design may vary depending on the specific plot and its characteristics.

TERRA – 1-STOREY HOMES

Section A-A



Section B-B




The Office
NVD - 296





ALTO

ALTO – 2-STOREY HOMES

211.37 m²

First floor room schedule

No.	Room	Area, m²
101	Entrance Hall	9,94
102	Garage	40,63
103	Walk-in Wardrobe	8,10
104	Bathroom	2,93
105	Living room / Kitchen	68,53
106	Utility room	8,07

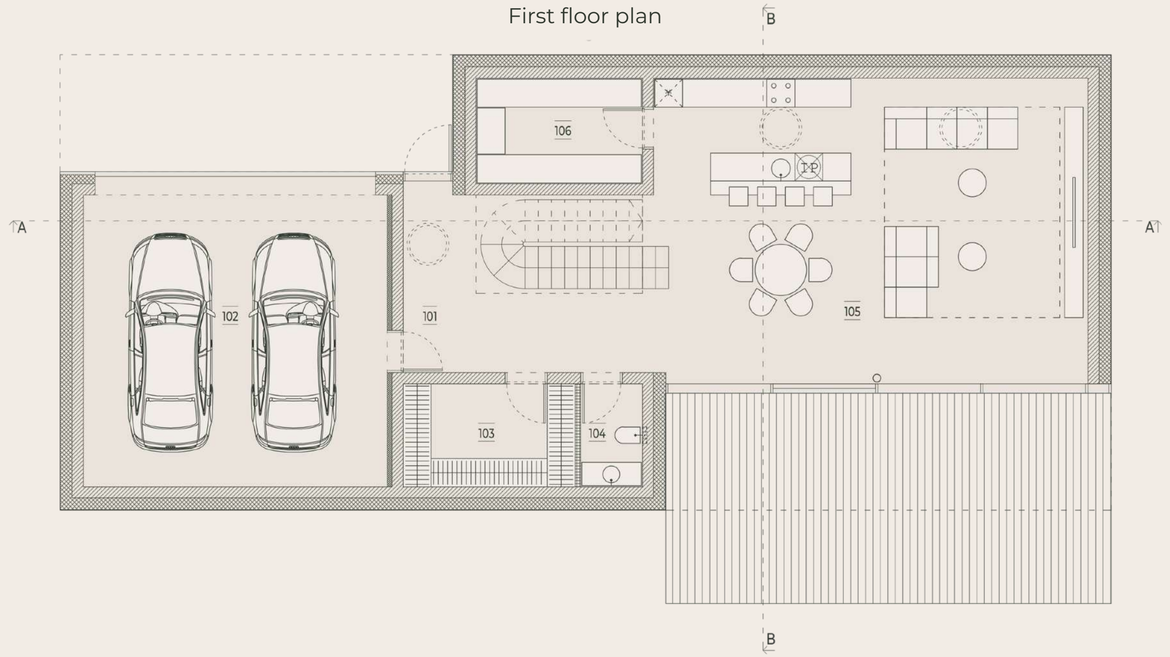
Total area of the first floor 138,20 m²

Second floor room schedule

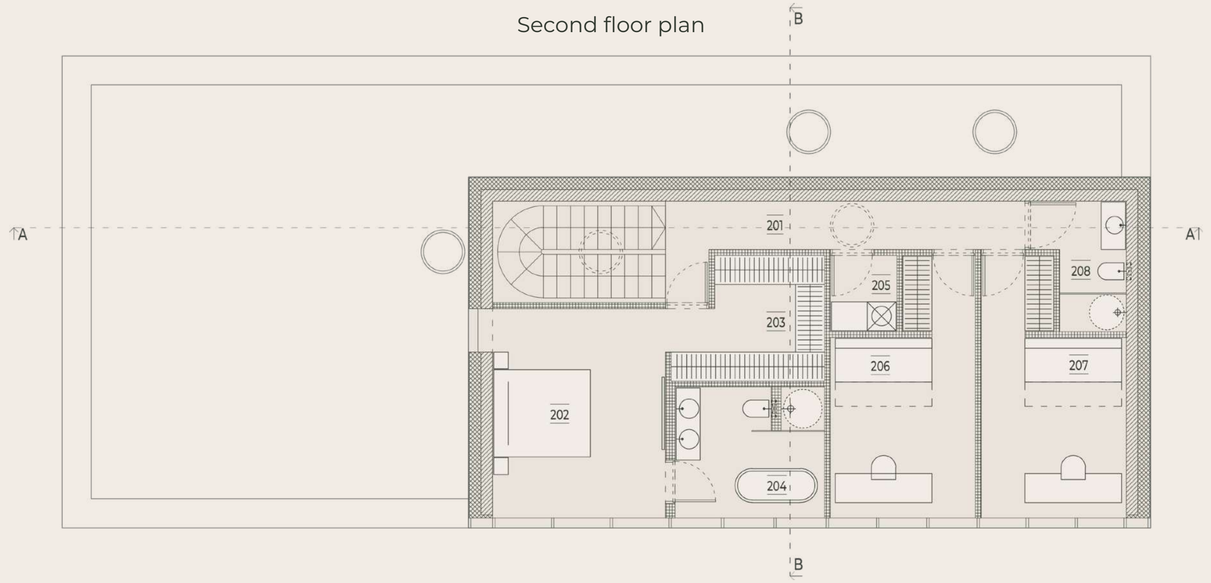
No.	Room	Area, m²
201	Corridor	8,42
202	Bedroom	15,46
203	Walk-in Wardrobe	7,25
204	Bathroom	8,19
205	Laundry room	2,18
206	Bedroom	13,67
207	Bedroom	13,67
208	Bathroom	4,33

Total area of the second floor 73,17 m²

First floor plan

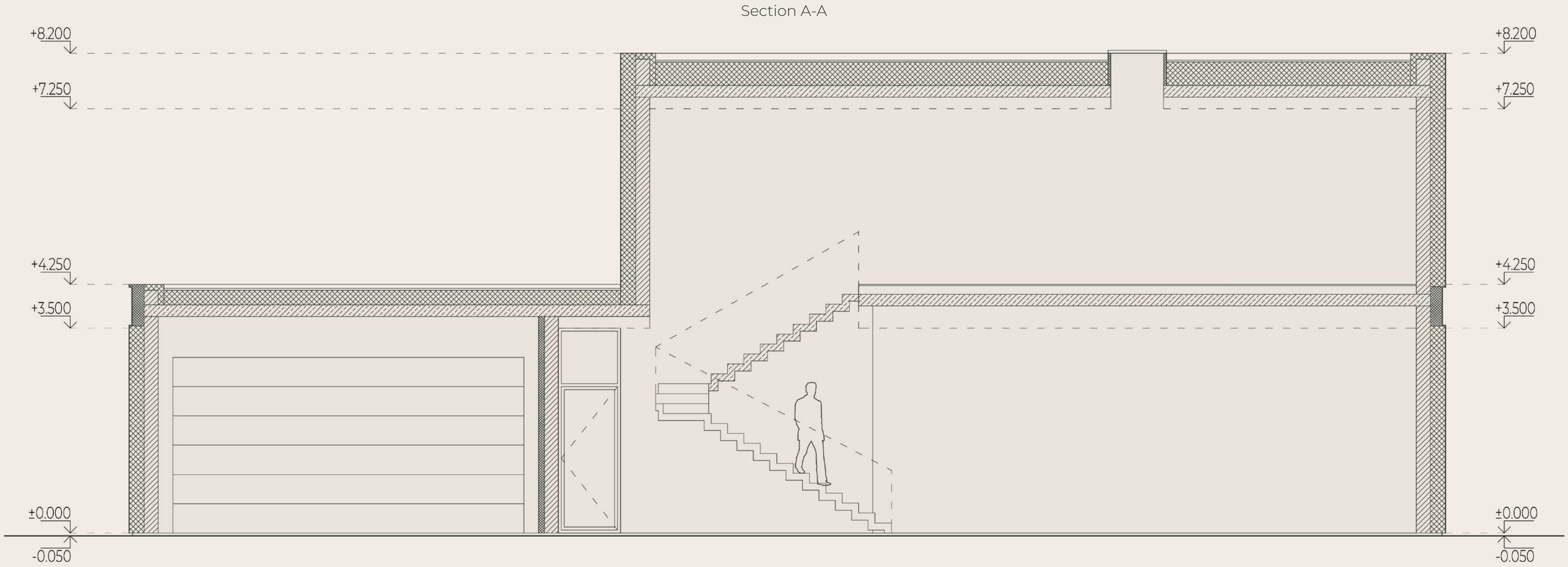


Second floor plan



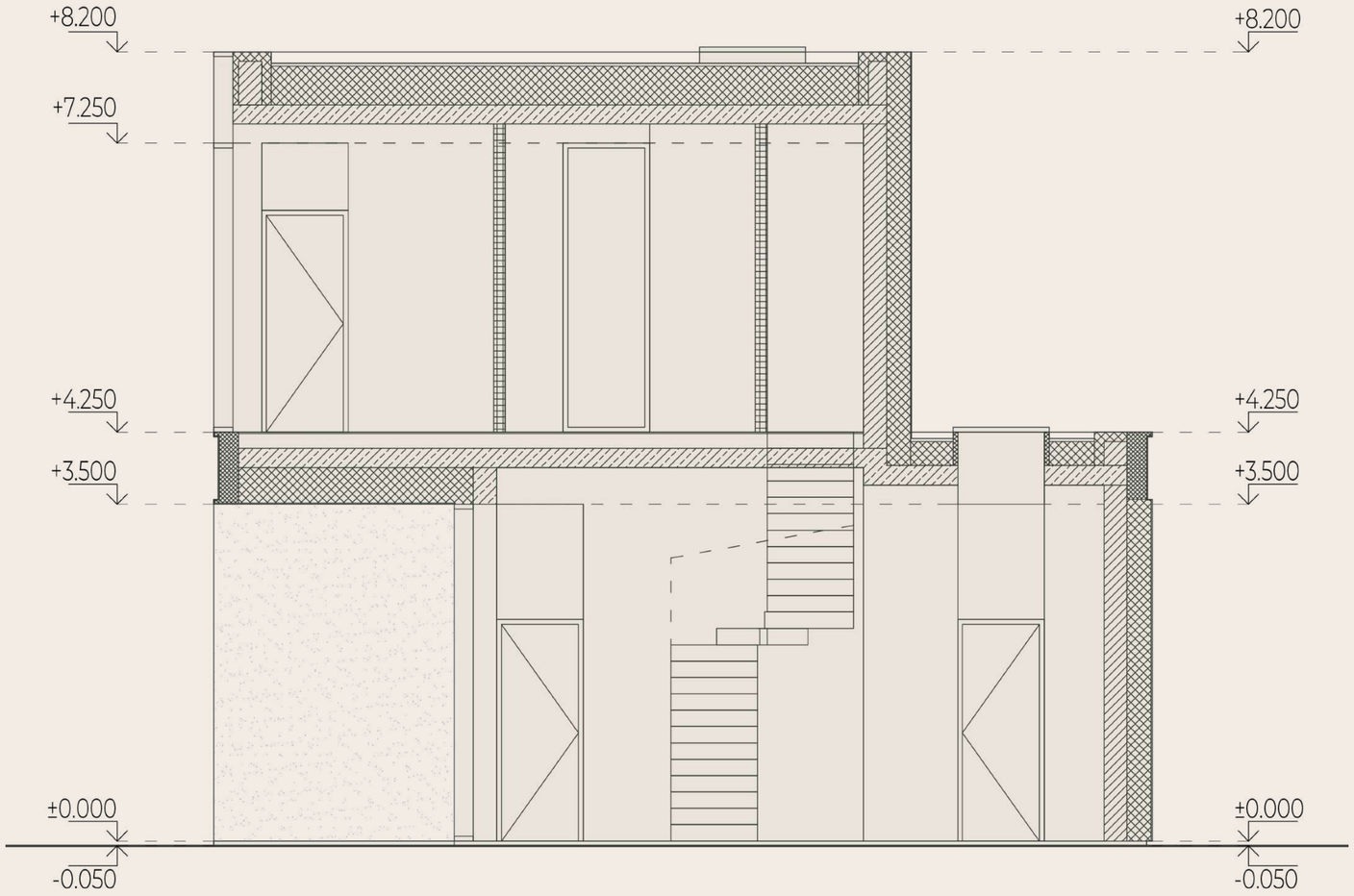
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ALTO – 2-STOREY HOMES



ALTO – 2-STOREY HOMES

Section B-B




The
Office



FINISHES

CONSTRUCTION

External walls
Silicate block masonry. External enclosures are insulated with polystyrene foam boards.

Roof
Monolithic reinforced concrete and/or reinforced concrete slab structures insulated with expanded polystyrene boards and green roof system in designated areas.

Windows and doors
Aluminium and glass facade system and skylights.

Facade finish
Textured decorative render and aluminium composite panels.

Garage doors
Sectional garage doors with aluminium composite cladding.

Outdoor terrace
Bored pile foundations and a prefabricated frame clad with wooden decking boards.

ENGINEERING

Water supply
Connected to the municipal centralized network, inlet into the house.

Sewage
Connected to the municipal centralized network, inlet into the house.

Rainwater drainage
On-site rainwater collection and infiltration system.

Heating and cooling
Vertical geothermal boreholes and connections to the house.

Electricity
14 kW electrical connection.

Fibre-optic internet
Fibre-optic connection to the house.

LANDSCAPING

Parking
Permeable paving is used for the parking spaces.

Fencing
The front perimeter features slatted fencing and gates, while internal plot boundaries are defined by sectional fencing and hedges.

Green roofs
Green roofs become an integral part of the surrounding landscape.

Planting
Native trees and shrubs are planted, while natural meadows gradually become a living part of the local ecosystem.

Yard lighting
Outdoor lighting is provided throughout the yards.

Irrigation
An automatic irrigation system is installed.

A PERSON SEARCHES FOR THE RIGHT PLACE.
THE PLACE PATIENTLY WAITS FOR THE
RIGHT PERSON.

pradokalnas.lt

BOLDS
PROPERTY PARTNERS

REZU.LT

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G.NATKEVIČIUS IR PARTNERIAI

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