

Directed by Matthew Oravec, Jan Bassa,
Michel Rachela,

ARCHITECTURE
**ESET
CAMPUS**

Léa Staderoli | Year 2025–2026



SLOVAKIA

Project site

BRATISLAVA

AUSTRIA



History of the site



1930s–1940s
Institute for people with disabilities



Communist era
Military hospital



1890
Munitions factory



1942
Transit center for Jewish deportations



2017
Aquirement of the site by ESET



Commun transports
map

- Frontier
- Cities
- Primary roads
- Train lines
- Train stop
- Water
- Project Site

To
BRNO & PRAGUE
Czech Republic

SLOVAKIA

Project site

To
VIENNA
Austria

AUSTRIA

To
BUDAPEST
Hongary



Roads Map

- Primary roads
- Secondary roads
- - Site of project



Commun transports map

- Bus and tramway lines
- Bus and tramway stop
- - Train line
- Train stop
- - Site of project



Active mobility map

- Pedestrian paths
- Cycle paths
- Site of project



Buildings fonction map

- Mall and shop
- Sport equipment
- School
- Firm building
- Research building
- Restaurant and coffee shop
- Residential
- Site of project



Blue and green network map

- Water
- Greenery
- Site of project



SWOT

Strength

- A lot of parks and water around the site
- A train station near
- Proximity from 3 european capitals
- Existing urban infrastructure
- Dense bus lines

Weakness

- Near a big road with a lot of noise
- The trains are not stopping close enough from each other
- Far from the city center of Bratislava
- A big fragmentation of the space
- Not enough parking area for the park that lead people to park in the project site

Opportunity

- Creating a path connecting the nature to the rest of the surrounding
- Reinforce the link with the rest of Slovakia with more trains
- Adding bus
- Adding parking lot
- Creat a new hub of life

Threat

- Creating a inside thing
- Creating an unattractive hub



Lewisham Shopping Centre, London,
England
Studio Egret West



- Project with combining housing, shopping center, restaurants and public spaces
- The green framework, which is very important, guides the project by extending into the upper floors. It encourages social interaction and provides a pleasant working environment.
- all the buildings have their own identity that creates a little green city inside the city

Earls Court, London, England
Studio Egret West



- Renovation of a emblematic cultural place in a mixed of housing, workspaces, cultural places and public spaces
- Creation of extensive green areas and ecological corridors
- Prioritizing walking, cycling, and public transport connections
- Developing different atmospheres in the same place

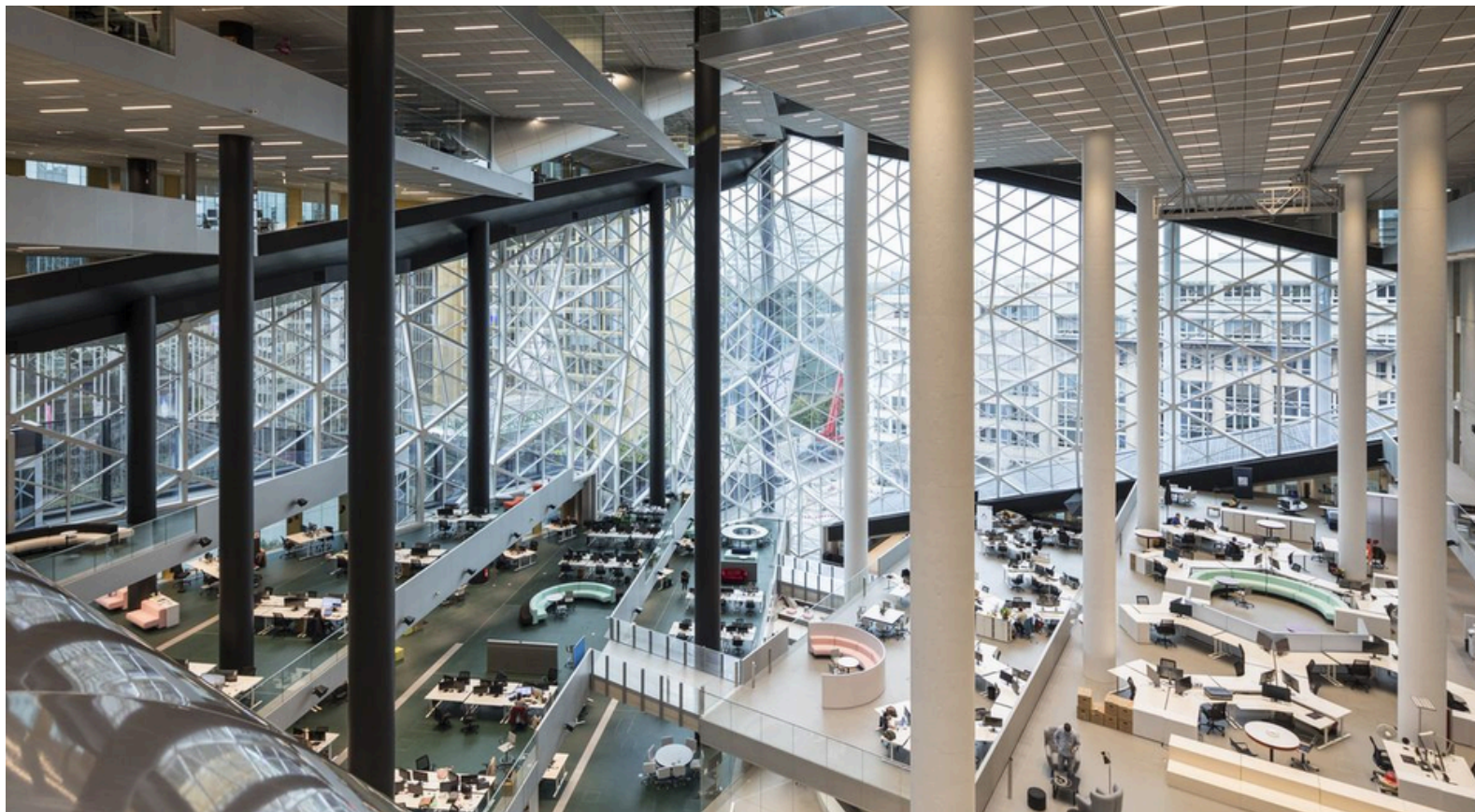


Campus Lundby, Gothenburg, Sweden
Henning Larsen



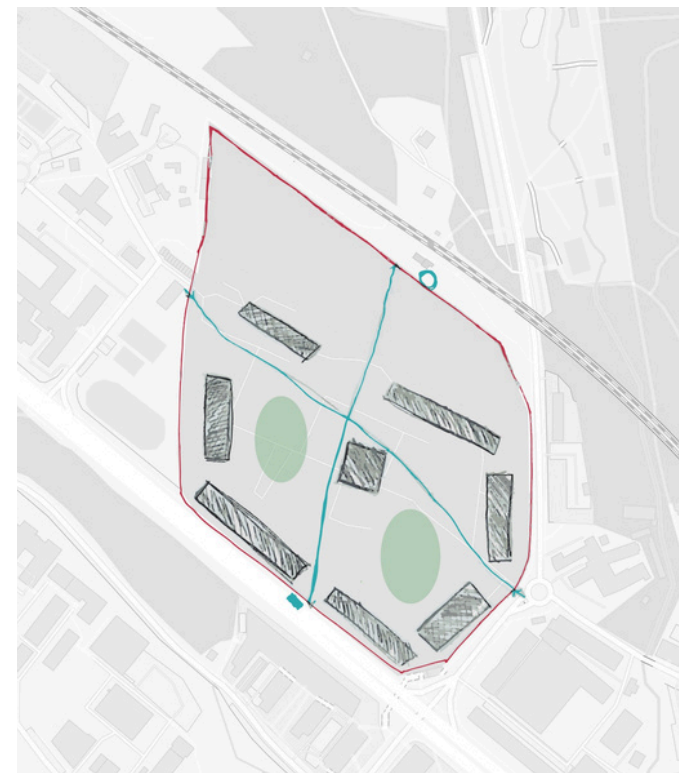
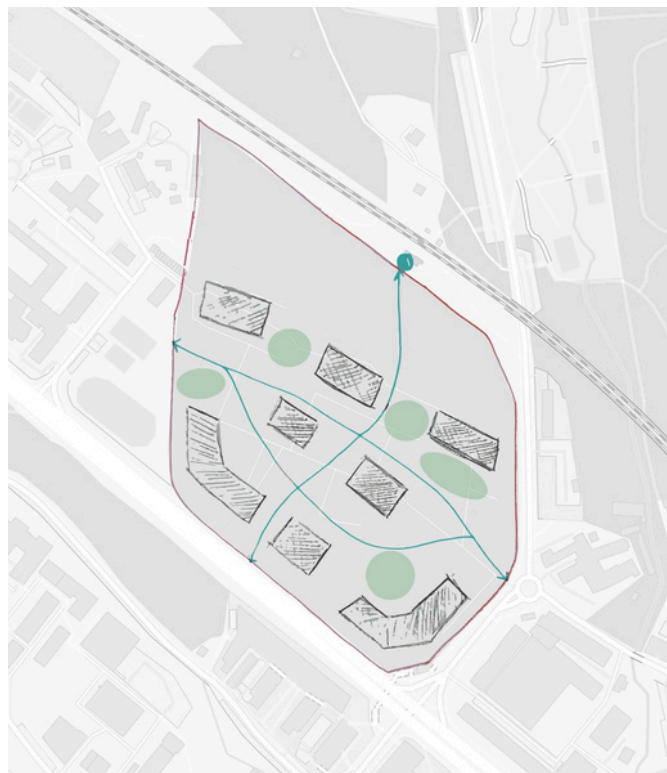
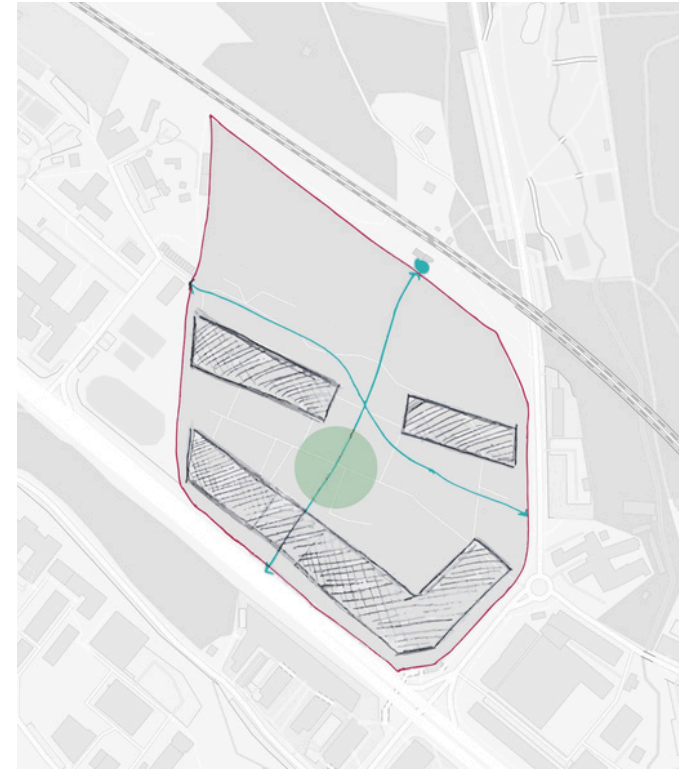
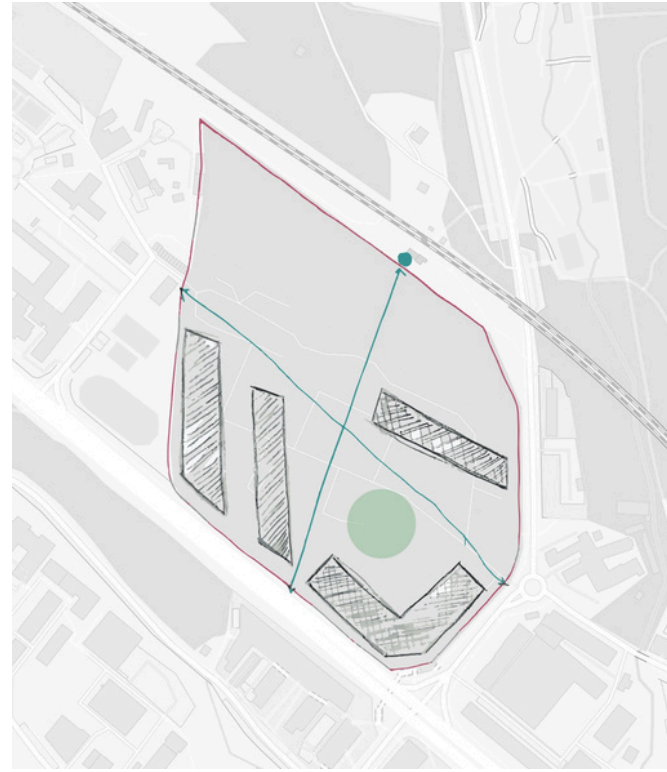
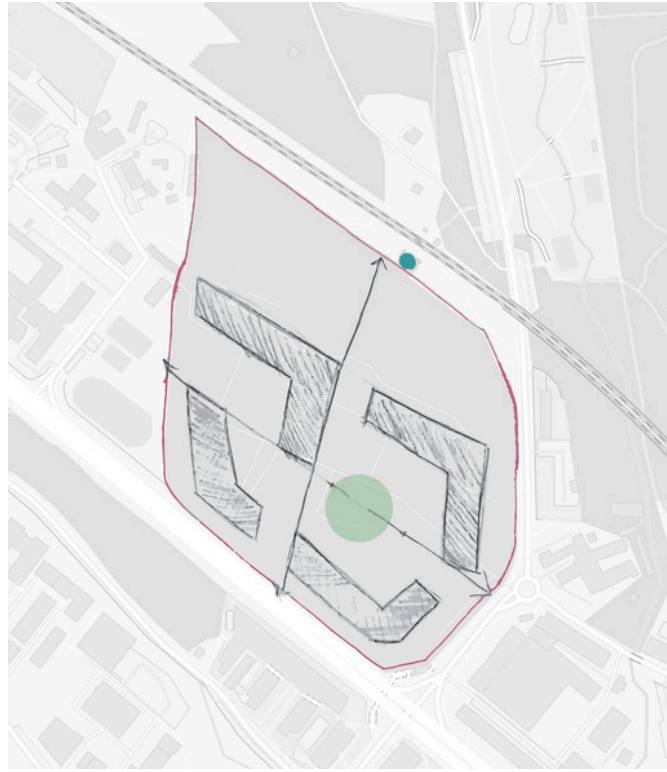
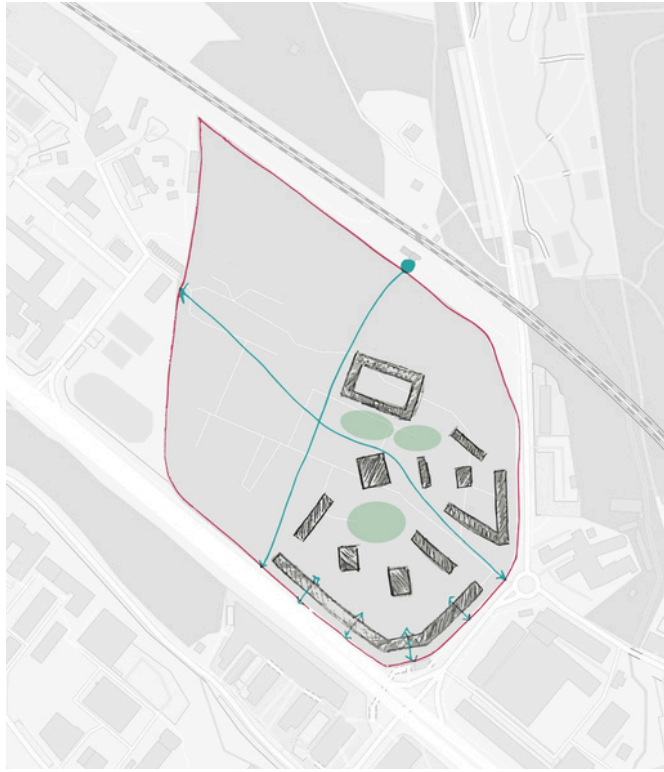
- The campus combine workshops, cafes, restaurants and shops
- The main idea was to encourage meeting outside of the workstation by “activating the spaces between the buildings”
- A big work has been done on the mobility which is an important focus of the project

Alex Springer Campus, Berlin, Germany
OMA



- The floors are arranged as stepped terraces that creates an informal central space designed to encourage interaction, communication, and the exchange of ideas between different parts of the company, rather than working as traditional closed offices
- The levels include both indoor work areas and outdoor terrace spaces, offering a variety of working environments
- The ground floor is open to the city and includes studios, event and exhibition spaces, canteens, and restaurants

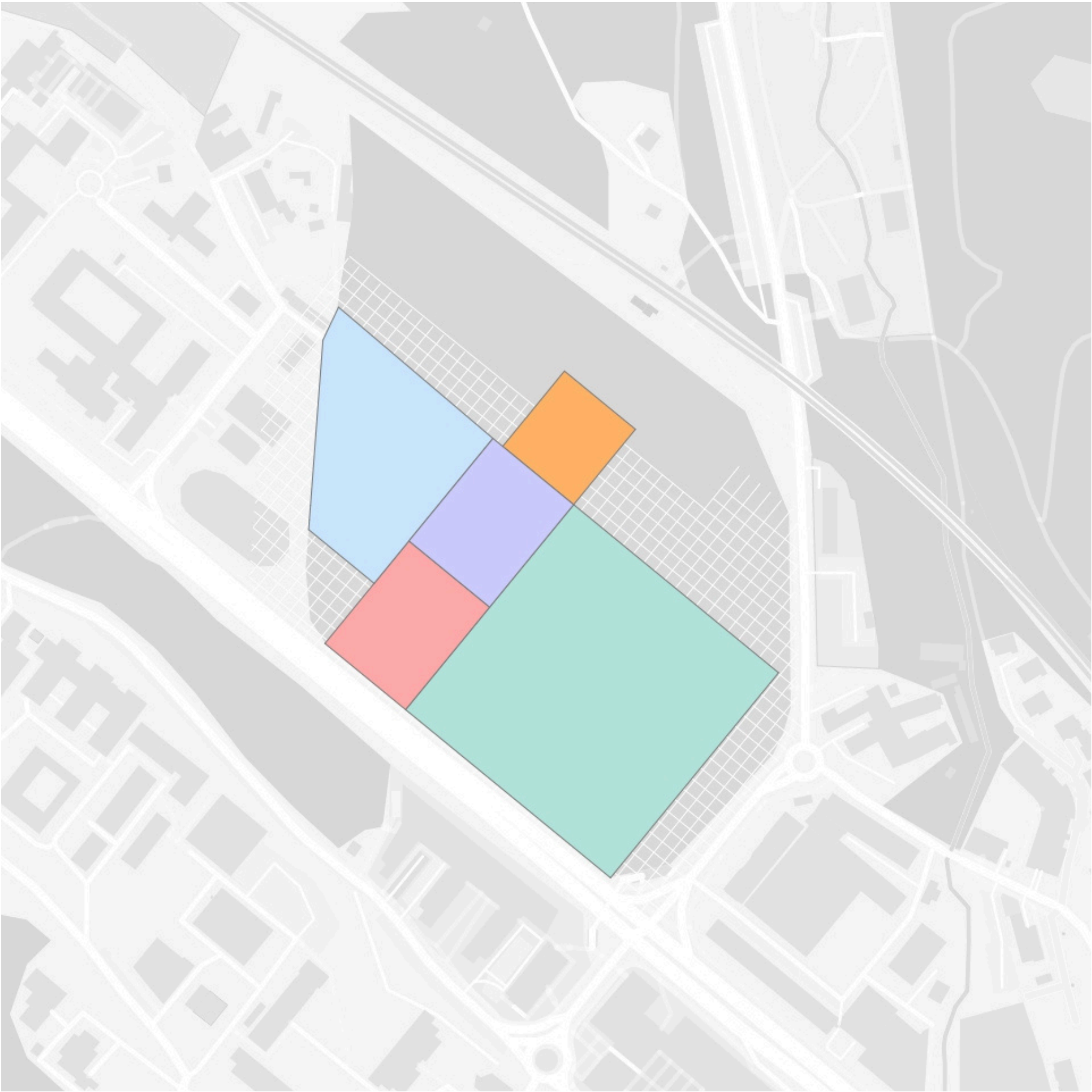
First drawings



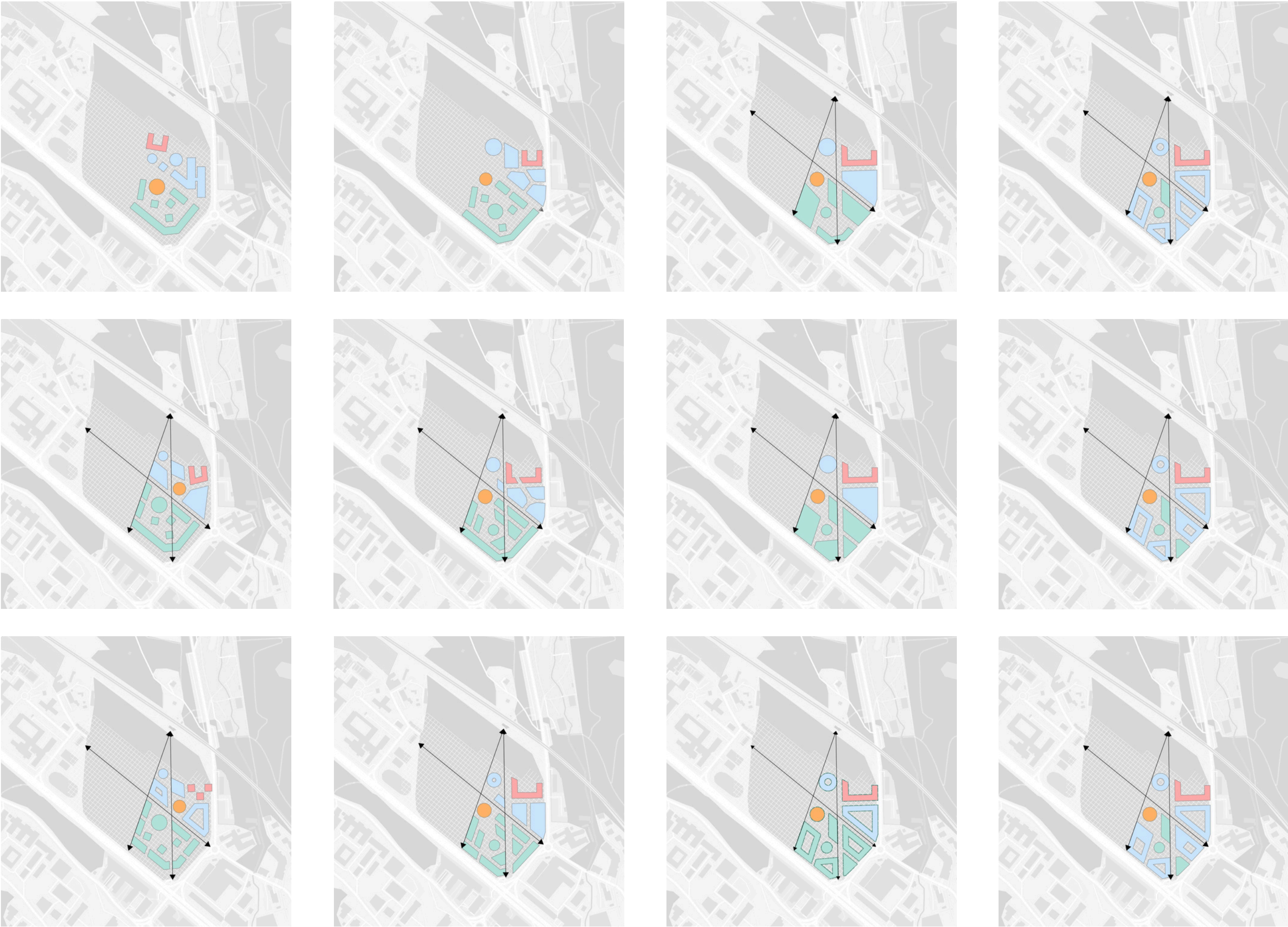
Volumetric tests

Programmation

-  25 000 m2 ESET HQ
-  10 000 m2 Commercial space - offices
-  5 000 m2 Retail (full mix of F&B and lifestyle leisure services)
-  5 000 m2 Residential (built to rent/co-live)
-  3 000 m2 Multipurpose hall
-  31 600 m2 Parking



First concepts



Users journey



Tim, IT worker, 27 years old

Bike or take the bus to work → Load bike → Coffee & breakfast
→ Works
→ Midday, workout at the gym and eat in the rest room
→ Works → Buy something to eat fast → Goes home



Sophie, RH manager, 45 years old

Take her car → Park underground → Coffee & breakfast
→ Works
→ Eat at the restaurant with some coworkers
→ Works → Goes home



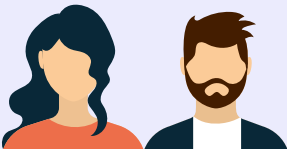
Louise, RH intern, 20 years old

Bus or train → Coffee → Works
→ Brings her lunchbox and eat in the rest room & walk in the park
→ Works → Goes home



Patrick, Chef in a restaurant, 50 years old

Par his car in the underground → Receive food deliveries
→ Works
→ Midday, rest in the park or take a nap between the services
→ Works → Goes home



Nadia & Mathis, 35 years old with kids

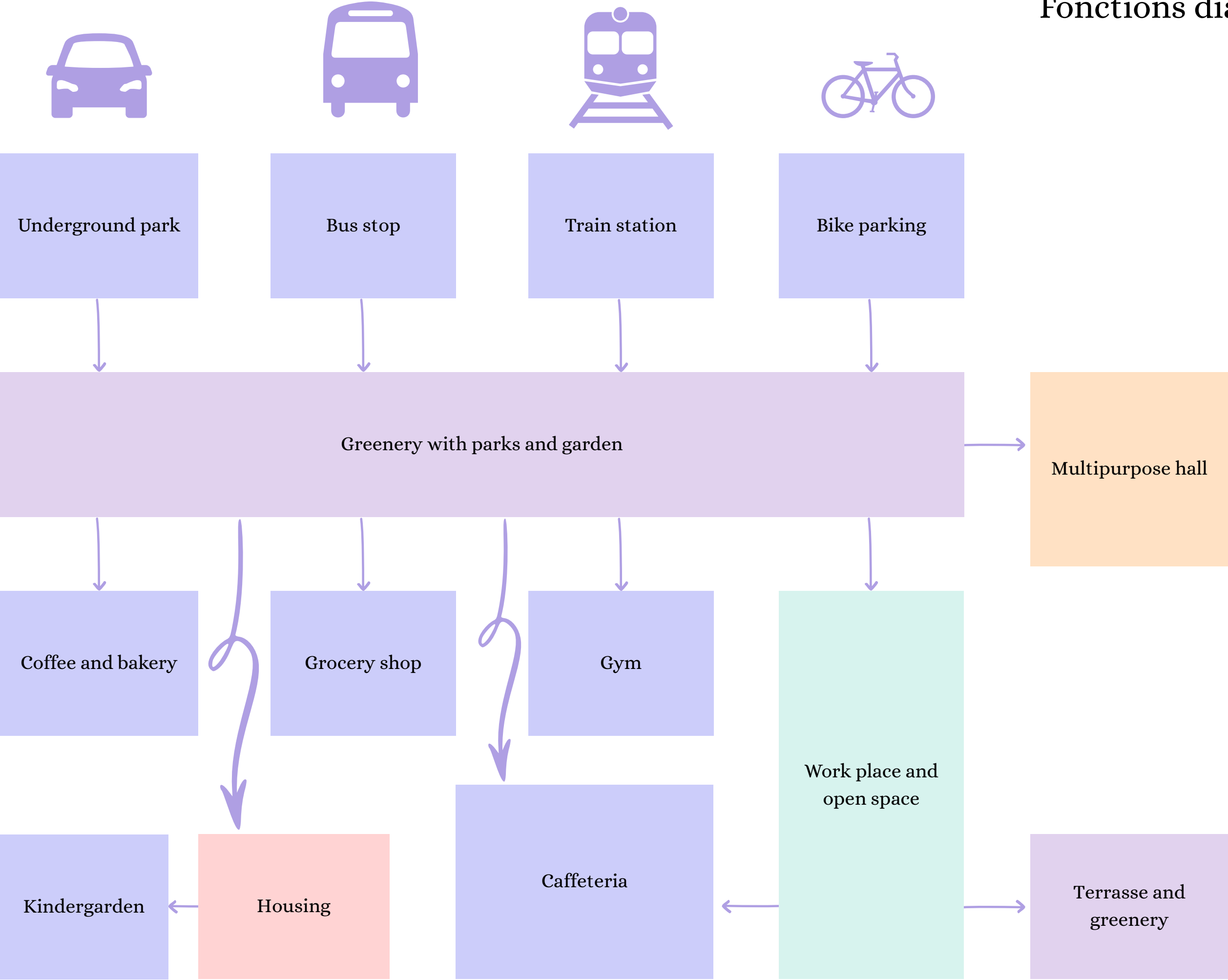
Let the kids at daycare → Bus to bratislava → Works →
→ Take the kids home from daycare → Goes to the playground
→ Grocerie shopping → Little drinks for Nadia with some friends
→ Goes home



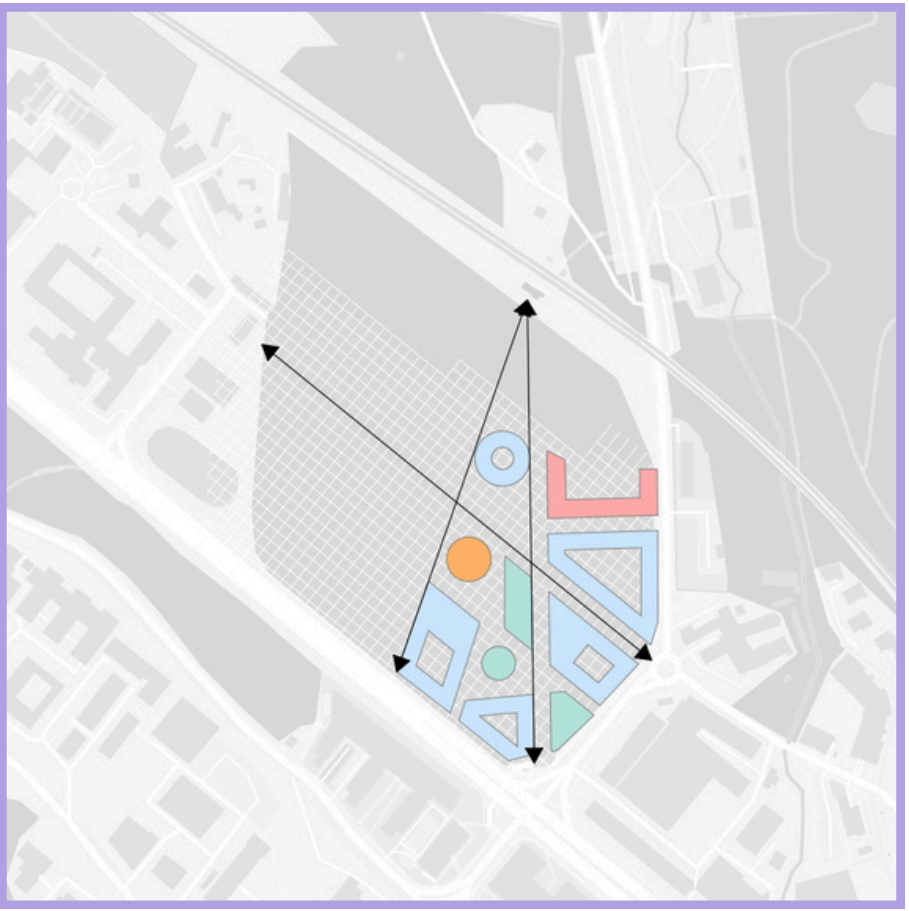
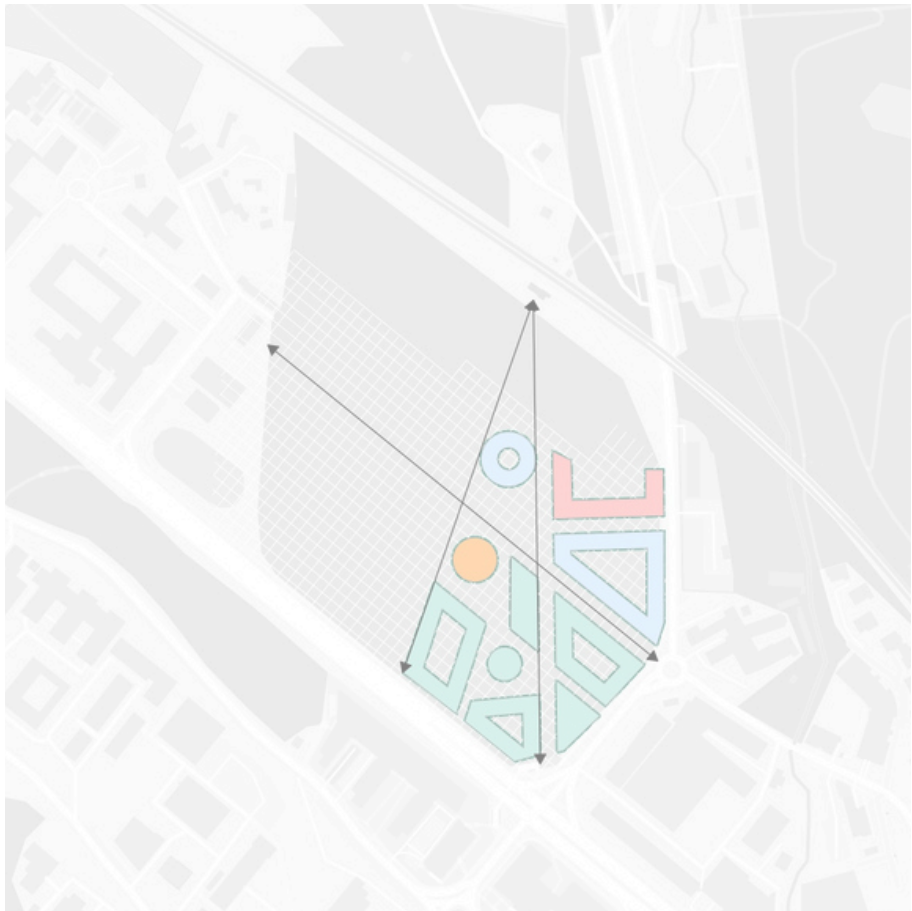
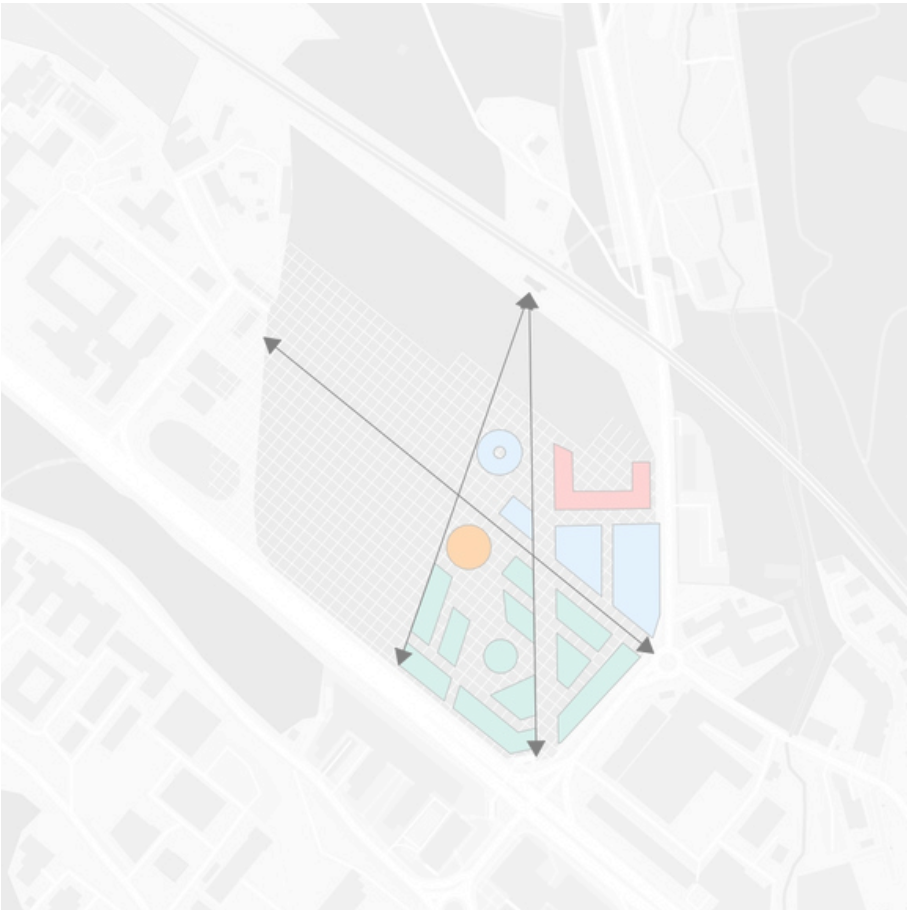
Elodie, Freelance, 28 years old

Bike or take the bus to work → Load bike → Coffee & breakfast →
Works
→ Brings her lunchbox to eat
→ Works → Goes to the hairstylist → Take a drink with some
friends → Goes home

Fonctions diagram



Choice of the concept developpement



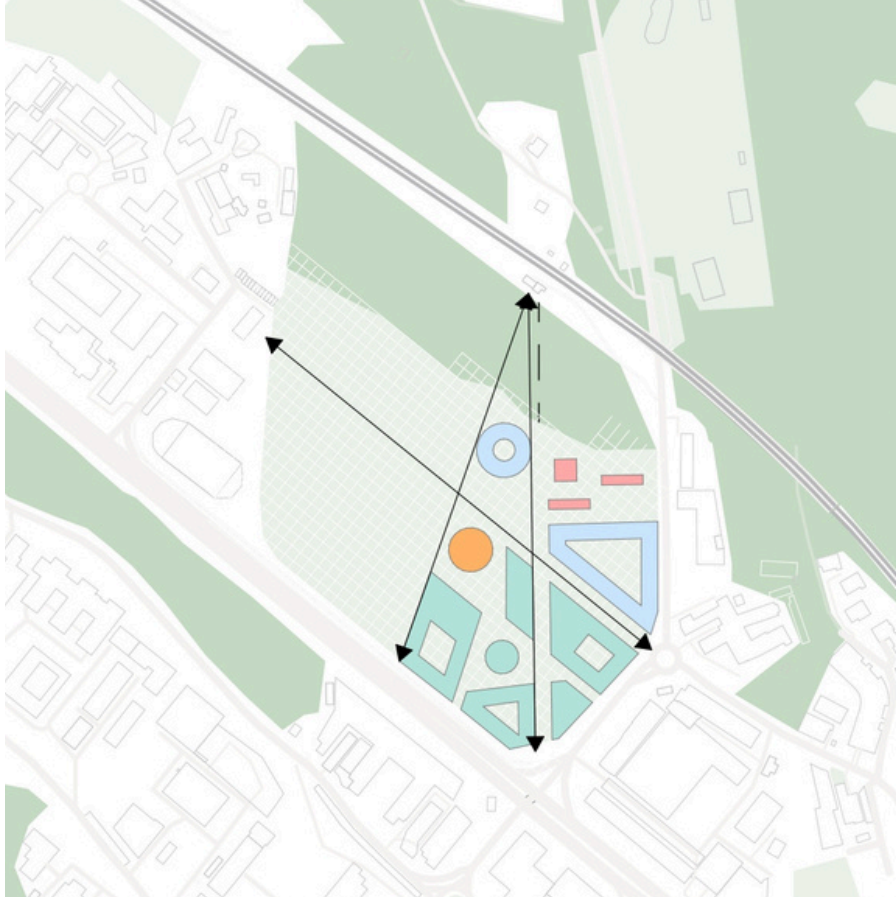
STRENGTH

Creating a path connecting the nature to the rest of the surrounding	✓
Reinforce the link with the rest of Slovakia with more trains	✓
Adding parking lot	✓
Creat a new hub of life	✓

WEAKNESS

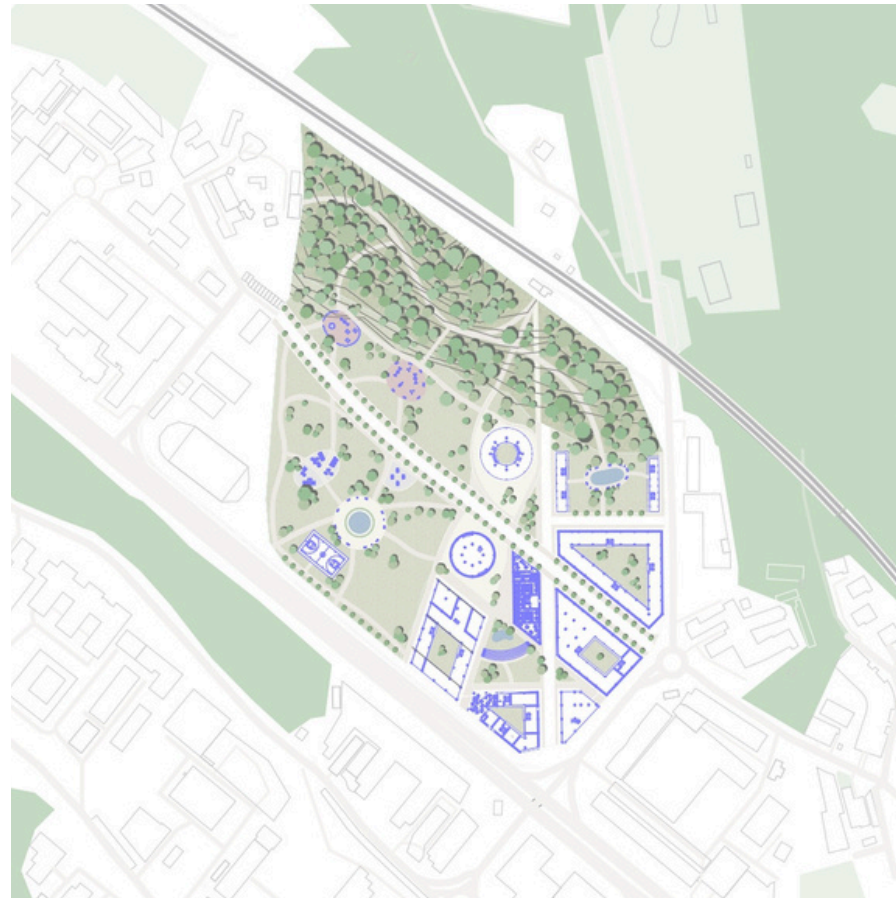
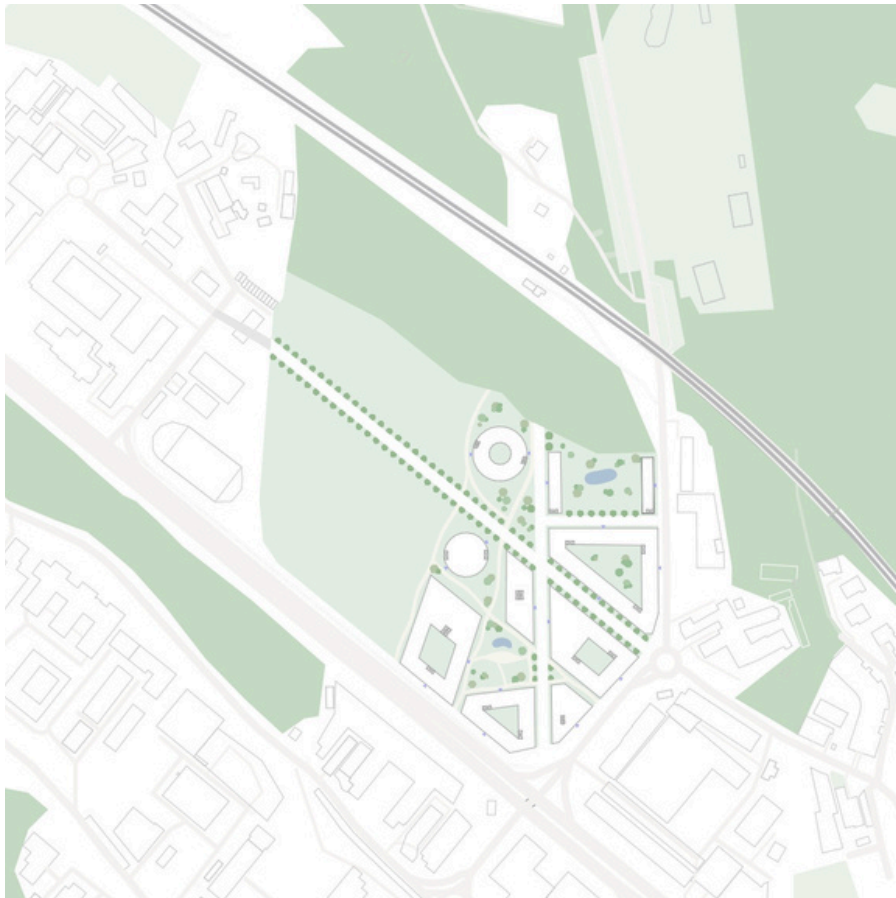
Creating a inside site	It can with the sound barrier
Creating an unatractive hub	No infos

The developpement of the project

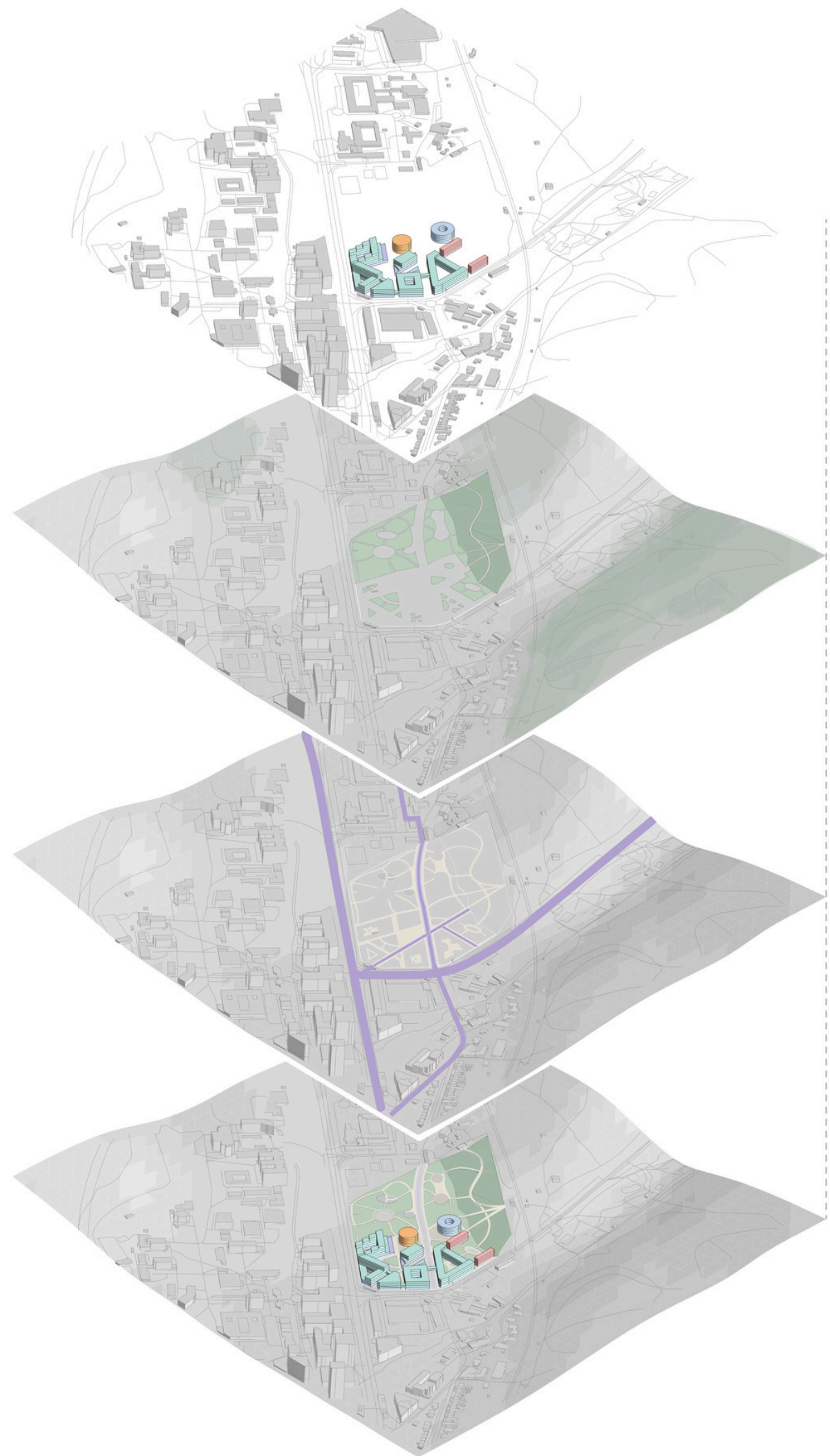


The aims of the project :

- The project is seen as a continuity of the parc and therefore provide parcs and greenery all along the site
- The project as a link between the university and the other firms around, with a bus wich goes to the trainstation
- The ESET headquarter as a little town, wih shops, bakeries, hairstylist...
- The landscape as a way to provide social meeting within the society to improve the link between every employee



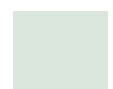
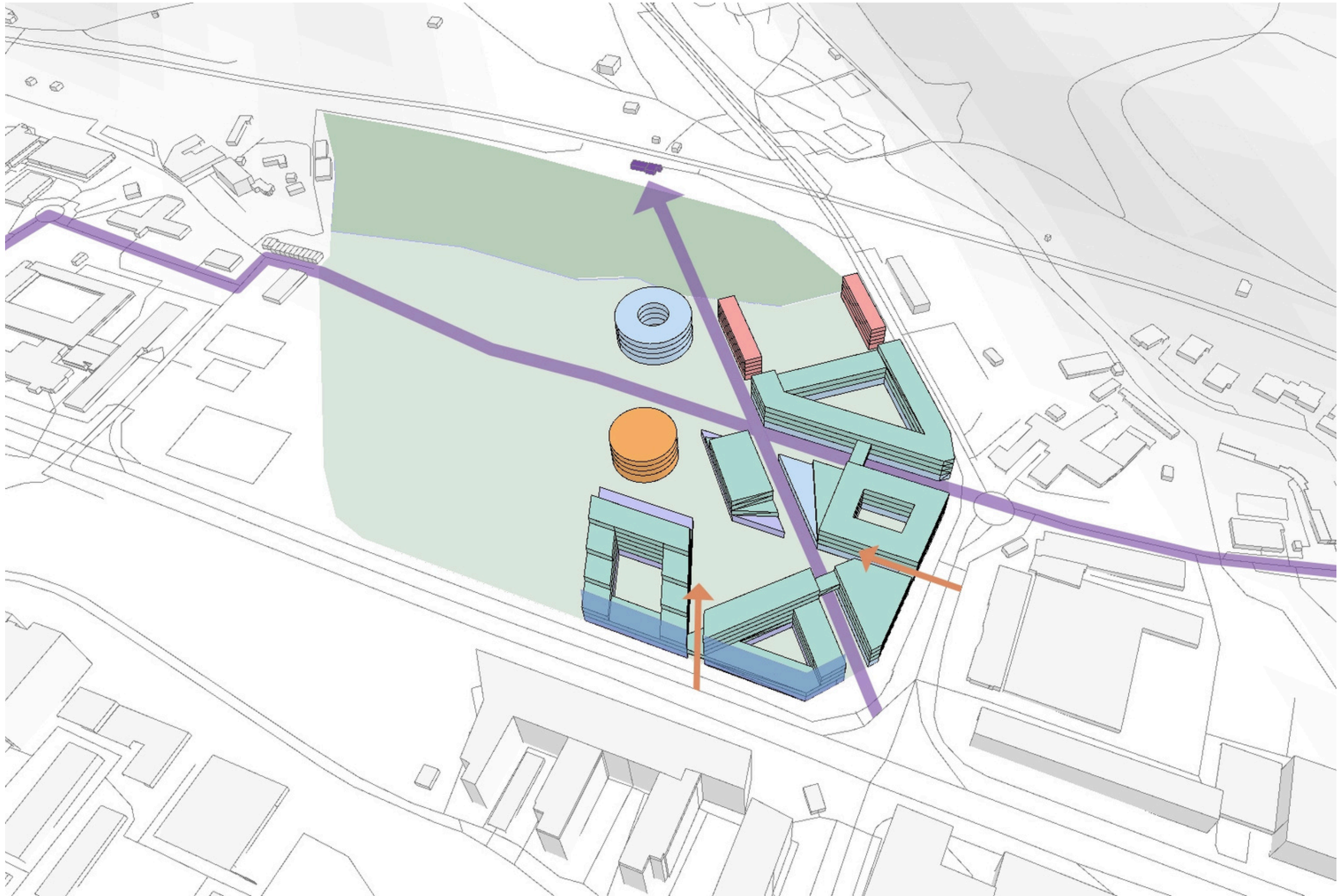
Exploded axonometric



Description

- Buildings**
- Surrounding building
- Greenery**
- Low greenery
 - High greenery
- Circulation**
- Path
 - Road
- Final concept**
- ESET building
 - Office building
 - Residential building
 - Retail
 - Multipurpose hall

Master plan concept



Site



ESET



Offices



Retail



Residential



Multipurpose
hall



Road

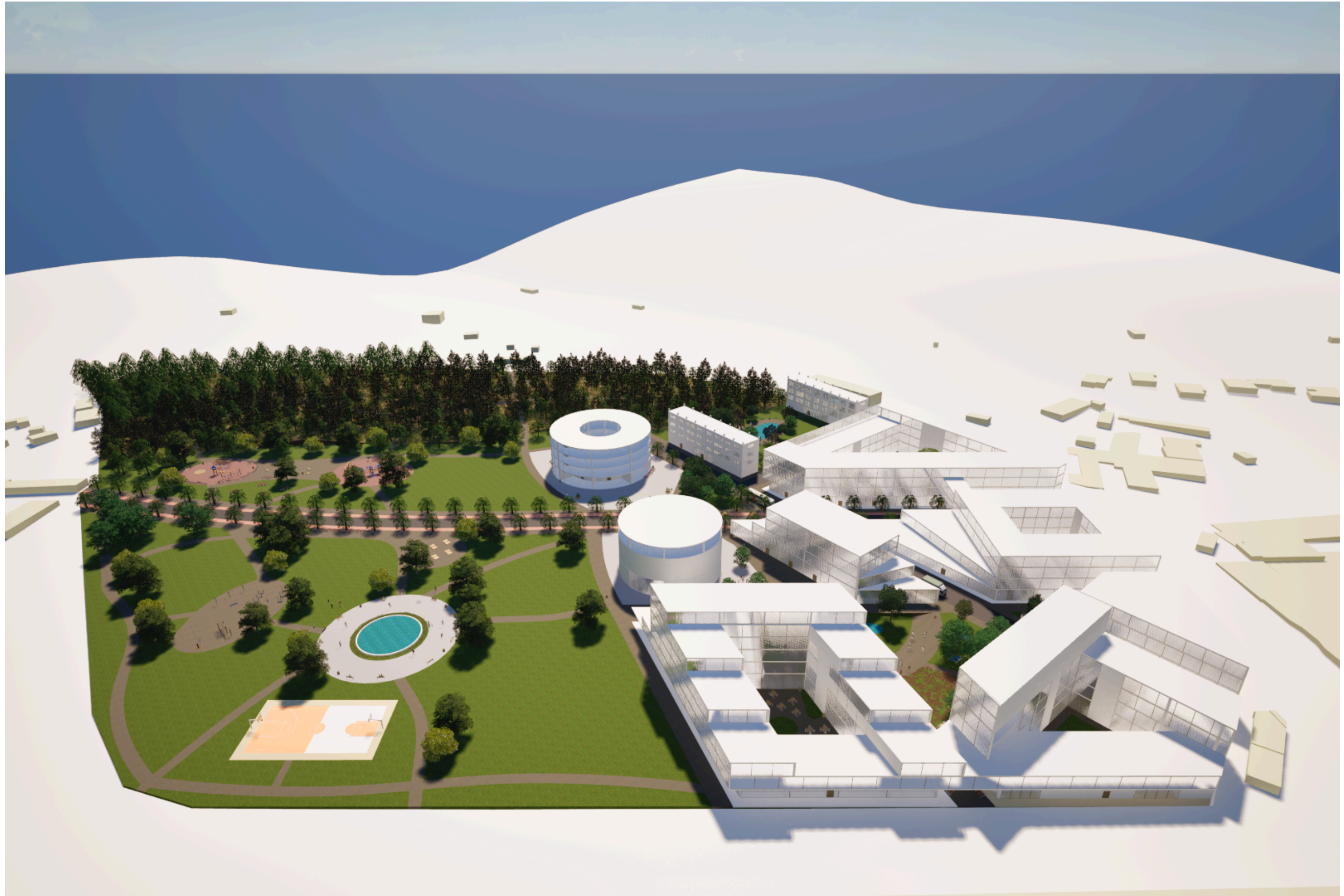


Site
entry



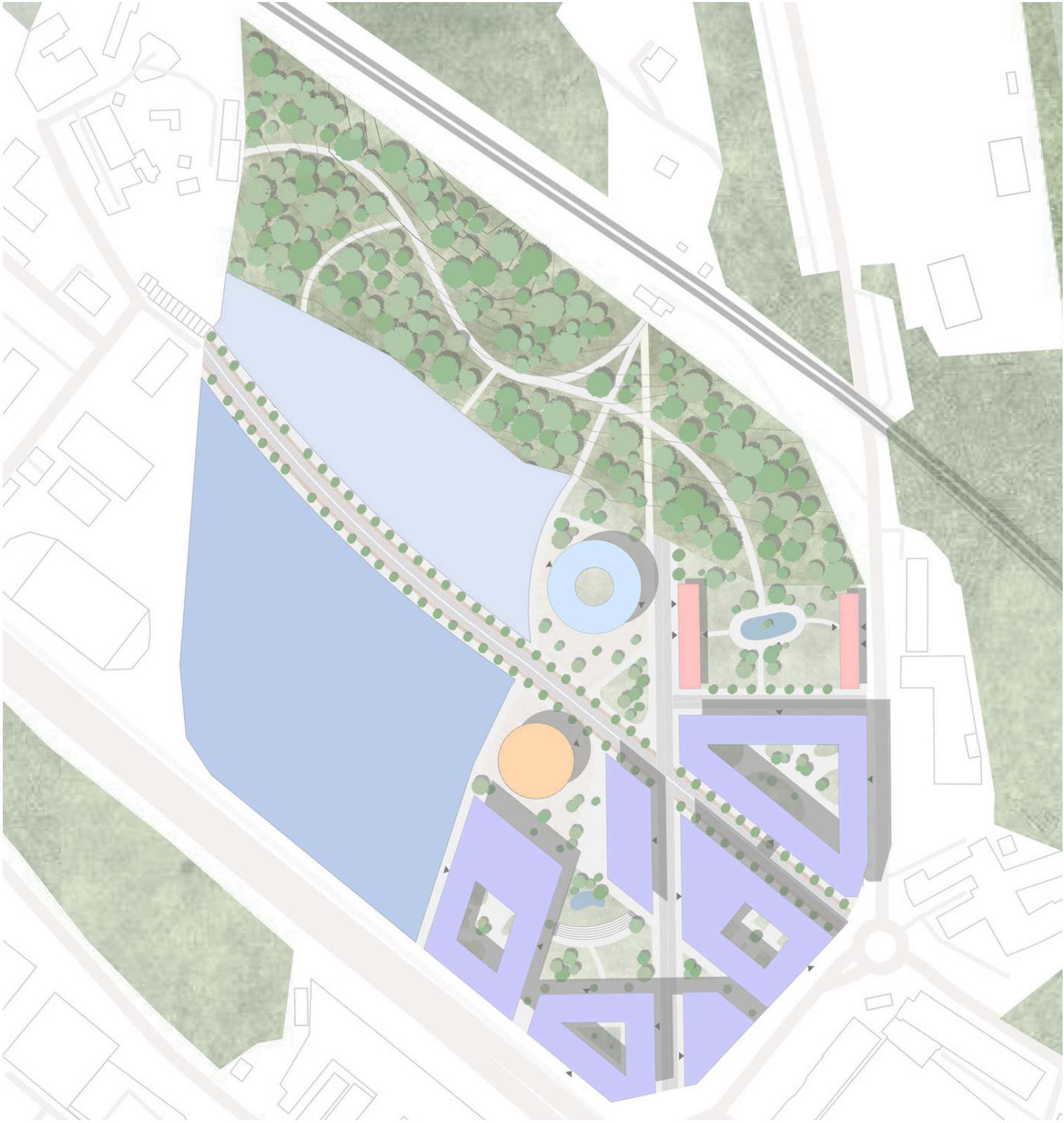
Soudbarrier

Areal view



Phase 1

Phase 2



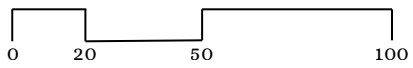
Description

											 
ESET HeadQuarter	Office building	Residential	Retail	Multipurpose hall	Square	Playground	Workout square	Road	Cycling path	Path	

Masterplan

Description

- ESET building
- Office building
- Residential building
- Retail
- Multipurpose hall
- Square
- Playground
- Workout square
- Path
- Road
- Square
- Underground entry



Site plan

Description

- ESET building
- Office building
- Residential building
- Retail
- Multipurpose hall
- Square
- Playground
- Workout square
- Path
- Road
- Cycling path
- Bench
- Bin
- Table

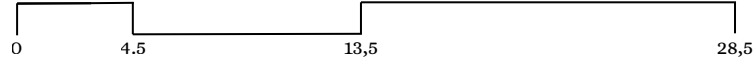
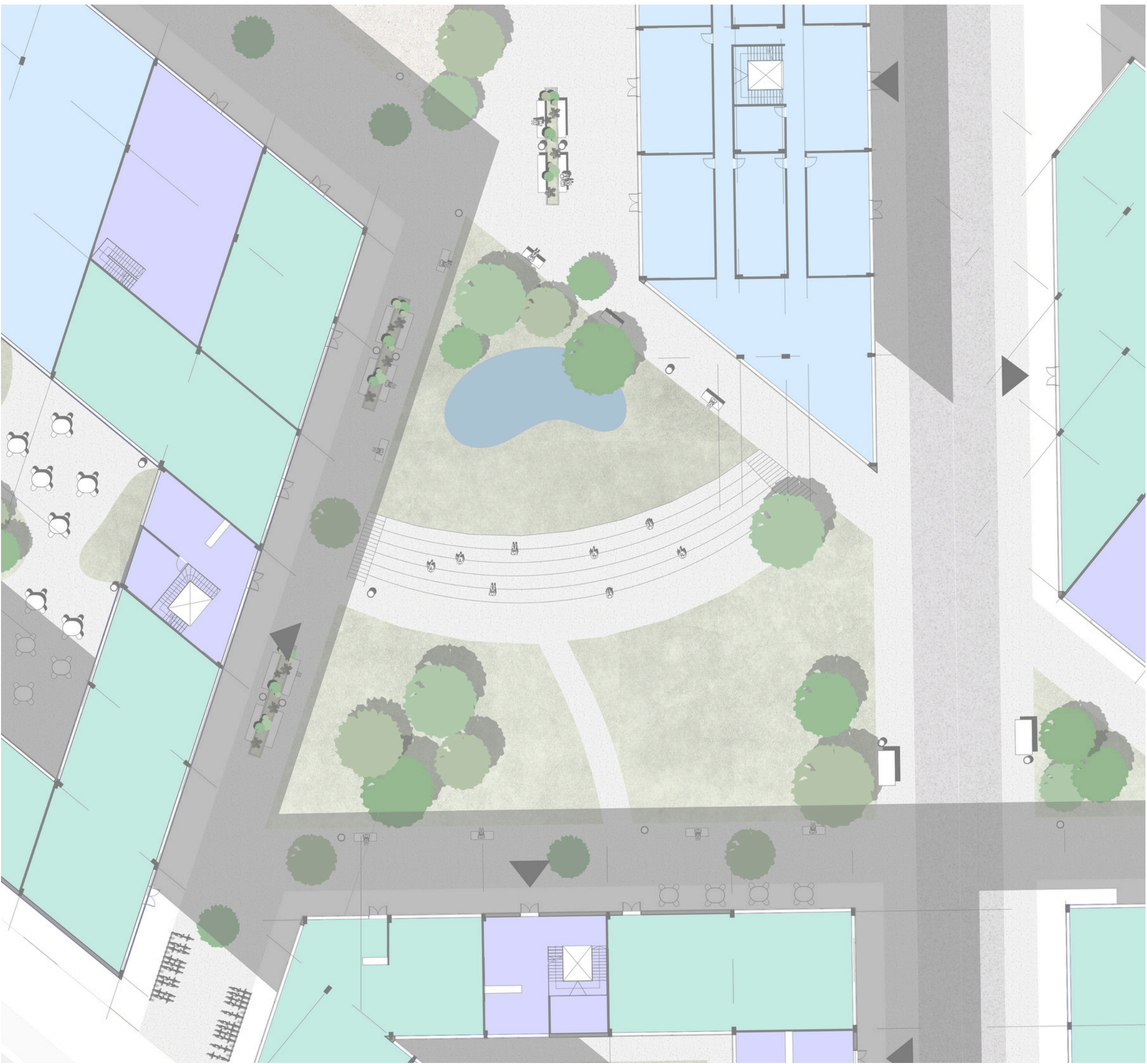


Zoom 1



Description

- ESET
- Office building
- Retail
- Path
- Road
- Bench
- Bin


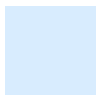







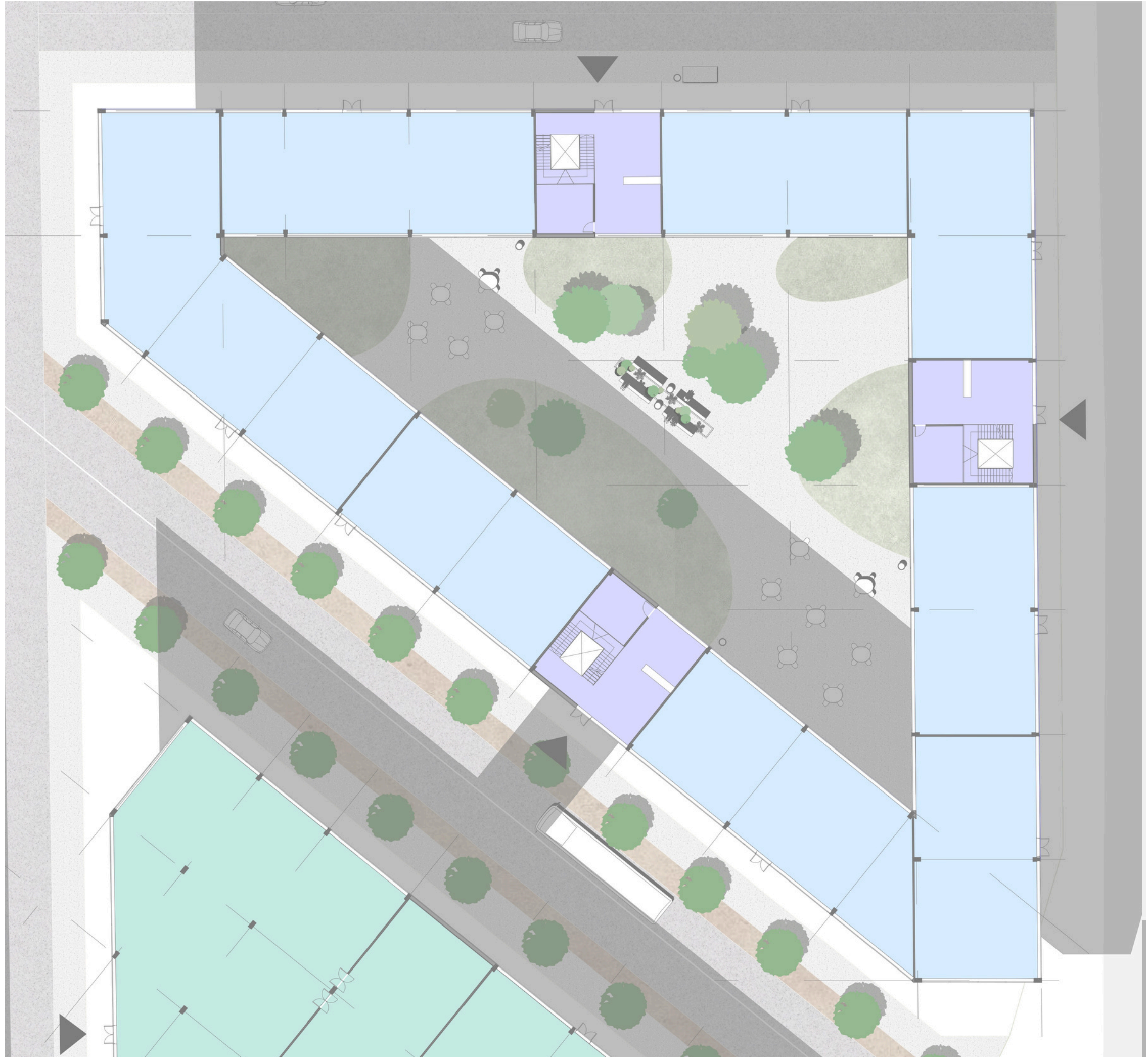


Zoom 2



Description

-  ESET
-  Office building
-  Retail
-  Path
-  Road
-  Cycling path
-  Table








0 4.5 13,5 28,5

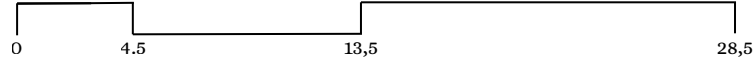
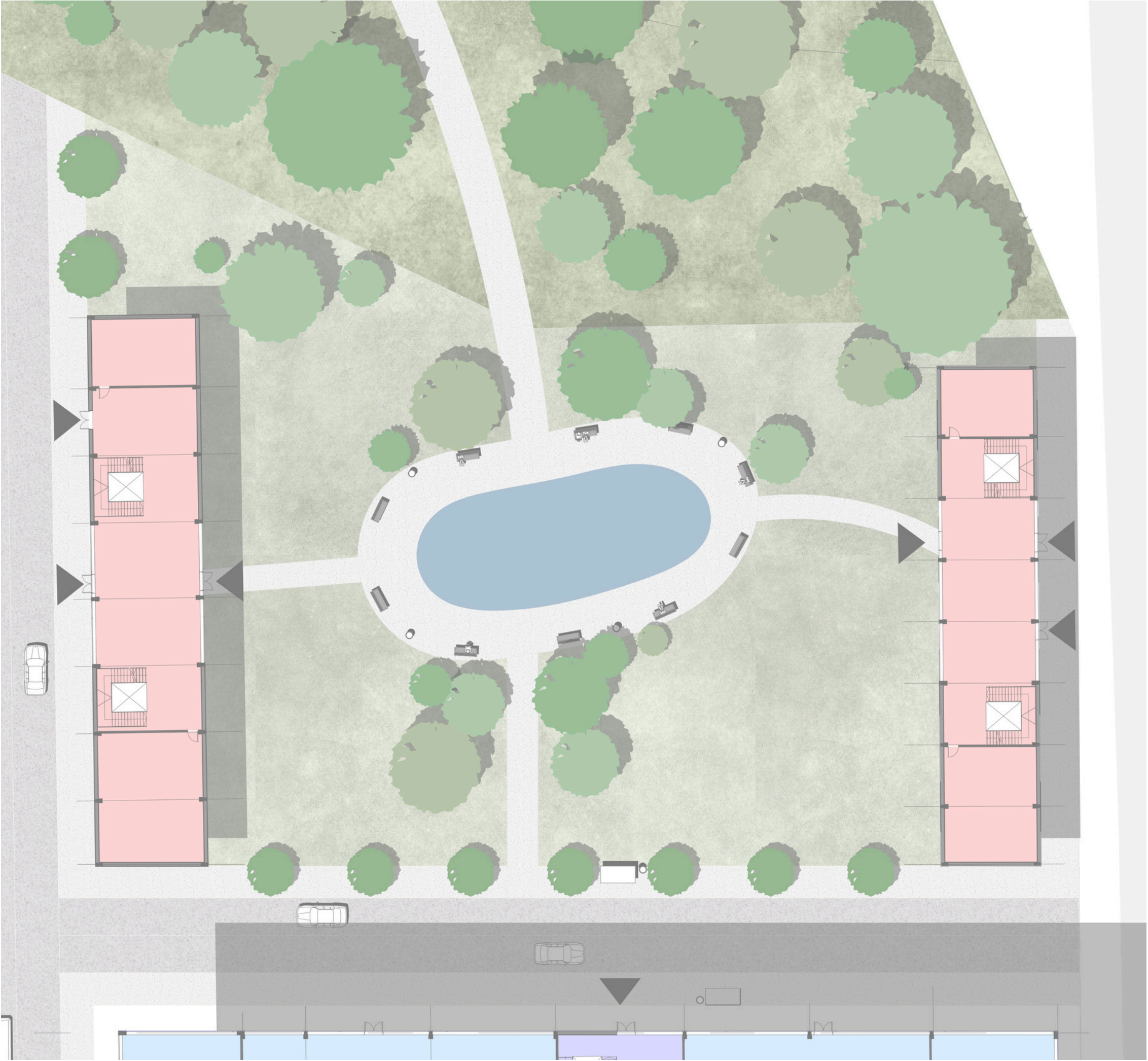






Description

-  Residential
-  Path
-  Road
-  Bench
-  Bin

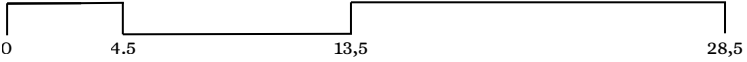






Description








- Path
- Road
- Cycling path
- Playground
- Bench
- Bin
- Table

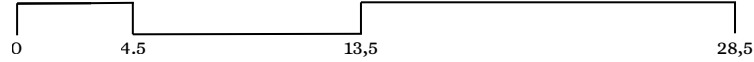






Description

-  Path
-  Workout sqare
-  Square parc
-  Workout machine
-  Table tennis
-  Bench
-  Bin





Toyota Woven city, Susono, Japan
BIG



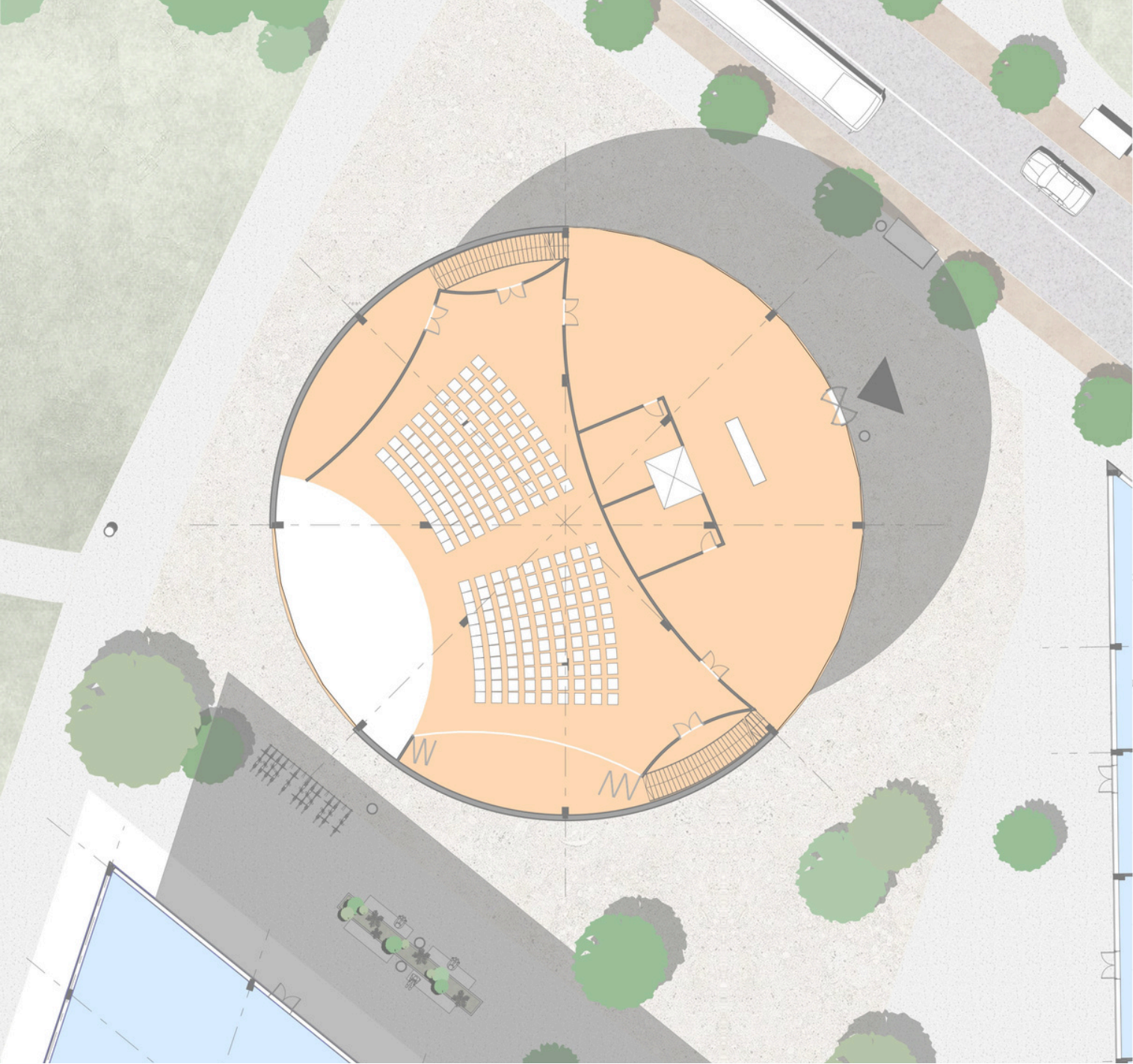
Powell Gardens, Kansas City, USA
By Powell



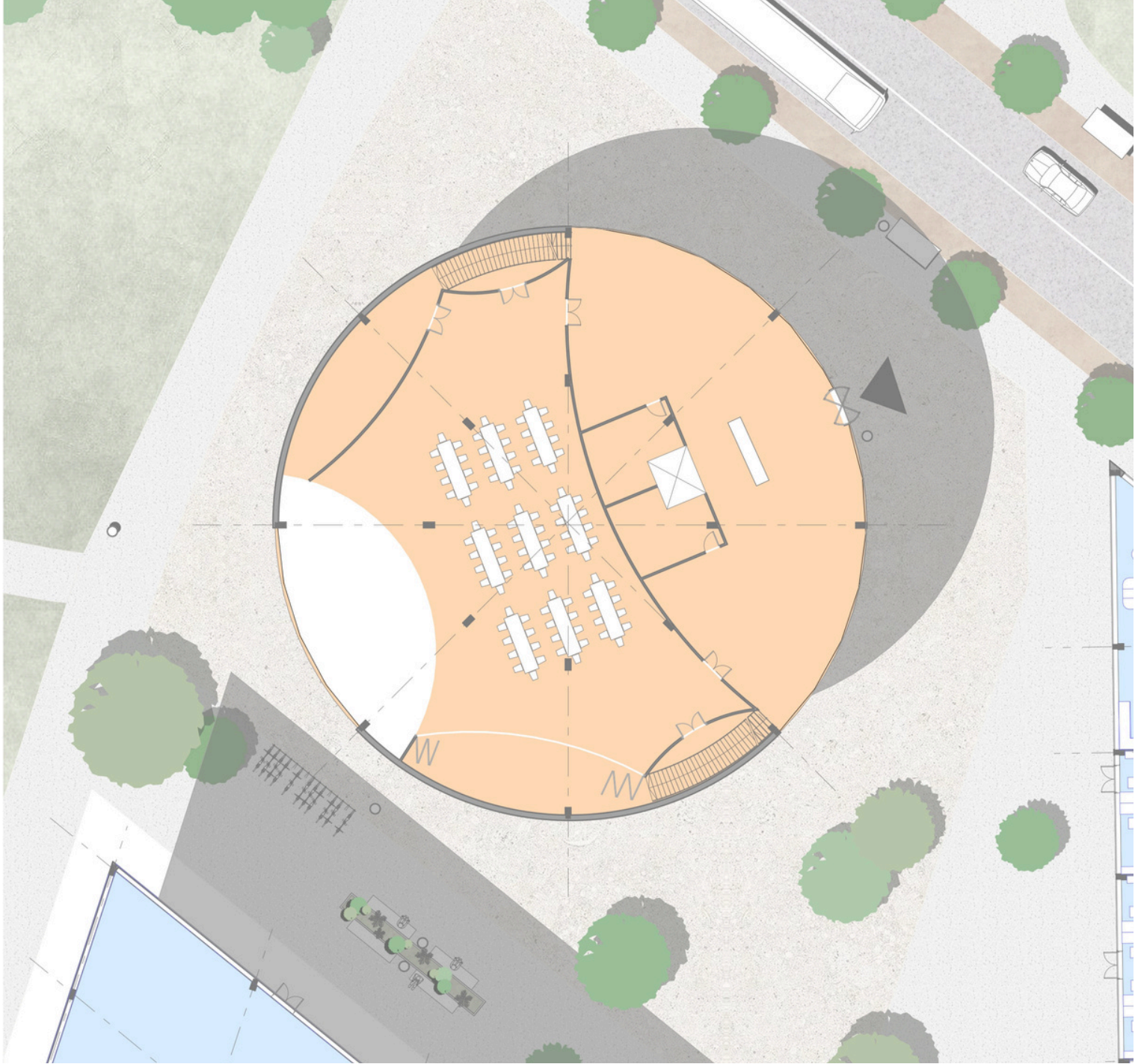
Description

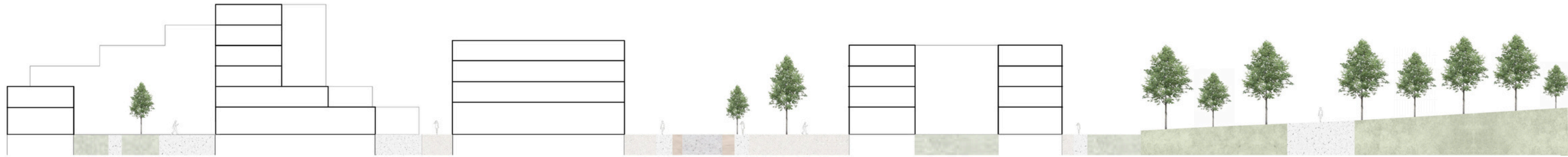
					
Multipurpose hall	Road	Cycling path	Path	Bench	Bin

Multipurpose hall in conference position



Multipurpose hall in reception position





Section AA'

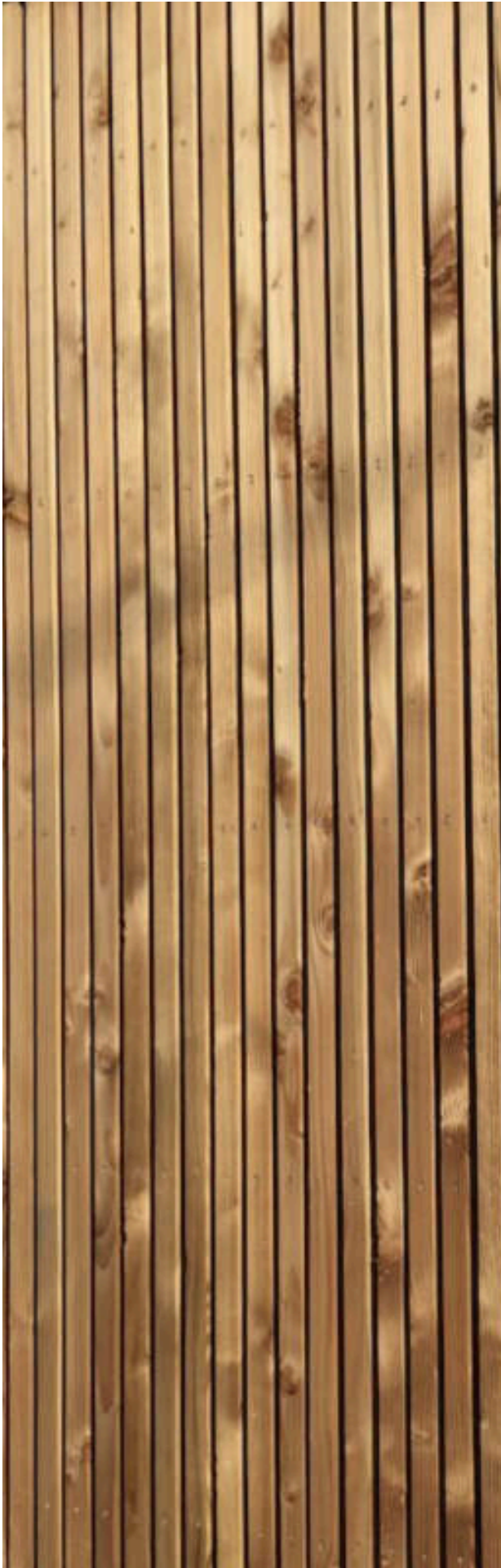
Inspiration for the way to the trainstation



Wood structure to keep the link to the surrounding nature



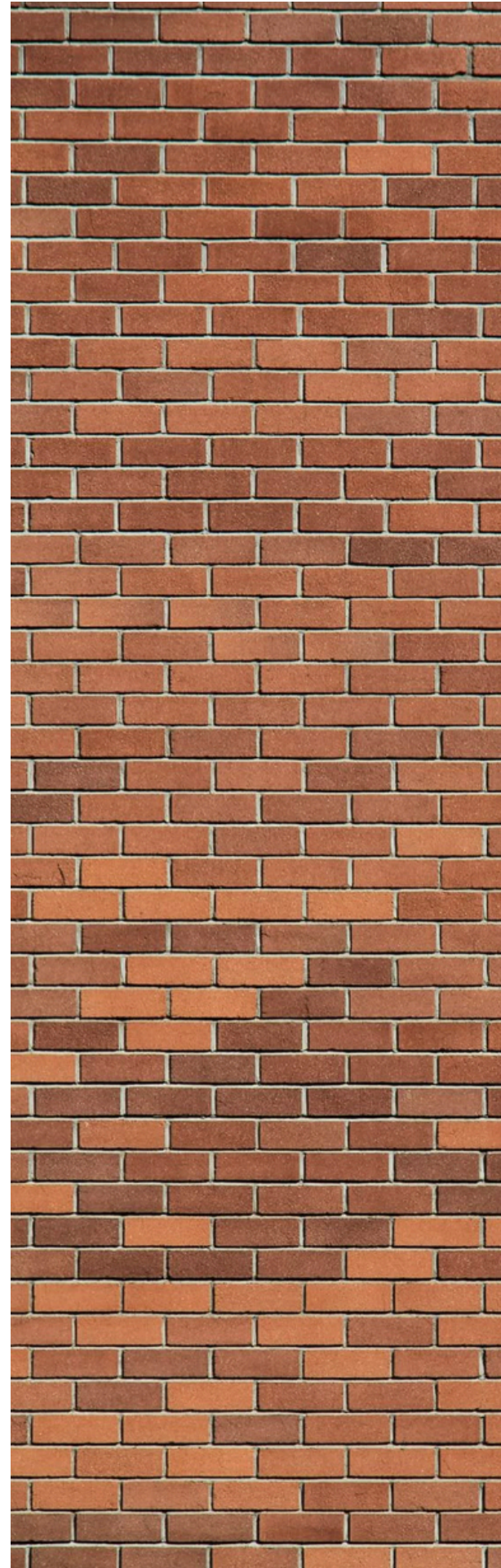
Escalator with stairs



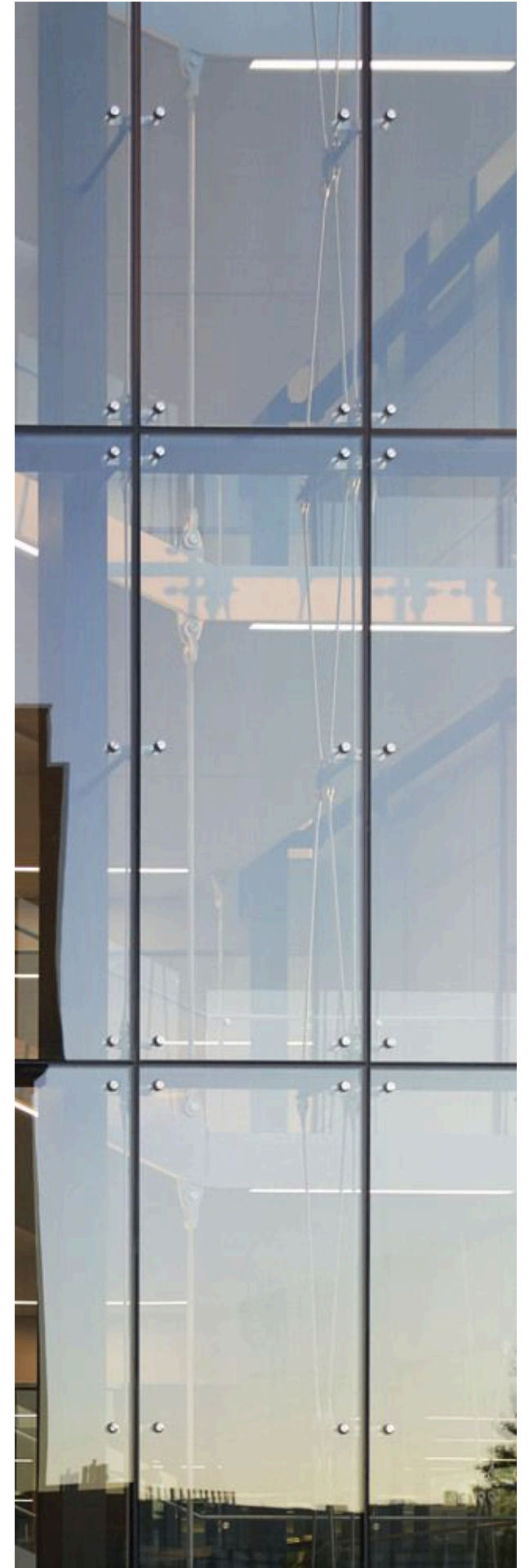
Wood



Concrete



Brick



Glass

Digital twin

To link the architecture a the place, it would be interesting to make on the second floor of the multipurpose hall a place dedicated to the virtual reality. It would have 2 parts :

- It would have a place to experimete and allow people to make suggestion on the second part of the project by drawing but also to innovate on the futur of the whole site
- The second part would be dedicated to art, with virtual and none virtual art pieces

Located in the heart of the project it would represent the heart of ESET to push people to innovate and it would be a great team experience

