

MASNÁ SITE

More information

This is an attractive vacant site in the heart of the city centre covering 1,770 m² consisting of the land parcels Nos 1960/7, 1960/14, 1960/15 and 1960/23 in the cadastral area of Moravská Ostrava. The area for building covers 1,100 m².

It is situated at a location where historic buildings used to stand (though the buildings did not form part of an enclosed block).

The City of Ostrava finished building a 7-floor apartment complex on a neighbouring site (at the corner of Janáčkova and Masná Streets) in 2021. In view of the fact that the surrounding buildings are arranged in compact blocks enclosing central courtyards, it would be ideal if the development at this site was directly adjacent to the City's new apartment complex, thus creating a similar block-type structure along the extension to Masná Street.

More information on this site is given in the Regulating conditions, which you will find below (under 'Appendixes').

Site compliance with zoning plan

According to the current zoning plan, the site is designated for mixed usage (residential and civic amenities), so it may be used for residential units, services, retail premises, offices, cultural, educational or community amenities, etc..

The optimum solution would be a polyfunctional building primarily consisting of residential units (80%).

Site description

A new quarter is being built in this area. The site is adjacent to a public cultural and community centre (PLATO) and historic former city slaughterhouse which till spring 2022 will be transformed into a contemporary art gallery. The winner of the public international competition for this project was the KWK Promes studio from Poland, run by the globally renowned architect Robert Konieczny. The former slaughterhouse will be transformed into exhibition spaces for the PLATO contemporary art gallery, which (thanks to revolving walls) will also include an outdoor exhibition

area. The six exhibition halls will be able to function either separately or together, as a single space. The building will also include offices, meeting rooms and a snack bar.

New residential complex to be created near the vacant site as well. Ostrava is entering into negotiations on the sale of the real estate complex known as “Rezidence Stodolní” with the investor Linkcity Czech Republic a.s.. The “Rezidence Stodolní” complex, designed by Bogle Architects will create a multi-functional building, which will comprise an apartment complex, leisure/recreation facilities, and commercial units at street level.

There is also the popular Stodolní Street entertainment quarter, with numerous hotels, restaurants, clubs, bars and other civic amenities.

Civic amenities near the site:

- PLATO art gallery: 1 min on foot
- Stodolní Street: within 1 min on foot
- Nádražní Street: 5 min on foot
- Forum Nová Karolina shopping mall: 3 min by car






Transport access:

- Public transport access – on foot:
 - „Konzervatoř“ bus/trolleybus stop: 6 min
 - „Stodolní“ tram stop: 6 min
 - Bikesharing station – on foot:
 - Plato gallery: 1 min
 - „Stodolní“ train halt: 3 min
 - Rail transport access – on foot:
 - „Stodolní“ train halt: 3 min
 - Access to main roads – by car:
 - 28. října Street: 2 min
 - Českobratrská Street: 2 min
 - Místecká Street: 3 min
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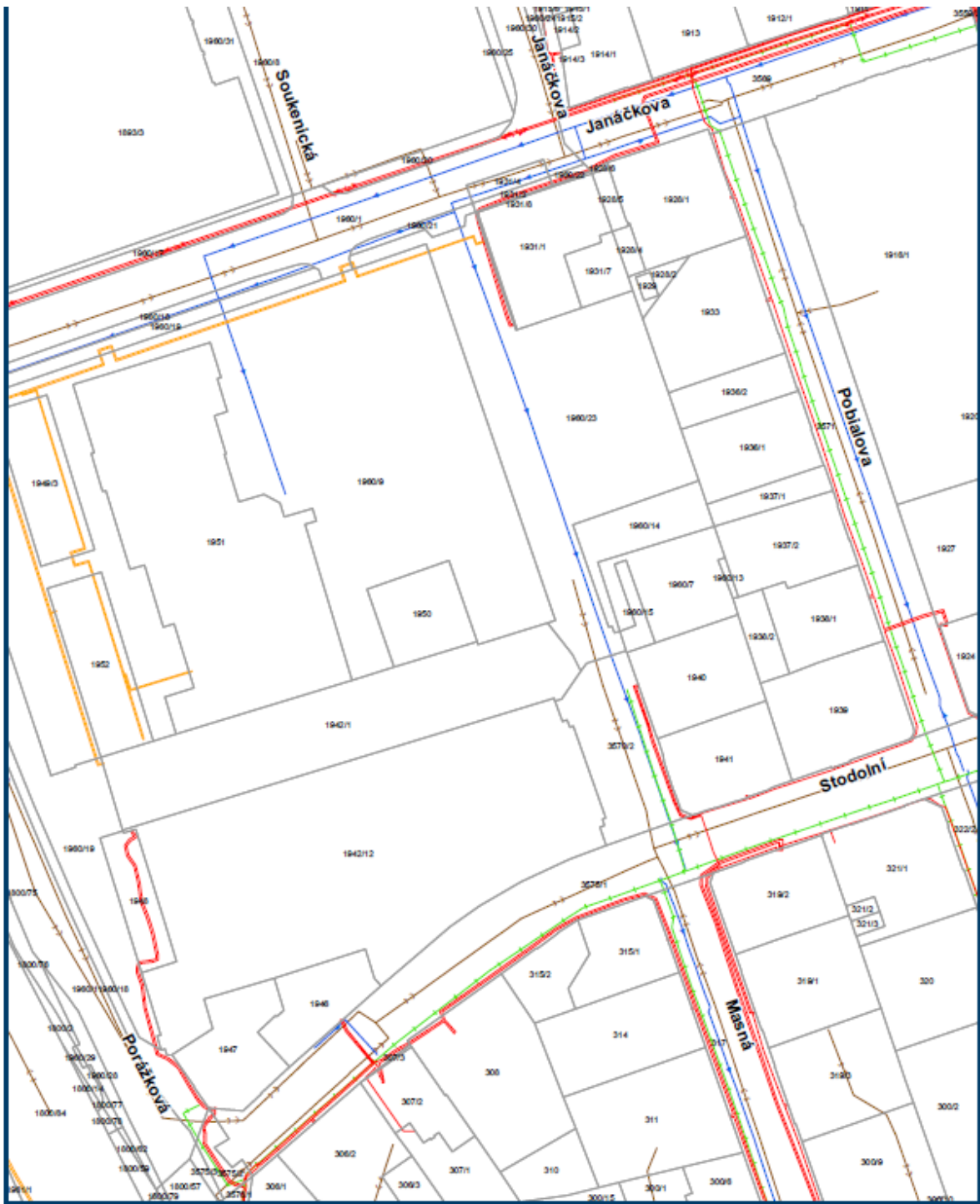
Appendixes to Regulatory Conditions (Regulatory elements, Technical infrastructure, Ownership situation)










APPENDIX NO. 1 - REGULATORY ELEMENTS

-  maximum building line
-  recommended building line
-  current street-facing facade
-  residential building finished in 2021
-  area of interest (approx. 1.770 m²)












APPENDIX NO. 2 - TECHNICAL INFRASTRUCTURE NETWORKS

- | | | | |
|-------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------|---------------------------|
|  | combined sewer |  | underground LV power line |
|  | water main |  | underground HV power line |
|  | low-pressure gas man |  | parcel boundaries |
|  | heat main | | |





APPENDIX NO. 3 - OWNERSHIP SITUATION

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|-------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------|
|  | City of Ostrava |  | Rail Management Authority (state organization) |
|  | City (delegated to Municipal District) |  | VÍTKOVICE, a.s. |
|  | Legal entities |  | Czech Railways |
|  | Natural persons | | |

