



**Welcome to
Czech Cities
and Regions
at EXPO REAL
2023**



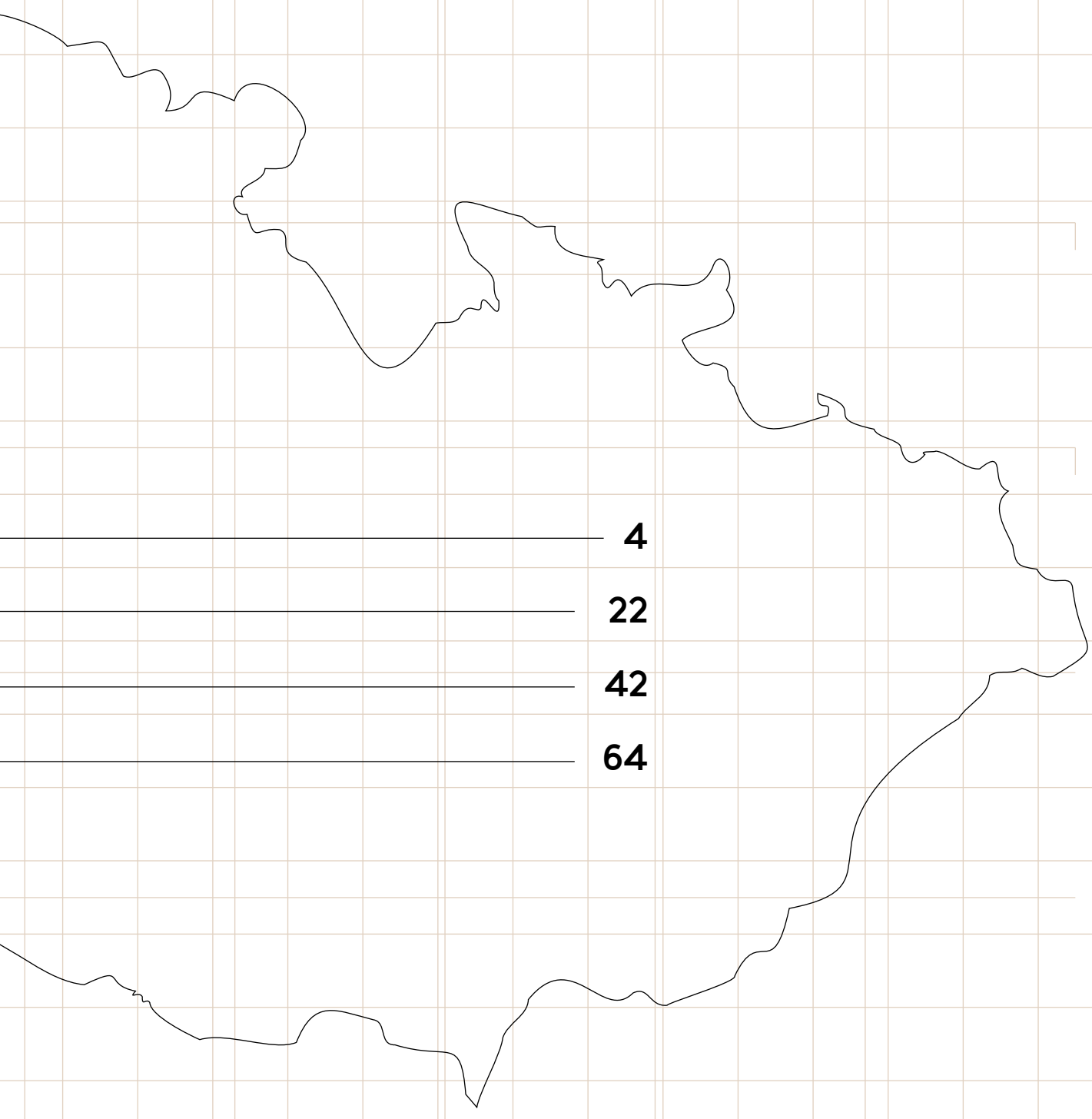
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City of Prague _____

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Moravian–Silesian Region _____

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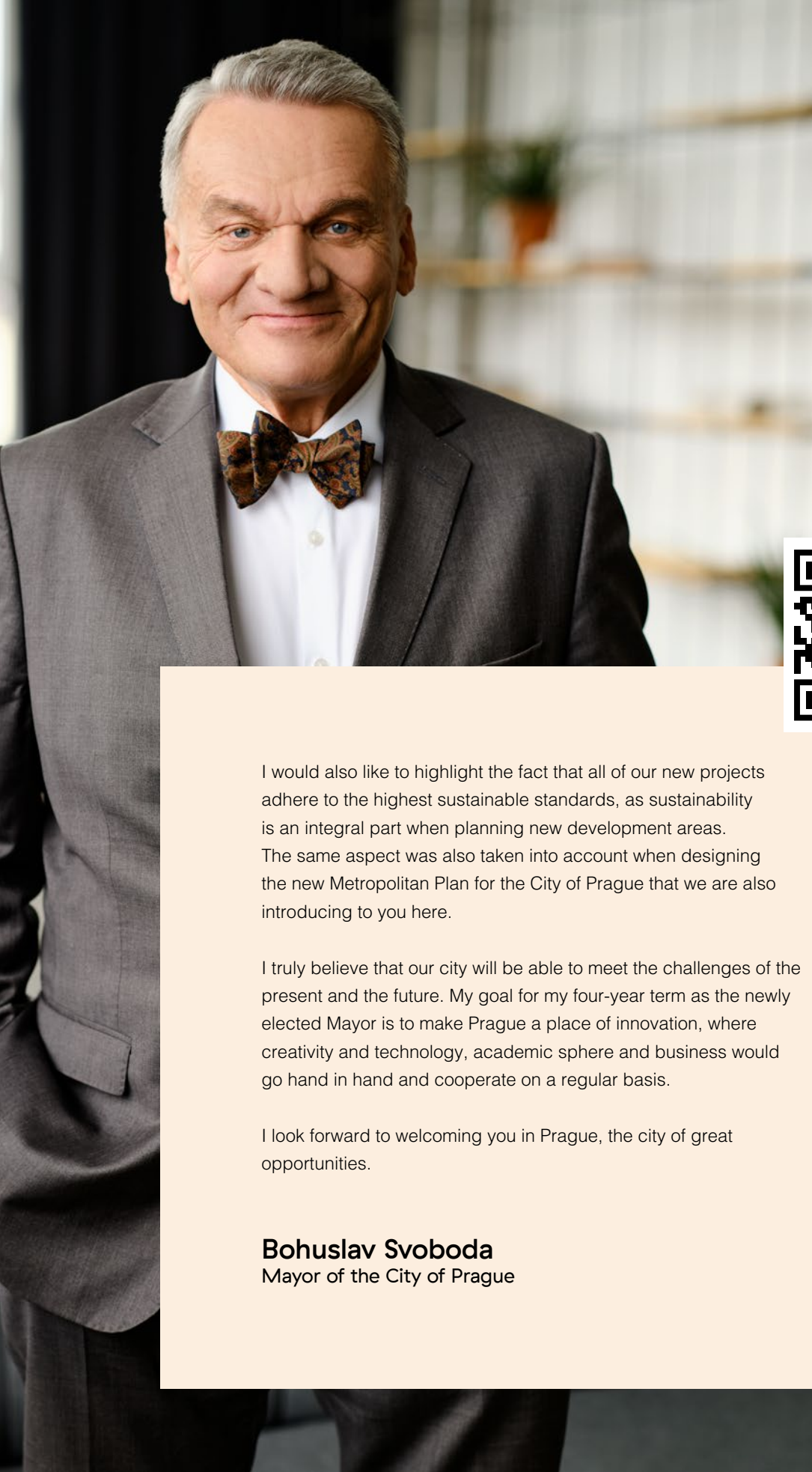


The Capital City of Prague

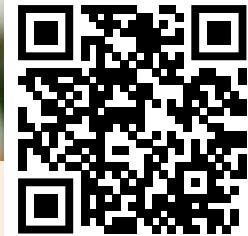
Dear EXPO Real visitors, on behalf of the City of Prague I would like to welcome you at the Czech cities and regions stand.

Prague has always been an attractive region, due to its central location right in the middle of Europe, its unique atmosphere, its innovative approach, and creativity as well as its well-preserved historical architecture.

Over the last couple of years, we have managed to initiate various remarkable projects. We have started the construction of a new metro line and several tram lines. We have unlocked the first of Prague's major brownfield sites and are preparing others. And as a city, we are taking a proactive approach to planning new neighbourhoods, including public infrastructure. You can read more about the aforementioned projects, such as the transformation of Nové Dvory or Palmovka, on the following pages of the catalogue.



praha.eu

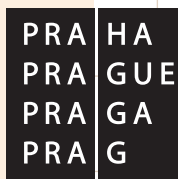



I would also like to highlight the fact that all of our new projects adhere to the highest sustainable standards, as sustainability is an integral part when planning new development areas. The same aspect was also taken into account when designing the new Metropolitan Plan for the City of Prague that we are also introducing to you here.

I truly believe that our city will be able to meet the challenges of the present and the future. My goal for my four-year term as the newly elected Mayor is to make Prague a place of innovation, where creativity and technology, academic sphere and business would go hand in hand and cooperate on a regular basis.

I look forward to welcoming you in Prague, the city of great opportunities.

Bohuslav Svoboda
Mayor of the City of Prague





Dear visitors of Expo Real 2023,

on behalf of the City of Prague I would like to welcome you at the *Czech Cities and Regions booth*.

As an architect and current Deputy Mayor for Territorial and Strategic Development, it is my pleasure to present you the remarkable projects and visions of our city. This year's Expo Real, is the fifth one in a row that I am participating in with my team. Prague stands proudly at the crossroads of innovation, sustainability and creativity, embodying a harmonious blend of tradition and progress.

Over the past few years, we have been able to initiate various remarkable projects. My colleagues and I have started the construction of a new metro line and several tram lines. We are relearning the mechanisms of urban planning from which we departed in the previous communist regime. Moreover, Prague is now in an interesting historical post-revolutionary moment, when we are re-discovering the processes of seeking the quality and potential of a site through architectural competition. In this way, we are learning to compromise and to put the interests of our citizens at the forefront. We foster dialogue, and by speaking together we will succeed in planning the city for the challenges of the decades ahead of us.

For the last five years, my team and I have been working on unblocking construction on brownfield sites, of which there are many in Prague, giving us a great opportunity to develop the city where it is most advantageous – in its centre. The city's role in these processes has been passive for a long time, and I am very happy that we are succeeding in stirring up the bureaucracy, seeking agreement in the territory, commissioning high-quality urban studies and architectural competitions, and finding new construction methods. Investors are crucial partners for Prague and city representatives need them in order to achieve efficient, sustainable and timely development. We must demand quality and mutual willingness to cooperate under conditions of mutual respect.



Furthermore, we are putting the public administration back in the role of a builder. We have established a municipal organization that manages city land, identifies sites suitable for development, especially with urban apartments, and thus valorizes the land. We realise that it must be the public sector that sets the level of quality (*not only*) for housing construction in the city and changes the paradigm.

What I'm really looking forward to is the Vltava Philharmonic project, which went through an exemplary process of finding the winning team with a project, and gave leading Czech studios the opportunity to compete with international competitors. And it is a design that I, too, would like to see become a similar milestone to the construction of the Czech National Theatre in the 19th century.

So as you explore this catalogue or our interactive displays, remember that Prague has a unique spirit that combines a rich historical cultural heritage with confident plans for development in the years to come.

I warmly invite you to join us at our booth, where you can discover ambitious projects that are reshaping the face of Prague.

Prague City Diplomacy

Prague is constantly taking a proactive approach looking for new innovative ways on how to be even more sustainable and circular in its new development or redevelopment. Prague also tries to adopt regulations that are clearly set, comply with standards, and help protect and develop the city.

Prague is one of the most dynamic cities in Central and Eastern Europe when it comes to rapid development. All the attributes of the new metropolitan plan, such as the abundance of parks and green areas, quality public spaces, along with the preserved genius loci of the city districts are key factors deeply connected with the long-term strategy of the City of Prague to attract young and new talents to the city, as there is still a huge potential to develop new areas and create new jobs. Prague has gone through a dramatic change over the last couple of years and is now becoming a leading city in various sectors of the future, such as AI, Robotics, Biotech and Nanotech, Aerospace or Cultural and Creative Industries, which undoubtedly help to attract and retain talent. International Relations Department is constantly trying to help with talent attraction and present Prague in a new light – as a place with fantastic network of public transport, one of the best ranked universities in the world, unique cultural heritage, as well as high living standards. Prague is also very active in various international organizations and global networks, such as *Eurocities* or *Pact of Free Cities*, and significantly focuses on the development of economic diplomacy which aims on strengthen the economic cooperation between cities on an international level.

Operátor ICT, a.s.

is a municipal joint-stock company that provides a wide spectrum of services for City of Prague in the area of information and communication technologies and urban innovation. Among our main agendas is managing Smart City projects for the city of Prague, its municipal districts, and other municipal companies and partners.

We aim to make life in Prague easier and better thanks to meaningful and innovative projects that push our capital city to the level of a developed world metropolis.

As a part of our goal to foster international collaboration we are seeking opportunities to partner with cities, universities and companies in developing international projects. We have capacity not only to coordinate local pilots and demonstration project, but we can also bring expertise in building and managing ICT and data infrastructure, e-government, and innovation management.

OICT currently operates city-wide data platform Golemio (<https://golemio.cz/en>), several apps for urban mobility (<https://pidlitacka.cz/home>) and citizen engagement (<https://zmente.to>), and manages several innovation projects under the umbrella of “Smart Prague” (<https://smart-prague.eu/en>).

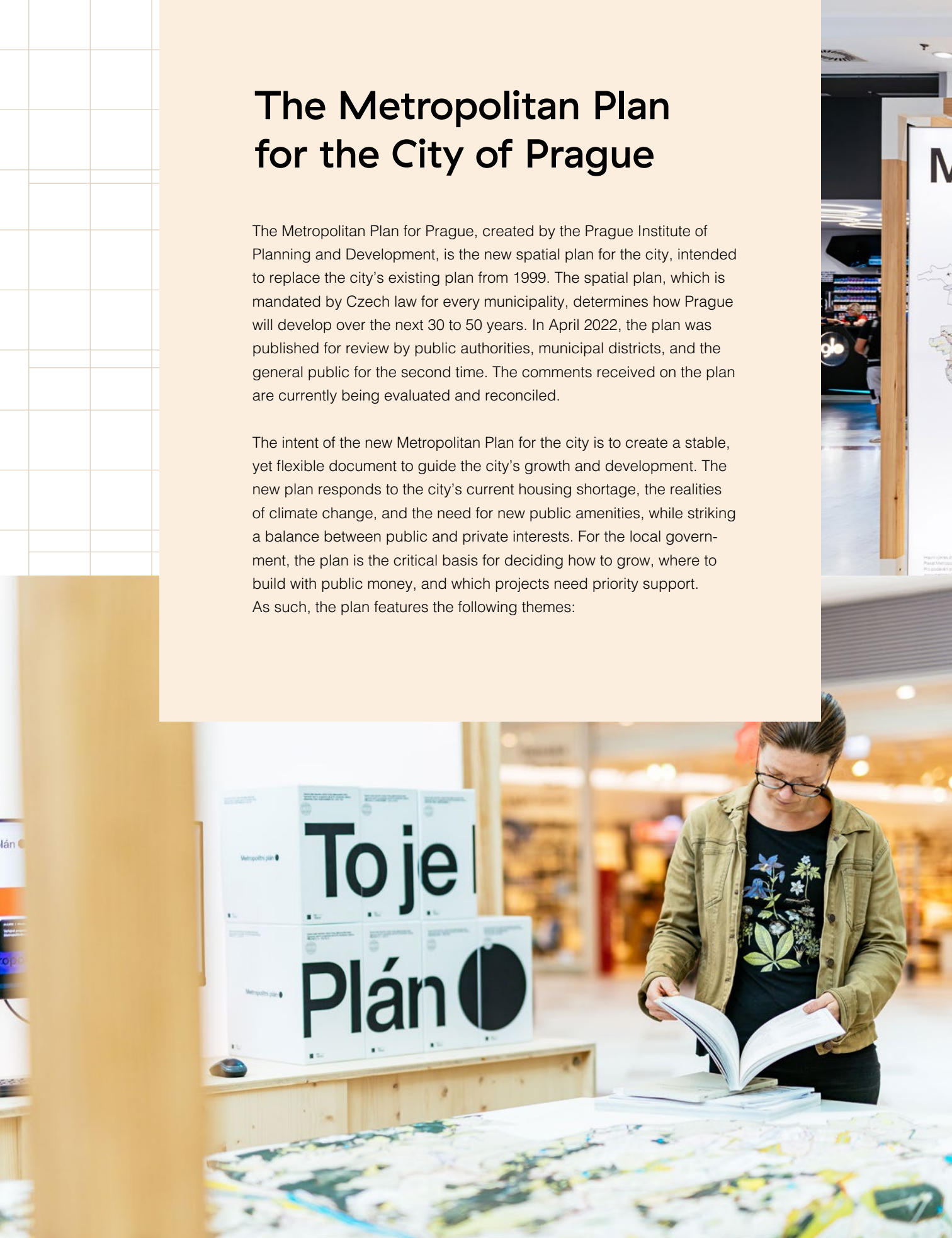
OICT also develops Smart Prague index to evaluate impact of innovation projects and to inform key stakeholders about the progress towards the goals of sustainable urban transformation.

Currently we are developing Smart Neighbourhood concept for Prague which will help the city to implement Positive Energy Districts making full use of urban data, sensor networks and automation. OICT is responsible for Prague being involved in Horizon Europe programme to develop Positive Energy District and one of the leading cities in implementing New European Bauhaus.

The Metropolitan Plan for the City of Prague

The Metropolitan Plan for Prague, created by the Prague Institute of Planning and Development, is the new spatial plan for the city, intended to replace the city's existing plan from 1999. The spatial plan, which is mandated by Czech law for every municipality, determines how Prague will develop over the next 30 to 50 years. In April 2022, the plan was published for review by public authorities, municipal districts, and the general public for the second time. The comments received on the plan are currently being evaluated and reconciled.

The intent of the new Metropolitan Plan for the city is to create a stable, yet flexible document to guide the city's growth and development. The new plan responds to the city's current housing shortage, the realities of climate change, and the need for new public amenities, while striking a balance between public and private interests. For the local government, the plan is the critical basis for deciding how to grow, where to build with public money, and which projects need priority support. As such, the plan features the following themes:



Metropolitní plán



Our surroundings

The Metropolitan Plan protects Prague as it is and as we like it. The city is characterized by diversity thanks to Prague's unique terrain, historical layers, and above all, the different ways of life in each part of the city. The Baroque palaces of the Lesser Town are different from the townhouses around Old Town Square, Vinohrady differs from Žižkov, and Holešovice from Karlín. The Metropolitan Plan therefore defines and describes in detail the city's individual localities, each of which has its own specific character, appearance, heights, and road widths, for example. Carefully detailed localities are therefore the cornerstones of the Metropolitan Plan.

Housing

Both sound development and protection of the status quo are important to the city. As such, the plan protects existing housing and defines new residential districts, which are generally found in large, formerly industrial areas within the city. By placing emphasis primarily on the use of these former industrial sites, the plan does not support new development areas on the outskirts of Prague, thus promoting sustainable development principles.

Climate Change

The main objective of the Metropolitan Plan is to define a clear city boundary and to denote where building is and is not permitted. It makes use of the formerly industrial areas in the center and prevents urban sprawl into the open countryside, thus becoming the city's most important regulation ensuring the protection of nature. The plan also includes the designation of a network of bio-centers and bio-corridors, which contribute to ecological stability, animal and plant protection, and water retention in the landscape. It maps all areas of open landscape, defines newly proposed wooded areas, new agricultural areas, and areas for recreation. The plan also addresses the Vltava River itself by defining and protecting the riverbed and its surroundings, and including flood protection measures.



Public Space

Public spaces are a key theme of the Metropolitan Plan. The plan focuses on their protection and development, while defining new public spaces in locations that are still emerging. The Metropolitan Plan also encourages better pedestrian accessibility through a network of footpaths and trails crossing built-up areas, urban parks, and open landscape. The plan encourages outdoor public activities within the framework of high-quality, healthy neighborhoods.



Public Amenities

One of the fundamental principles of the Metropolitan Plan is the provision of sufficient and high-quality public amenities. The plan therefore protects existing schools, nurseries, clinics, and shops, among others, and encourages the construction of new facilities. Public amenities will be given preferential placement in the planning of new neighborhoods, especially in residential areas. The plan seeks to maximize the amenities of each Prague neighborhood so that residents have everything they need right where they live. Prague will thus become a metropolis of short distances with good access to schools, nurseries, medical services, and shops, with plenty of opportunities for recreation and sports.



Prague is building its own new urban neighbourhoods



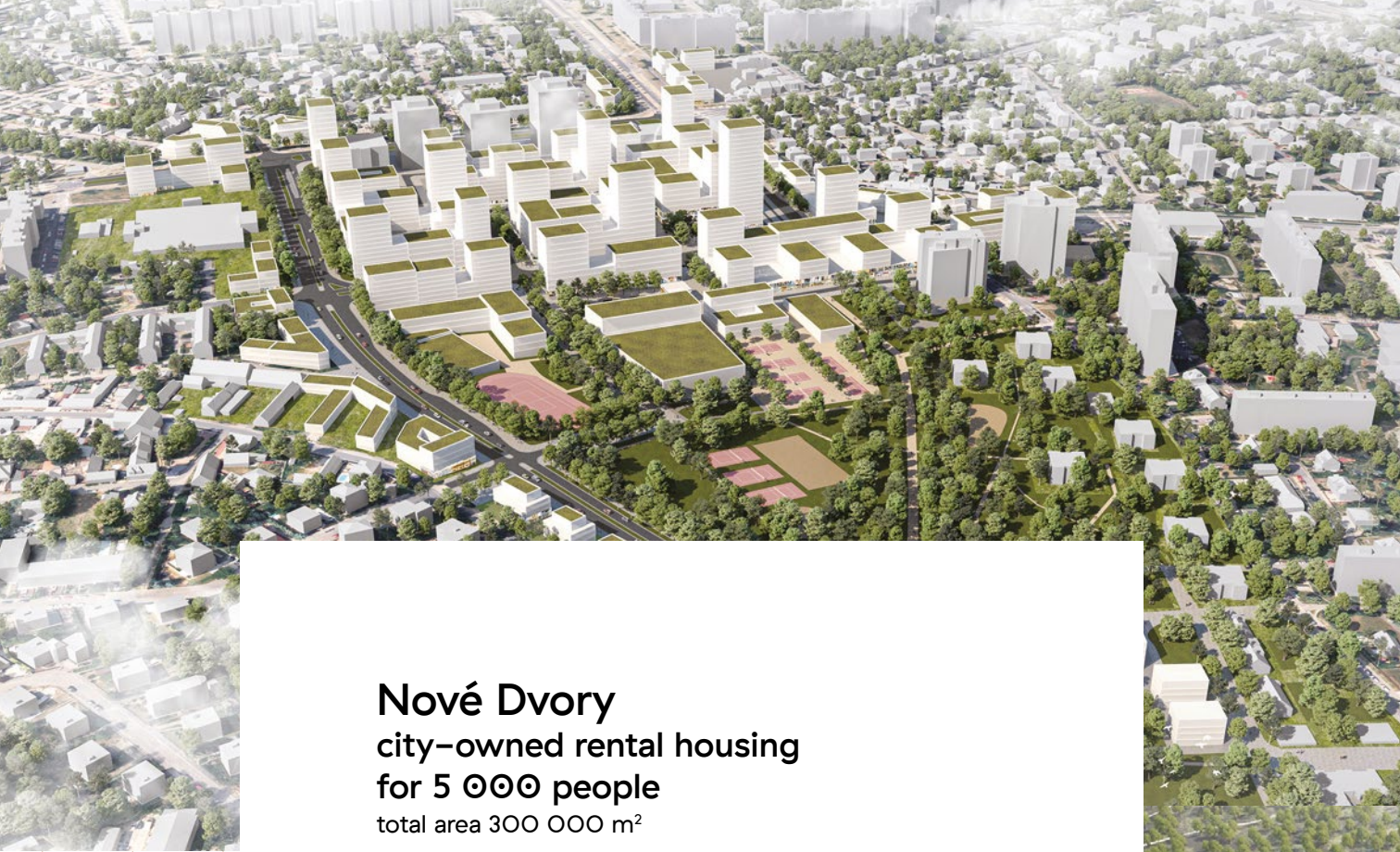


Palmovka the pulsing heart of the Vltava's right bank

total area 100 000 m²

The proactive development of this project has been initiated and developed by Pražská developerská společnost [*Prague Development Company*], a municipally funded organisation, which is preparing a project for a new full-fledged urban neighbourhood there on the city's behalf. There are also plans for a primary school, along with other necessary amenities. Great attention is being paid to high-quality public space. The project includes a central park with a promenade, several smaller squares and many inner courtyards which, thanks to greenery, benches and water features, will be a pleasant place for children and adults alike to spend time. Around 2 200 municipal flats are to be built at Palmovka, plus about 40 000–50 000 m² of commercial space for offices, retail and the already mentioned non-commercial purposes serving the local community. The location will also include Centrum Nová Palmovka, which will undergo complete renovations and additional construction. The redevelopment of Palmovka will be implemented in phases on a timeline of 5 to 10 years (*up until 2033*).





Nové Dvory **city-owned rental housing** **for 5 000 people** total area 300 000 m²

Nové Dvory is one of the City of Prague's largest contiguous property holdings that can be used for housing. The city is taking a proactive approach to developing the whole area as a responsible owner so that the municipal investment in a new metro station is suitably capitalised on by building a new local urban centre. The total area of the transformation territory is 30 hectares, with the city planning to build a residential neighbourhood by the new metro station with affordable rental housing and complete amenities including a nursery and primary school, cultural centre, space for shops and services, public transport lines and facilities for sport and recreation.

Pražská developerská společnost, which was entrusted by the city with the development and project preparations for the locale, is currently planning nearly 300 000 m² of gross floor space designated for rental housing and approximately 130 000 m² for offices, retail, education and leisure facilities. Once zoning changes go through, 1 600 to 2 000 municipal flats and as many as 5 000 new jobs could be created. The entire area has been divided up into individual projects, which will be carried out gradually to a high environmental standard. The whole thing should be done within 10 to 15 years (*by 2038*).



Dolní Počernice a 21st century garden city

total area 185 000 m²

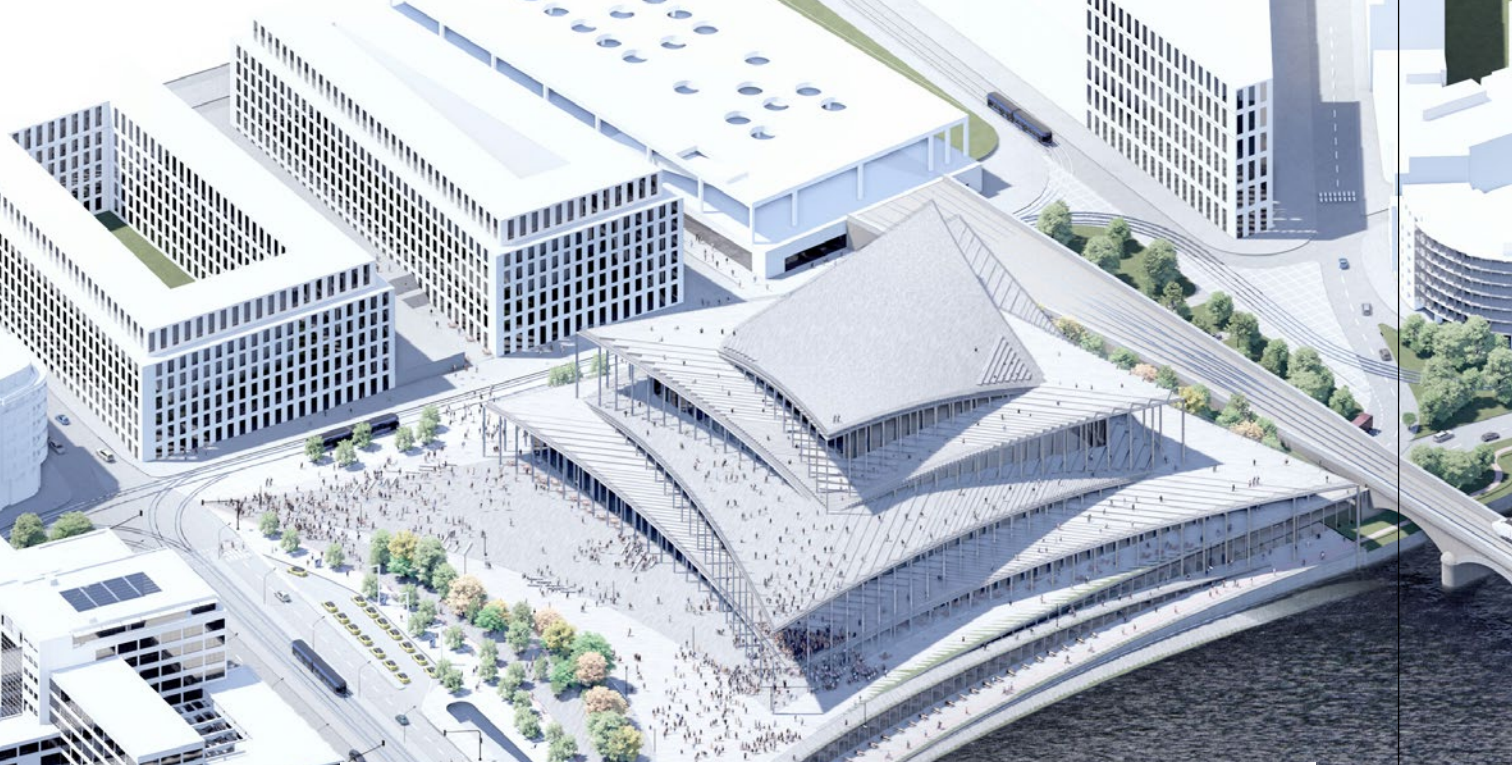
Pražská developerská společnost is preparing a new residential neighbourhood for the City of Prague in the form of a garden city on 18.5 hectares of city land. Within 10 to 12 years, approximately 800 residential units will be produced here in single-family, row and low-rise buildings with shared gardens and inner courtyards. The project will also include small commercial spaces for retail shops, small service establishments or medical offices, a small square with decorative vegetation and sports grounds for both children and adults.



Vltava Philharmonic

At the end of August 2021, the City of Prague along with the Prague Institute of Planning and Development announced an international architectural competition for the design of the Vltava Philharmonic. A total of 115 teams from 25 countries entered, with five renowned architectural studios being invited to take part in advance. The finalists selected by the expert jury submitted 19 competition designs, with the winner emerging in May of this year – the Danish architectural studio Bjarke Ingels Group (*BIG*).





From the river to the roof

The Vltava Philharmonic as designed by BIG will not only be a new concert hall offering world-class 21st-century standards in terms of acoustics, capacity, layout options, technical facilities, architecture and urban design, but also a living and open cultural space for all visitors. It is the ambition of the Vltava Philharmonic not just to attract fans of classical music, but indeed the general public as a whole. The winning proposal by studio BIG envisions the construction of three concert halls but will also feature a music department and creative hub for the Prague Municipal Library, and visitors can look forward to a café and rooftop restaurant, with many people sure to take advantage of the offering of educational activities. The roof of the Vltava Philharmonic will be a continuation of the public space of the adjacent square – its terraced design will allow people to ascend to the top without having to enter the building so that everyone is able to enjoy the unique panoramic view of all of Prague.

Can you hear it already?

The Vltava Philharmonic will be home to two orchestras – the FOK Prague Symphony Orchestra and the Czech Philharmonic. Both orchestras will find suitable residential space here, as well as facilities for expanding their educational programmes for the public, which is an integral part of the activity of both entities. Music schools of various levels will also be involved, being able to make use of Vltava Philharmonic premises for teaching. The Vltava Philharmonic will thus affirm Prague's international reputation as a cultural metropolis and symbol of the Czech musical tradition, becoming a new landmark for the whole country.

FRONT Marc Simmons, Jill Fredrickson





Bjarke Ingels Group

The winning architectural studio Bjarke Ingels Group, with branches in Copenhagen, London, New York, Barcelona and Shenzhen, employs experts from among the ranks of architects, designers and engineers, as well as theorists dealing with architecture, urban planning, research and building development. Founded in Copenhagen in 2005 with Danish architect Bjarke Ingels at the helm, many of studio BIG's designs are unique in their use of groundbreaking technologies and stand out for bucking traditional conventions and dimensions, as is the case for example with Amager Bakke, a modern waste incinerator in Copenhagen that doubles as a ski slope, LEGO House in the Danish town of Billund, which resembles a brick of the well-known construction toy, or the Méca building (*Maison de l'Économie Créative et de la Culture en Nouvelle-Aquitaine*) in Bordeaux, France.

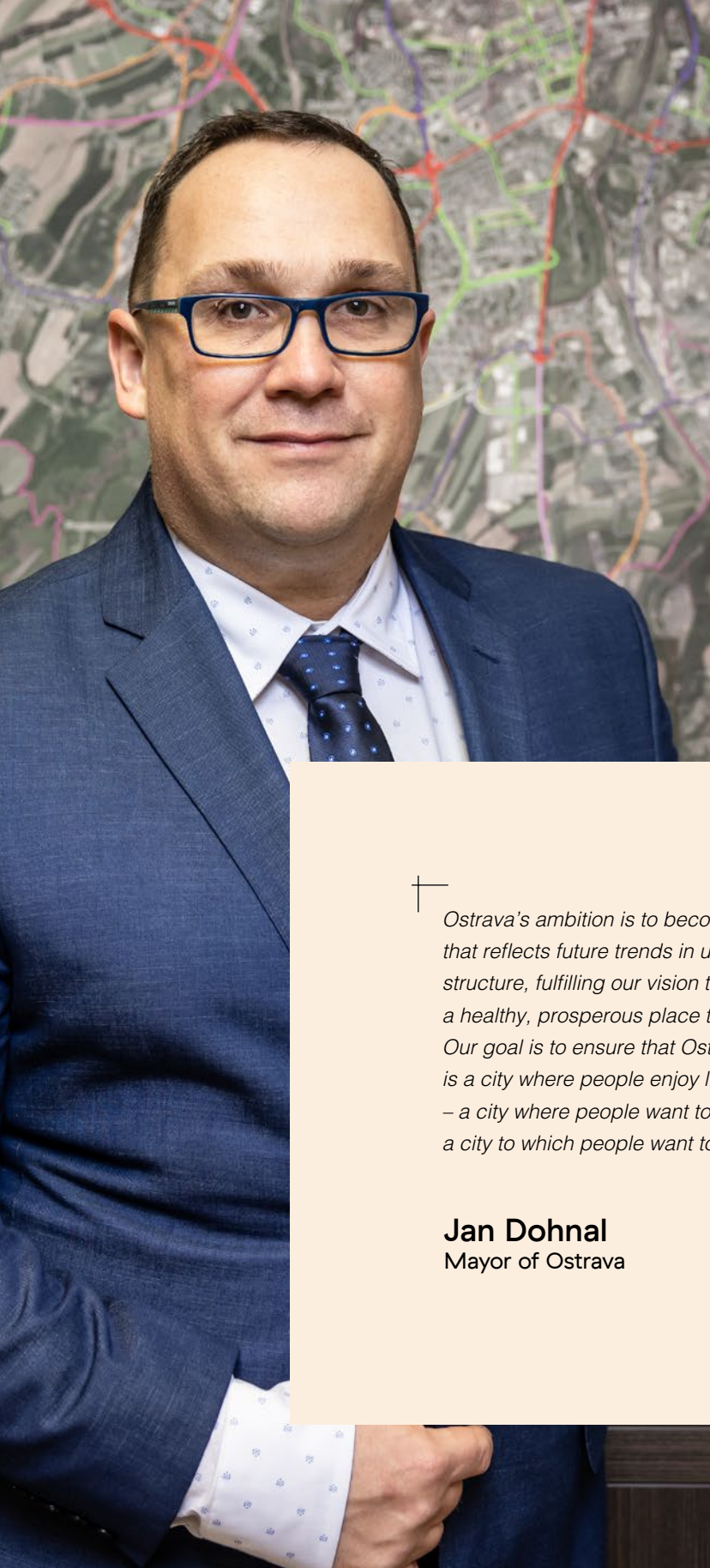
The City of Ostrava

where new stories begin

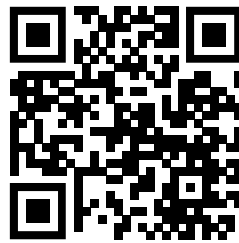
Dear readers, I am honoured to welcome you to the pages of this magazine, which has been published specially for EXPO REAL 2023. Ostrava has been transformed. Coal mining and heavy industry are now history – and our city is successfully moving forwards into a new future. We are focusing mainly on services, new technologies, research and development. Thanks to their strategic location, well-served by major international transport infrastructure corridors, these brownfields hold huge potential for creating thousands of new jobs, bringing economic benefits to the entire region.

In recent years, Ostrava has undergone a fundamental shift in its approach to urban development. The city is spread out over a large area, so one of our key priorities is to develop vacant land (*including brownfield sites*), particularly in and around the city centre. We can already point to some successful achievements in this regard – such as the conversion of a former slaughterhouse into a contemporary art gallery, or the Nové Lauby residential complex (*working alongside a private-sector partner*).

Among the challenges we currently face is our role as a mediator at locations which are privately owned but hold huge potential for the city's future development; two key examples at present are the "Pod Žofinkou" district and the Polská St./Mongolská St. site. We are also involved in long-term cooperation with the Moravian-Silesian Region at the development zone in Mošnov, where we are helping investors implement projects that bring major region-wide benefits.



investinostrava.cz/en



Ostrava's ambition is to become a city that reflects future trends in urban infrastructure, fulfilling our vision to become a healthy, prosperous place to live. Our goal is to ensure that Ostrava is a city where people enjoy living – a city where people want to stay, a city to which people want to return.



Jan Dohnal
Mayor of Ostrava

OSTRAVA!!!

Ostrava is a really good place to live.

Ostrava has come a long way in recent years, but to continue along our path of successful development, it is essential to focus on several key issues.

First and foremost, we need to support the business environment in order to create interesting jobs with a good future, which will attract a high-quality workforce. The City is already making efforts to support businesses. Institutions and programmes to help start-ups have been created, and the former Science and Technology Park complex is continuing to grow. Here we are planning to announce a tender for the construction of building T6, which forms part of our portfolio of offers at Expo Real. At the industrial zone in Mošnov, investors will find land in a strategic location right next to an international airport and with excellent links to the highway and rail networks.

A further key priority in Ostrava is to ensure that the city offers high-quality housing with the necessary infrastructure and services. That is the reason for some of the offers in our portfolio. The large site at Plzeňská Street, in the heart of Ostrava's most populous municipal district, represents an ideal opportunity to build civic amenities in the form of offices, shops and other services. Another site, situated between Opavská Street and Martinovská Street, would be an ideal location for new apartments or a stylish hotel.

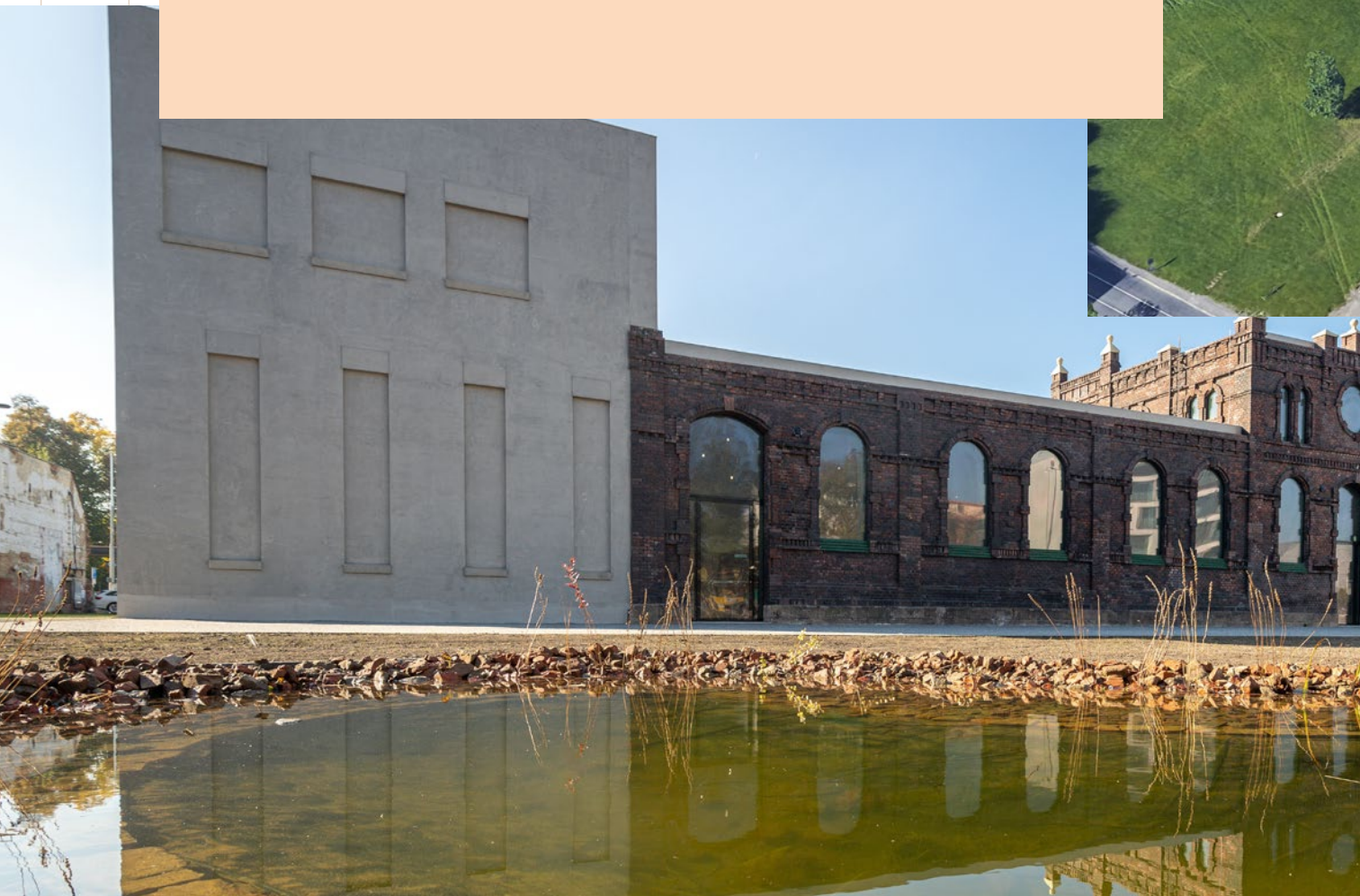
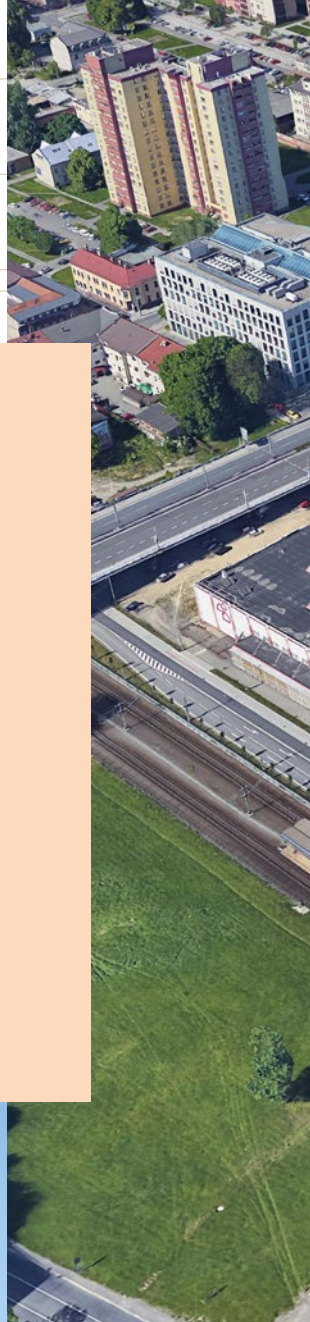
The third key issue we are focusing on is secondary and higher education, because this is how a city shapes its own future. Students enliven the city, and the presence of attractive jobs and affordable housing is one factor that will help ensure that young people do not move away. Ostrava is a really good place to live.

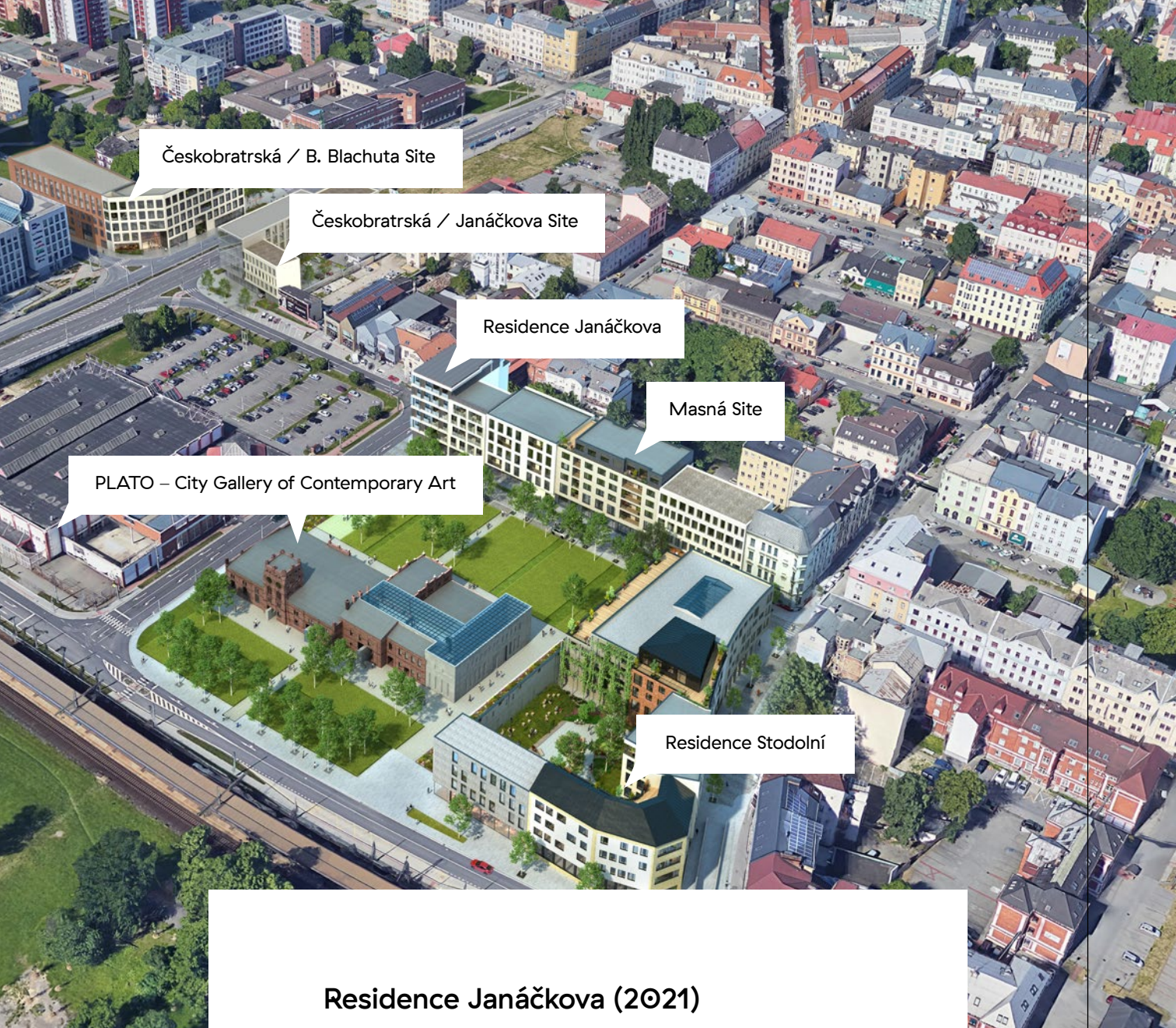
Hana Tichánková
deputy Mayor responsible
for urban planning
and strategic development



The PLATO district a newly revitalized city quarter

A new urban district is coming to life in the heart of Ostrava. The main impulse behind the transformation of this entire area has been the ambitious conversion of a historic former slaughterhouse complex to become the PLATO contemporary art gallery. The conversion project was designed by the world-renowned architect Robert Konieczny and his KWK Promes studio. Development in the new district is now being driven by investments in residential projects and related infrastructure – funded not only by the City, but also by private-sector investors. Following a call for bids, some vacant land has been purchased by the developer Linkcity Czech Republic, which plans to build a residential complex, Residence Stodolní. The area is rich in potential, and it represents an ideal opportunity to participate in Ostrava's ongoing urban development. The City is offering some land in the area for sale to private investors.





Českobratrská / B. Blachuta Site

Českobratrská / Janáčkova Site

Residence Janáčkova

Masná Site

PLATO – City Gallery of Contemporary Art

Residence Stodolní

Residence Janáčkova (2021)

The Masná Site (in the pipeline)

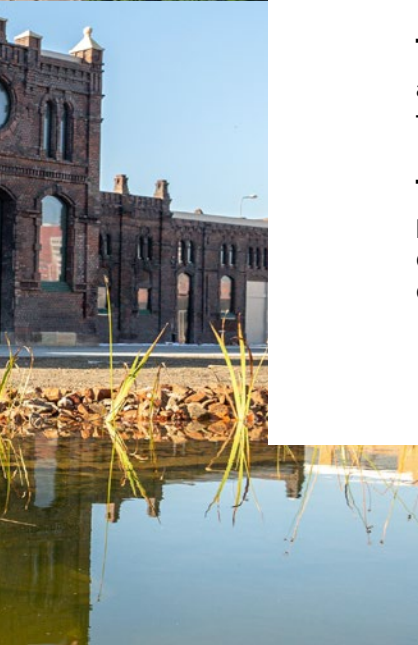
a place where the city builds rental apartments
total area for future building 1 770 m²

The Českobratrská sites

housing and multifunctional use

Českobratrská/Janáčkova: total area 1 747 m²

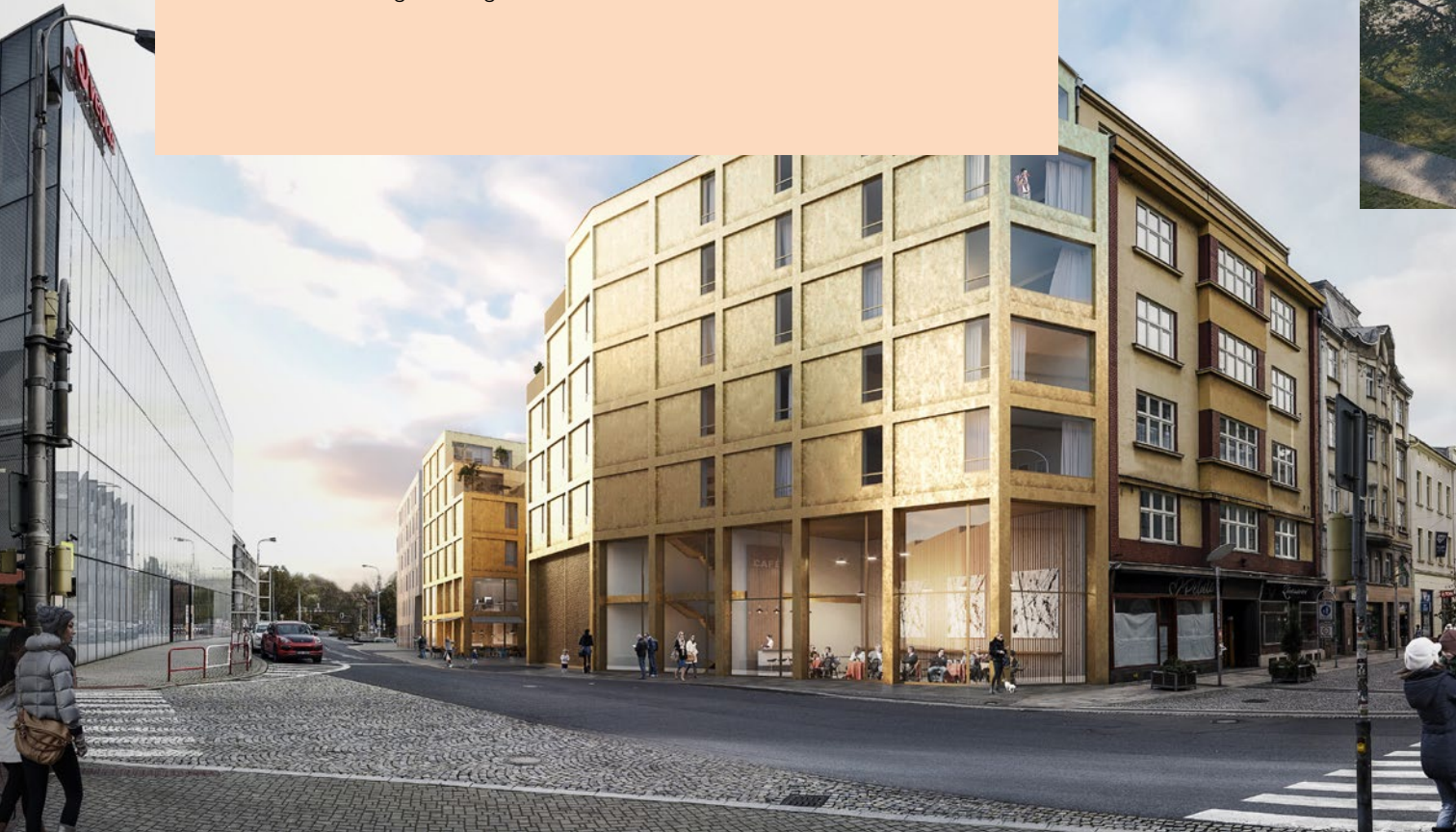
Českobratrská/B. Blachuta: total area 1 055 m²

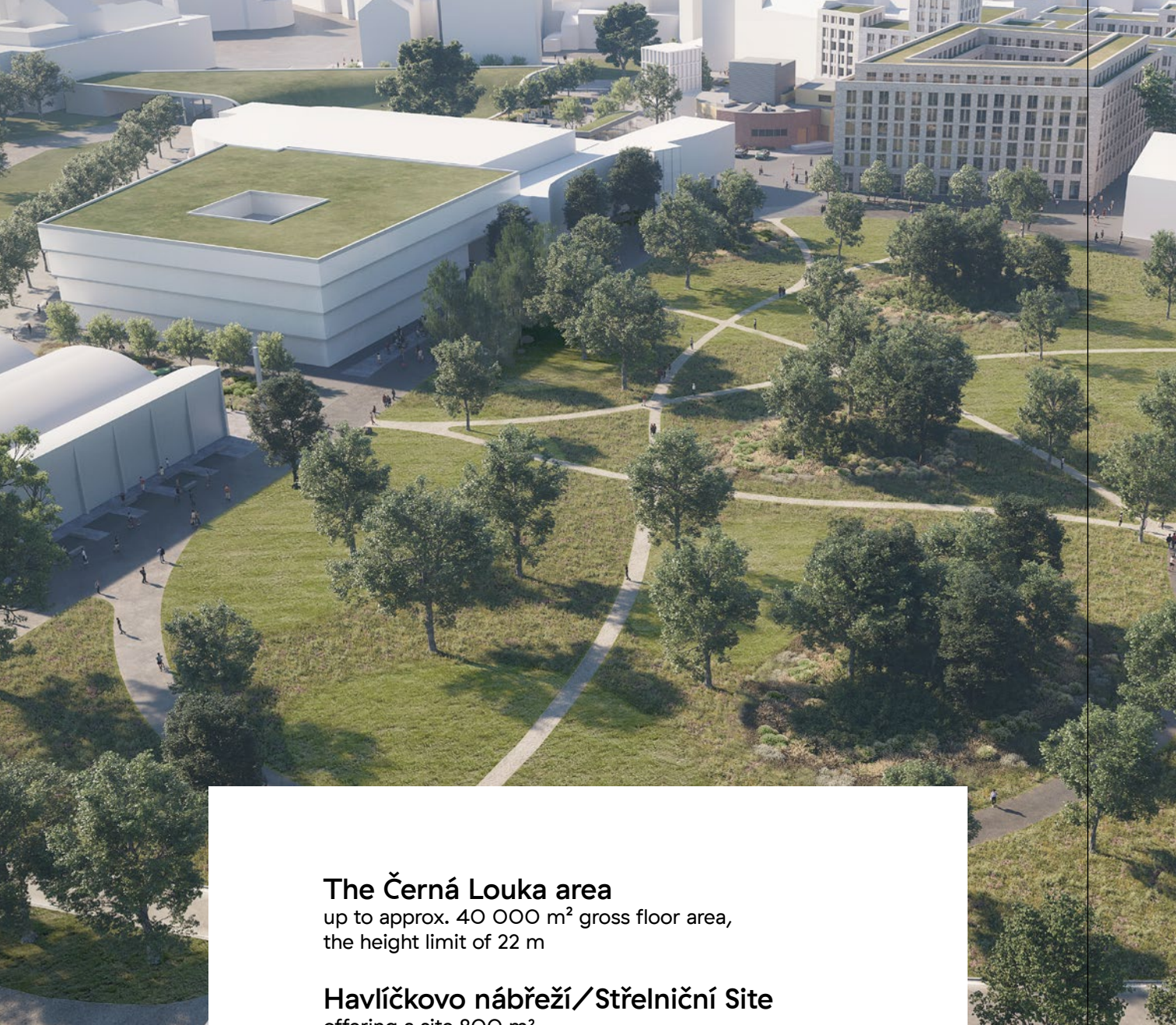


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The historic centre modern living in the heart of the city

Ostrava's city centre is currently enjoying a construction boom. A number of interesting projects are now underway in the city's historic core, which will not only enhance its appearance (*alongside major new investments in public spaces*), but will also offer a range of attractive new apartments and services. The Nové Lauby residential complex is being built just a stone's throw from the city's central square, and a large new parking garage near the cathedral is current in its planning stage. Opposite the famous Imperial Hotel, there is an equally historic Ostrava landmark – the former Ostravica-Textilia department store – which is currently undergoing a major restoration and reconstruction. The city centre is continuing to evolve, and the few remaining vacant lots currently being offered to investors represent a unique opportunity for development – whether as freestanding buildings or as traditional urban blocks.





The Černá Louka area

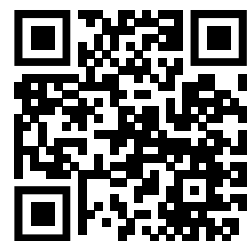
up to approx. 40 000 m² gross floor area,
the height limit of 22 m

Havlíčkovo nábřeží / Střelniční Site

offering a site 800 m²
for residential / commercial use

Kostelní / Biskupská Site

new housing
total area 1 725 m²
two buildings (6 and 7 floors), 33 apartments,
43 underground parking spaces



investinostrava.cz/en/land

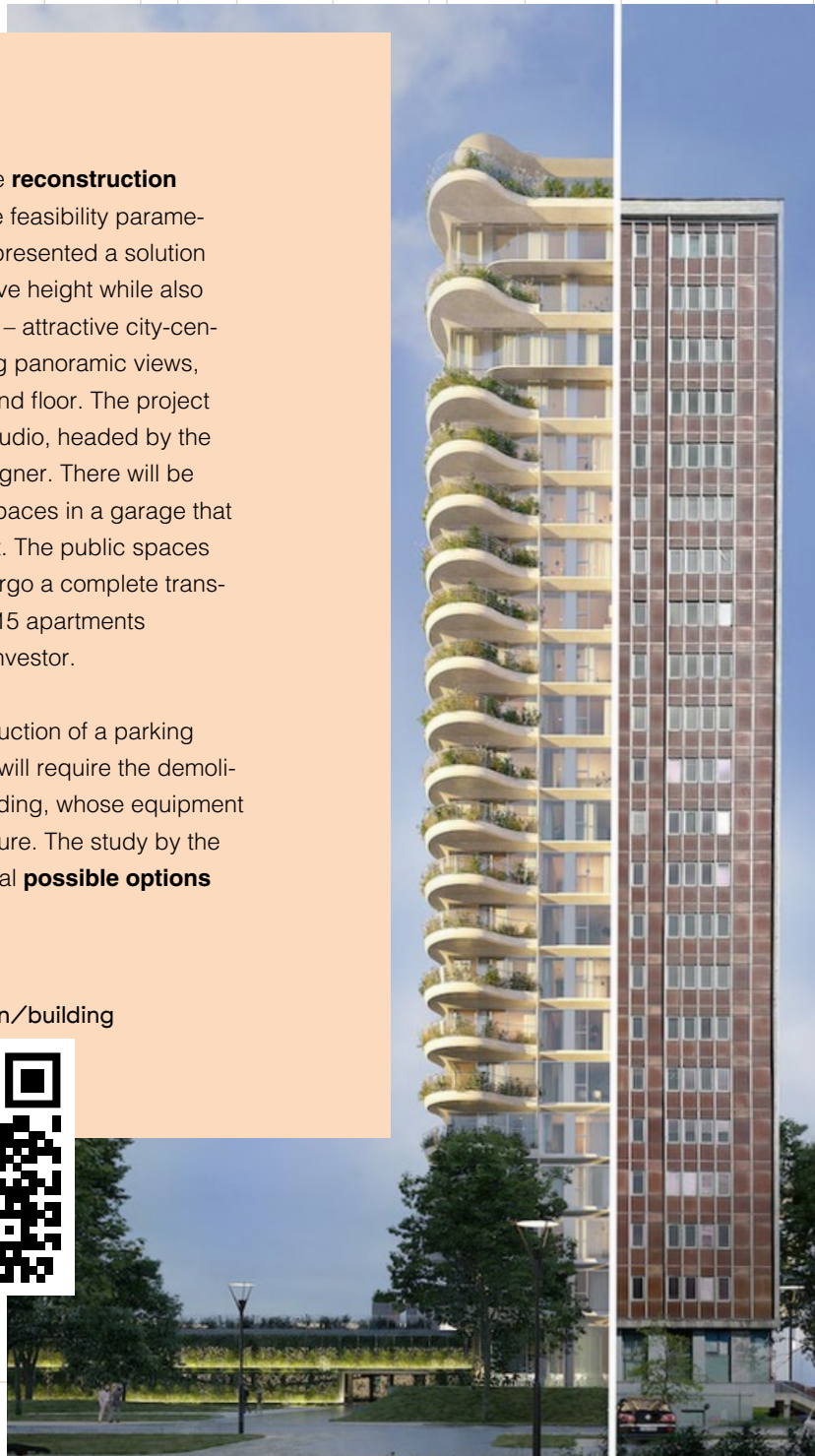
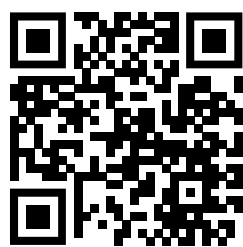
Ostrčilova Tower

The project to reconstruct
this tower block has been designed
by the world-renowned architect
Eva Jiříčná

The comprehensive project for the **reconstruction of this tower block** confirmed the feasibility parameters for structural alterations and presented a solution that retains the building's distinctive height while also introducing entirely new elements – attractive city-centre residential units, a café offering panoramic views, and commercial units on the ground floor. The project was created by the AI-DESIGN studio, headed by the architects Eva Jiříčná and Petr Vágner. There will be 76 apartments and 170 parking spaces in a garage that will replace the current parking lot. The public spaces around the building will also undergo a complete transformation. The City will purchase 15 apartments and 90 parking spaces from the investor.

The project will include the construction of a parking garage next to the tower block. It will require the demolition of an existing single-floor building, whose equipment will be relocated to the new structure. The study by the AI-DESIGN studio presents several **possible options** for the parking garage.

investinostrava.cz/en/building





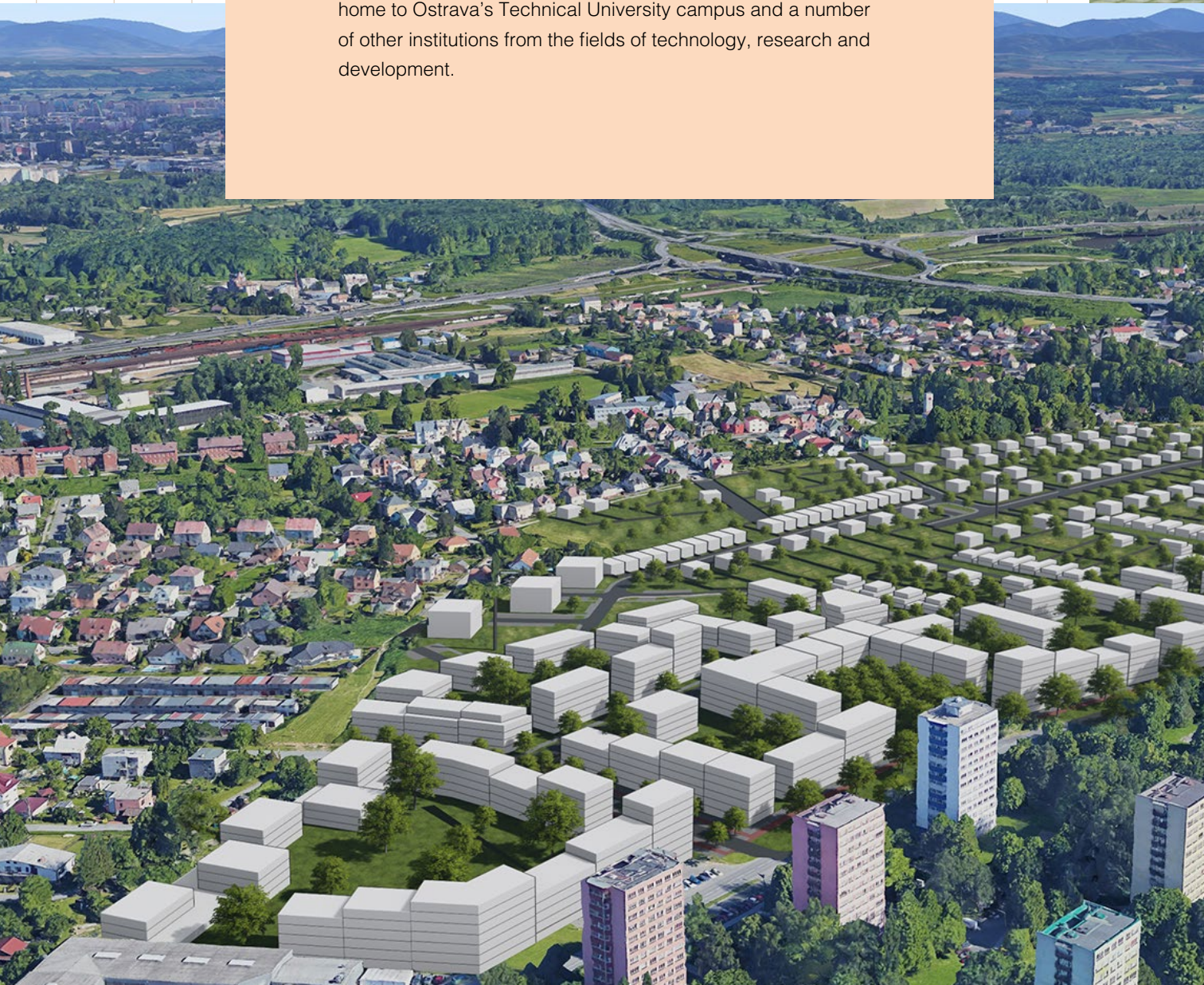
Eva Jiřičná

Czech born architect based in London. She studied engineering and architecture until 1962, gaining an MA at the Prague Academy of Fine Arts. She moved to London in 1968, working as an architect with the Greater London Council. A year later, she became an associate in the Louis de Soissons Partnership, and later joined Richard Rogers, before forming her multidisciplinary practice, Eva Jiricna Architects, in 1982, operating until 2017. In Prague she opened the office AI - DESIGN with the Czech partner Petr Vagner in 1999. Eva became well known for the interiors of shops and residential projects and mainly glass staircases but also for her work in Victoria and Albert Museum, Canada Water Bus Station, Leicester Library, Orangery at Prague's Castle and many others. Her contribution to architecture and design has been recognised with many prestigious awards, including the title Royal Designer for Industry (RDI) and Commander of the British Empire (*CBE*). She has been elected a Royal Academician by the Royal Academy of Arts, made an honorary fellow of the American Institute of Architects and she has been honoured with Doctorates and Professorships by many Universities. When she won the 2013 Jane Drew Prize for her outstanding contribution to the status of women in architecture, she was described by judges Zaha Hadid and Rafael Vinoly as 'incredibly influential' and 'extraordinary'. In 2018 Eva won the Lifetime Achievement Medal at the London Design Festival.

Poruba

an attractive residential area and hotel location

Located in the western part of the city, Poruba is Ostrava's second-largest municipal district. It is predominantly a residential area. For many years Poruba has suffered from a shortage of attractive, high-quality apartments, as well as a lack of adequate hotel facilities – an important function in a district that is home to Ostrava's Technical University campus and a number of other institutions from the fields of technology, research and development.





The Polská/Mongolská Site

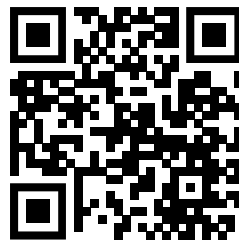
new housing
total area 230 000 m²

The Opavská/Martinovská Site

new housing
new hotel
total area 33 000 m²

Technologická Site

expansion of the Ostrava Science and Technology
Park a maximum built area of 6 000 m²
2-5 above-ground floors with a usable
area of 24 240 m²



Ostrava–Jih

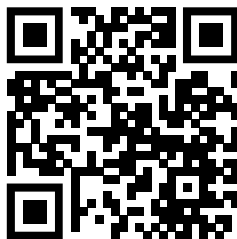
modern living and office premises

With more than 100 000 people, Ostrava-Jih is the city's most populous district. Historically it has been a residential area, mostly consisting of high-rise housing estates. Like Poruba, Ostrava-Jih too faces a shortage of high-quality apartments, so the City is offering investors an ideal location for residential units and office premises in the central part of the district.





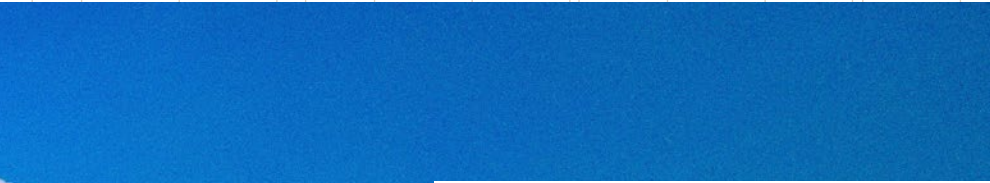
The Plzeňská site
administrative and multifunctional use
total area 10 000 m²



The Ostrava–Mošnov Strategic Industrial Zone an ideal business opportunity

The Ostrava-Mošnov Strategic Industrial Zone (*SIZ*) is located 25 km south of Ostrava city centre. Occupying a strategic position next to an international airport, with direct connections to the rail network and easy access to an international highway corridor, this is an important logistics hub for the whole of Central Europe. The SIZ is fully equipped with all necessary technical infrastructure, and its close proximity to Ostrava – the capital of a region with 1.2 million inhabitants – ensures the presence of a large locally-based workforce. The City is currently seeking investors for several vacant plots at the zone.



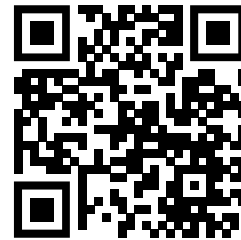


The Ostrava–Mošnov Strategic Industrial Zone

- business opportunity 51.3–hectare site
- business opportunity 5.5–hectare site
- business opportunity 2.6–hectare site

Ostrava–Mošnov Airport administrative centre

Six plots are available
(4 x 3–hectare and 2 x 1–hectare).



Ostrava's concert hall

Unique architectural solutions, state-of-the-art technologies, and a distinctive personal signature. Ostrava's new concert hall, designed by the American architect Steven Holl, is set to become a new symbol of the city. This iconic structure has already been ranked among the world's most eagerly awaited new buildings. The new hall – combined with a complete reconstruction and renovation of the existing cultural centre next to it – will offer a fantastic facility for musical performances, cultural events, education and community life. The first phase of construction has already begun in the autumn of 2022, and the first visitors will cross the threshold at the end of 2026.





Combining a historic building with a bold yet timeless new auditorium

auditorium offering a capacity of 1 300 seats and the modernized complex will also include an education centre (*with 200 seats*), a world-class recording studio, a theatrical auditorium (*490 seats*), a restaurant, cafés, function rooms available for hire, and leisure facilities.

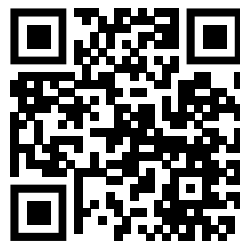
Facilities for the Janáček Philharmonic Orchestra

The new concert hall project will also create high-quality facilities for one of the Czech Republic's leading orchestras – the Janáček Philharmonic, which has operated from temporary premises since its foundation.



Facilities for the Janáček Philharmonic Orchestra

The concert hall will be a worthy competitor to the finest classical music venues in Europe and the whole world, attracting globally renowned orchestras and soloists from all musical genres. It will also provide a permanent home for the Leoš Janáček International Music Festival, Ostrava New Music Days, and other events.



Steven Holl Architects

Steven Holl was born in 1947 in Bremerton, WA. He graduated from the University of Washington and pursued architecture studies in Rome in 1970. In 1976, he joined the Architectural Association in London and in 1977 established Steven Holl Architects in New York City. Steven Holl was named by Time Magazine as “America’s Best Architect,” for creating “buildings that satisfy the spirit as well as the eye.” He has realized cultural, civic, academic and residential projects in the United States and internationally. He specializes in seamlessly integrating projects into contexts with cultural and historic importance. Steven Holl has been recognized with architecture’s most prestigious awards and prizes, notably the Praemium Imperiale Award for Architecture, the AIA Gold Medal, and the RIBA Jencks Award. Steven Holl is a tenured Professor at Columbia University’s Graduate School of Architecture and Planning; he has lectured and exhibited widely as well as published numerous texts.



Profimedia

The Moravian–Silesian Region dynamic business environment

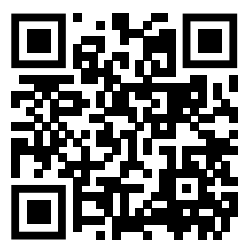
The Moravian-Silesian Region is undergoing a fundamental transformation. Previously, we were viewed as a purely industrial region – but as coal mining is being phased out, this perception is changing fast. Thanks to our bold vision and our support for innovations and state-of-the-art technologies, we are becoming an important technological player. Our region's image has changed dramatically in recent years. Air quality has improved, international investors have set up operations, and interest in tourism is growing. People now see us as a self-confident, dynamic region that has made great strides in its transformation. The latest technologies offer countless opportunities – in clean industry and mobility as well as other areas. Additional funding and new projects are bringing opportunities for private investors targeting our region. That is why we are holding discussions with potential partners, working on specific projects, and step-by-step turning our visions into reality. The process we are going through is hugely exciting – and I very much look forward to seeing its results.

Jan Krkoška

Governor of the Moravian–Silesian Region



Moravian-Silesian
Region



msk.cz

Our region is very ambitious. We have a clear vision, and we are working to make it a reality. As a coal-mining region, we are using resources from the Just Transition Fund. This EU funding is targeted at alleviating the consequences of climate change and supporting modernization and diversification to help ensure that our economy is diverse, harnessing the full potential of modern technologies and offering people interesting jobs. This is one of the areas we need to focus on – increasing the skillsets of our local workforce and supporting retraining schemes. We should also mention the transformation of the landscape at locations that have suffered most acutely from heavy industry – in our case, an area known as the post-mining landscape. The Moravian-Silesian Region holds huge potential, and we are determined to use that potential to its full extent, with EU funds and also with assistance from new partners – investors who can see the opportunities in our region and have decided that they want to help us develop it. We look forward to all these forms of cooperation, because they can bring major benefits by improving quality of life, boosting the economy and enhancing our natural environment.

Šárka Šimoňáková

Deputy Governor of the Moravian–Silesian Region



In recent years, we have succeeded in planning and launching several interesting projects within the Moravian-Silesian Region, as well as attracting internationally renowned architectural studios to work on development projects – mainly in Ostrava, but also elsewhere in the region. At present, our region faces a challenge – how best to make effective use of EU transition funding targeted at areas impacted by the phasing-out of coal-dependent industries. Besides recently delivered brownfield transformation projects (*such as the industrial zone at Hrušov or the former agglomeration plant site in Lower Vítkovice*), a number of other key projects are now underway. These include a new research library to serve students, academics and the wider community, as well as the recently completed University of Ostrava campus, a planned new concert hall designed by Steven Holl, several university projects focusing on new and forward-looking fields of study and research, and of course the huge opportunities for modern industries at the former industrial sites of the post-mining landscape. All these aspects of our development have been carefully considered in order to support private investments that will follow the public funds. MSID is working closely alongside municipalities and the region to prepare new sites for residential developments and office complexes. The Moravian-Silesian Region plans to use EU transition funding to support development projects – not in the form of subsidies, but via financial tools that make it possible to bring private-sector efficiencies to a wide range of processes. I am convinced that your plans will be able to flourish in our region, and that today the region offers greater opportunities than ever before.

Václav Palička

CEO, MSID — Regional Development Agency



The Moravian–Silesian Region is perfect place for your business

The Moravian-Silesian Region has come to EXPO REAL offering projects for residential developments and vacant sites for industrial production and logistics, but we are also presenting our visions and projects being implemented as part of our transformation programme. This programme represents a major opportunity for private investors considering the Moravian-Silesian Region as an investment location.



Regional agencies

If you look for business real estate, want to learn about the investment environment or participate in regional development projects, get in touch with Moravian-Silesian Investment and Development (*MSiD*) - Regional Development Agency.

If you want to boost your business or seek some advice from successful entrepreneurs, leaders, investors or re-searchers, Moravian-Silesian Innovation Centre (*MSiC*) will introduce you to such communities.

If you seek cooperation with schools or inspiration for retraining programmes in your company, Moravian-Silesian Employment Pact (*MSPAKT*) will give you a hand with that.





MSID

Investments
& Development projects

MS!C

Entrepreneurship
& Innovations

MSPAKT

Employment
& Education

POHO 2030

Post-Mining Landscape

This is a transformation program focused on an area of 60 sq km located between the cities of Karviná, Havířov and Orlová. A unique landscape in which the unstoppable force of nature is gradually covering over the traces of historic coal mining activities. A landscape that was once pushed to the very edge, but is now regaining its natural balance. Once exploited to its limits, but now awaiting people who will help to revitalize it once more. An area that for centuries was impacted by coal mining, and which still holds huge potential to serve people – but in a fresh and different way. At the same time, thanks to the key projects listed below, the program will attract investors and the necessary capital for the comprehensive development of the area, including the development of smart solutions and new energy.





POHO Park Gabriela

This project is revitalizing the former Gabriela coalmine to create a new centre for the post-mining landscape (*POHO*) in the Karviná region, to be named POHO Park Gabriela. The park will cover 22 ha, offering a mix of leisure and educational activities as well as workplaces and technology facilities. The site is currently the location of three legally protected industrial monuments (*the former engine hall of the coal mine and two pit-head buildings with winding towers*). These existing buildings will be revitalized, and a new building will be added to serve as a tourist information centre, providing year-round visitor facilities. The site will also offer a multifunctional hall, exhibition spaces and a restaurant.

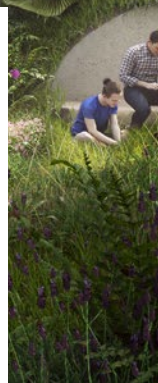


EDEN Silesia

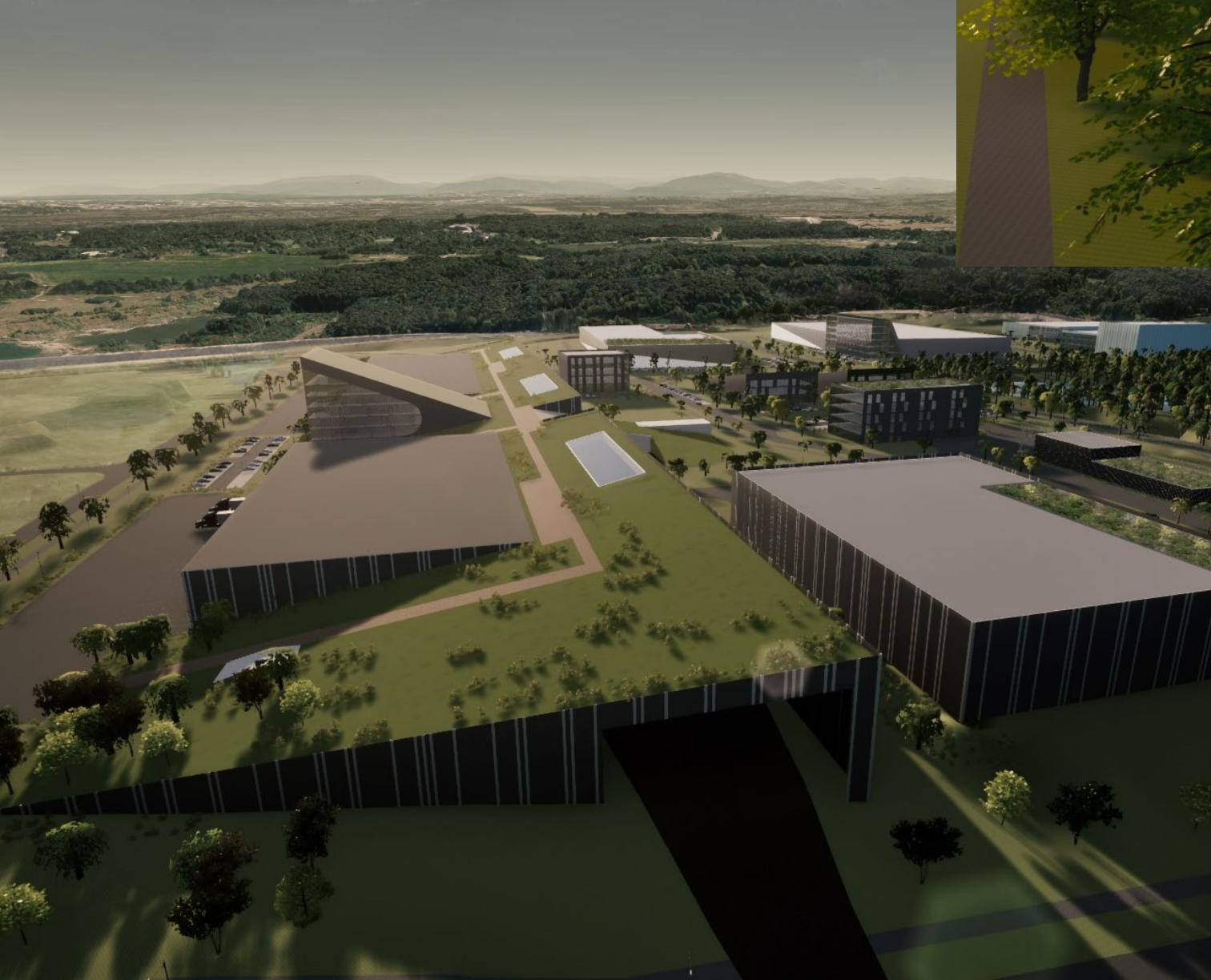
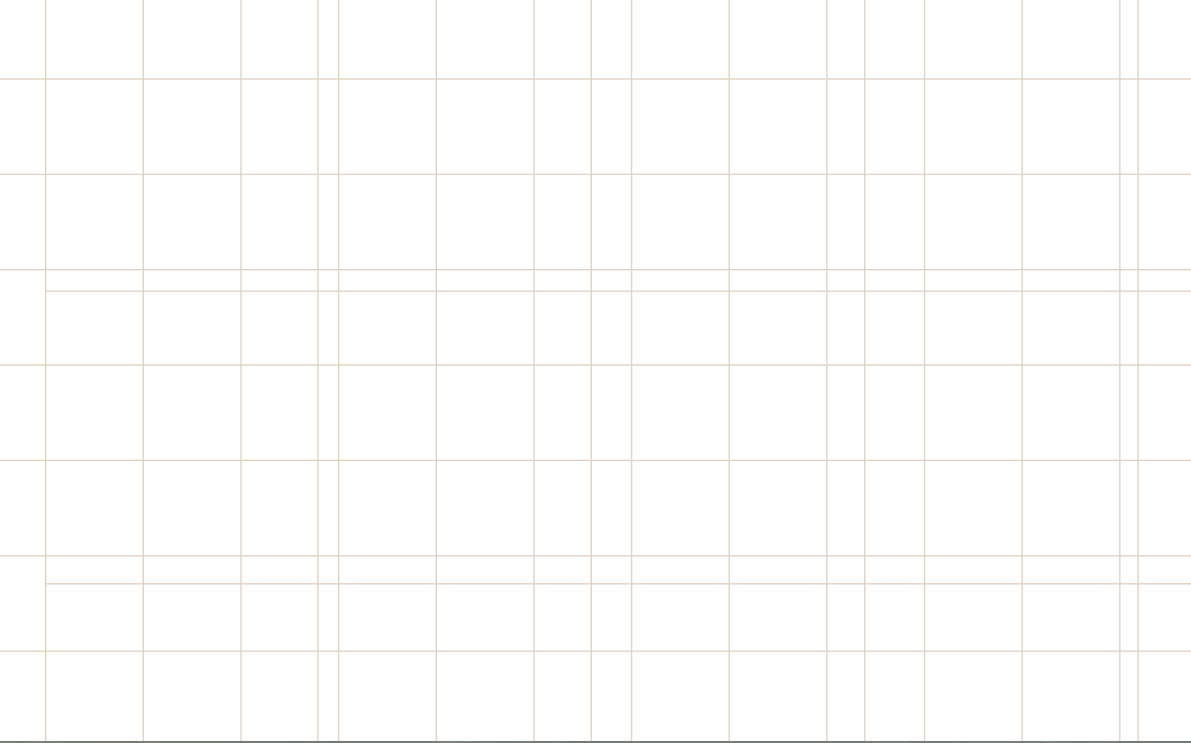
A project for a botanical park inspired by the Eden Project in England. The aim of the project is to assist in the revitalization and transformation of the industry-damaged landscape in the Karviná region by creating a space designated for the sustainable cultivation of plants, the restoration of original native species of flora and fauna, and the use of the recultivated landscape for research, education and leisure activities.

For these purposes, a unique educational and research infrastructure will be built, the core of which is the university eco-campus of the University of Silesia connected with the construction of large-capacity greenhouse structures designed not only for research purposes, but also as a space for environmental education focused on the reciprocity of people and plants. This will create a “living laboratory” where, with the participation of not only experts but also visitors, the change from an industrially damaged landscape to an area with sustainable natural, research, educational, cultural and touristic uses will be explored and created.

Application for funding from the Just Transition Fund has already been submitted.







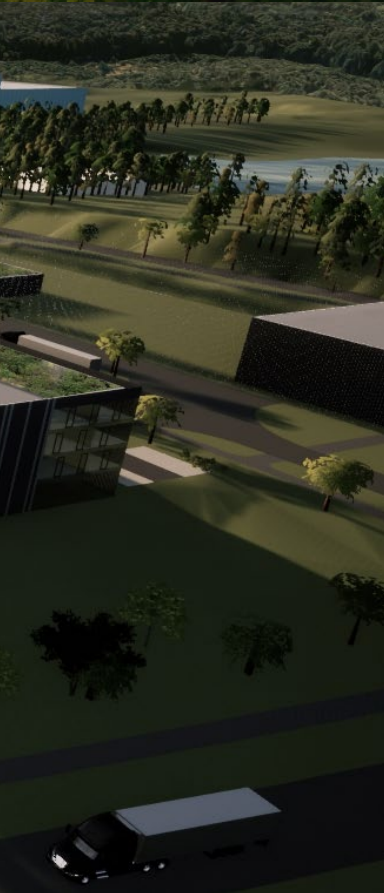


POHO Industrial Park

total area 600 000 m²

This is the former site of the Lazy coal mine, located near the town of Karviná. The current situation and urbanistic configuration of the site are a result of construction for former mining operations. A feasibility study for the future use of the site has been completed.

The proposed industrial park is conceived as a sustainable, environment-friendly facility which will support the development of innovative companies in the region.



Nový Jičín

new housing

total area 36 000 m²

The “Bohuslava Martinů” site is located within walking distance from the center of Nový Jičín. The site has a total area of 3.6 ha and is 100% owned by the town of Nový Jičín. It is an ideal location for residential developments. Currently, the area is undeveloped and used for recreational purposes. The town plans to find a developer to buy the site with a commitment to build apartments in accordance with the regulating conditions. Other planned developments near the site include a new cycle route, the revitalization of a sports centre and the construction of a new indoor tennis hall which will increase the value and attractiveness of the area even more.





Frýdek–Místek new housing

total area 69 000 m²

The city of Frýdek-Místek is a part of the Ostrava agglomeration and with more than 50,000 inhabitants it is the fourth largest city in the region. The pictured location “Rezidence Nová osada” has an area of 6.9 ha and is located on the outskirts of the city with excellent transport accessibility. What is more, all necessary public institutions are within walking distance. The area is in the proximity to the city centre while also being located in a quiet suburban environment. The development study comprises the construction of a mass housing of around 800 apartments for almost 2,500 new residents. The visualization illustrates the possible layout of only the first phase of the development.



Kopřivnice new housing

total area 63 000 m²

The “Dolní Roličky” site is owned by the town of Kopřivnice. The town is the home of the Tatra company, one of the world’s oldest-established carmakers and a leading Czech manufacturer of goods vehicles, military vehicles and special-purpose vehicles. The offered land is flat, surrounded by detached houses and woodland and located directly adjacent to a main road. The town expects the future developer to build apartment blocks and detached houses with additional civic amenities.





Havířov

new housing

total area 66 000 m²

The “U Jelena” site is located in the north-west part of Havířov, a city known for its historical centre built in the 1950s in the style of “socialist realism”. The site (*approx. 6.6 ha*) is designated for residential use (*individual houses*) with accompanying civic amenities. A land use study has been drawn up which provides a detailed delineation of the urban structure including the conditions governing the creation of new transportation infrastructure. This is a quiet area with good transport access and beautiful views of the city and the Beskydy Mountains in the background.

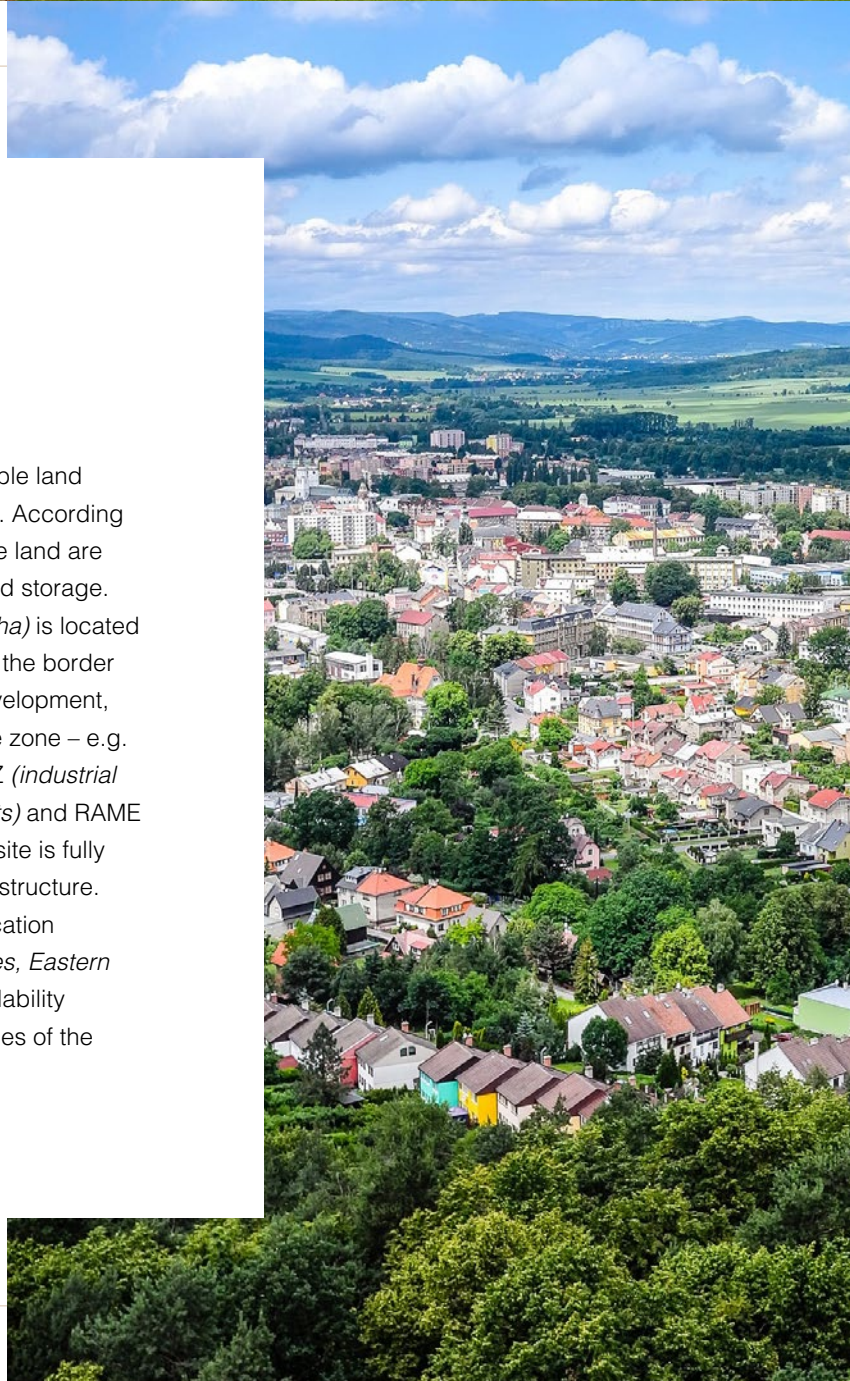




Krnov light industry

total area 50 000 m²

The town of Krnov offers 5 ha of available land within its Červený Dvůr Industrial Zone. According to the zoning plan, the main uses of the land are designated as industrial production and storage. The Červený Dvůr Industrial Zone (48 ha) is located 2 km south-east of the town centre, on the border with Poland. During Phase 1 of the development, several major companies moved to the zone – e.g. the Italian company IVG Colbachini CZ (*industrial hoses*), S.T.I. CZ (*machine components*) and RAME CZ (*components for gas boilers*). The site is fully equipped with essential technical infrastructure. Its key advantages are its excellent location (*offering easy access to other EU states, Eastern Europe and Scandinavia*) and the availability of a large skilled workforce on both sides of the Czech-Polish border.





Bruntál

light industry, logistics

total area 100 000 m²

West Development Area I and II is located on the site of a former military barracks on the western edge of the town of Bruntál. Military buildings used to stand on part of the site, but all the above-ground structures have now been removed. The land is owned by the town and is zoned for light industrial production. The site has a total area of 10 ha and consists of two parts – Zone I (2 ha) and Zone II (8 ha). It is easily accessible from road I/11, a main national east-west artery in the Czech Republic.





Opava light industry

total area 325 000 m²

The Vávrovice Industrial Zone (*totally 32.5 ha*) is designated for production and light industry and it consists of two parts – 17 ha and 15.5 ha. The majority owner is the city of Opava. The site is currently used for agriculture. It is located on the edge of the city of Opava, directly adjacent to main transport arteries. On one side of the site is a factory operated by Mondelez CR Biscuit Production.

The city itself has a strategic location almost on the border with Poland and benefits from very good transport links. Opava can be accessed by three main roads (*from Krnov, Olomouc and of course also from the regional capital Ostrava*). The city is also served by the rail network, being situated on one of the main national rail corridors.



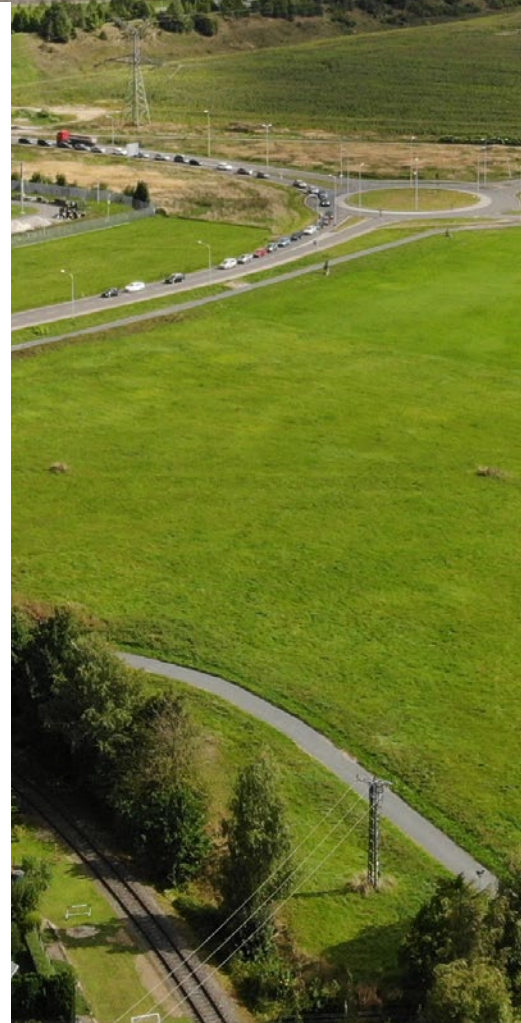
The Nošovice Development Zone

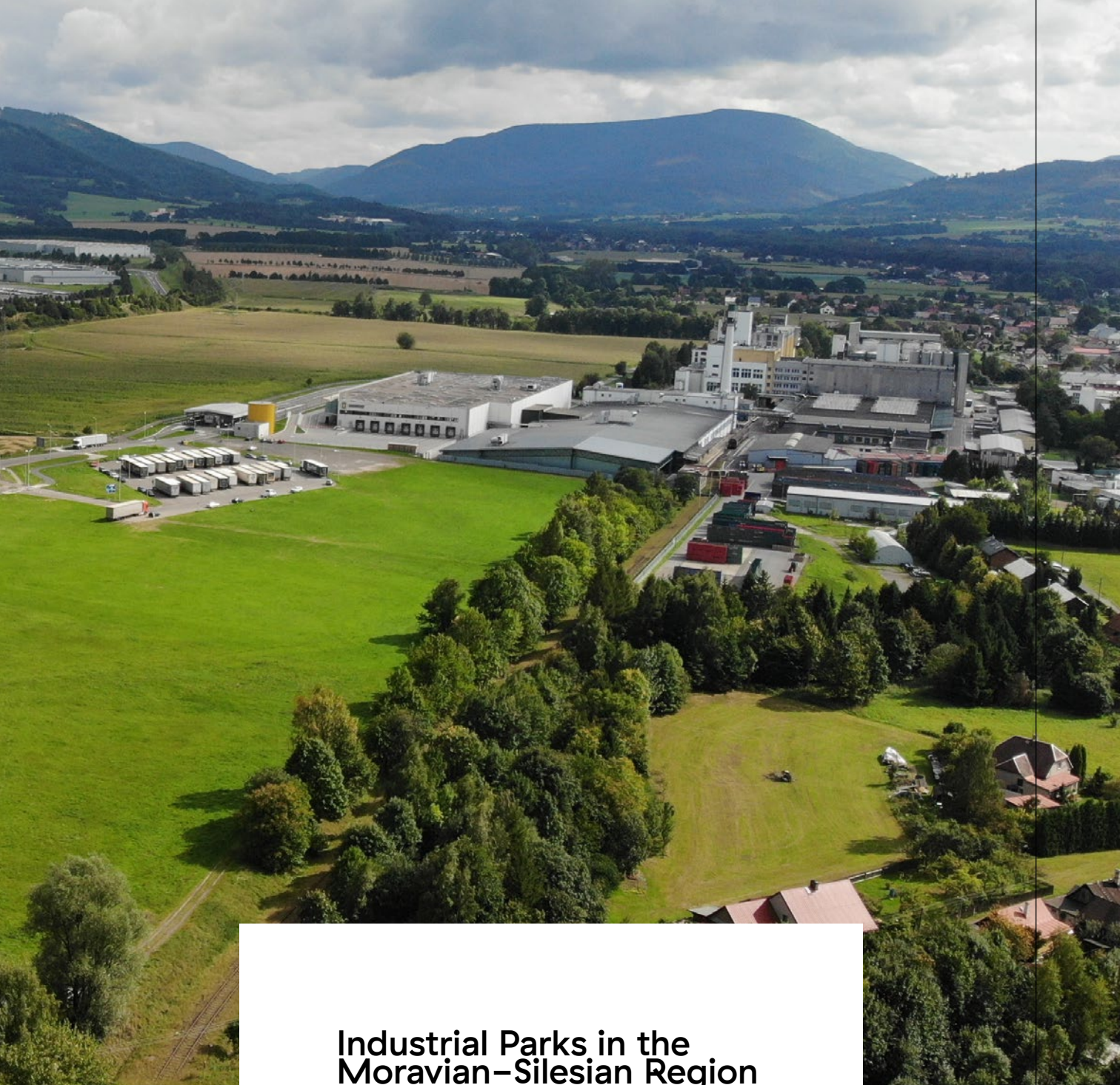
total area 43 000 m²

The Nošovice Development Zone is located 30 km south-east of Ostrava and 10 km from the city of Frýdek-Místek. It is a greenfield site with an area of 4.3 ha, which is 100% owned by the Moravian-Silesian Region and is excellently situated.

The site is directly adjacent to a strategic industrial zone covering more than 260 ha, which includes a production facility of Hyundai Motor Manufacturing Czech. This is Hyundai's only factory in the European Union, and it produces over 320 000 vehicles annually, distributed to 65 destinations around the world. Hyundai is one of the largest and most important employers in the region.

The entire area has direct access to the D48 motorway, which provides a connection eastward to the Polish and Slovak markets and westward to the rest of the Czech Republic and Western Europe. Essential technical infrastructure is already in place either at the boundary of the site or just tens of metres from it. The site is suitable for industrial production facilities and R&D centres. Among its key advantages is its location, ensuring excellent transport access.

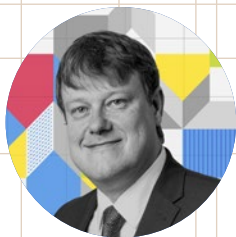




Industrial Parks in the Moravian-Silesian Region

In the Moravian-Silesian Region, we have a number of other industrial parks that are already completed, under construction or in preparation. This catalogue does not allow to present them all.

Contact the representatives of the regional development agency MSID, who have an overview and can effectively link the supply and demand sides.



Václav Palička
CEO



Petra Sojková
Head of the Investment
Preparation Section



Jan Tabášek
Head of the Marketing
Section



Helena Pajurková
Investment Opportunities
Marketing Specialist



MSID

the region's development agency

We are an experienced, trusted partner for implementing your investment plans in the Moravian–Silesian region.

We help ensure a smooth, problem-free path for your investment here.

INVESTMENT

We identify suitable greenfield and brownfield sites and buildings for your investment, tailored to your specific needs and requirements. We offer consultancy on grants and subsidies. We help implement projects that boost the region's image and overall development.

MARKETING

We present the region to the Czech and international investors and developers. We act as intermediaries for investment opportunities in the region and communication between owners and potential investors. We organize conferences, workshops and training to offer examples of good practice and share our experiences of developing specific locations.

ENVIRONMENTAL SUPPORT

We propose effective measures to combat the impacts of climate change. We raise awareness of the need to improve our environment, and we promote a greener approach to new developments.

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Business and Investment Development Agency

We are a state agency that specialises in promoting entrepreneurship and investment in order to strengthen the country's economic growth and development. For over thirty years, we have been a leading partner for domestic and foreign businesses, investors and innovators. Through our international offices and partners, we have attracted investors from 57 countries. In total, we have contributed to the successful implementation of 2,100 investment projects worth more than CZK 1 trillion which have created more than 307,000 new jobs.

Our services for investors

- Detailed, sector–focused market information and value analyses
- Access to a broad spectrum of financial support
- Information and consulting on doing business in Czechia
- Identification of business properties and suitable locations
- Identification of potential business partners, suppliers and acquisition targets
- Organisation of investors' visits in Czechia
- Aftercare

www.czechinvest.org

info@czechinvest.org



Business properties and investment opportunities in Czechia

One of the key activities on which CzechInvest has long been focused is obtaining relevant market information on business properties and brownfields and the mapping of such properties. Thanks to the continued interest of real estate investors and economic conditions, Czechia has a highly developed and dynamic real estate market. CzechInvest administers an extensive Database of Investment Opportunities where we offer over 580 business properties. We also register more than 4,000 brownfields.

Our property and market consulting services

- Site selection within Czechia according to the client's requirements
- Consultancy pertaining to financial support from public sources and EU funds
- Site inspections tailored to the client
- Registration of properties in the database of business properties and brownfields
- Arranging of contacts with property owners, state administrative bodies and local authorities
- Assistance with the preparation and financing of strategic projects (industrial zones) and brownfield restorations

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