

**NOTIFICATION
BY THE CITY OF OSTRAVA
OF A DECISION TO SELL PROPERTY**

cadastral area: Moravská Ostrava, municipality Ostrava

location: Ostrčilova St.

On 18 October 2023, the City Assembly approved resolution no. 0496/ZM2226/11

on the decision to sell the below-specified property in the ownership of the City of Ostrava, not entrusted to the Municipal District Moravská Ostrava a Přívoz:

a) the plot with parcel no. 1013/54, area 632 m², which will be created on the basis of geometric plan no. 6304-406/2021 elaborated for the cadastral area Moravská Ostrava, dated 17 November 2021, by merging the plot with parcel no. 1013/54 (area 377 m², which includes building no. 2691) and the plot with parcel no. 1013/123, parts a+b (area 255 m²), including all components and accessories, consisting of a sewer connection, two water connections (normal high-pressure water supply line) and an electrical collection to a backup power source,

b) a backup power source for building no. 2691 as listed in point a) above,

c) part of the plot with parcel no. 1013/123 (area 1 653 m²), detached on the basis of geometric plan no. 6304-406/2021 elaborated for the cadastral area Moravská Ostrava, municipality Ostrava, dated 17 November 2021, newly designated as the plot with parcel no. 1013/125, including components (parking lot) and permanent vegetation and accessories – DN 200 sewer pipe,

d) public lighting (for the parking lot), consisting of 2 steel poles and ground wiring (cables: CYKY 4x16 mm², AYKY 4Bx16 mm²), located on part of the plot with parcel no. 1013/123 (area 1 653 m²), detached on the basis of geometric plan no. 6304-406/2021 elaborated for the cadastral area Moravská Ostrava, municipality Ostrava, dated 17 November 2021, newly designated as the plot with parcel no. 1013/125, all the above in the cadastral area Moravská Ostrava, municipality Ostrava, in compliance with the conditions set out below, particularly the following:

1. The interested party's construction activity on the above-specified plots will be in compliance with:

1.1 The investment plans for the "Ostrava skyscraper" elaborated by AI-DESIGN, s.r.o., company ID: 261 22 812, registered office Anenské náměstí 2, 110 01 Praha 1 (hereunder "AI-DESIGN, s.r.o."),

1.2 The basic technical and technological specifications of the residential building elaborated by AI-DESIGN, s.r.o.,

1.3 The technical and technological specifications of the parking garage elaborated by AI-DESIGN, s.r.o.,

1.4 The stipulated basic and specific requirements for the construction elaborated by AI-DESIGN, s.r.o.,

1.5 The transportation concept for the entire area – a technical report elaborated as part of plans for the reconstruction of the "Ostrava skyscraper" by European Transportation

Consultancy, s.r.o., company ID 267 15 384, registered office Praha 2, Anny Letenské 34/7, postcode 120 00

and the interested party will pay to the City of Ostrava the total sum of 6 476 613.10 CZK (including VAT), for the transfer of the documents listed in this clause 1. and other documents pertaining to the subject of the transfer:

- Design standards for units, elaborated by AI-DESIGN, s.r.o.,
- Design standards for the parking garage, elaborated by AI-DESIGN, s.r.o.,
- Technical-structural survey of the “Ostrava skyscraper”, elaborated by NV Engineering s.r.o.,
- Vibration monitoring report for the “Ostrava skyscraper”, part 1, elaborated by INSET s.r.o.,
- Vibration monitoring report for the “Ostrava skyscraper”, part 2, elaborated by INSET s.r.o.,
- Technical-structural survey for asbestos, entitled “Ostrčilova St. skyscraper – asbestos”, elaborated by SGS Czech Republic s.r.o.,
- Hydrogeological survey entitled “Ostrčilova St. skyscraper – ground surveys”, elaborated by G-Consult spol. s r.o.,
- Dendrological survey, elaborated by XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX,
- Reconstruction of the “Ostrava skyscraper” (investment plan) – noise measurement report, elaborated by INSET s.r.o.,
- Vibration monitoring report for the “Ostrava skyscraper”, part 3, elaborated by INSET s.r.o.

The sum of 6 476 613.10 CZK will be increased by the addition of VAT in the event of the expiry of the City of Ostrava’s 3-year period for deduction of VAT pursuant to Section 73, Subsection 3, Act no. 235/2004 Sb. on value added tax, as amended, from invoices related to the transferred documents referred to in this clause 1. as of the date on which the contract on the transfer of these documents becomes effective.

2. The interested party will submit a bid containing the following information:

- 2.1 the schedule for the implementation of construction work which the interested party intends to implement on the above-listed plots, with precise start and end dates,
- 2.2 a description of how the construction work will be funded,
- 2.3 the bid price (excluding VAT); the bid price must be at least the usual price at the given place and time as set out in the expert report, i.e. 43 264 000 CZK; the agreed purchase price must comply with the provisions of Section 39, Subsection 2, Act no. 128/2000 Sb. on municipalities (the Municipalities Act), as amended.

3. The bid will be submitted in written form and delivered to the City of Ostrava no later than 12:00 on 31 January 2024, to the address of the City of Ostrava’s registered office, in a sealed envelope on which will be written “projekt Ostravský mrakodrap – neotvírat”, the name of the sender and the address of the sender’s registered office.

The City reserves the right to rescind this decision at any time.

According to the Certificate of Energy Performance, the building (building no. 2691, civic amenity), is classified as a class F building.

Appendix: situation plan, geometric plan

Further appendices can be accessed at:

<https://cloud.ostrava.cz/index.php/s/eqyMGwa4KnCZsMe>

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Published by: Ostrava City Authority, Property Department

Author: Lenka Rozumová, tel. 599 443 020

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