



**Welcome to  
Czech Cities  
and Regions  
at EXPO REAL  
2024**

**OSTRAVA!!!**

# 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 2024. Ostrava has been transformed in recent years. 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.

The results we can now see in Ostrava are clearly an outcome of many years of continual efforts by a large team of people. After last year's EXPO REAL, we succeeded in finding a developer for the latest expansion of the Science and Technology Park at Ostrava's Technical University, and we also signed contracts for the revitalization of the "skyscraper" on Ostrčilova Street and for the construction of a major new hall at Ostrava Airport Multimodal Park in Mošnov.

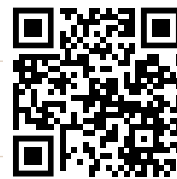
At this year's EXPO REAL, we once again have a joint presentation alongside the Moravian-Silesian Region and Prague, and we are showcasing a number of attractive, high-quality projects for developers. In Ostrava we are laying the foundations for developers to participate in projects to create major new sports facilities with a national and international dimension – we will be building a multifunctional hall for ball sports, an ice sports centre, and an entirely new football stadium at a site that has a rich and proud footballing history. The design of the stadium will be based on the results of an international architectural competition.



You can visit us at EXPO REAL to discuss these (and more) exciting development opportunities. We are committed to creating high-quality architecture, and we are certainly not afraid of ambitious, large-scale projects. Ostrava is a city full of opportunities, and we can see that major international investors are keen to be a part of our transformation.

**Jan Dohnal**  
Mayor of Ostrava

**OSTRAVA!!!**



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# PLANNED COMPETITIONS

## Architectural Competition – Bazaly Football Stadium

The site is located in a built-up urban area in the district of Slezská Ostrava. Football has been played at Bazaly since 1959. The stadium site is set into a west-facing slope; the playing surface is thus the focus of a natural “amphitheatre”, and a wide road (Československá Street) curves around the site, enclosing it on three sides. There is currently a football training centre at Bazaly; completed in 2019, it offers a full range of training facilities.

An initial exploratory study gave rise to a visualization of how the new stadium might look, which very quickly went viral on social media and generated hugely positive reactions. However, the visualization is purely indicative, and the final appearance of the stadium may be different. The project will create a vibrant landmark that will greatly enrich central Ostrava. One of the key parameters of the design will be the terrain in which the stadium will be built, embedded into the hillside. This location is unique and iconic, with the stadium offering spectacular views over the city. The capacity will be around 15 000–17 000.

We are currently conducting expert surveys at the site, as recommended by the initial study. The architectural competition will be announced during the first half of 2025, and construction work could begin in 2027. The current cost estimate is around 1.5 billion CZK.



# Concept Competition – World Of Transport

For a number of years, the City of Ostrava has been planning to provide better public access to a range of exhibits mapping the unique history of public transport in Ostrava as part of the wider story of the city's growth and evolution, creating an exciting new tourist destination that will attract people from the region and beyond.

The first study, produced by the Viennese studio BWM Architekten, proposed locating the museum at a site near the main railway station. However, the site was eventually moved to a more suitable location, at the station in Ostrava's Vítkovice district. This is an area which is currently undergoing a complete revitalization with investments from the Ministry of Transport and the National Transport Infrastructure Administration.

The revitalization of the Vítkovice railway station and the surrounding area gave rise to the idea of creating a museum to display valuable historical exhibits using 21st-century presentation techniques; the museum site, covering more than 40 000 m<sup>2</sup>, will include part of the Vítkovice railway station itself, which is a listed historic building. The station dates from the late 1960s, and it was designed in the "Brussels style" by the architect Josef Danda. Numerous exterior and interior details typical of this style have been preserved. In 2024 the Czech Rail Administration launched a major revitalization project, which is scheduled to be completed in May 2026. All the original features are to be retained where possible, or reproduced in the original style.

The planned museum has become known as the "World of Transport", and its basic ethos will be to create an exciting multifunctional space that will attract visitors from far and wide (ideally for repeated visits). This will further increase Ostrava's attractiveness as a tourist and visitor destination, as well as offering an enjoyable attraction for the city's residents. The museum will work with commercial partners who will operate at the site.

The aim is not to create a museum where visitors will feel like they have time-travelled back to the 1950s or the 1980s, with fading texts encased in dusty glass cabinets and bored visitors wandering past the exhibits without much interest. It is also not our aim for historical artefacts to be sidelined and replaced by virtual versions. The purpose of the concept competition is to find an overarching narrative that will complement the exhibits and bring them to life, using modern technologies to draw visitors in to enjoy the fascinating story.

# CITY CENTRE

## **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.

# The Českobratrská sites

*housing and multifunctional use*

Českobratrská/Janáčkova:  
total area 1 747 m<sup>2</sup>

Českobratrská/B. Blachuta:  
total area 1 055 m<sup>2</sup>



## ČESKOBRATRSKÁ/B.BLACHUTA SITE

This plot is bounded by Českobratrská, Beno Blachuta, Žerotínova and Poděbradova Streets. Nearby is the Nordica office complex as well as the Janáček Conservatory, one of the Czech Republic's most renowned music and performing arts schools.

## ČESKOBRATRSKÁ/JANÁČKOVA SITE

The City is offering an attractive plot on Českobratrská Street as a site for a polyfunctional building. The plot is bounded by Českobratrská, Janáčkova and Poděbradova Streets, and on the southern side by an existing building /courtyard area.



The City is offering two lucrative building plots (currently vacant) on Českobratrská Street, one of the main transport arteries in central Ostrava. The sites are easily accessible by car and public transport, and access is set to improve further with the planned widening of Místecká Street, which will create a new covered route for pedestrians. This lucrative part of the city centre has attracted several private investors that will build a number of new developments in upcoming years, mainly apartment complexes featuring commercial premises and underground parking garages.

# THE DIAGNOSTIC CENTRE

## In the historic city centre, near the New City Hall

BUILT IN 1932

The building is located close to Ostrava City Hall. It is next to a major urban artery (Sokolská St.) and two smaller streets (Ostrčilova St., Gregorova St.). The plot has a total area of 2000 m<sup>2</sup> and a built area of 1650 m<sup>2</sup>. The building has a basement (extending under its entire area), a ground floor and three upper floors. The front tract has an attic section which raises its total height, and the rotunda over the vestibule has a glass roof above the ground floor level. In 1991-1993 the building underwent a complete reconstruction at a cost of approx. 110 million CZK.

The building is situated at a strategic location in the very heart of Ostrava, only 100 m from the City Hall. Nearby (1 min walk) is the city's central park (Komenského Sady), and the main central square (Masarykovo náměstí) is only 10 mins walk away. The building is currently used as a health services centre.



# 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 Kostelní-Biskupská site

*new housing*

**total area 1 725 m<sup>2</sup>**

*two buildings (6 and 7 floors)*

*33 apartments*

*43 underground parking spaces*



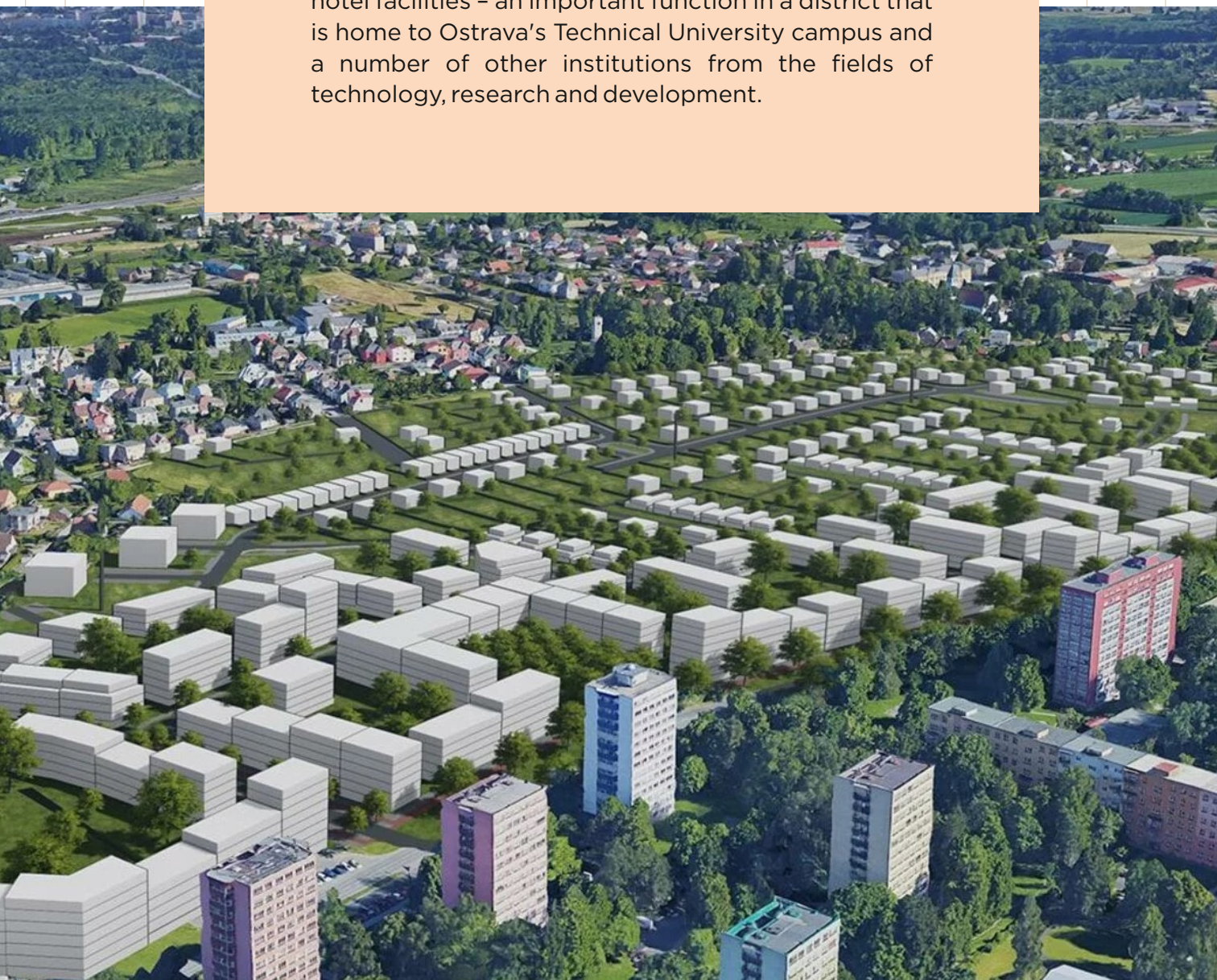
A new apartment block will be built at the junction of Kostelní and Biskupská Streets. The new development, located just a minute's walk away from Ostrava's central square (Masarykovo náměstí), consists of two buildings (6 and 7 floors) containing 33 apartments and served by 43 underground parking spaces.

An interesting architectural feature is the cascading terrace-type structure, with garden areas facing onto the street. This unusual solution not only maximizes the amount of light entering the apartments, it also helps create a highly attractive public space. One of the key advantages of the development is its location, making it a very lucrative investment opportunity. The building is located in the heart of the city centre, just a short walk from a small city park and a popular recreation zone stretching along the embankment of the Ostravice River. The site is easily accessible both by car and by public transport.

# 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 m<sup>2</sup>**



The new residential area that will be created on a site bounded by Polská and Mongolská Streets represents a huge opportunity for Ostrava. It will expand the available range of attractive, high-quality apartments, while also integrating Poruba with the neighbouring low-density residential district of Svinov. The Municipal Studio for Urban Planning and Architecture (MAPPA) has drawn up a land use study that sets out clear parameters for the future residential development as well as for public spaces. The study delineates the most appropriate street lines, logical transport connections with the wider surrounding area, and high-quality solutions for public spaces that will be used by existing and new residents.





## The Opavská–Martinovská site

*new housing*

*new hotel*

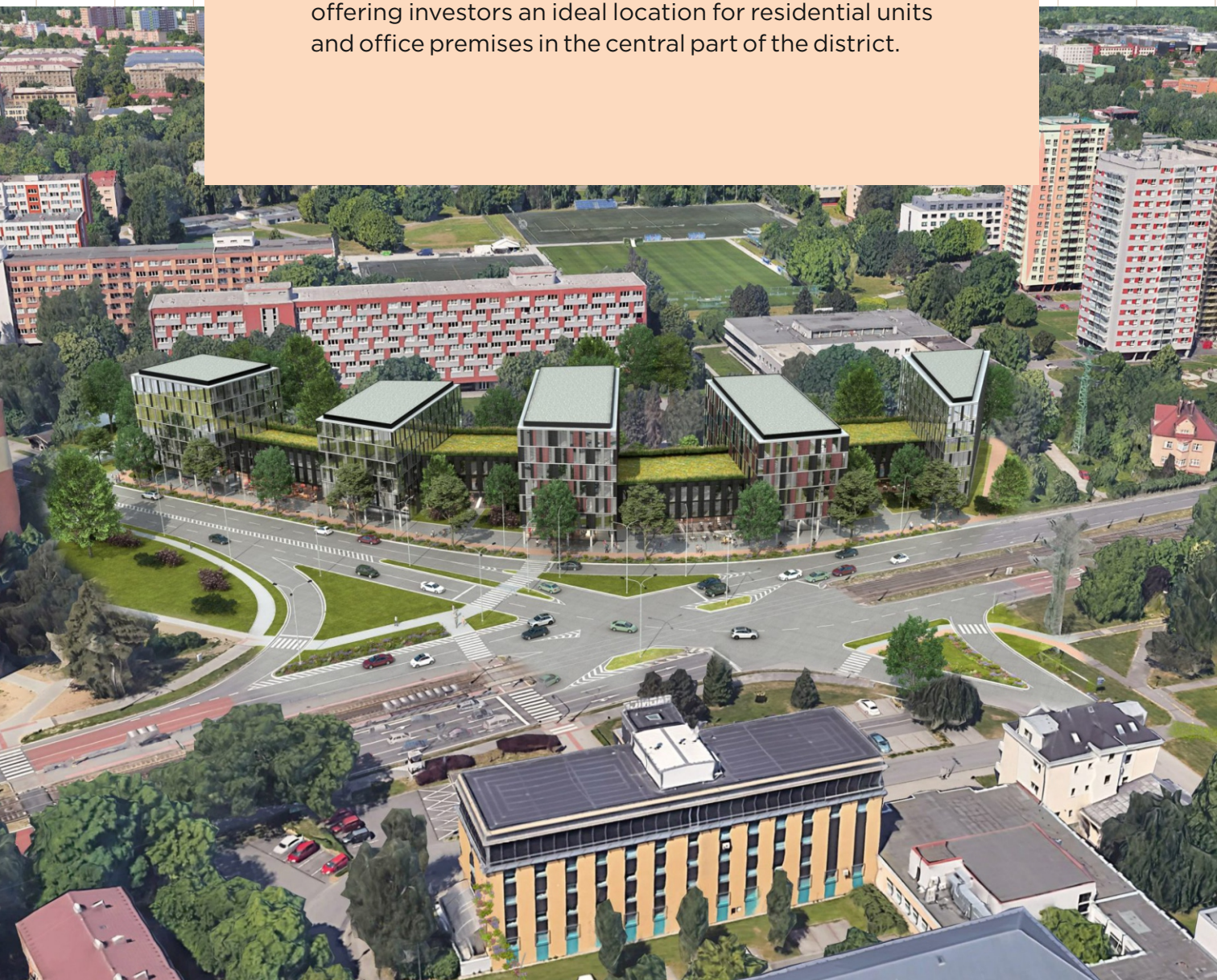
**total area 33 000 m<sup>2</sup>**

Demand for high-quality hotel accommodation with easy transport access is growing throughout Poruba – partly due to the presence of Ostrava’s Technical University, and partly as a result of international collaborative links with locally based research and development institutions. In response to this pressing need, the City is seeking an investor to build a hotel at the junction of Opavská and Martinovská Streets. The hotel should offer a minimum 150 rooms, plus a conference hall, a restaurant, and underground parking to correspond with the hotel’s capacity. A key advantage of the site is its accessibility: located directly next to one of Ostrava’s main arterial roads and close to the D1 motorway, the area also enjoys excellent access by public transport.



# 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 m<sup>2</sup>**

The city is offering investors a currently unused site in the central part of the Ostrava-Jih municipal district. Covering around 10 000 square metres, it is an important public space situated within easy reach of various key urban functions. The site's excellent accessibility and close proximity to the municipal district authority building make it an ideal location for an office complex or a polyfunctional building.



A future development at the site will become a new focus for the district, located directly on one of its main transport arteries (Horní Street) and close to an important central public space, the square at the shopping centre. Another key advantage of this location is its proximity to the "Bělský Les" city forest park, a popular leisure zone which is just five minutes' walk away. The Residence Pavlovova project has recently been completed in the neighbourhood, with 60 apartments.



# 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 Administrative Complex

*Attractive site directly next to the airport terminal*

The City of Ostrava is offering land for sale directly next to the international airport in Mošnov (Leoš Janáček Ostrava Airport). The land covers approximately 14 hectares, and buildings currently stand on the site. The existing buildings will be demolished in several phases, and the land will be prepared for potential investors as a greenfield. The land is being offered in four blocks each of 3 hectares, plus one block of 1 hectare.

*Land in the central part is available either as two separate plots (2.89 ha and 2.56 ha) or as a single plot (5.5 ha).*

*Land in the eastern part 2.6 ha.*

**We are honoured  
to invite you  
to our CZECH CITIES  
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at Expo Real  
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# Expo Real 2024

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