

SITE AT ČUJKOVOVA ST.

ATTRACTIVE LOCATION OF THE LAND IN THE URBAN AREA OF THE SOUTH, THE LARGEST URBAN DISTRICT



CONSTRUCTION POTENTIAL

The total area of the site is estimated at 2200 m².

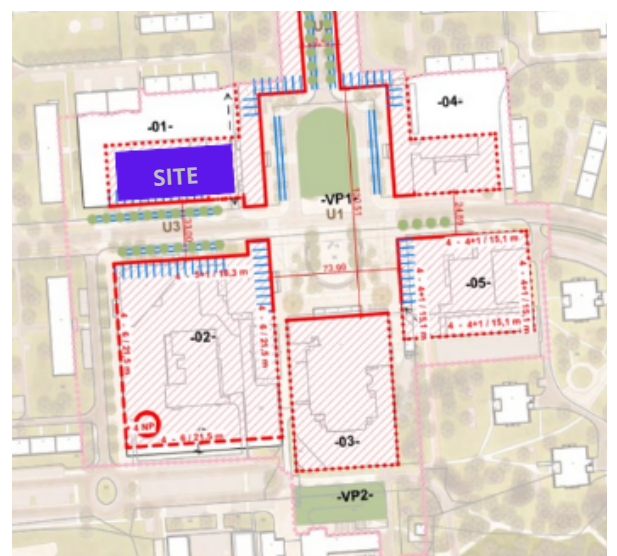
Purpose of sale:

- construction of a polyfunctional building
- parking inside the polyfunctional building
- pedestrian walkways, revitalization of outdoor spaces

The site is located in the Ostrava-Jih municipal district, and it is an important focal point within this district. The land is at Čujkovova Street, close to one of the district's **main squares** (Náměstí SNP), and it benefits from an excellent location near the Akord Cultural Centre, a medical care facility, a public open-air swimming pool, and the Bělský Les forest park.

In the past, the site was used as a venue for farmers' markets. Currently, most of the market site is unused. Ostrava's Municipal Studio for Urban Planning and Architecture (**MAPPA**) has drawn up regulatory conditions as part of an urban planning study focusing on the square (Náměstí SNP). These conditions define how the site may be developed.

The site offers an opportunity for the construction of a multifunctional building with a predominantly residential function and an active ground floor, with a minimum of 35 parking spaces. Building height must not exceed 18.3 meters (4-5 above-ground floors).



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