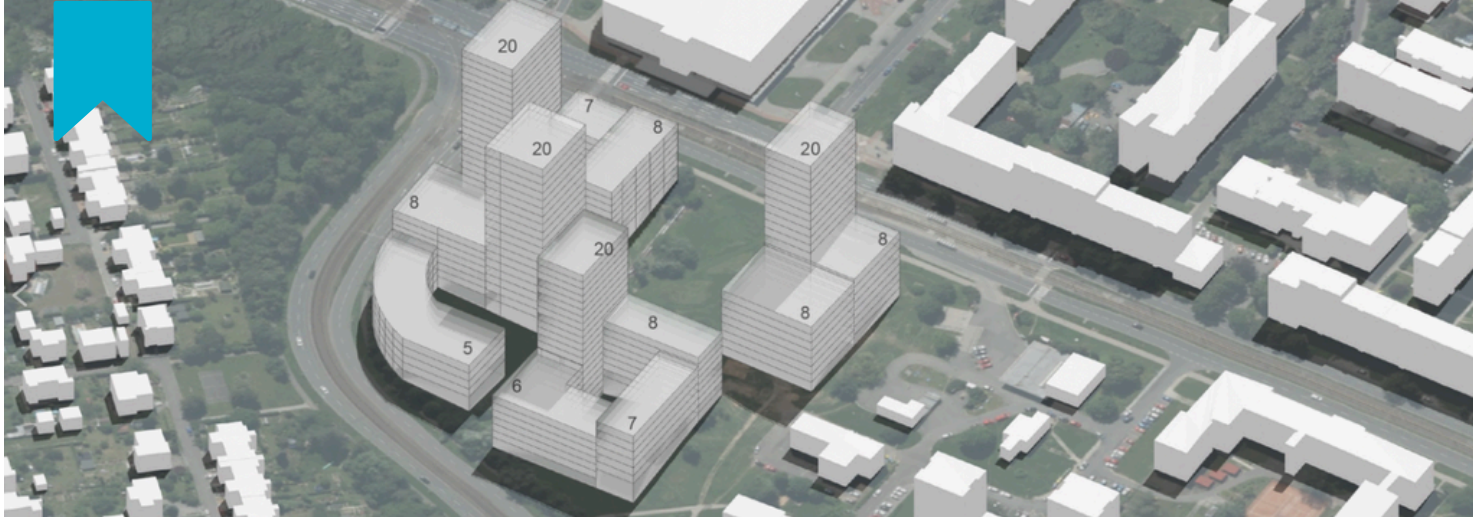


SITE AT OPAVSKÁ ST. / MARTINOVSKÁ ST.

A NEW HOTEL AND RESIDENTIAL UNITS IN THE PORUBA MUNICIPAL DISTRICT



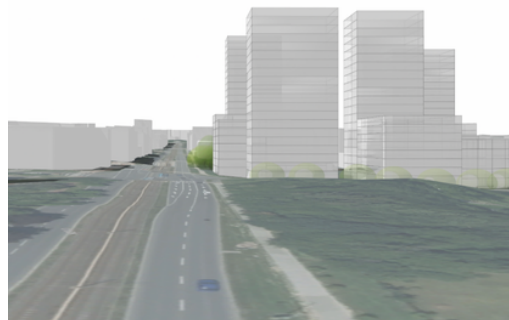
CONSTRUCTION POTENTIAL

Total area of the site:
33 000 m².

A building with an area
of 2 000 m² can be built
in the site.

The gross floor area
is 150 000 m². Of this, the gross
floor area for OV is 60 000 m²
and the gross floor area
for apartment buildings
is 90 000 m².

This site will be divided by roadways into 2-4 parts. It is located between Opavská St. and Martinovská St. An advantage is the presence of several fully-grown trees (in excellent condition) and **rows of trees** flanking both streets, meaning that the green space will be functional immediately with no need to wait 50 years for newly planted trees to grow tall. The design can take full advantage of this fact. Priority will be given to an investor that will build a **hotel and apartments** at the same time, adding substantial value to the site. The planned hotel should have approximately 150 rooms, a conference hall, a restaurant, and an underground parking garage with sufficient capacity. There is also the opportunity to use modern technologies such as rainwater collection, modern heating systems, green roofs, and other sustainable features. Such a complex will be appreciated not only by local residents, but also by future hotel guests and thus also by the owner. The site is located within easy **walking distance** of all key services, with a swimming pool and a shopping centre both just 5 minutes' walk away. The nearby Svinov railway station will be a key transport hub for hotel guests.



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