

# SITE AT POLSKÁ ST. / MONGOLSKÁ ST.

A NEW RESIDENTIAL QUARTER OFFERING A WIDE RANGE OF OPPORTUNITIES FOR HOUSING AND SERVICES



## CONSTRUCTION POTENTIAL

The total unbuilt area:  
230 000 m<sup>2</sup>.

The site allows  
for the development of buildings  
with an area that is determined  
by individual phases.

Estimated floor area  
is 116 000 m<sup>2</sup>, of which  
114 000 m<sup>2</sup> in residential  
buildings.

The new residential quarter that will be built on land between Polská St. and Mongolská St. offers a **great opportunity** for Ostrava. The goal is to expand the range of housing in the city while also creating an organic connection between the Poruba district (mainly apartment blocks) and the Svinov district (mainly detached houses).

In order to achieve this goal, Ostrava's Municipal Studio for Urban Planning and Architecture (MAPPA) was tasked with drawing up a **land use study** setting out clear parameters for future developments and public spaces. The study proposes the most suitable routes for future streets, street lines and the height structure of future buildings.

The study also delineates areas where high-quality public spaces will be created, and it specifies which parts of the ground floors of residential buildings will be used as premises for shops/services etc. The aim is to ensure that the new quarter is a quiet area without excessive road traffic. User-friendly **pedestrian and cycle links** between Svinov and Poruba will be created.



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