



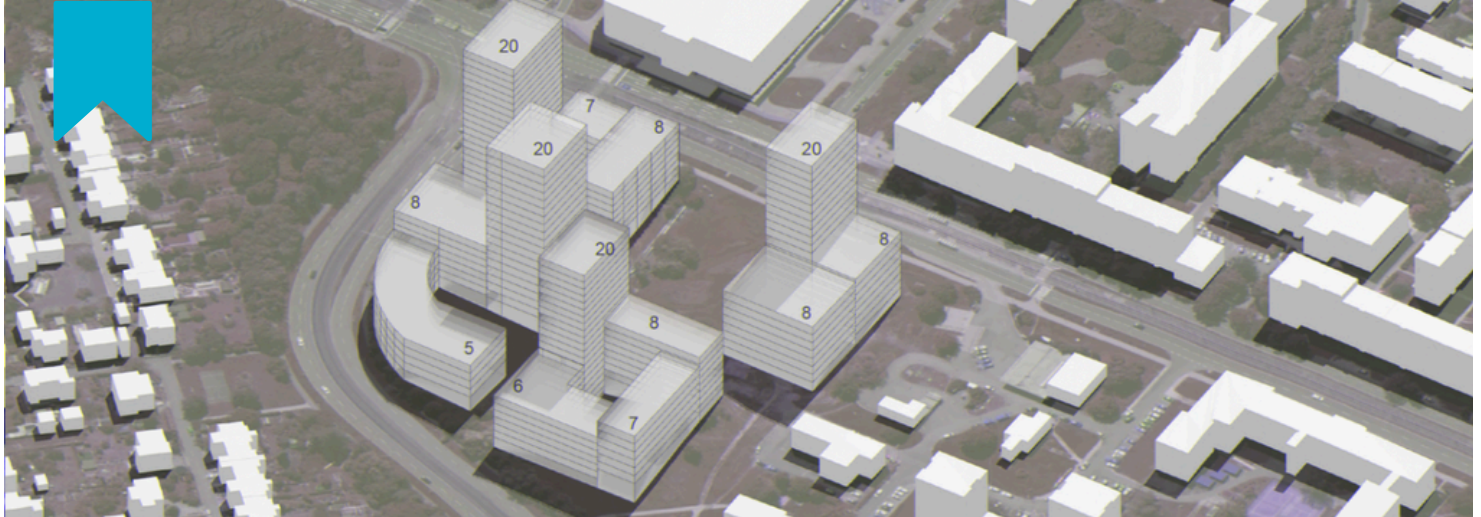
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SITE AT OPAVSKÁ ST. / MARTINOVSKÁ ST.

A NEW HOTEL AND RESIDENTIAL UNITS IN THE PORUBA MUNICIPAL DISTRICT



CONSTRUCTION POTENTIAL

Total undeveloped land area:

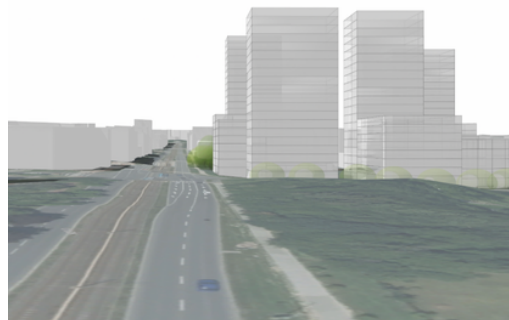
- 33,000 m²

A building with an area of 2,000 m² can be built in the site. The gross floor area is 150,000 m².

Purpose of sale:

- hotel and apartments

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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SITE AT POLSKÁ ST. / MONGOLSKÁ ST.

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



CONSTRUCTION POTENTIAL

Total undeveloped land area:

- 230,000 m²

Estimated floor area is 116,000 m², of which 114,000 m² in residential buildings.

Purpose of sale:

- residential housing and services

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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A STRATEGIC HUB FOR EASTERN AND WESTERN MARKETS, ACCESSIBLE BY RAIL, ROAD AND AIR.



CONSTRUCTION POTENTIAL

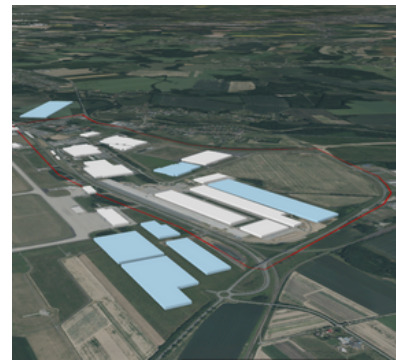
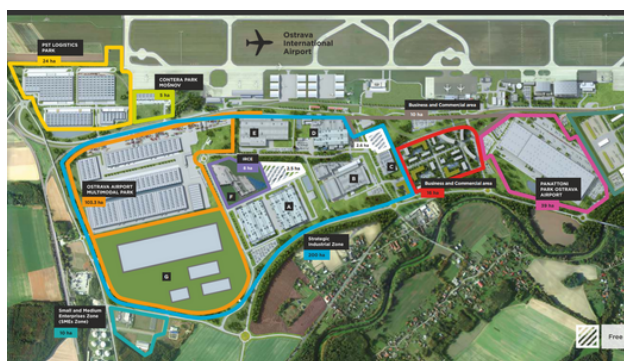
- 2.5 hectare site is available in the central part of the zone
- 2.6 hectares site is available in the eastern part of the zone

Purpose of sale:

- business and commercial area

AN INVESTMENT IN A STRATEGIC AREA

The industrial zone in Mošnov offers an excellent opportunity for investors keen to exploit its strategic location next to an international airport, with excellent access to the motorway and railway network. The zone is located **25 km** south of **Ostrava** city centre, at the heart of a region with over **1.2 million people**, guaranteeing a sufficiently large workforce.



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BUSINESS AND COMMERCIAL AREA - MOŠNOV

ATTRACTIVE LAND IN CLOSE PROXIMITY TO THE AIRPORT TERMINAL



CONSTRUCTION POTENTIAL

Total area:

- 8.1 ha (marked in red)

The site allows for the development of 16 ha.

Purpose of sale:

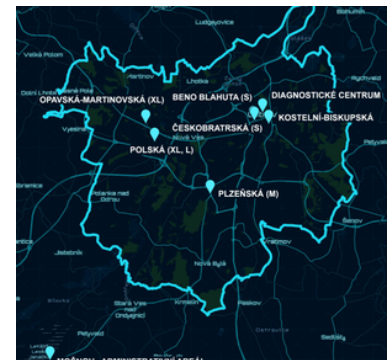
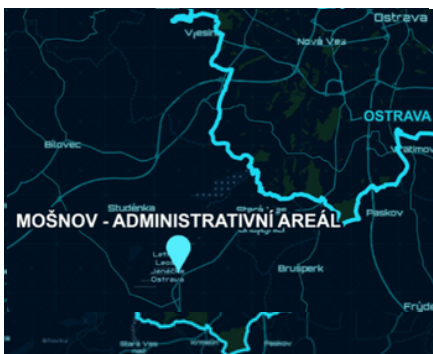
- business and commercial area

The city of Ostrava offers its land in the immediate vicinity of the Leoš Janáček Airport. This is an area of approximately 14 hectares, which is currently occupied by buildings. These will be demolished in various stages and the land is being prepared as a greenfield for potential buyers. The land is offered as **four blocks of 3 hectares** and **two blocks of 1 hectare**.

An urban development plan is currently being prepared for the administrative area and volumetric study of the pre-airport area in Mošnov, „**MASTERPLAN**“, which will define the basic rules and principles of the overall functioning of the area.

On the basis of the MASTERPLAN, which has been prepared and approved by all stakeholders, further stages of project preparation should follow.

The attractive location opposite the airport hall and adjacent to the industrial zone currently records 4,300 newly created jobs. The most effective development therefore appears to be the construction of modern office buildings with services that may or may not be related to the provision of air traffic and other activities in the zone.



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A SITE IN THE CENTRAL PART OF THE CITY, WITH EXCELLENT TRANSPORT ACCESS



CONSTRUCTION POTENTIAL

Total undeveloped land area:

- 1,055 m²

Estimated floor area:

- 3,200 m²

A building with an area of 793 m² can be built on the site.

Purpose of sale:

- polyfunctional building

A NEW QUARTER IS BEING DEVELOPED IN THE CLOSE VICINITY

The unbuilt area used to be the site of a building that formed part of a compact urban block. It offers the possibility of building to partially complete the existing block and street frontage.

The optimum use would be a **polyfunctional building** (up to **5 floors** high, with an expected volume of **3 877.5 m³**), i.e. a combination of apartments, office premises and services.

The site is in the central part of the city, in an area which is currently undergoing a process of revitalization. Nearby are historic buildings and examples of modern architecture, such as the Janáček Conservatory and the Secession-style Polish Centre. Opposite the site, on the other side of the street, is the revitalized historic former slaughterhouse complex, which has been converted into the Plato contemporary art gallery.

The building must have one underground level for a parking garage.



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SITE AT ČESKOBRA TRSKÁ ST. / JANÁČKOVA ST.

LOCATED ON ONE OF OSTRAVA'S MAIN TRANSPORT ARTERIES, NEXT TO A CONTEMPORARY ART GALLERY



CONSTRUCTION POTENTIAL

Total undeveloped land area:

- 1,757 m²

Estimated floor area:

- 6,500 m²

A building with an area of 1,627 m² can be built on the site.

Purpose of sale:

- polyfunctional building

STRATEGIC LOCATION IN THE HEART OF CITY LIFE

This used to be the site of a compact urban block, which was destroyed in the Second World War. It offers the opportunity for a structure abutting on the neighbouring building, or for an architecturally interesting, detached building.

The site is located across the road from another available site (Českobratrská St. / B. Blachuta St.).

The building must have one underground level for a parking garage. The site is **in the central part of the city**, in an area which is currently undergoing a process of revitalization.

Nearby is the Plato contemporary art gallery, located in a converted historic former slaughterhouse, and the Janáček Conservatory. Interesting projects in the vicinity that are currently underway include the Křižovatka ("Crossroads") polyfunctional building and the Residence Stodolní complex.



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EVERYTHING IS READY, YOU JUST NEED TO BUILD THE RESIDENCE



CONSTRUCTION POTENTIAL

Total undeveloped land area:

- 1,725 m²

Above ground:

- 879 m²

Underground part:

- 846 m²

Purpose of sale:

- residential housing

The residential housing project is located in the city centre within easy reach of a wide range of amenities, close to the Ostravice River.

The visual appearance of the building is based on an architectural competition. The author of the winning design is **architect Michal Palaščík** from Brno and his team of collaborators.

The upcoming residential housing project is located **in the city centre** within easy reach of a wide range of amenities and cultural amenities as well as the **Ostravice River** recreational area. It is easily accessible by public transport and by car.

The residence consists of two buildings of **6 and 7 floors, with 33 residential units and 43 ground parking spaces**. Terraced stepped facades adjacent to the passage between the buildings allow light and sunlight to shine through the apartments, while defining a new attractive almost intimate public space. A large proportion of the roofs are occupied by green terraces as accessories to the residential units.



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SEIDLEROVO NÁBŘEŽÍ SITE

AN EXCEPTIONAL LOCATION NEXT TO THE OSTRAVICE RIVER



CONSTRUCTION POTENTIAL

Total undeveloped land area:

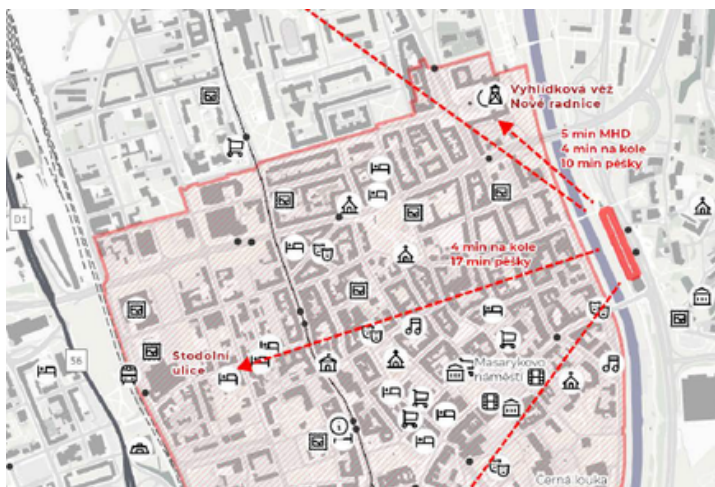
- 3,400 m²

Purpose of sale:

- construction of a hotel or residential development

We are offering for sale this attractive site in Ostrava city centre, on the east bank of the Ostravice River. Ideal for a hotel or a residential development.

The strategic location in a dynamically developing part of the city ensures that the site has excellent transportation access and full civic amenities. The site is ideal for investors seeking a location for a project to build a hotel or a residential complex.



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IN A RAPIDLY DEVELOPING PART OF THE CITY CENTRE, NEAR THE RIVER AND THE CENTRAL SQUARE



CONSTRUCTION POTENTIAL

Total undeveloped land
area:

- 1,850 m²

Purpose of sale:

- construction of a hotel
or residential
development

This exclusive site is located within Ostrava's urban heritage zone. Offering excellent access, this is a highly desirable part of the city centre - close to the central square and the Ostravice River, and adjacent to the University of Ostrava's new City Campus.

We are offering this site to build a hotel or a residential development; there is the option of converting a historic former brewery building at the site. The height of future developments is limited by the height of adjacent buildings. The current Pavilion C will be demolished to make way for the development. The Černá Louka (Black Meadow) complex is currently undergoing a major transformation to create a modern central park.



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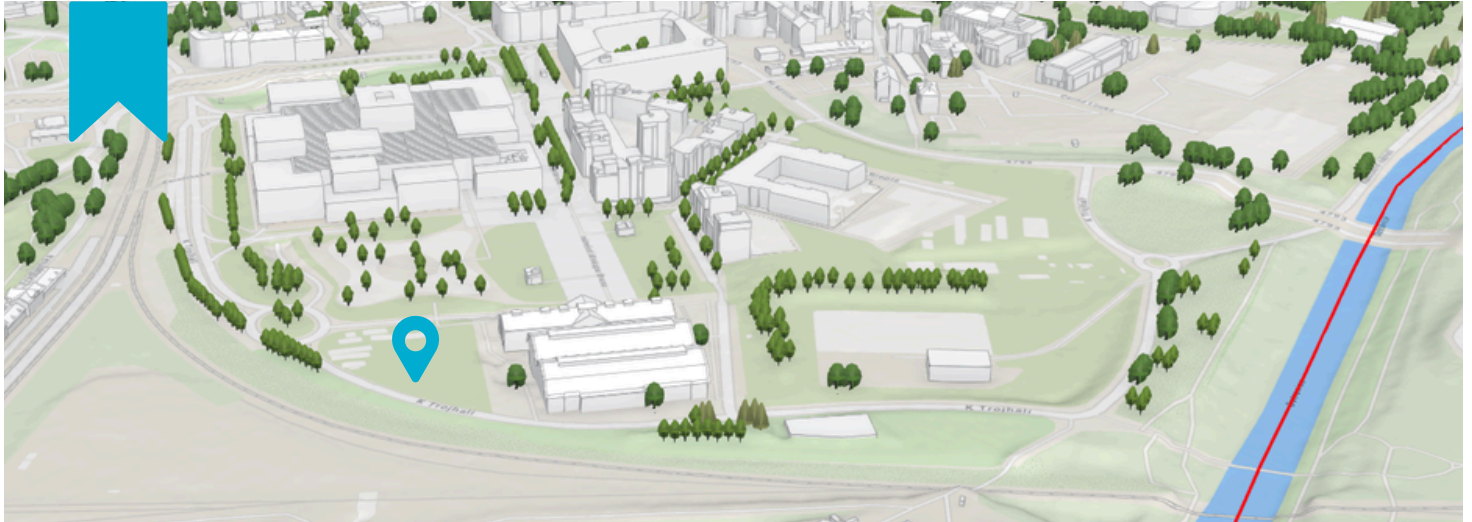
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“TRIANGLE” SITE AT THE KAROLINA TRIPLE HALL

THE LAST INVESTMENT OPPORTUNITY AT THE NOVÁ KAROLINA QUARTER, NEXT TO THE QUARTER’S CENTRAL SQUARE (NÁMĚSTÍ BISKUPA BRUNA)



CONSTRUCTION POTENTIAL

Total unbuilt area:

- 3,200 m²

Purpose of sale:

- office buildings, residential development, mixed use

The “Triangle” site represents a unique investment opportunity. It is the last remaining vacant building plot at the newly developed Nová Karolina quarter, situated within Ostrava’s urban heritage zone and located next to the iconic Triple Hall complex and the modern Organica office building.

The strategic location ensures excellent access and makes it a highly attractive area for visitors and business clients. The main square of the Nová Karolina quarter ([náměstí Biskupa Bruna](#)) is set to undergo a major modernization, and [the new Žofinka quarter](#) is also being planned nearby, including the modernization of Ostrava’s central railway station (Ostrava-Střed). The site is zoned for high-density multi-storey buildings (8 above-ground floors), which will fully exploit the potential of the area and contribute to its ongoing development.



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SITE AT THE MAIN RAILWAY STATION

A STRATEGIC INVESTMENT OPPORTUNITY WITH EXCELLENT ACCESS



CONSTRUCTION POTENTIAL

Total undeveloped land area:

- 4,300 m²

Purpose of sale:

- office buildings, hotel, mixed use

This site directly adjacent to Ostrava's main railway station offers a unique investment opportunity for the construction of a hotel or other civic amenities. The location forms part of a major transport hub, which in the future will be served by a planned high-speed rail line.

Developments at this site must be compatible with the planned reconstruction of the area outside the station, integrating the area with the historically valuable heritage zone around the main square of Ostrava's Přívoz district (Náměstí Svatopluka Čecha). The site forms part of a development area that is zoned for high-density multi-storey buildings supporting the ongoing development of this municipal district.



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MODERN GREEN BUILDINGS FOR RESIDENTS, WITH HIGH-QUALITY PUBLIC SPACES



CONSTRUCTION POTENTIAL

Total undeveloped land area:

- 10,000 m²

Estimate floor area:

- 40,000 m²

A building with an area of 2,000 – 3,000 m² can be built on the site.

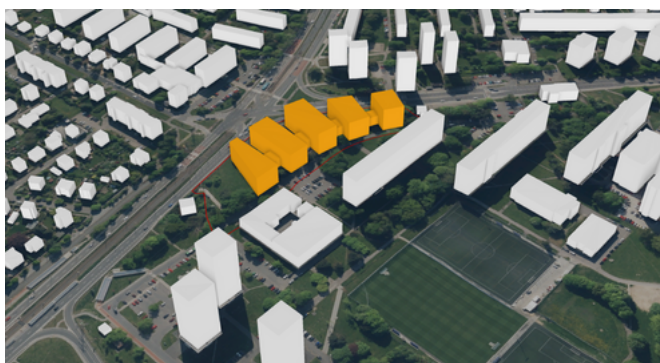
Purpose of sale:

- polyfunctional building

EXPLORE THE POTENTIAL OF THIS LARGE SITE

The City of Ostrava is offering this site located in **the most populous municipal district** (Ostrava-Jih). The site is bordered by greenery and buildings, and it is close to the Ostrava-Jih municipal district authority, a **major road junction** (Plzeňská St. x Horní St.), and the Bělský Les forest park – Ostrava's largest area of natural parkland.

The site is zoned for construction. In the future, the section of Horní St. between this location and the Ostrava-Jih district's main square will be redeveloped to create an **urban boulevard** that will provide a pleasant environment, with rows of trees separating the road from new cycle routes. Nearby is a newly built residential complex on Pavlovova St., with 60 apartments.



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CONSTRUCTION POTENTIAL

The total area:

- 2,200 m²

Purpose of sale:

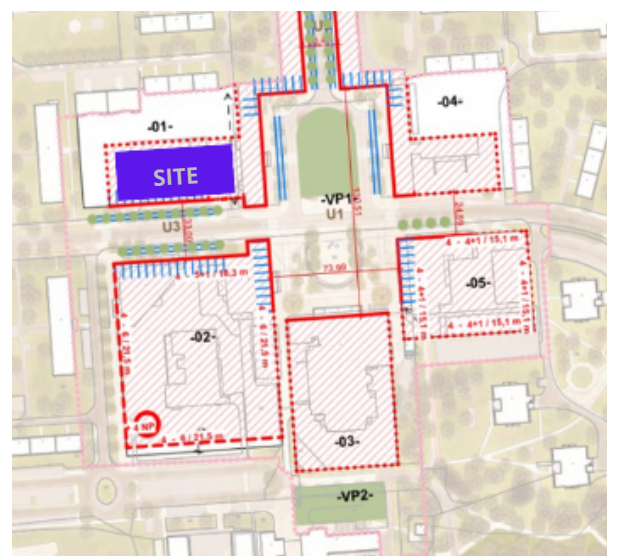
- multifunctional building

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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SITE AT SVAZÁCKÁ ST.

LAND IDEAL FOR BUILDING A MODERN SPORTS COMPLEX



CONSTRUCTION POTENTIAL

Total area of the area under consideration:

- 7.4 ha

Area of blocks:

- 4.3 ha

Public area open spaces:

- 3.1 ha

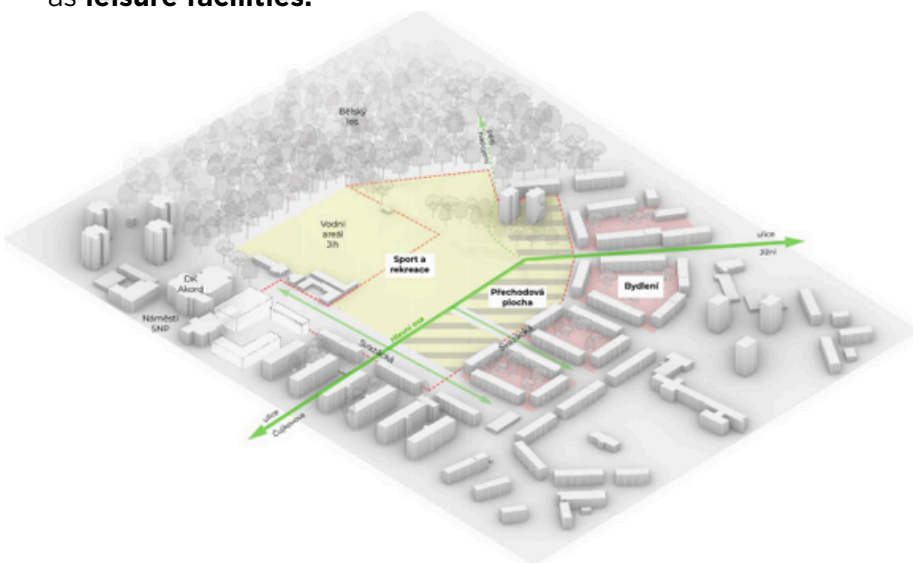
Purpose of sale:

- leisure facilities

The site is located in the Ostrava-Jih municipal district and was formerly used as a **football stadium** by the NH Ostrava sports club (known as the Svazácká St. stadium).

It is currently almost entirely unused, except for a small number of large-scale events during the course of the year (e.g. the Ostrava-Jih Festival or the outdoor summer cinema). The MAPP studio has drawn up an **urban planning** study for the site.

The study has assessed the optimum locations of future buildings to be used for recreational purposes (e.g. a wellness centre, an indoor swimming pool and a multifunctional sports hall). The study also proposes the configuration of the future buildings at the site to ensure compatibility with the appearance and use of the other buildings in the vicinity. This proposed configuration will ensure that the volume and architectural style of new developments will correspond with their proposed use as **leisure facilities**.



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