

WHERE BUSINESS MEETS REST. HOTEL INVESTMENT OPPORTUNITY

Opavska – Martinovska site, Ostrava, Czechia

TECHNOLOGICKÁ SITE



POLSKÁ SITE

OPAVSKÁ/MARTINOVSKÁ SITE

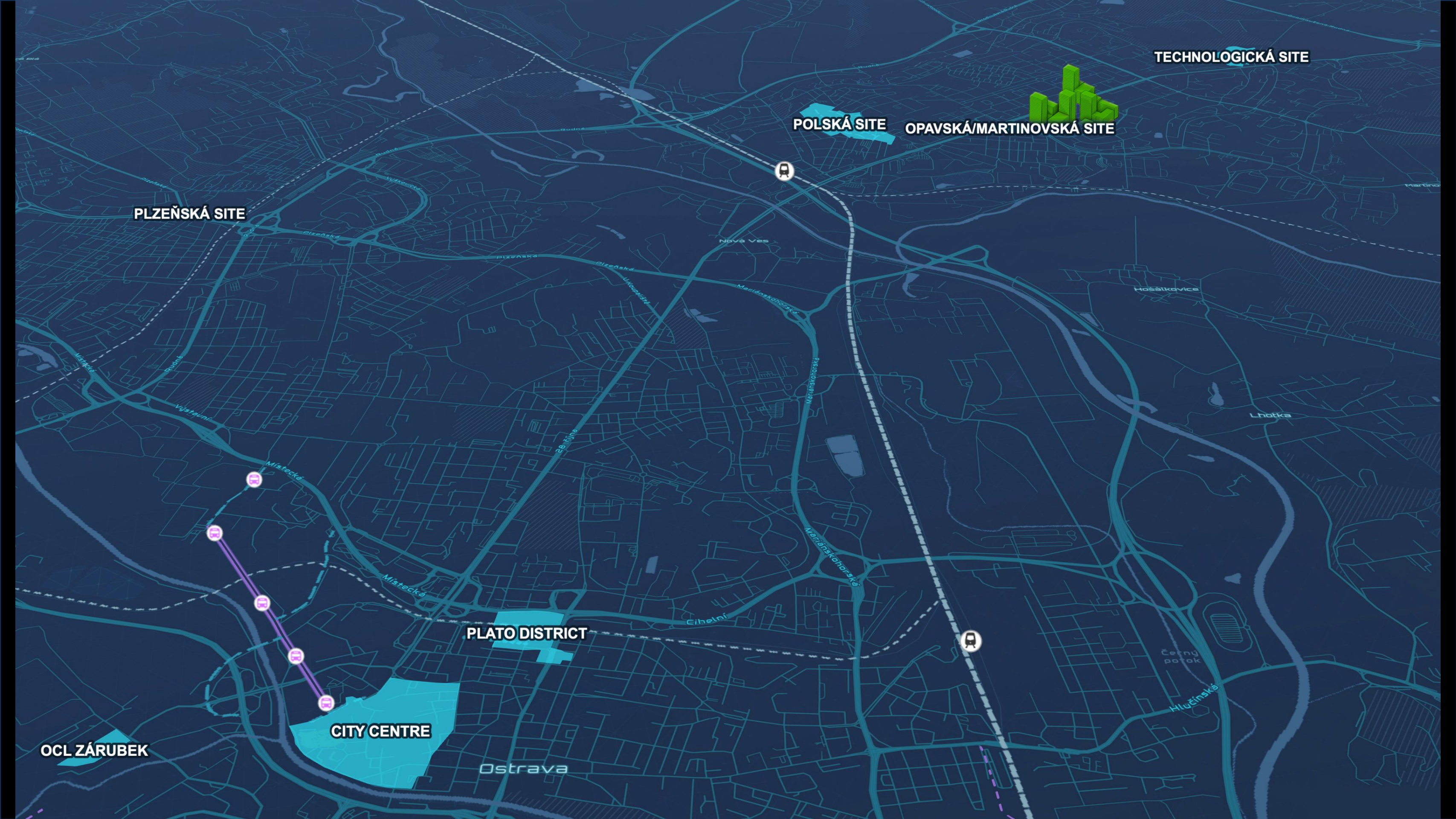
PLZEŇSKÁ SITE

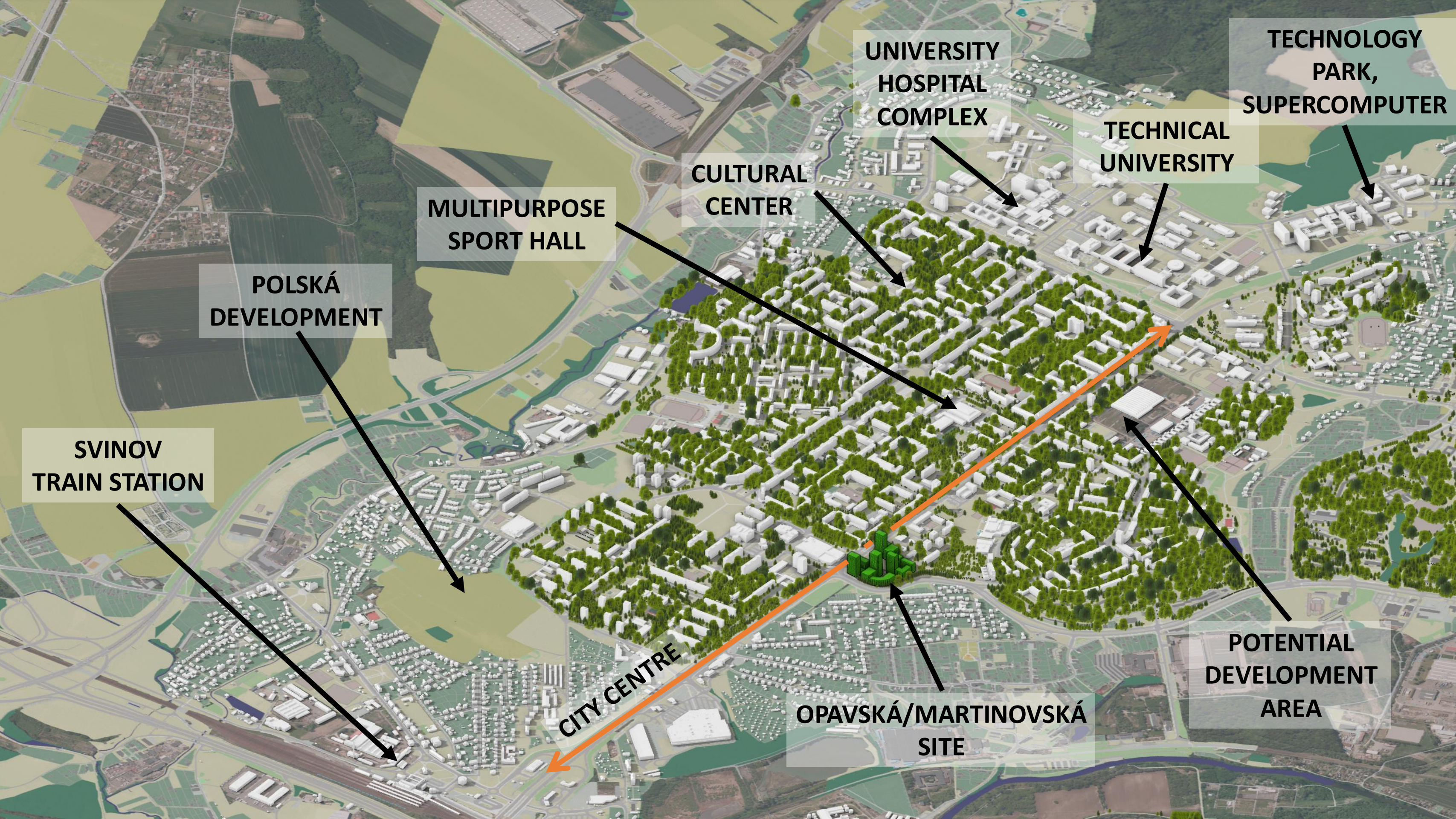
PLATO DISTRICT

CITY CENTRE

OCL ZÁRUBEK

Ostrava





UNIVERSITY
HOSPITAL
COMPLEX

TECHNOLOGY
PARK,
SUPERCOMPUTER

TECHNICAL
UNIVERSITY

CULTURAL
CENTER

MULTIPURPOSE
SPORT HALL

POLSKÁ
DEVELOPMENT

SVINOV
TRAIN STATION

POTENTIAL
DEVELOPMENT
AREA

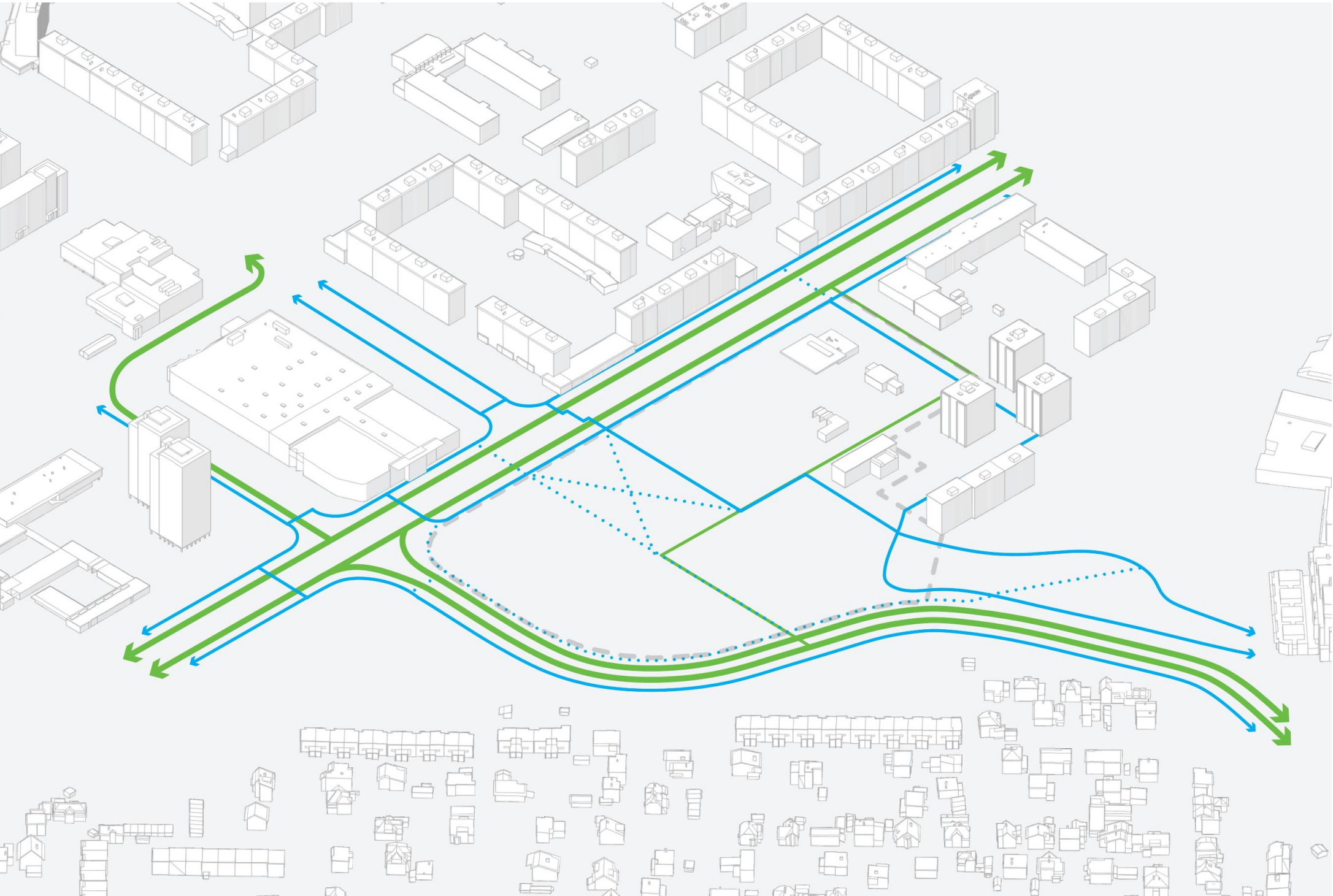
OPAVSKÁ/MARTINOVSKÁ
SITE

CITY CENTRE

VOLUMETRIC STUDY

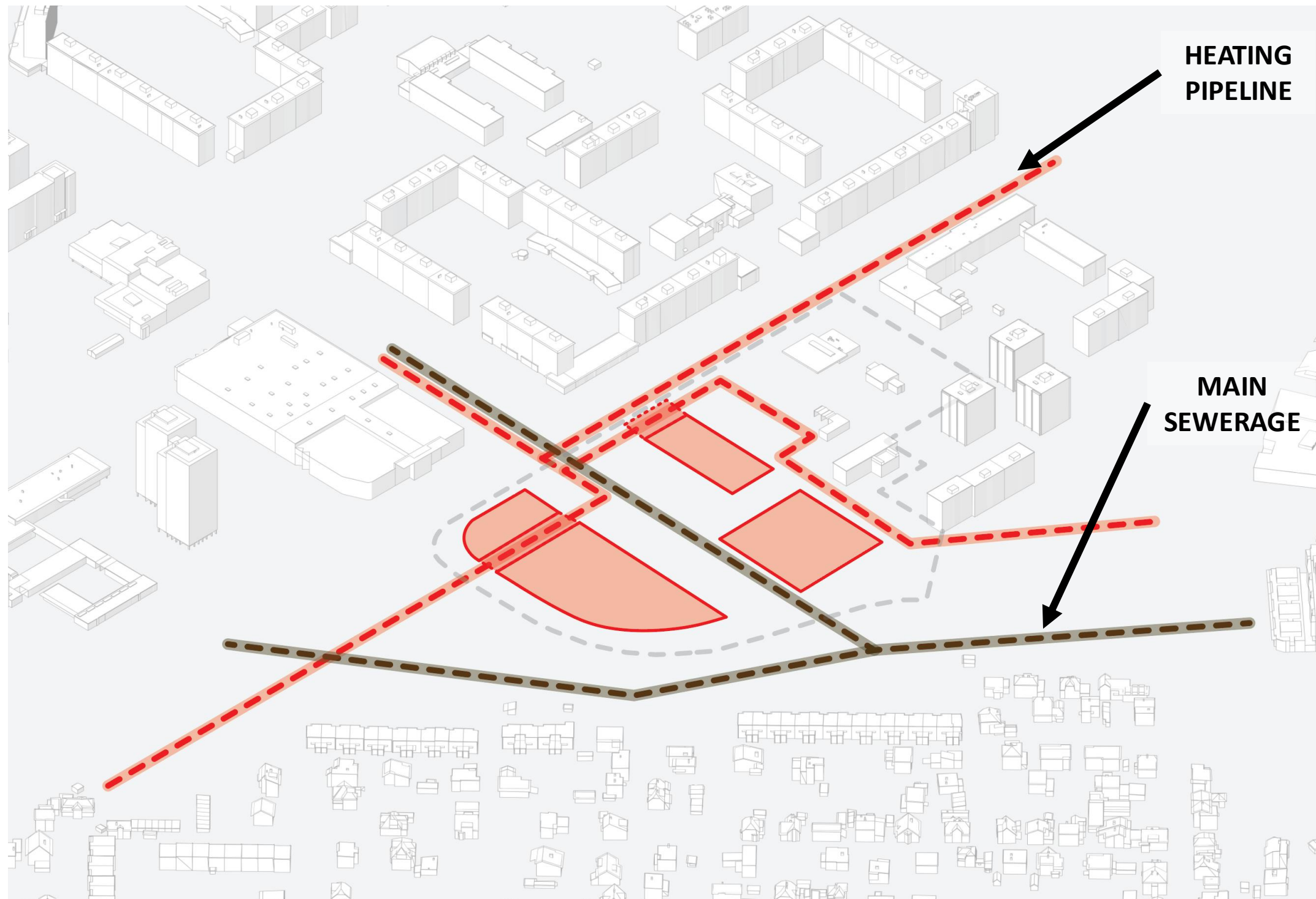


TRANSPORT AND PEDESTRIAN CONNECTIVITY



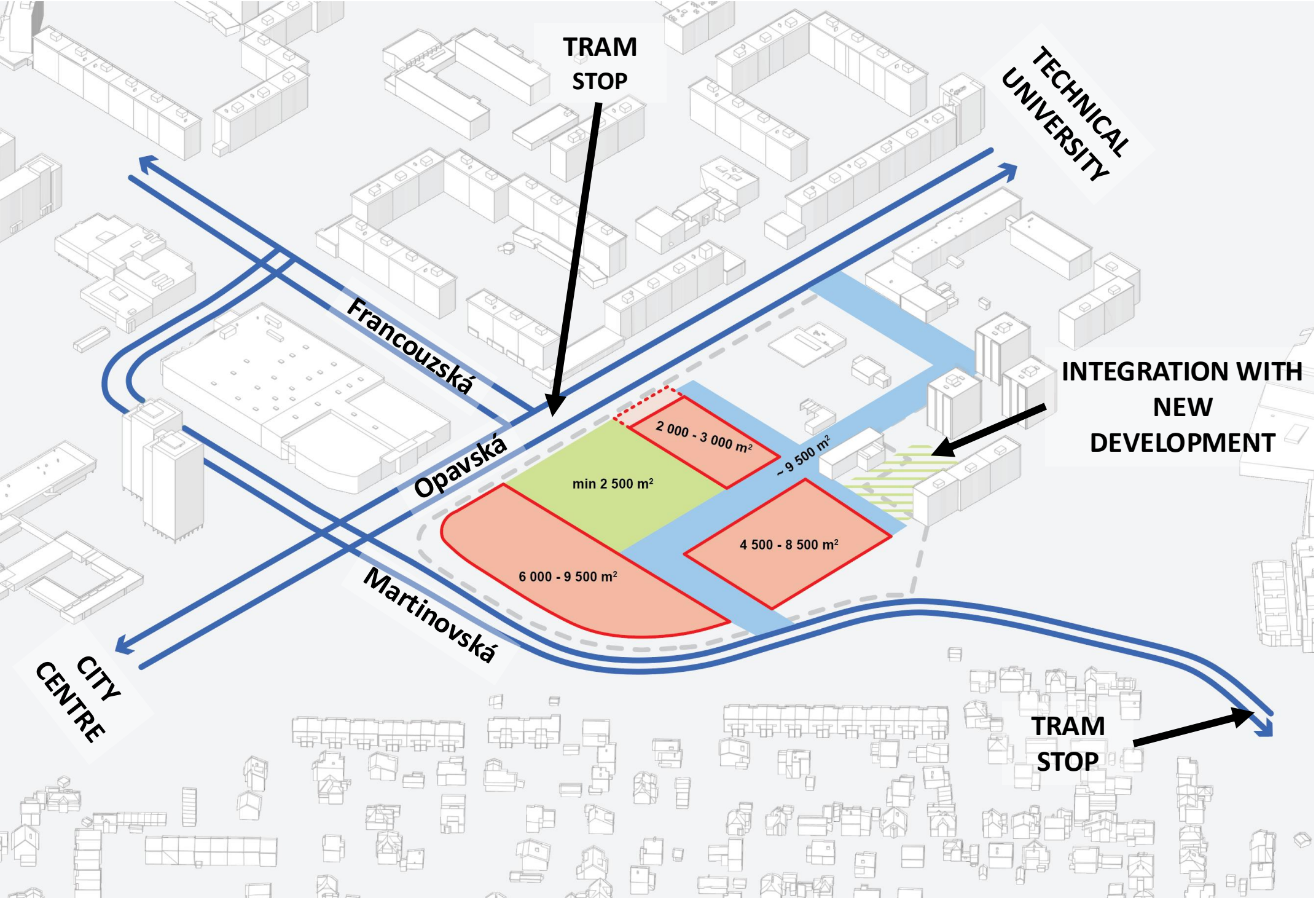
MAPPA!!!

LIMITS OF TECHNICAL INFRASTRUCTURE



MAPPA!!!

AREA SUMMARY



AREA OF THE SITE:
30,500m²

ESTIMATED DEVELOPABLE AREA:
17,000 m²

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VOLUMETRIC STUDY

An aerial perspective rendering of a city block. The scene is dominated by numerous white, rectangular building footprints of varying sizes, interspersed with green trees and grey roadways. In the center-right of the image, a specific building complex is highlighted in a vibrant green color. This complex consists of several interconnected rectangular volumes of different heights, forming a stepped, multi-story structure. The surrounding area shows a mix of existing buildings, some with flat roofs and others with more complex shapes, all set within a grid-like street pattern.

ESTIMATED GROSS FLOOR AREA OF ABOVE-GROUND PARTS:

- CONSERVATIVE SCENARIO: 80,000 m²
- PROGRESSIVE SCENARIO: 160,000 m²

VOLUMETRIC STUDY



ESTIMATED GROSS FLOOR AREA OF ABOVE-GROUND PARTS:

- CONSERVATIVE SCENARIO: 80,000 m²
- PROGRESSIVE SCENARIO: 160,000 m²

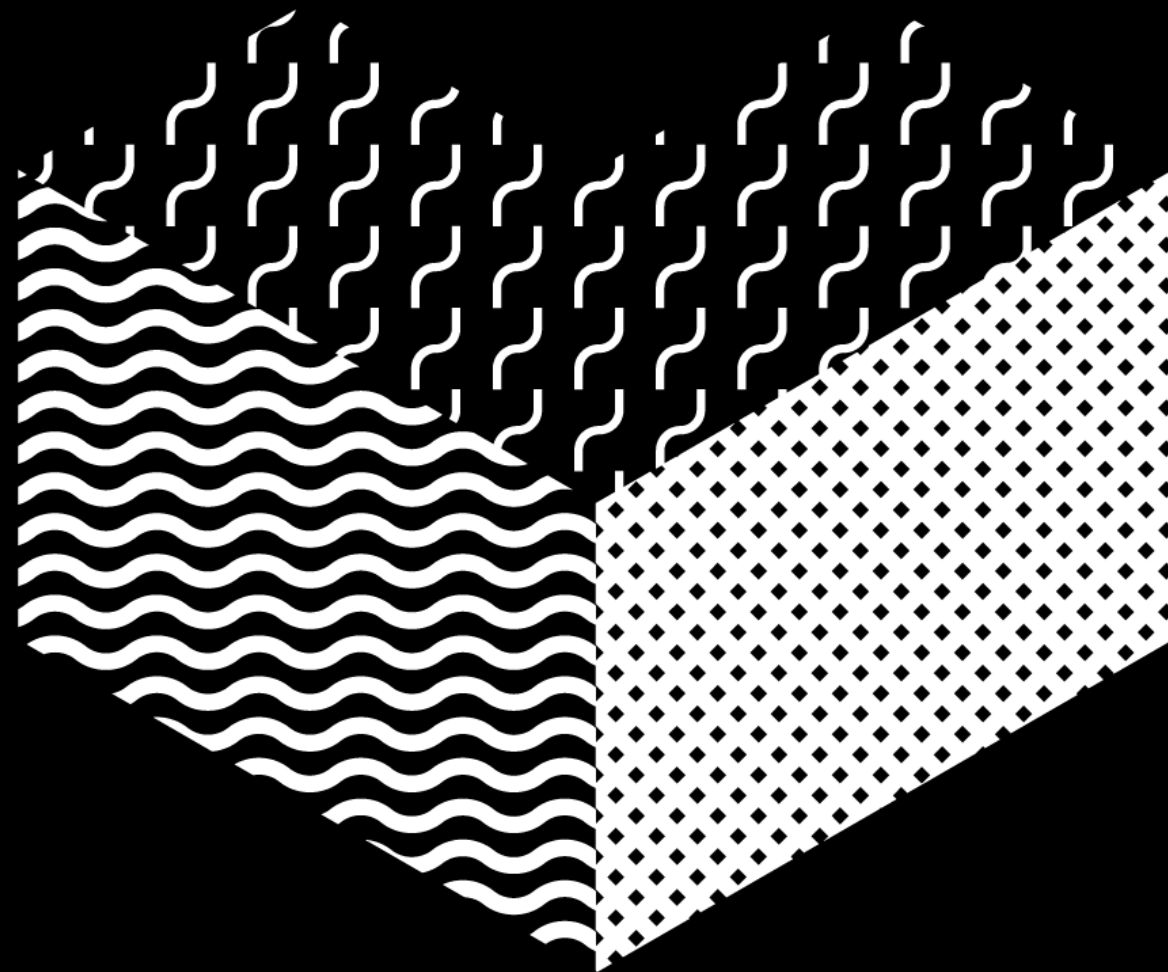
VOLUMETRIC STUDY

An aerial perspective of a city block. The majority of buildings are shown as white, semi-transparent blocks. In the center-right of the block, a cluster of buildings is highlighted in a vibrant green color. These green buildings vary in height and are arranged in a somewhat irregular, interconnected pattern. The surrounding area includes streets, trees, and other white buildings, providing a clear context for the proposed development.

ESTIMATED GROSS FLOOR AREA OF ABOVE-GROUND PARTS:

- CONSERVATIVE SCENARIO: 80,000 m²
- PROGRESSIVE SCENARIO: 160,000 m²

Thank you



Ondrej Vyslouzil
& MAPPA Ostrava team