

REGISTRATION CERTIFICATE

OF BUSINESS PROPERTY IN THE SOUTH MORAVIAN REGION

Locality name Pod Městským lesíkem Development Site		
District Znojmo	Municipality (population) Znojmo (33,719)	Cadastral area Znojmo Town
Total area (ha) 5.3	Total plots of land 16	Price per m² (€) 28
Area available (ha) 4.3	Topography – terrain type Flat land, slightly sloping from the north	
Ownership private municipal state others	name The City of Znojmo Czech Republic – Land Fund	in % 95 % 5 %
Zone planning documentation Municipal Office Znojmo – 07/2017 (legal status after revision No. 1)	Usage by the zoning plan areas of individual and collective housing with amenities serving the primary function	Share of agricultural land fund 80 %
Conduct of geological survey no, deteriorated permeability of geological substratum		
Technical infrastructure water supply DN 100 sewer rainwater only; retention tank and sewerage yet to be built gas conduit medium pressure DN 100, DN 150 electricity 22 kV – 200 m central heating supply no		
Transport connection motorway D52 – 41 km (Pohořelice exit) class I and II roads II/361 – 0 km, II/399 – 0 km railway Znojmo – 1.5 km airport Brno – 72 km, Vienna – 103 km railway siding no		
Landfill (distance from the land) Oblekovice – 7 km		
Protection zones floodplain area no technical infrastructure yes, water supply (will be relocated) motorway no railway no airport no protected landscape area no others yes, body of water (non-buildable zone with public vegetation)		
Built-up area (in %) 0 %		
Proportion of area designated for building according to the zone planning documentation (regulation) Zone study “Pod Městským Lesíkem” – about 40 % restriction of housing construction – 4 above-ground floors		
Zoning permit issued no		
Contact institution Municipal Office Znojmo name Ing. Eva Zvěřina (Developer Relations) address Obroková 2/10, 669 22 Znojmo telephone +420 515 216 126, +420 734 262 598 email eva.zverina@muznojmo.cz www www.muznojmo.cz		

REGISTRATION CERTIFICATE

OF BUSINESS PROPERTY IN THE SOUTH MORAVIAN REGION

Geographical location, defining the territory

The area is located in the northern part of the City of Znojmo, approximately 14 km from the Austrian border. It is defined by railway tracks, road II/361 and II/399. There is a smaller pond to the north that presents an ecologically important landscape feature. To the east there is a park complex called "City Grove" with facilities for leisure time activities.

The current state of the property, developers in the area

The flat to slightly sloping land is still partly used agriculturally (abandoned vineyard). The surrounding built-up area is modern and urban rambling, typical of the outskirts of the city (old rural and new settlement construction, fuel station, supermarket).

Development possibilities, anticipated use

The Pod Městským lesíkem locality is situated in a location very attractive for residential development, in a peaceful area in the vicinity of a holiday park. The project aims to solve the lack of residential capacities of the city by the placement of multi-storey residential houses and individual housing in family houses. The sewer system needs to be completed, as well as a retention pond, and the water piping rerouted. Also, the proposal is to strengthen the electricity by conducting under the road II/361 and transformer station.

Comments

A territorial study "Pod Městským lesíkem" ("Under the City Grove") has been drawn up that considers two variants of possible arrangements of the future functions – residential, civic amenities and leisure time activities, including parkland. The area is subject to an offer of business real estate of the City of Znojmo.

Read more at: <http://www.znojmobusiness.cz/investicni-prilezitosti/pozemky/mestsky-lesik>



REGISTRATION CERTIFICATE

OF BUSINESS PROPERTY IN THE SOUTH MORAVIAN REGION

