



CPI Property Group is the largest owner of commercial real estate in the Czech Republic with more than 30 years of history. The portfolio includes attractive shopping centres and retail parks, modern offices at excellent addresses, a wide range of hotels and nearly 12,000 rental apartments.

NOVÁ
ZBROJOVKA

MONTOWNA

BUSINESS LAYOUT



Follow us



www.novazbrojovka.cz

Get in touch

Miroslav Pekník
Development Director

m.peknik@cpipg.com
+420 774 821 609

EASY
ACCESS IN
THE WIDER
CITY CENTER



TRAVEL TIME TO THE CITY CENTRE



SUSTAINABLY
AND WITH
RESPECT TO YOUR
OPERATIONAL
COSTS

BREEAM COMMUNITIES

Nová Zbrojovka is one of the four best-planned urban districts in the world. It was the first project in the Czech Republic to receive the prestigious international BREEAM Communities Final Certification, confirming that the entire area is designed with people, long-term quality of life, and environmental responsibility in mind. Sustainability and

the development of the whole area are planned efficiently and exceptionally well for the long term. Energy-efficient buildings, abundant greenery, blue-green infrastructure, smart technologies, diverse architecture, smart use of materials, and high-quality public spaces together create a healthy, practical, and well-functioning place to live.



UP TO 30% CHEAPER OPERATION

The office buildings are designed to be extremely energy efficient, as evidenced by the A level of the PENB (Energy Performance Certificate) rating instead of the standard B level used in the Czech Republic. Together with other technological measures such as energy-saving LED lighting, shading elements, an efficient heat recovery system or special CO₂ monitoring in the rooms, we can achieve a reduction in operating costs of 20–30%.

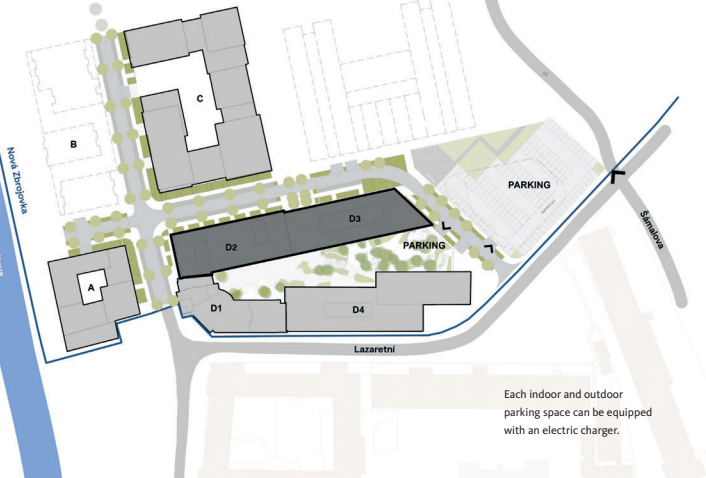
REDUCE	- CO₂ emission - Saving operating costs by using modern technologies - Water consumption - Number of cars by supporting sustainable mobility
RECYCLE	350,000 tons of construction material (12,000 trucks, that have never left the area) - Waste air inside the buildings - Communal waste
REUSE	4 existing buildings - Solar energy by FVE installation - Rainwater for public greenery

LIVE, WORK, RELAX:
YOUR ALL-IN-ONE
URBAN SPACE.
THAT'S MONTOWNA

A building full of endless possibilities for your life, business, work and leisure. The 13,300 sqm building will offer a thoughtful mix of rental housing and offices, complemented by a diverse mix of shops and services. Spacious roof terraces and a green courtyard are designed to the highest standard to meet all the needs of residents, employees and visitors, providing an optimal environment for working and living in Brno's emerging modern district. Easy transport accessibility, indoor and outdoor parking, nearby sports and relaxation zones and dog-friendly access are a given here. Nová Zbrojovka is simply a location where you want to be.

PARKING
240 529

Indoor parking spaces Outdoor parking spaces



Each indoor and outdoor parking space can be equipped with an electric charger.



EXTREMELY ENERGY-EFFICIENT
BUILDING (PENB A)



PHOTOVOLTAIC
ENERGY SOURCE



GREEN
ROOF



RAINWATER
RETENTION



BLUE-GREEN
INFRASTRUCTURE ELEMENTS



FACILITIES
FOR CYCLISTS



ELECTRIC MOBILITY
SUPPORT



USE OF RECYCLED
MATERIALS



BROWNFIELD
REVITALIZATION

2nd FLOOR

JUST FOR YOU AND YOUR BUSINESS

GREEN
COURTYARD

ROOF TERRACE
WITH VIEW

HOUSING

FOREIGNERS
GROUP

FITNESS

CZECH
VIRUS

SUPERMARKET

BILLA

CAFÉ

REBEL
BEAN

KINDERGARTEN

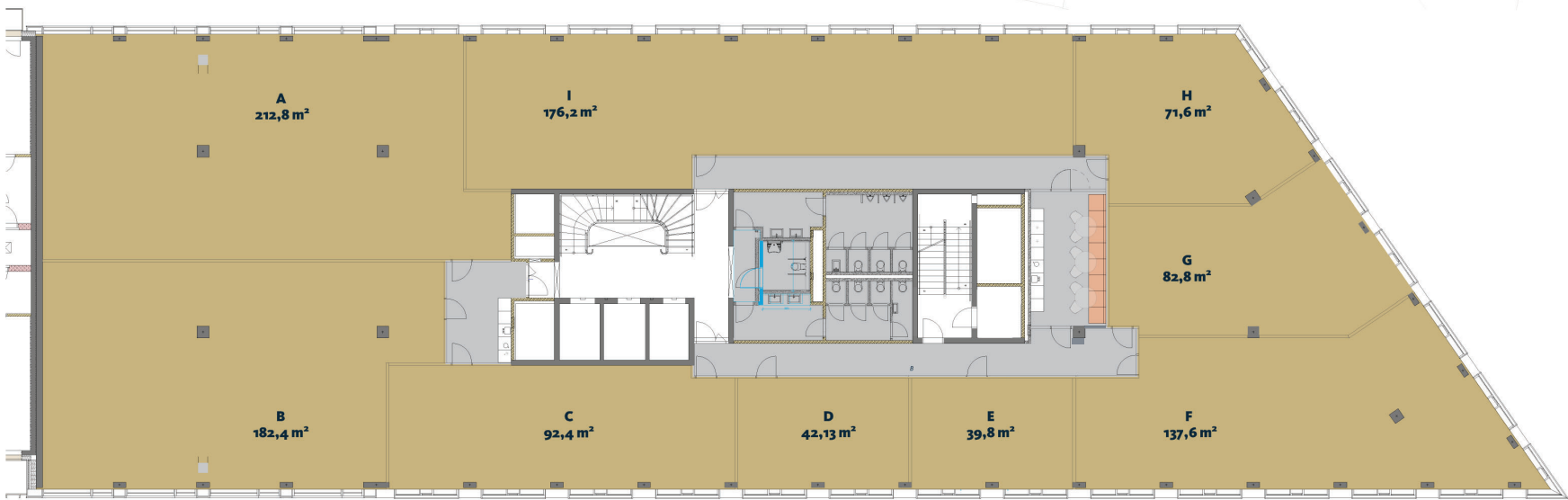
MapleBear
CANADIAN ELEMENTARY SCHOOL

PILATES PLACE

pilates place

- | | | | | | | |
|---------------------------|--------------------------|-------------------|--------------------------|--------------------------|------------------|------------------------|
| ELECTRIC CAR CHARGING | CANTEEN & OTHER SERVICES | WHEELCHAIR ACCESS | VIRTUAL & MAGNETIC CARDS | INSIDE / OUTSIDE PARKING | OPENABLE WINDOWS | BIKE STORAGE & SHOWERS |
| HEATING & COOLING CONTROL | CENTRAL RECEPTION | GREEN COURTYARD | FLEXIBLE DISPOSITION | CO-WORKING | 24/7 SECURITY | KITCHENETTE READY |

2nd FLOOR (3.np)



OFFERED UNITS

- A = 212,8 m²
- B = 182,4 m²
- C = 92,4 m²
- D = 42,13 m²
- E = 39,8 m²
- F = 137,6 m²
- G = 82,8 m²
- H = 71,6 m²
- I = 176,2 m²

NOVÁ ZBROJOVKA

District, where you want to live

Nová Zbrojovka is a newly emerging district in Brno-Židenice – modern, connected, sustainable and lively, designed to meet all the requirements for a comfortable and sustainable life in the 21st century. On Brno's largest brownfield site, a place for living, business, work, culture and entertainment will be built within 10 to 15 years, which will naturally blend in with its surroundings and complement the civic amenities of the location.

22,5 HA
of revitalized
area

more than
2,500
flats

more than
200,000 M²
offices

more than
30,000 M²
commercial space

more than
20 000
people every day

VIRTUAL TOUR

Start exploring Nová
Zbrojovka today!



CPI Property Group is the largest owner of commercial real estate in the Czech Republic with more than 30 years of history. The portfolio includes attractive shopping centres and retail parks, modern offices at excellent addresses, a wide range of hotels and nearly 12,000 rental apartments.



Hotels
largest commercial hotel owner



Offices
23 office buildings



Retail
132 retail properties



Rental
almost 12 000 rental apartments



Residencies
27 residential projects

Follow us



www.novazbrojovka.cz

Get in touch

Miroslav Pekník
Development Director

m.peknik@cpipg.com
+420 774 821 609