

NOVÁ
ZBROJOVKA

ZET.office

06/2026: AVAILABLE SPACES FOR RENT

YOU & YOUR
BUSINESS SPACE

Office & Retail

MODERN DESIGN & COMMUNITY FEELING

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

LOFT OFFICES WITH AN INDUSTRIAL ATMOSPHERE





EXTREMELY ENERGY-EFFICIENT
BUILDING (PENB A)



PHOTOVOLTAIC
ENERGY SOURCE



GREEN ROOF



RAINWATER
RETENTION



BLUE-GREEN
INFRASTRUCTURE ELEMENTS



FACILITIES
FOR CYCLISTS



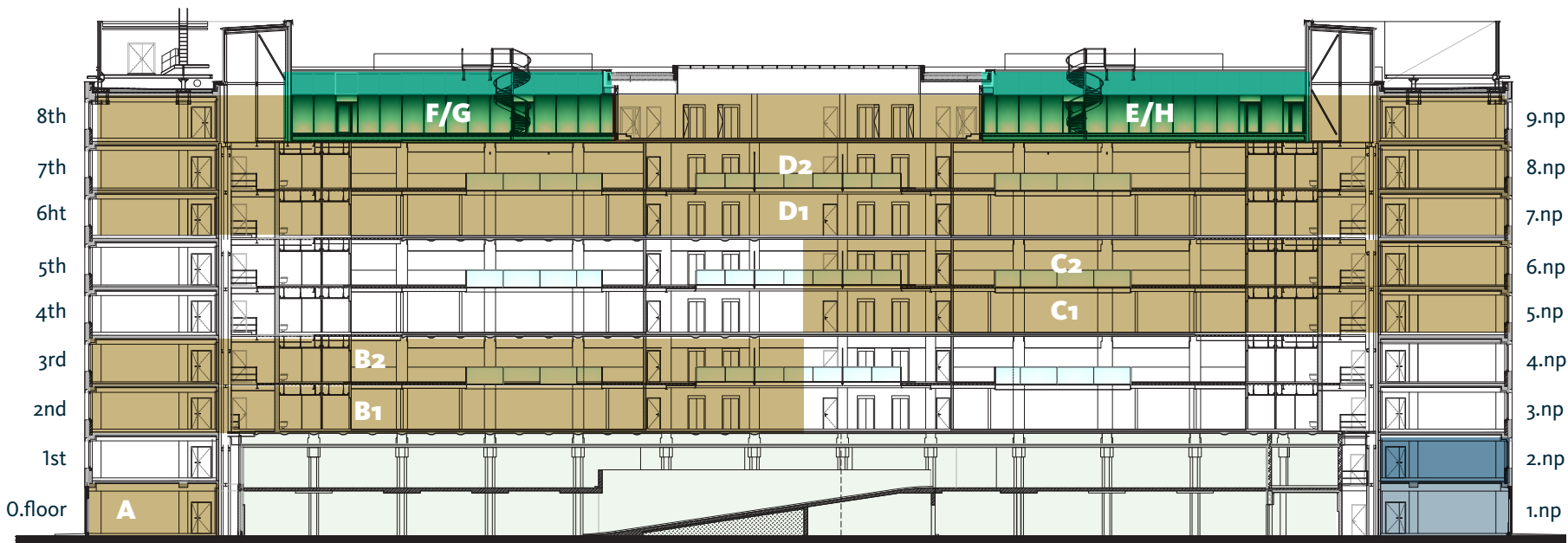
ELECTRIC MOBILITY
SUPPORT



USE OF RECYCLED
MATERIALS



BROWNFIELD
REVITALIZATION



VNITŘNÍ PARKOVÁNÍ
INDOOR PARKING

KANTÝNA
CANTEEN

KANCELÁŘE K DISPOZICI
AVAILABLE OFFICE

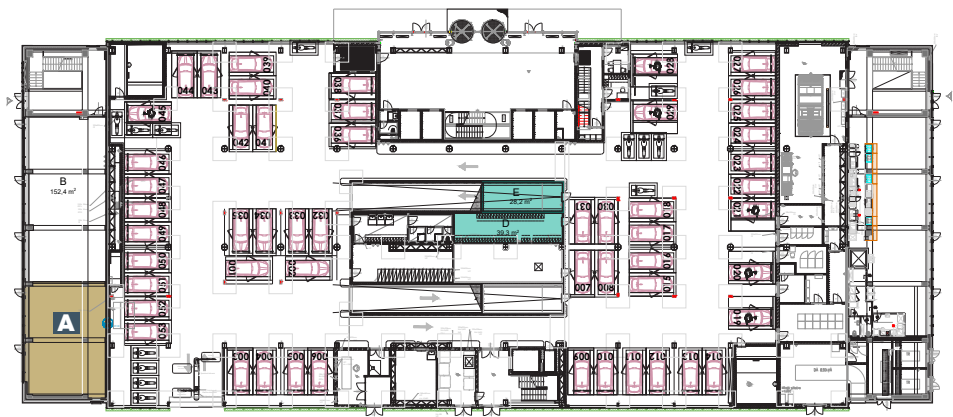
KAVÁRNA
COFFEE

STŘEŠNÍ TERASA
ROOF TERRACE

AVAILABLE OFFICE UNITS (06/2026)

UNIT (jednotka)	FLOOR (podlaží)	OFFICE AREA (sqm) (kancelářská plocha m ²)	COMMON AREA (sqm) (sdílená plocha m ²)	BALCONY/TERRACE (sqm) (balkón/terasa m ²)
A	0 (1.np)	104,9		
B	2 ND + 3 RD (3.+4.np)	1611,4		25,75
C	4 TH + 5 TH (5.+6.np)	1268,8	23	25,25
D	6 TH + 7 TH (7.+8.np)	5159,0		25,53
E	8 TH (9.np)	437,3		
F	8 TH (9.np)	709,5		
G	8 TH (9.np)	690,9		25,53
H	8 TH (9.np)	686,7		

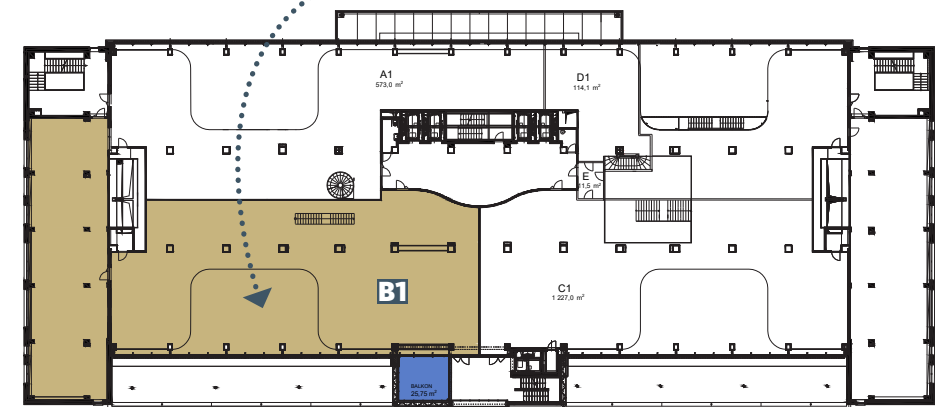
GROUND FLOOR (1.np)



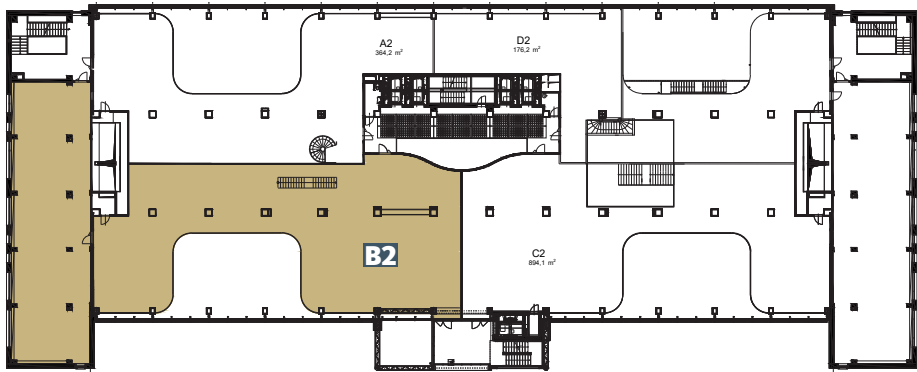
office A = 104,9 m²



2ND+ 3RD FLOOR (3.+4.np)



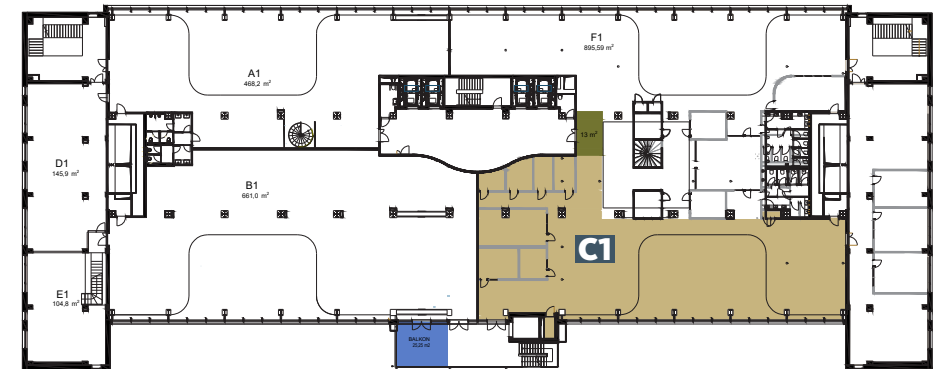
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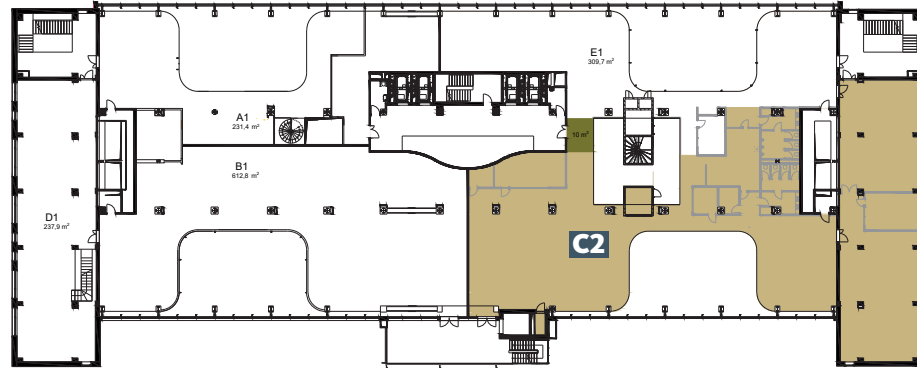
office B₁ 876,7 m²
B₂ 734,7 m²
B = 1 611,4 m²

balcony = 25,75 m²

4TH+ 5TH FLOOR (5.+6.np)



+



office C₁ 510,2 m²
C₂ 758,6 m²
C = 1 268,8 m²

shared = 23 m²

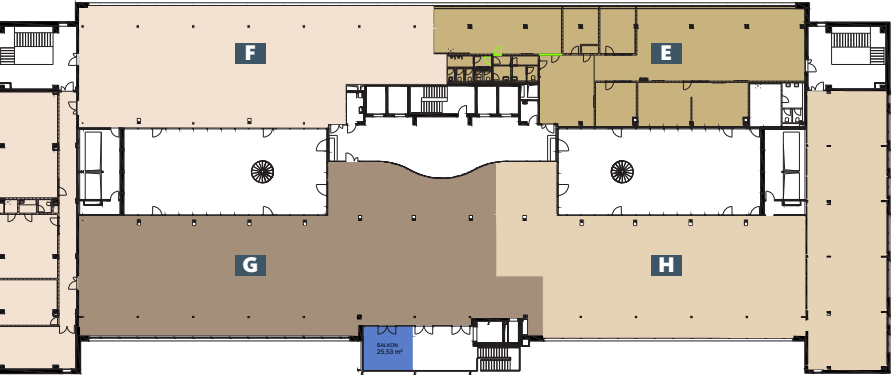
balcony = 25,25 m²

6TH+ 7TH FLOOR (7.+8.np)



- office D1 2 795,8 m²
D2 2 363,2 m²
D = 5 159 m²
- balcony = 25,53 m²

8TH FLOOR (9.np)



- office E = 437,3 m²
- office F = 709,5 m²
- office G = 690,9 m²
- + balcony = 25,53 m²
- office H = 686,7 m²





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

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Get in touch

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