

NOVÁ
ZBROJOVKA



WELCOME TO NOVÁ ZBROJOVKA



Nová Zbrojovka is a newly arising neighbourhood in Brno's Židenice district – modern, connected, sustainable, lively. A place for living, working, relaxing and entertainment will be built here on an almost unused 22-hectare brownfield by 2035. Simply a place for life. The project includes 2,500 apartments, 200,000 m² of office space and 100,000 m² of commercial and retail space and services. Approximately 20,000 people will be active here every day. To give you a better idea, this is slightly fewer people than the population of Vyškov. It will simply be alive here. In addition to offices and apartments, the development will offer be a new square, a cultural centre, a multifunctional sports complex, a school and preschools. Nová Zbrojovka will be connected to the surrounding area by a new bridge, the first to be built in Brno in 60 years. It will be traversed by an urban boulevard and a beautiful waterfront will be created along the river. Everyone will simply find their place here.



NOVÁ ZBROJOVKA

HISTORY

The history of the complex dates back to the time of the Austro-Hungarian Empire. After the establishment of the independent Czechoslovakia, it rapidly grew into a global-scale project and became a phenomenon. In the interwar period, it was one of the largest armaments suppliers in the world, and aircraft parts and automobiles – the legendary Zetka – were also produced in the Brno factory. Its magnificent story continued to be written after the Second World War. Zetor tractors were even briefly manufactured here, though the main focus was on typewriters and computer technology.

Zbrojovka was one of the largest employers in Brno. Everyone knew someone who worked at Zbrojovka. However, the revolution and the wild nineties came and production slowly dwindled. Bankruptcy ensued and the last shift clocked out in 2006. Ten years later, in 2016, the complex was taken over by CPI Property Group and Zbrojovka became Nová Zbrojovka.

DO NOT TOUCH RECONSTRUCTION IN THE COMPLEX

Most of the original buildings were in a desolate state – not only unsuitable for further use, but also dangerous. We had each building individually evaluated and obtained a demolition assessment for the entire complex. However, we decided to preserve four buildings, whose refurbishment is very costly – financially, technically and in terms of time. But it's worth it! These four buildings will get a new “filling” and will serve as a legacy and a reminder of Zbrojovka's magnificent history. Specifically, they are the former administrative building (“the Castle”), the boiler facility with smokestack, Hall 76 and ZET.Office.

WHY HAS IT TAKEN SO LONG AND WHY HAVEN'T YOU BUILT ANYTHING YET?

Brownfield revitalisation is a complex discipline. A brownfield is a disused existing site – a neglected property or complex in whose previous use care was not taken to prevent hazardous materials such as chlorinated hydrocarbons, chromium and various oils from seeping into the structures and the soil. We had to demolish most of the original structures due to their very poor condition. Demolition and soil decontamination took us four years. We then went through the process of changing the land-use plan so that a mixed-use neighbourhood could be built on the site of the factories, immediately after which we signed an agreement on cooperation. We then reached the finish line of obtaining a building permit for the first building and we started construction in spring 2022.





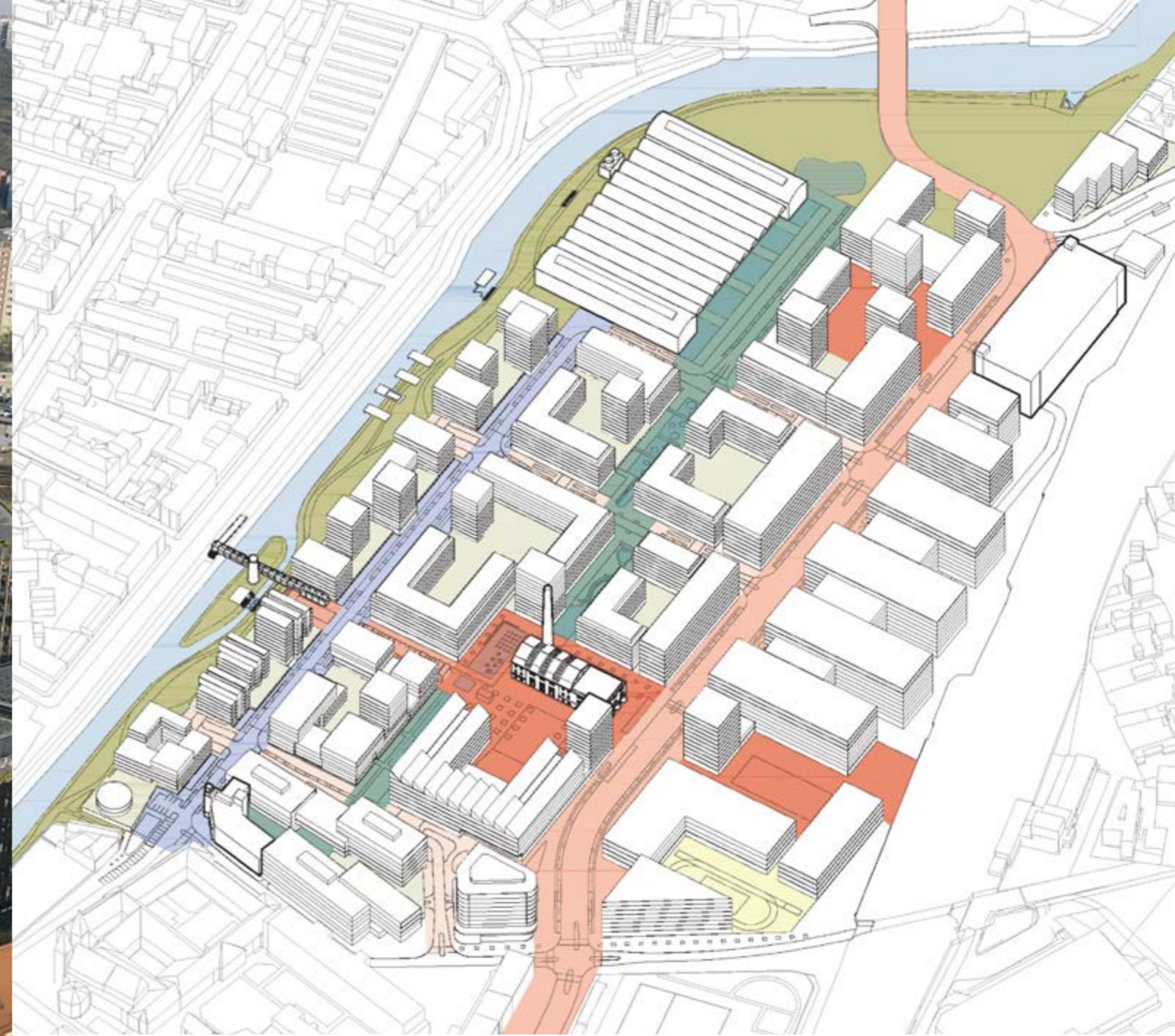
HOW IT WILL LOOK HERE, OR

MASTERPLAN

The change of the land-use plan from an industrial complex to residential, office and commercial facilities opened the door to the creation of a clear vision for Nová Zbrojovka. In 2018, an architectural and urban-planning tender was held, for which 14 architectural studies were submitted. Its aim was to determine the most appropriate solution for the site. A masterplan was subsequently formulated on the basis of those studies. It was created by the architectural firm Kuba & Pilař architekti.

The masterplan defines the form of the entire neighbourhood. Twenty-two hectares are divided into blocks, dividing the spaces into residential, office and retail premises and civic and public amenities according to their function. The masterplan also includes the design of the backbone infrastructure and transport and its connection to the existing infrastructure.

The masterplan is actually a kind of recipe book for the future design of particular buildings. According to the plan, a structure with an area of more than 550,000 m² will be built, comprising 2,500 apartments, 200,000 m² of office space and 100,000 m² of commercial and retail space and services.



- LEGEND
- CITY BOULEVARD
 - SQUARE
 - RECREATIONAL WATERFRONT
 - GREEN STREET WITH WATER ELEMENT
 - RESIDENTIAL STREET
 - MAIN PEDESTRIAN CONNECTION
 - SPORTS AND SCHOOL AREAS
 - QUIETER CROSS-STREET AREAS
 - PRIVATE GREEN SPACE

NEW NEIGHBOURHOOD

Yes, Nová Zbrojovka will be new and modern. But that doesn't mean that the buildings within it will be „cookie-cutter“. Quite the opposite. We pride ourselves on architectural diversity! Dozens of different architects will help us to develop the appearance of Nová Zbrojovka over the course of its construction. Now, at the beginning of the first phase, which involves the southern part of the complex, we are already working with six architectural firms. Furthermore, we are holding architectural tenders for the other blocks - we don't have to do that and it's not always the easiest way. But it leads to high-quality and diverse architecture. And that is important to us!

COLLABORATION WITH THE CITY

We would like to reap all of the laurels, but let's give credit where it's due. Such an expansive project would not have been possible without the city's involvement. It is necessary to take a comprehensive approach to it, primarily because of the necessity of building extensive infrastructure and connecting it to the existing infrastructure, whether backbone roads, streets, sidewalks, public transportation, sewerage, water management, flood-control measures, civic amenities or school facilities. We therefore concluded an Agreement on Cooperation with the city, which is very important for the development of the entire site and we are pleased that the established cooperation is effective.



MAXIMUM

SUSTAINABILITY

Sustainability is one of the crucial elements of the masterplan. All commercial buildings will adhere to the new EU Taxonomy that defines ecologically sustainable business. The entire complex will have a sophisticated system of green roofs with photovoltaic panels, which will produce up to 4.5 megawatts of peak power. These will cover roughly one-third of the complex's consumption

In terms of sustainability, public spaces are designed as effectively as possible. The landscaping concept for the public spaces was created by the Dutch landscape architect Lodewijk Baljon. The use of blue-green infrastructure elements and the maximisation of green space are a matter of course. Thirty percent of the buildable area in Nová Zbrojovka will comprise green space, while the main park will be built in the vicinity of the river.

NOT EVEN A DROP WASTED

Instead of hot asphalt, the parking spaces will be paved with TTE grids with grass growing between them. These grids absorb rainwater, which will be used to irrigate the trees and flower beds incorporated into the design of the streets.

CERTIFICATION BREEAM COMMUNITIES

The entire Nová Zbrojovka will be the first project in Czech Republic to be designed with the aim of obtaining the international BREEAM Communities environmental certification. With a whole team of architects, designers and consultants, we are going through a demanding process with the purpose of evaluating the site's environmental friendliness. Six areas and 40 criteria are monitored: responsible project management, social and economic wellbeing of residents, resources and energy, ecology and transport. This is further proof that we are creating a great place for life.



EVERYTHING YOU NEED IS AT HAND



CENTRE

BRIDGE

The new bridge across the Svitava River is the first in Brno after a long 60 years!

PEDESTRIANS WILL SAVE UP TO 15,000 TREES

If future Nová Zbrojovka users lived outside of the city and had to commute by car every day, one of them would produce roughly 1.5 tonnes of CO₂ emissions (corresponding to a 20 km round trip and vehicle emissions of 150 g of CO₂ per km). There will be roughly 20,000 people in Nová Zbrojovka daily. In total, their commutes would thus generate approx. 15,000 tonnes of CO₂ - not everyone would drive and some would carpool. One tree absorbs roughly one tonne of CO₂ in its lifetime. Thus, in simple terms, every tonne of CO₂ saved is equivalent to one tree saved.

One of the main advantages of Nová Zbrojovka is its location in the greater city centre and thus its excellent accessibility. The main train station is only a 20-minute walk from Nová Zbrojovka. In the future, it will be traversed by a new urban boulevard, via which trolleybus and bus transport will be provided. Nová Zbrojovka will be connected to Husovice via a pedestrian bridge and especially the new bridge that will connect to the new major urban ring road at Tomkovo náměstí.



A PLACE WHERE YOU WANT TO LIVE

When Nová Zbrojovka is complete, there will be 2,500 apartments of all layouts - from small ones for individuals to medium-sized flats for young families to large maisonettes. Most of the residential units will face the quieter part of Nová Zbrojovka, i.e. toward the river. All apartment buildings and the apartments themselves will offer the highest standard. If everything goes according to plan, the first residents will move into Nové Zbrojovka at the beginning of 2025. Construction of the first 200 flats should start in mid-2023 and they should be move-in ready roughly a year and a half later. Pre-sale of these apartments will begin together with the start of construction. Of course, we will keep you informed about everything on our website.

In addition to the option of buying an apartment at Nová Zbrojovka, rental housing and alternative forms of housing including co-living and co-housing will also be available.

THE WATERFRONT AT NOVÁ ZBROJOVKA

Nová Zbrojovka will also be attractive thanks to the river at the edge of the complex. We will hand 1.5 hectares of the waterfront over to the city for the construction of flood-control measures. Perhaps you are picturing a dam, but the opposite is true. The flood-control measures will be built in such a way that people will have the greatest possible access to the river. The waterfront will feature a relaxation zone with a promenade, a cycling path and a park. You will be able to have a coffee, sit on the pier and even go for a swim.

**DO YOU LIKE IT HERE?
WOULD YOU WANT TO LIVE
HERE? WRITE TO US!**
novazbrojovka@cpipg.com



MORE THAN JUST OFFICES

Offices will comprise 200,000 m² at Nová Zbrojovka. To give you a better idea, roughly 15,000 people will work here every day in private offices and co-working centres. The office buildings at Nová Zbrojovka will offer them an efficient and creative environment. These buildings will be among the most modern in Europe - especially thanks to their technological and material solutions. Furthermore, they will save significant amounts of energy. Of course, this will involve not only the aforementioned photovoltaic panels on the green roofs and the efficient collection and use of rainwater, but also special sensors in the offices and meeting rooms that will monitor the concentration of CO₂ in the air. Thanks to this, fresh air can be supplied according to the current occupancy and indoor microclimate, which plays a significant role in saving energy and protecting the environment.

Particularly the comfort and satisfaction of our future clients are important to us. Therefore, the office buildings are equipped to fulfil all of their needs. From spacious terraces and atriums to amenities including fitness facilities, bike rooms, showers and food courts to reception, security and parking services.



DO YOU LIKE IT HERE? DO YOU WANT A DISTINCTIVE LOCATION FOR YOUR BUSINESS? WRITE TO US!
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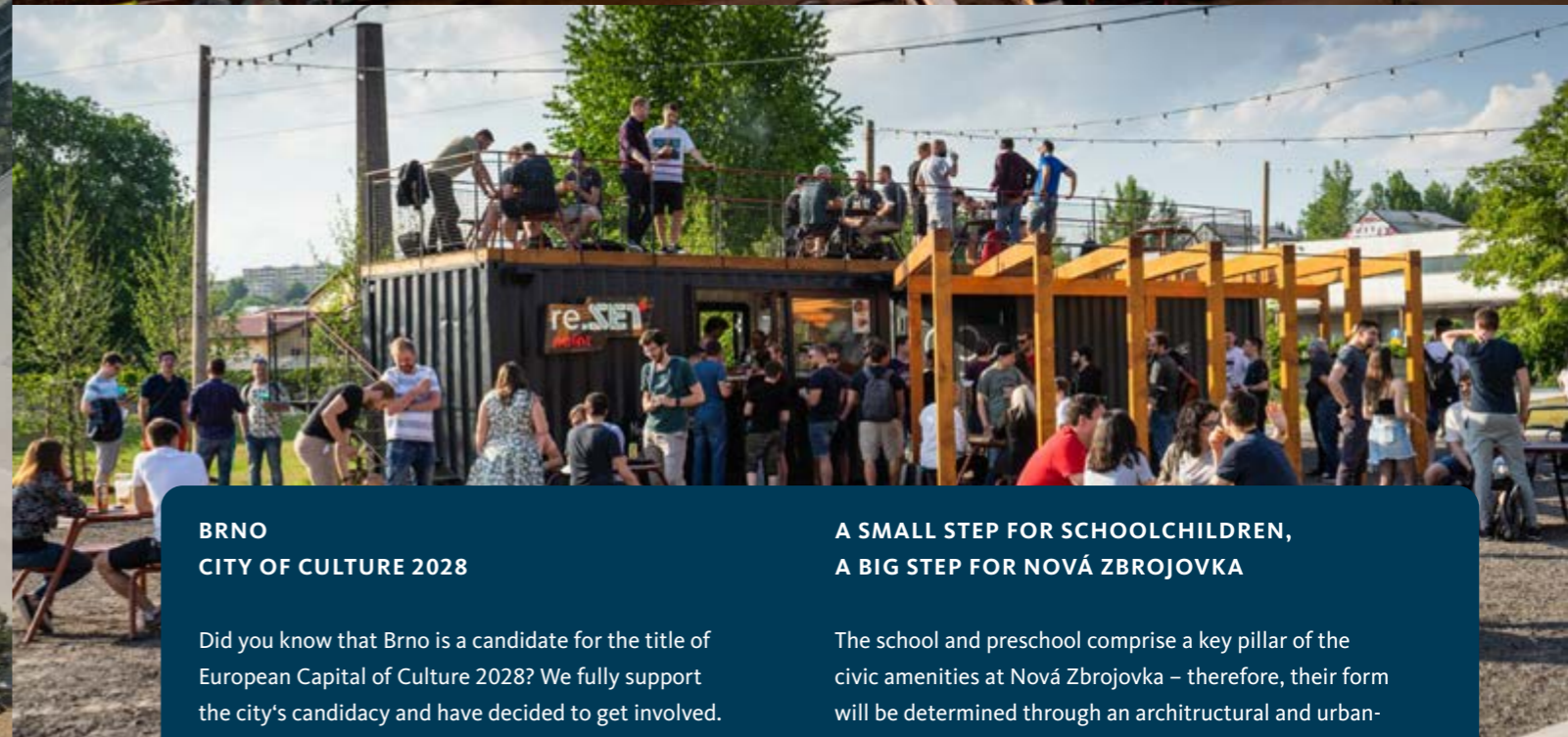


In 2019, we opened our first office building at Nová Zbrojovka – ZET.Office. It was the first building in the Czech Republic to receive BREEAM In-Use Excellent environmental certification in version v.6. In the case of interest, other buildings will also have the possibility of obtaining this certification. The new commercial buildings will also fulfil the EU Taxonomy standards. Of course, all commercial buildings will have level-A PENB energy-performance certification awarded to extraordinarily energy-efficient buildings, whereas the standard PENB rating for buildings in the Czech Republic is level B.

LIFE IN NOVÁ ZBROJOVKA

Nová Zbrojovka will not be just apartments and offices. It will be alive! Our goal is to create a vibrant neighbourhood full of life. Therefore, we place strong emphasis on public and civic amenities. The retail spaces covering approximately 100,000 m² will contain all necessary services – from grocery stores, drugstores and pharmacies to banks and doctors' offices. Nová Zbrojovka will also include parks and green spaces, an elementary school, a preschool, a multifunctional sports facility and a square.

The square will be the centre of Nová Zbrojovka. It will be built around the former boiler house and will be the heart of the whole neighbourhood. It will serve not only as a meeting place, but also for concerts, theatre performances and markets. Mainly, however, it will be a place to relax, thanks to full-grown trees and an interesting water element. A concert hall, a brew pub and cafés will be built in the boiler house, which will undergo a complete renovation.

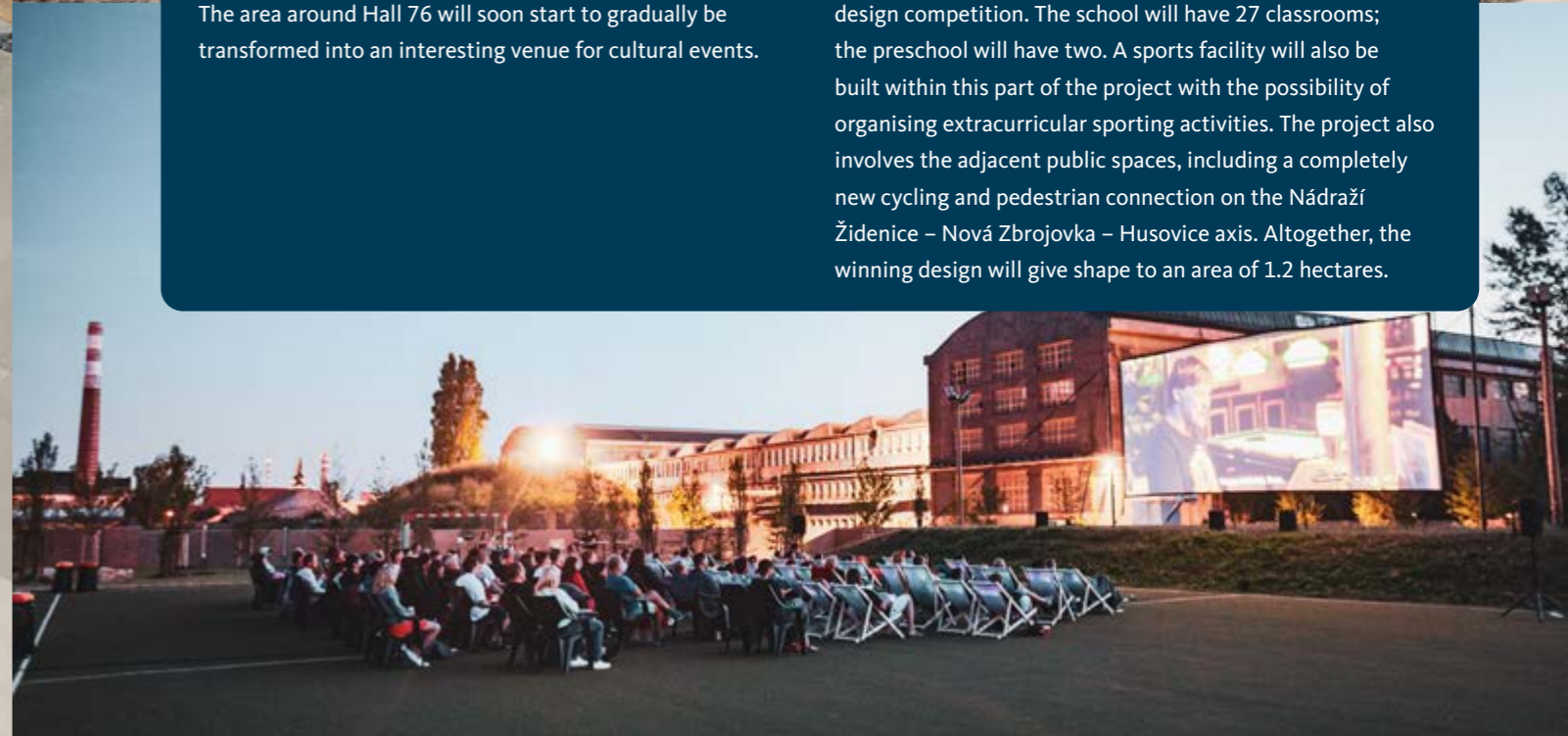


BRNO CITY OF CULTURE 2028

Did you know that Brno is a candidate for the title of European Capital of Culture 2028? We fully support the city's candidacy and have decided to get involved. The area around Hall 76 will soon start to gradually be transformed into an interesting venue for cultural events.

A SMALL STEP FOR SCHOOLCHILDREN, A BIG STEP FOR NOVÁ ZBROJOVKA

The school and preschool comprise a key pillar of the civic amenities at Nová Zbrojovka – therefore, their form will be determined through an architectural and urban-design competition. The school will have 27 classrooms; the preschool will have two. A sports facility will also be built within this part of the project with the possibility of organising extracurricular sporting activities. The project also involves the adjacent public spaces, including a completely new cycling and pedestrian connection on the Nádraží Židenice – Nová Zbrojovka – Husovice axis. Altogether, the winning design will give shape to an area of 1.2 hectares.



YOU ARE NOVÁ ZBROJOVKA!

Community is extremely important to us. Nová Zbrojovka is our home. We will operate up to 80% of the buildings in the new neighbourhood on a long-term basis. Therefore, from the very beginning of the project, we have been striving to make the complex as accessible to the public as possible and to organise interesting events, including a summer cinema, an Olympic festival, a children's day and a fashion show. A ball, a festival and markets are in the works.

Nová Zbrojovka is a place with ties to a rich history. During the next 10–15 years, this brownfield will be transformed beyond recognition. It will grow into an inspiring and modern neighbourhood, a place where people will not only want to live and work, but also to have fun and relax. A neighbourhood that will be alive, affordable and of the highest standards. A neighbourhood that will be a part of Brno.



GET INVOLVED!

You too can leave your legacy in Nová Zbrojovka. On our website, you can participate in various polls and voting - for example, you can name a building or decide on the form of some parts of the complex.

www.novazbrojovka.cz



V ODZBROJENÍ PODCAST



Yes, we have our own podcast, in which our development director Miroslav Pekník speaks openly with great guests who are involved in the happenings at Nová Zbrojovka.

You can listen to it too.



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