

# NOVÁ ZBROJOVKA

NEIGHBOURHOOD  
WHERE YOU WANT TO LIVE



# NOVÁ ZBROJOVKA

YOURS IN THE PAST, PRESENT,  
AND FUTURE





**VIRTUAL  
TOUR**  
Explore  
Nová Zbrojovka  
today.



*“Our goal is to make Nová Zbrojovka a multifunctional part of Brno where people will want to live, work, do business and spend their free time.”*

**Miroslav Pekník**  
Development Director

The former industrial area of Zbrojovka, with more than a century of history, is now coming back to life, gradually transforming from a brownfield site into a modern and interconnected urban district designed to meet all the requirements for comfortable and sustainable living in the 21<sup>st</sup> century. Over the next few years, the site will become a place for living, business, work, culture and entertainment that blends naturally with its surroundings and complements the amenities of the area.

# STORY OF NOVÁ ZBROJOVKA

**1916** ORIGINS OF ZBROJOVKA IN THE AUSTRO-HUNGARIAN EMPIRE

The construction of the Zbrojovka plant is started, which replaces the smaller workshops for the repair of guns in Brno. In the interwar period the company grows and expands the original production of weapons, for example railway carriages, bicycles, typewriters and to a greater extent automobiles. During the Second World War, it is used to produce weapons for the German army. After the post-war nationalization, it quickly resumed production, focusing on weapons, tractors and later office equipment.



**2006** DECLINE OF ZBROJOVKA

Since the 1990s, production at Zbrojovka has gradually declined and in 2006 it laid off its last employees and finally ceased production.



A transformation is beginning that will almost the unused, dilapidated site gradually... we're bringing it back to life. We are creating a unique concept, where even in the heart of a major city it will be possible to live by the water and surrounded by nature at the same time. Greenery will make up 30% of the buildable area and will complement a two-hectare sports and relaxation riverside.



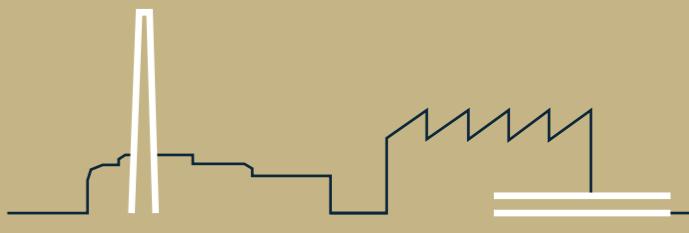
## ARCHITECTURAL QUALITY AND DIVERSITY

We are taking the path of organizing architectural competitions. We know that high quality and diversity of architecture makes for a more pleasant place to live. More than 14 renowned architects are involved in the design of the individual buildings at Nová Zbrojovka, each of which will be unique.

**LAND PREPARATION  
2018–2023**

The necessary demolition of the original buildings on the site, which were in an unsatisfactory condition, and the rehabilitation of the remains of industrial production have been underway for six years. The main reason for the demolition of 106 buildings was their inadequate condition.

We are reviving the space of the former Zbrojovka, full of history, with respect for its genius loci. We are preserving the historical buildings as a reference to the important history of the place.



**2024**

2024 brings the start of construction of the first two residences, which will offer the first 300 apartments for sale, and the construction of multi-functional building and more than 100 units for rental housing. New Zbrojovka's entry into the Brno residential market is a major milestone in the on the way to creating a fully-fledged urban district.

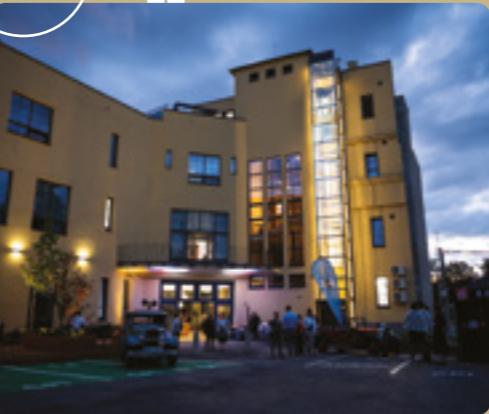
**2016** NEW OPPORTUNITY FOR ZBROJOVKA

CPI Property Group takes over the complex with a clear objective – to transform this largest Brno brownfield into a vibrant and accessible part of Brno. To build a modern neighbourhood for life!



**2020**

**MASTERPLAN** Under the direction of Kuba & Pilař Architects, a master plan is being developed that will divide the 22.5 hectare Nová Zbrojovka site into blocks, defining spaces according to their function as residential, office, retail or public spaces and civic amenities, with an emphasis on their optimal ratio and interconnection, including connection to the surrounding urban structure. It also defines the concept of the backbone infrastructure and transport and its connection to the existing one.



Public Award in the Urban Design Project of the Year 2022 Competition



The renovated historical building of the former Tool Storage is opened in a new modern form as the ZET.Office building. In the same year, a multifunctional Amenities Park with an area of 10,000 m<sup>2</sup> was opened, creating the basis for a high-quality public space and the possibility of organising sports and cultural events. It is becoming a popular destination not only for employees of companies in Nová Zbrojovka, but also for the general public.

**2020 FIRST BUILDING AND PARK**

**2022** CONSTRUCTION OF SOUTH ZONE BEGINS

It will provide a comprehensive mix of features to ensure the comfort of residents, users and visitors to the district.

- more than 400 apartments for sale
- more than 100 apartments for rent
- more than 50,000 m<sup>2</sup> of commercial and office space
- public amenities and culture events on the new square



The construction of a new urban district would not be possible without cooperation between the city and the investor. In 2021, we signed an agreement with the City of Brno that sets out the rules for cooperation on key projects for the construction of transport and technical infrastructure, school, kindergartens and the revitalization of the Svitava riverside. The result is a confirmation of the common interest in building a new, high-quality urban district.

**2021** COOPERATION WITH THE CITY OF BRNO

In 2021, a zoning change was approved for the former Zbrojovka factory site, allowing Nová Zbrojovka to move from its original manufacturing function to a full-fledged urban district with a complex mix of residential, office and amenity space.

**2021** CHANGE OF THE ZONING PLAN



## KEY TRANSPORT CONNECTIONS

The connection is planned from 4 different directions, including the connection to the city's major ring road through the extension of Markéty Kuncové Street and, in the future, a new bridge over the Svitava River.

- By the end of 2025, a major traffic connection will be opened from Zábrdovická Street to the future urban avenue running through Nová Zbrojovka.
- This will be followed by the construction of a traffic connection in the northern part of the district via Markéty Kuncové Street.

We want to support the function of the waterfront as an attractive recreational space for residents, provide paths for pedestrians and cyclists, all with an emphasis on thoughtful architectural and landscape design, ecology and biodiversity.



## PRIMARY SCHOOL AND KINDERGARTEN NOVÁ ZBROJOVKA

The existing private schools will be joined by a state-run kindergartens and school that will provide 27 classrooms for more than 800 children.

## NEW CITY AVENUE

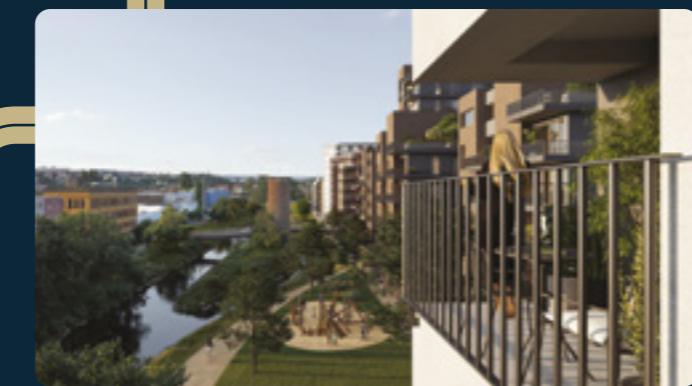
Almost a kilometre long, the new city avenue will lead through Nová Zbrojovka from north to south and will provide a connection with the surrounding transport infrastructure from Zábrdovická Street to the large city ring road. It will ensure comfortable passage for cars, public transport and cyclists, while providing plenty of greenery to make the area more pleasant for pedestrians and eliminate noise.



## GENEROUS MAIN SQUARE

In the centre of Nová Zbrojovka, a new square will cover an area of 1 hectare. Thanks to its well-designed layout, it will offer a variety of functions.

- a community space inviting cultural and social events
- a place for relaxation full of greenery
- the busiest part of the district, where 10,000 people pass through every day, full of commercial opportunities



The quality and variety of public spaces is as crucial to us as the high level and diversity of architecture. We are convinced that it will be reflected in the resulting quality of life in Nová Zbrojovka.

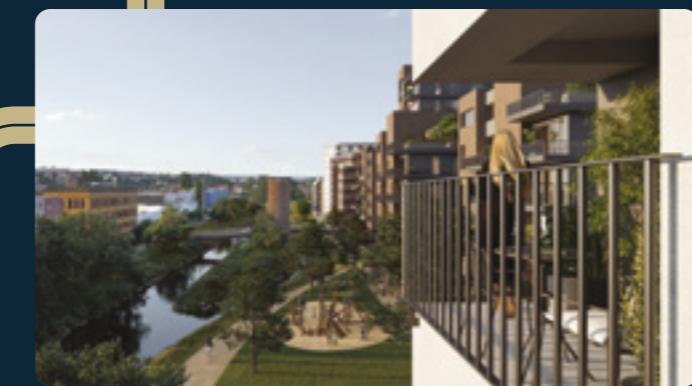


KOTELNA REMAINS THE LANDMARK OF NOVÁ ZBROJOVKA

The iconic building with a chimney in the middle of the square will be transformed into a multifunctional centre with shops and gastronomic establishments, but also an art gallery, a concert hall or a brewery. It used to distribute energy to the area in the form of heat, and in the future it will transmit energy through cultural and social events.

## REVITALIZATION OF THE SVITAVA RIVERSIDE

The Svitava Riverside, directly adjacent to Nová Zbrojovka, will be revitalised in the coming years with the construction of nature-friendly flood protection measures that will widen and open up the river bed.

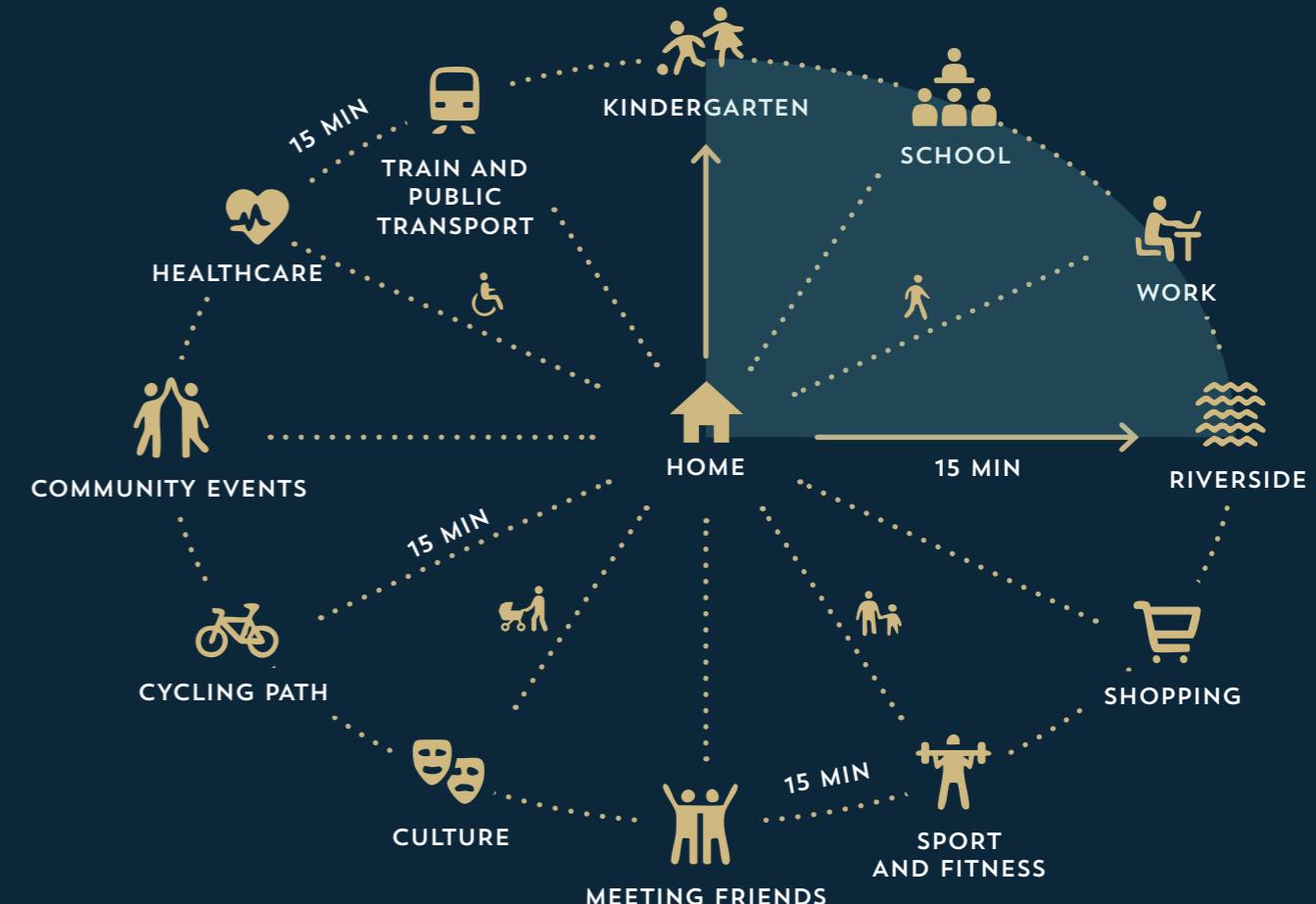


The bridge will connect Nová Zbrojovka with Husovice, including a direct link to the city's major ring road.



## SHORT-DISTANCE CITY

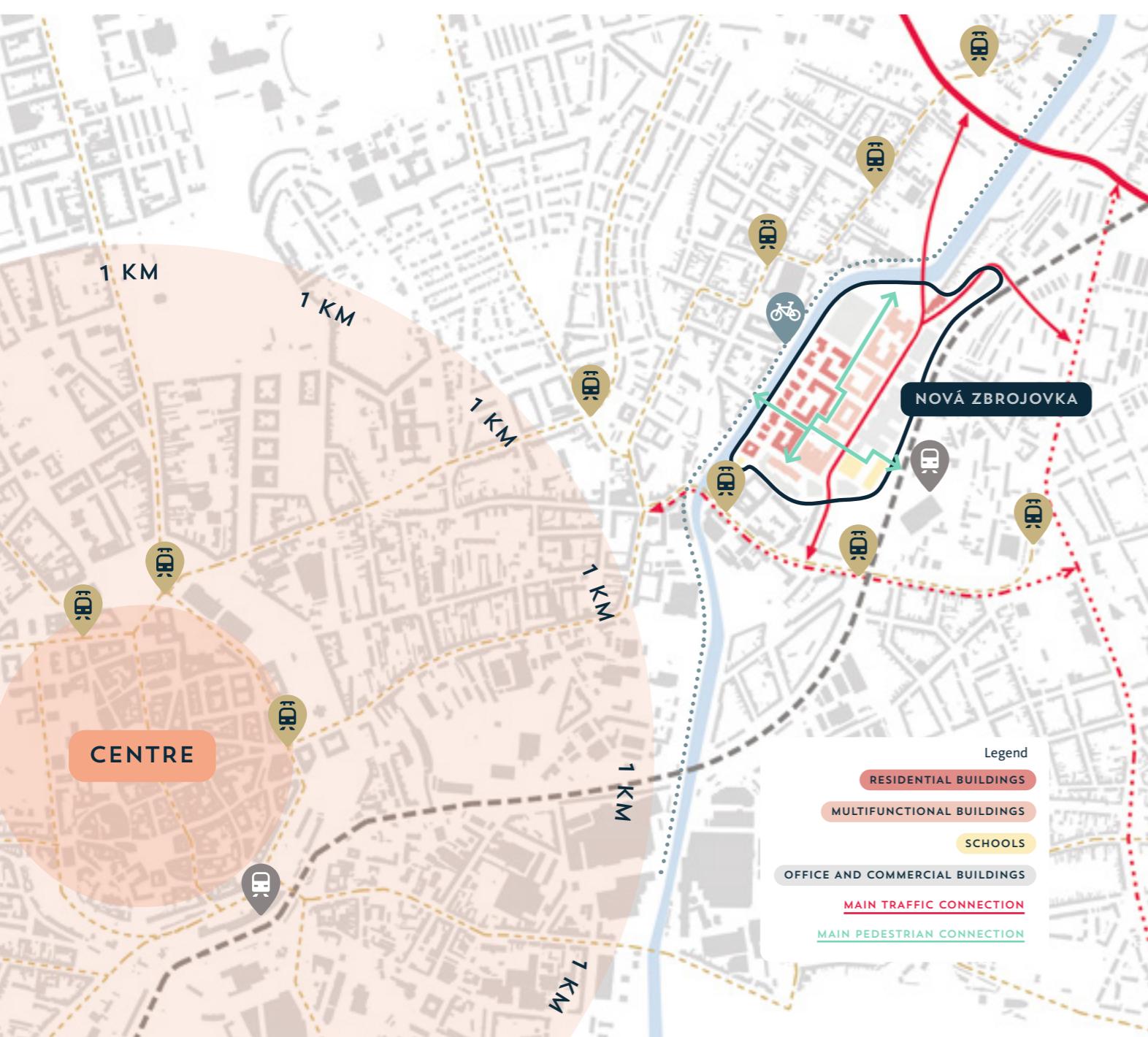
We are creating a neighbourhood primarily for pedestrians and cyclists, so the centre is designed as a pedestrian zone with the possibility of cycling, and all secondary roads are designed as speed restricted zones. In Nová Zbrojovka there will be housing, work, school and kindergartens, a choice of several public transport connections, health care, a train station, as well as nature, a river and a range of necessary services and leisure activities within a maximum 15-minute walk.



# MULTIFUNCTIONAL DISTRICT

We are creating a fully-fledged urban district that prides itself on a comprehensive mix of residential, office, service and retail space, as well as high quality public and civic amenities. The masterplan for the whole area, which has already been implemented, determines the strategic placement of buildings according to their functions.

Residential development is therefore directed towards the quieter western part of the district, towards the riverside; the central part of Nová Zbrojovka is mixed with multi-functional buildings; and office buildings are planned towards the adjacent railway, creating a natural noise barrier.



The quarter will be connected by a 28 m wide and almost 1 km long City Avenue, which will also be used by public transport. A pedestrian zone full of greenery will run from north to south through Nová Zbrojovka. The new footbridge over the Svitava River will also create a comfortable pedestrian connection between Husovice and Židenice, leading through the district from the river to the Brno-Židenice railway station.

# NEIGHBOURHOOD THAT IS ACCESSIBLE

## BY PUBLIC TRANSPORT

The location in the wider city centre guarantees excellent accessibility. The district is surrounded by tram, trolleybus and bus stops. In the future they will be connected by public transport running directly through Nová Zbrojovka as part of the new city avenue. You can get to Svobody Square in 15 minutes!

## BY TRAIN

The railway station, from which regional and international trains depart, is right next to Nová Zbrojovka. It takes just over two hours to get to Prague and one hour and three-quarters to get to Vienna.

## BY CAR

Car traffic is planned from 4 different directions and includes a new bridge that will connect Nová Zbrojovka with Husovice and provide a direct link to the large city ring road with convenient access to the highway.

## ON A BIKE

Cyclists can use the popular trail leading along the Svitava River, part of the Amber Trail or the international EuroVelo 9 cycle route, and take a comfortable trip to the Moravian Karst or southwards to the Pálava region.

## ON FOOT

It takes less than half an hour to get to the historical centre of Brno from Nová Zbrojovka.



In its final state, Nová Zbrojovka will offer more than 2,500 apartments. There will be practically designed units of desirable layouts, from studios to 1-bedroom apartments, ideal as investment apartments for rent, 2-bedroom family apartments on the waterfront, as well as above-standard 3-bedroom apartments with terraces overlooking Brno. Our aim is that everyone should be able to choose their housing here. The housing concept includes flats for sale, flats for rent and accommodation services.

#### FIRST HOUSING IN NOVÁ ZBROJOVKA

In the first phase, Nová Zbrojovka will offer more than 400 apartments in 3 residential buildings. We are starting with the construction of the Morizz riverside residence and the Cubicum residential block in the central part of the district, which will then be complemented by a second riverside residence – Beranka. At the same time, the sale of residential units will be joined by rental units, which, together with offices and a diverse mix of shops and services, will form part of a mixed-use building called Montowna. Please visit our website for full details of the current residential offer.

[www.novazbrojovka.cz](http://www.novazbrojovka.cz)

# NEIGHBOURHOOD TO CALL HOME

#### EVERYTHING YOU NEED WITHIN REACH

Nová Zbrojovka will be completely self-sufficient, based on the principles of a short-distance city, where everything you need will be within a 15-minute walk. Living, working, a choice of public transport connections, the railway station, but also nature, the river and the offer of necessary shops and services, leisure and cultural activities in one place will ensure that in Nová Zbrojovka you can do without a car, the need to move and delays on the road. The main pillar of Nová Zbrojovka's amenities is the school and kindergarten. The private schools will be joined in the next few years by the public kindergartens and a primary school with 27 classes for more than 800 children, which we planned in collaboration of the City of Brno and Nová Zbrojovka.



View our range of available units.



#### WE ARE AMONG THE WORLD'S TOP FOUR IN SUSTAINABILITY

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 district 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.



#### HIGH USER COMFORT

Our housing concept is based on the quality of construction and interior design, diversity and emphasizes the efficient use of each m<sup>2</sup> and its easy furnishing. The units offer a high level of user comfort, which is dominated by generous storage spaces including storage rooms or a balcony, loggia or terrace for almost every unit. Some smart home management features are already included as standard, which can be extended to suit the buyer's requirements.

#### SALES CENTRE

Visit our apartment sales centre at Lazaretní 1/7 in Brno, where you can obtain comprehensive information and materials about the available housing options, and in the spacious showroom you can see all four variants of interior standards included in the basic price. Graphic panels will introduce you to the history of the area, the process of brownfield transformation, the themes we are proud of and the development plans. The model of Nová Zbrojovka will give you an idea of the final shape of the district.

In 2020 we opened our first building in Nová Zbrojovka, the former Tool Storage, which was given a new look as a modern office building ZET.Office. Three years later, a sensitively renovated building of the original Zbrojovka headquarters, called Hrad (The Castle), became the headquarters of Nová Zbrojovka team and provided space for other companies and services. New multifunctional buildings are gradually being added, so that in its final state Nová Zbrojovka will offer 200,000 m<sup>2</sup> of office space and 30,000 m<sup>2</sup> of space for shops and services.

# NEIGHBOURHOOD TO BUILD YOUR BUSINESS

## OFFICES WITH THE LATEST TRENDS

Thanks to their technological and material solutions, the office buildings in Nová Zbrojovka are among the most modern in Europe and boast sustainability in accordance with internationally recognised standards such as BREEAM-in-use Excellent, EU Taxonomy and other certifications. We design new office buildings to be extremely energy efficient, as evidenced by an A rating in the EPC (Energy Performance Certificate) assessment. Together with other technological measures, such as energy-saving LED lighting, shading elements, an efficient heat recovery system or special CO<sub>2</sub> monitoring in the rooms, we are able to achieve a 20–30% reduction in operating costs.

## THE NEIGHBOURHOOD WHERE YOU WANT TO WORK

The ever-growing number of offices, shops and services in Nová Zbrojovka is a source of diverse employment opportunities. The comprehensive mix of all the district's features ensures a pleasant business and working environment. All necessary amenities - shops, services, health care, schools and kindergartens - will be available in one place, including housing, whether in the form of an apartment purchase, long-term rental or short-term accommodation. This will not only save Nová Zbrojovka's users time spent travelling by car, but will also help to reduce traffic and emissions.

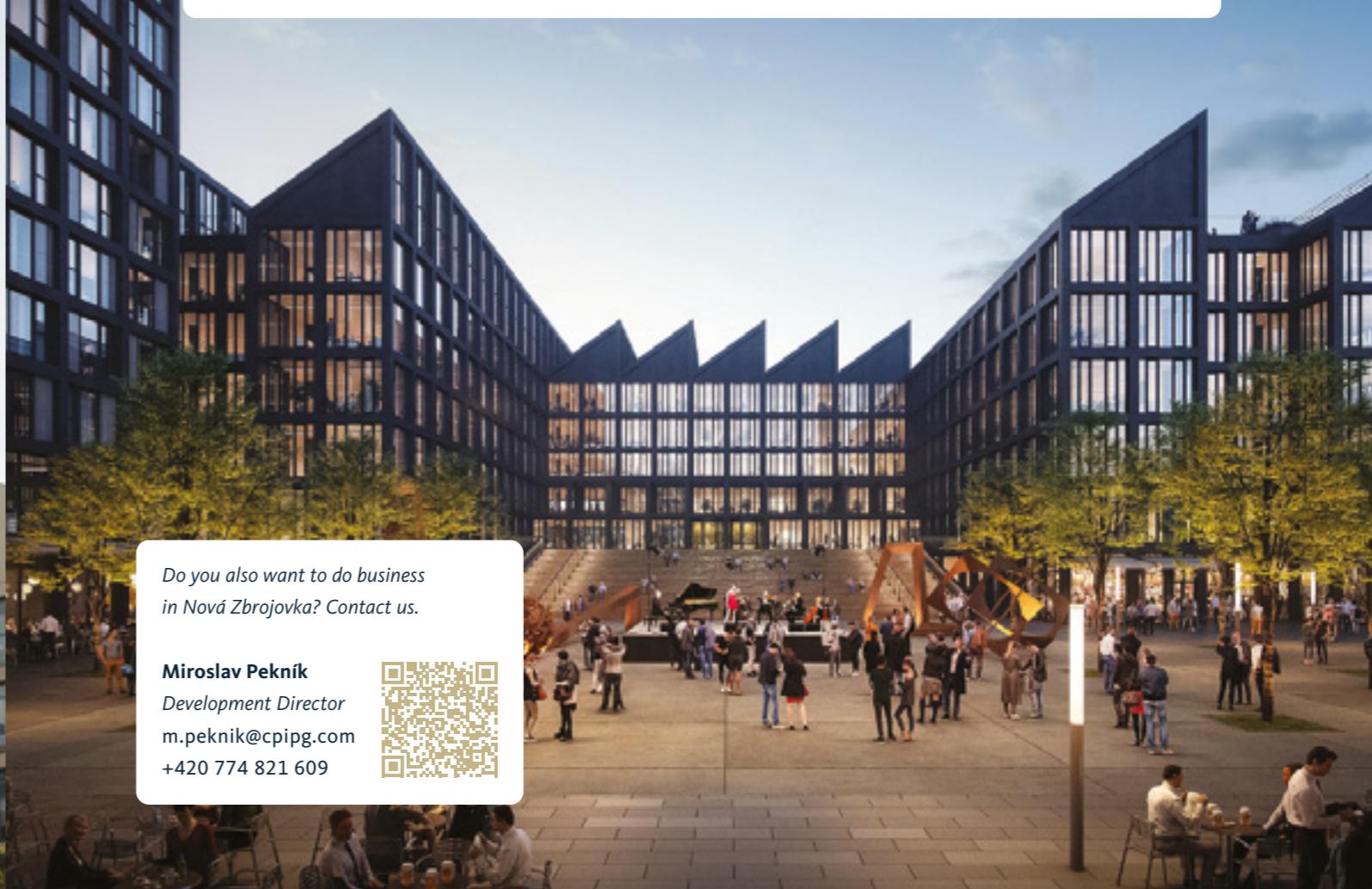
## 24/7 VIBRANT NEIGHBOURHOOD

With a balanced mix of residents, workers and visitors, Nová Zbrojovka will be alive 24/7 and an ideal place to do business. The attractive public space will make it a popular destination. At the heart of the district will be a new square, combining meeting, relaxation and cultural spaces over an area of one hectare, including the iconic Kotelná building, which, once renovated, will offer a range of shops, services, restaurants and cafés. Adjacent pedestrianised areas with greenery and water features will encourage people to stroll. The final phase will be home to over 5,000 residents and a further 30,000 workers and visitors each day.



## WE'RE PART OF NOVÁ ZBROJOVKA

Dozens of companies have already chosen Nová Zbrojovka as their place of business, whether it's for renting offices, running shops, catering, private schools or other services.



*Do you also want to do business in Nová Zbrojovka? Contact us.*

**Miroslav Pekník**  
Development Director  
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Our aim is to create a self-sufficient, vibrant neighbourhood.

That is why we are putting a lot of emphasis on public and civic facilities, which are already being built.

We are creating Nová Zbrojovka according to the principles of a city of short distances, where everything you need is no more than a 15-minute walk away. There are already restaurants, cafes, sports and leisure facilities, and with the completion of the first residential buildings, a supermarket, fitness centre and other restaurants, shops and services will be added.

#### THE NEIGHBOURHOOD YOU ENJOY

From the very beginning, Nová Zbrojovka has been there for you. We support community life by creating facilities for sports, relaxation and entertainment and by organising a wide range of events. Every year dozens of events take place here - concerts, summer cinema, exhibitions, balls, fairs, design markets or even popular sports and gastronomic events. It's alive here. The community of Nová Zbrojovka grows because of it, and that's our greatest reward.



# LIFE IN NOVÁ ZBROJOVKA



Don't miss the events we invite you to on our social media.



#### SPORTS AND RELAXATION RIVERSIDE

Preparation is underway for a project to revitalise a two-hectare riverside area which, together with the implementation of flood protection measures, will provide additional space for recreation and sports, with a link to the cycleway.



#### A NEW SQUARE WILL BE ADDED IN A FEW YEARS

At the same time, a spacious main square will be created in the centre of the neighbourhood, a space for meeting, relaxation and cultural events, with plenty of green space. The iconic building with the chimney, the original Kotelna, will dominate this space and will be transformed into a multi-functional centre with shops, restaurants, but also galleries, studios, a concert hall or even a brewery. A continuous pedestrian zone full of greenery and water features, which will connect Nová Zbrojovka from north to south, will provide another leisure opportunity.



#### THE NEIGHBOURHOOD WHERE I GO TO SCHOOL/KINDERGARTEN

Schools and kindergartens are the mainstay of the educational facilities in Nová Zbrojovka. We currently have two private schools and a children's group, which will be joined in the coming years by a planned public kindergarten and a primary school with 27 classes for over 800 children. This primary school and kindergarten is being prepared by the City of Brno in collaboration with architects from the SOA studio, who won an architectural competition in 2022. Another kindergarten will be built on the Svitava embankment at the entrance to Nová Zbrojovka, for which an investment plan was approved in September 2024.

# FOLLOW NOVÁ ZBROJOVKA

We pride ourselves on openness. That's why we share our development plans and construction progress with our networks from the outset. We know that the real experts on a place are the people who use it every day. We create space for dialogue, listen to local priorities and let ourselves be inspired.



[www.novazbrojovka.cz](http://www.novazbrojovka.cz)



## PODCAST V ODZBROJENÍ



For several years now, we have been keeping you informed about Nová Zbrojovka through the V ODZBROJENÍ (DISARMED) podcast, in which our development director Miroslav Pekník debates with interesting guests from various fields. We have a lot on our minds, so don't forget to listen.



## CONTACT



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More contacts

