



**Welcome to
Czech Cities
and Regions
at MIPIM
2023**

msk.cz

The Moravian–Silesian Region dynamic business environment

The Moravian-Silesian Region is undergoing a fundamental transformation. Previously, we were viewed as a purely industrial region – but as coal mining is being phased out, this perception is changing fast. Thanks to our bold vision and our support for innovations and state-of-the-art technologies, we are becoming an important technological player. Our region's image has changed dramatically in recent years. Air quality has improved, international investors have set up operations, and interest in tourism is growing. People now see us as a self-confident, dynamic region that has made great strides in its transformation. The latest technologies offer countless opportunities – in clean industry and mobility as well as other areas. Additional funding and new projects are bringing opportunities for private investors targeting our region. That is why we are holding discussions with potential partners, working on specific projects, and step-by-step turning our visions into reality. The process we are going through is hugely exciting – and I very much look forward to seeing its results.

Ivo Vondrák

Governor of the Moravian–Silesian Region



Moravian-Silesian
Region

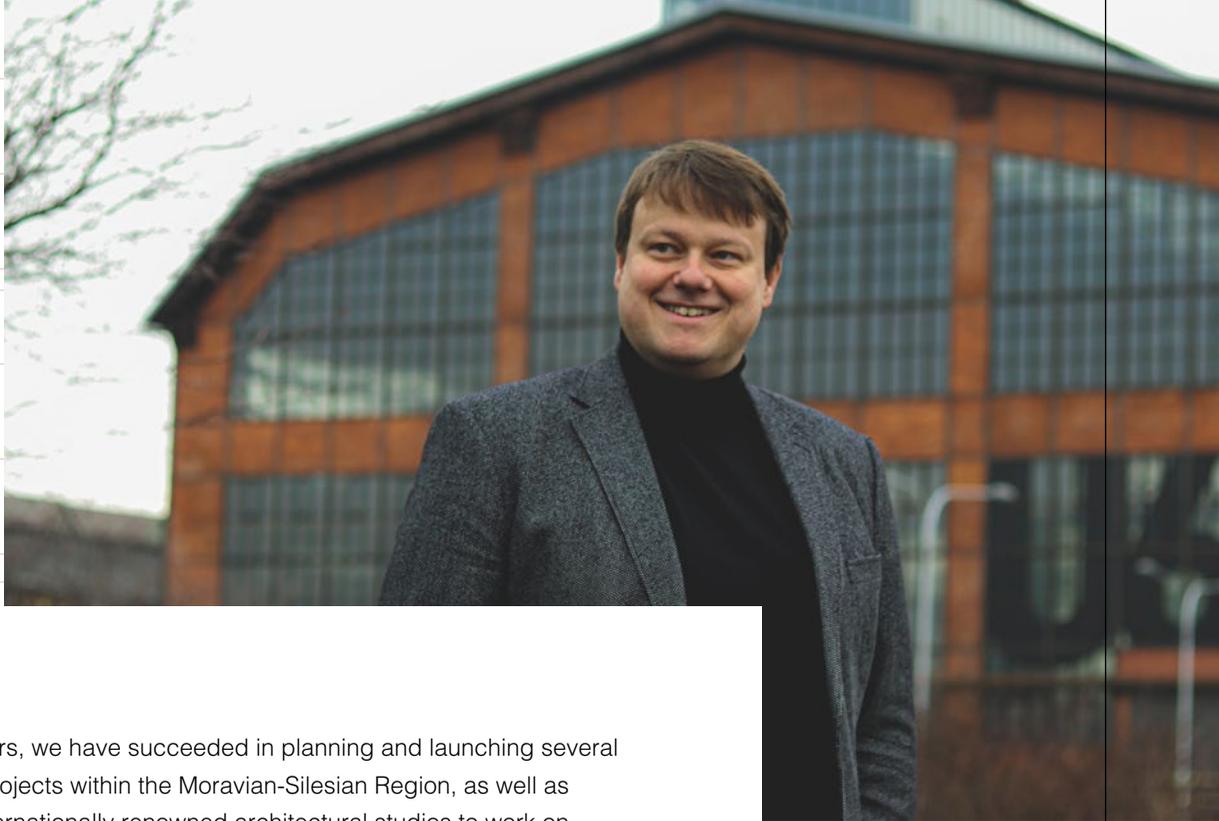


Our region is very ambitious. We have a clear vision, and we are working to make it a reality. As a coal-mining region, we are using resources from the Just Transition Fund. This EU funding is targeted at alleviating the consequences of climate change and supporting modernization and diversification to help ensure that our economy is diverse, harnessing the full potential of modern technologies and offering people interesting jobs. This is one of the areas we need to focus on – increasing the skillsets of our local workforce and supporting retraining schemes. We should also mention the transformation of the landscape at locations that have suffered most acutely from heavy industry – in our case, an area known as the post-mining landscape. The Moravian-Silesian Region holds huge potential, and we are determined to use that potential to its full extent, with EU funds and also with assistance from new partners – investors who can see the opportunities in our region and have decided that they want to help us develop it. We look forward to all these forms of cooperation, because they can bring major benefits by improving quality of life, boosting the economy and enhancing our natural environment.

Jan Krkoška

Deputy Governor of the Moravian–Silesian Region





In recent years, we have succeeded in planning and launching several interesting projects within the Moravian-Silesian Region, as well as attracting internationally renowned architectural studios to work on development projects – mainly in Ostrava, but also elsewhere in the region. At present, our region faces a challenge – how best to make effective use of EU transition funding targeted at areas impacted by the phasing-out of coal-dependent industries. Besides recently delivered brownfield transformation projects (*such as the industrial zone at Hrušov or the former agglomeration plant site in Lower Vítkovice*), a number of other key projects are now underway. These include a new research library to serve students, academics and the wider community, as well as the recently completed University of Ostrava campus, a planned new concert hall designed by Steven Holl, several university projects focusing on new and forward-looking fields of study and research, and of course the huge opportunities for modern industries at the former industrial sites of the post-mining landscape. All these aspects of our development have been carefully considered in order to support private investments that will follow the public funds. MSID is working closely alongside municipalities and the region to prepare new sites for residential developments and office complexes. The Moravian-Silesian Region plans to use EU transition funding to support development projects – not in the form of subsidies, but via financial tools that make it possible to bring private-sector efficiencies to a wide range of processes. I am convinced that your plans will be able to flourish in our region, and that today the region offers greater opportunities than ever before.

Václav Palička

CEO, MSID — Regional Development Agency

The Moravian–Silesian Region is perfect place for your business

The Moravian-Silesian Region has come to MIPIM offering projects for residential developments and vacant sites for industrial production and logistics, but we are also presenting our visions and projects being implemented as part of our transformation programme. This programme represents a major opportunity for private investors considering the Moravian-Silesian Region as an investment location.

msid.cz/en



Regional agencies

If you look for business real estate, want to learn about the investment environment or participate in regional development projects, get in touch with Moravian-Silesian Investment and Development (*MSiD*) - Regional Development Agency.

If you want to boost your business or seek some advice from successful entrepreneurs, leaders, investors or re-searchers, Moravian-Silesian Innovation Centre (*MSiC*) will introduce you to such communities.

If you seek cooperation with schools or inspiration for retraining programmes in your company, Moravian-Silesian Employment Pact (*MSPAKT*) will give you a hand with that.



MSiD

Investments
& Development projects

MS!C

Entrepreneurship
& Innovations

MSPAKT

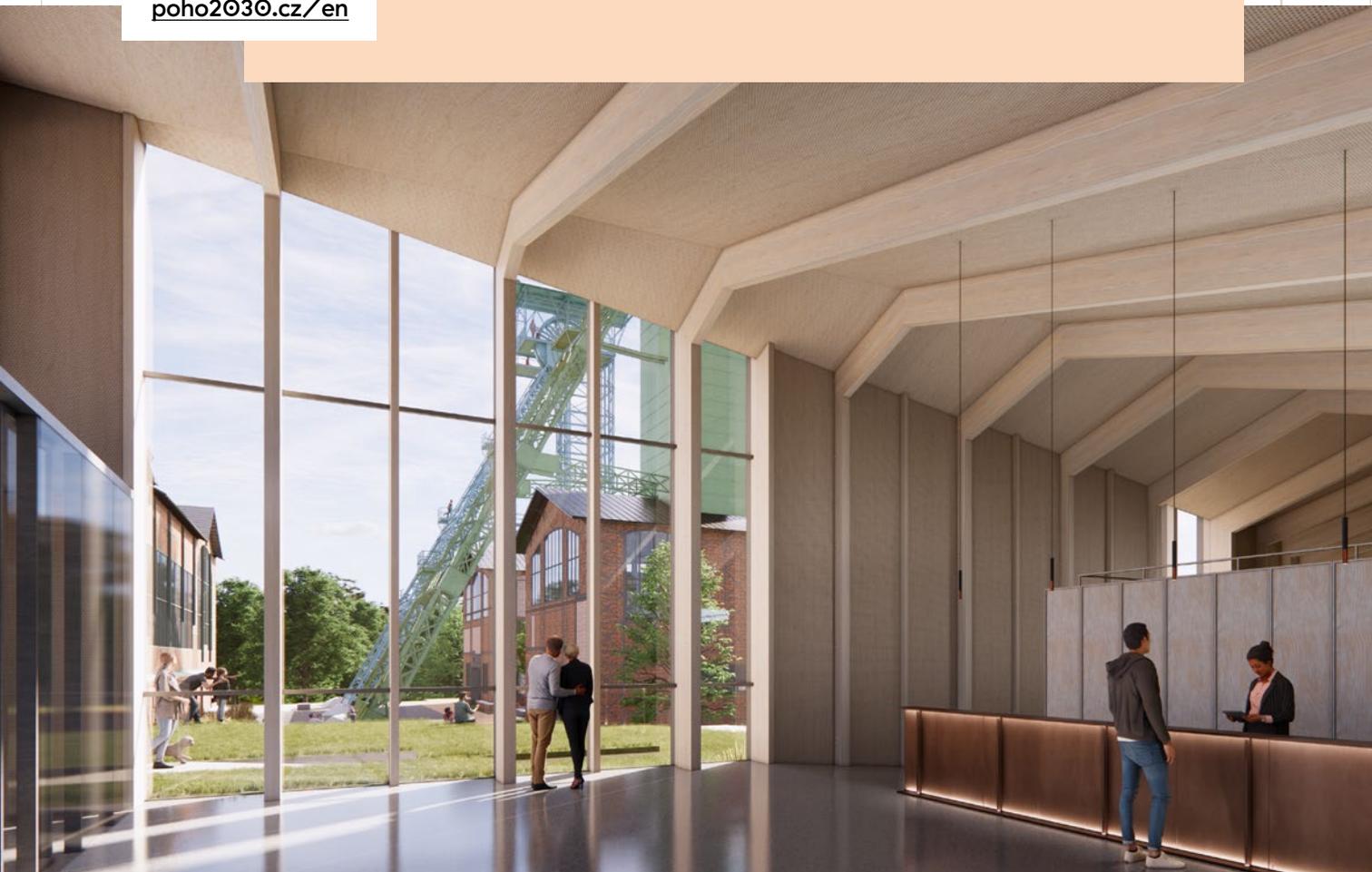
Employment
& Education

POHO 2030

Post-Mining Landscape

This is a transformation program focused on an area of 60 sq km located between the cities of Karviná, Havířov and Orlová. A unique landscape in which the unstoppable force of nature is gradually covering over the traces of historic coal mining activities. A landscape that was once pushed to the very edge, but is now regaining its natural balance. Once exploited to its limits, but now awaiting people who will help to revitalize it once more. An area that for centuries was impacted by coal mining, and which still holds huge potential to serve people – but in a fresh and different way. At the same time, thanks to the key projects listed below, the program will attract investors and the necessary capital for the comprehensive development of the area, including the development of smart solutions and new energy.

poho2030.cz/en





POHO Park Gabriela

This project is revitalizing the former Gabriela coalmine to create a new centre for the post-mining landscape (*POHO*) in the Karviná region, to be named POHO Park Gabriela. The park will cover 22 ha, offering a mix of leisure and educational activities as well as workplaces and technology facilities. The site is currently the location of three legally protected industrial monuments (*the former engine hall of the coal mine and two pit-head buildings with winding towers*). These existing buildings will be revitalized, and a new building will be added to serve as a tourist information centre, providing year-round visitor facilities. The site will also offer a multifunctional hall, exhibition spaces and a restaurant.



EDEN Silesia

A project for a botanical park inspired by the Eden Project in England. EDEN Silesia will feature large-capacity greenhouse structures which will offer students and visitors a unique opportunity to see and study various types of biotopes in the form of “living labs”.

The aim of the project is to assist in the revitalization and transformation of the industry-damaged landscape in the Karviná region by creating a space designated for the sustainable cultivation of plants, the restoration of original native species of flora and fauna, and the use of the recultivated landscape for research, education and leisure activities.

EDEN Silesia will be operated by the Silesian University. It will be the site of a newly created institute for sustainable development, where research and teaching will focus on the circular economy as well as sustainable agriculture and horticulture.



Jan Karel Industrial Park

total area 190 000 m²

This is the former site of the ČSA coalmine, located near the town of Karviná. A feasibility study for the future use of the site has been completed. The study is focusing on the options for a modern industrial park offering facilities for the energy sector, IT and support for SMEs. The park will be based on the concept of green-blue infrastructure, incorporating functional green areas and a rainwater management system. Road and rail links to the site will also be created. The Jan Karel Industrial Park is currently the site of a heating plant, which will undergo a complete transformation following its closure in 2023.





Lazy Industrial Park

total area 630 000 m²

This is the former site of the Lazy coal mine, located near the town of Karviná. The current situation and urbanistic configuration of the site are a result of construction for former mining operations. A feasibility study for the future use of the site has been completed.

The proposed industrial park is conceived as a sustainable, environment-friendly facility which will support the development of innovative companies in the region.



Nový Jičín

new housing

total area 48 000 m²

The “Bohuslava Martinů” site is located within walking distance from the center of Nový Jičín. The site has a total area of 4.8 ha and is 100% owned by the town of Nový Jičín. It is an ideal location for residential developments. Currently, the area is undeveloped and used for recreational purposes. The town plans to find a developer to buy the site with a commitment to build apartments in accordance with the regulating conditions. Other planned developments near the site include a new cycle route, the revitalization of a sports centre and the construction of a new indoor tennis hall which will increase the value and attractiveness of the area even more.





Frýdek–Místek new housing

total area 43 000 m²

The city of Frýdek-Místek is a part of the Ostrava agglomeration and with more than 50,000 inhabitants it is the fourth largest city in the region. The pictured location “Rezidence Nová osada” has an area of 4.3 ha and is located on the outskirts of the city with excellent transport accessibility. What is more, all necessary public institutions are within walking distance. The area is in the proximity to the city centre while also being located in a quiet suburban environment. This development study comprises the construction of a mass housing of up to 316 apartments for almost 700 new residents.



Kopřivnice new housing

total area 63 000 m²

The “Dolní Roličky” site is owned by the town of Kopřivnice. The town is the home of the Tatra company, one of the world’s oldest-established carmakers and a leading Czech manufacturer of goods vehicles, military vehicles and special-purpose vehicles. The offered land is flat, surrounded by detached houses and woodland and located directly adjacent to a main road. The town expects the future developer to build apartment blocks and detached houses with additional civic amenities.



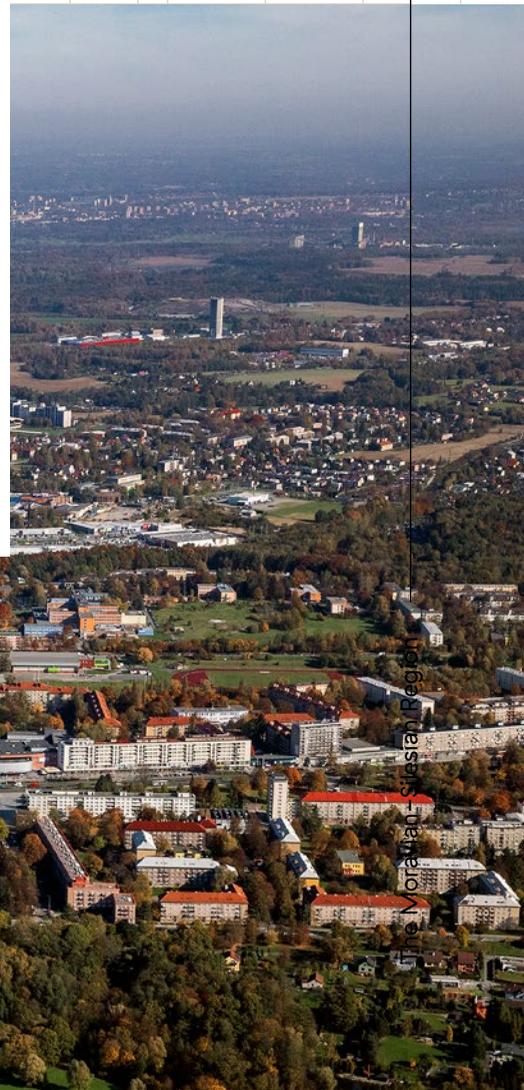


Havířov

new housing

total area 66 000 m²

The “U Jelena” site is located in the north-west part of Havířov, a city known for its historical centre built in the 1950s in the style of “socialist realism” – a style that is much appreciated today for its timeless urban planning. The site (*approx. 6.6 ha*) is designated for residential use (*individual houses*) with accompanying civic amenities. A land use study has been drawn up which provides a detailed delineation of the urban structure including the conditions governing the creation of new transportation infrastructure. This is a quiet area with good transport access and beautiful views of the city and the Beskydy Mountains in the background.

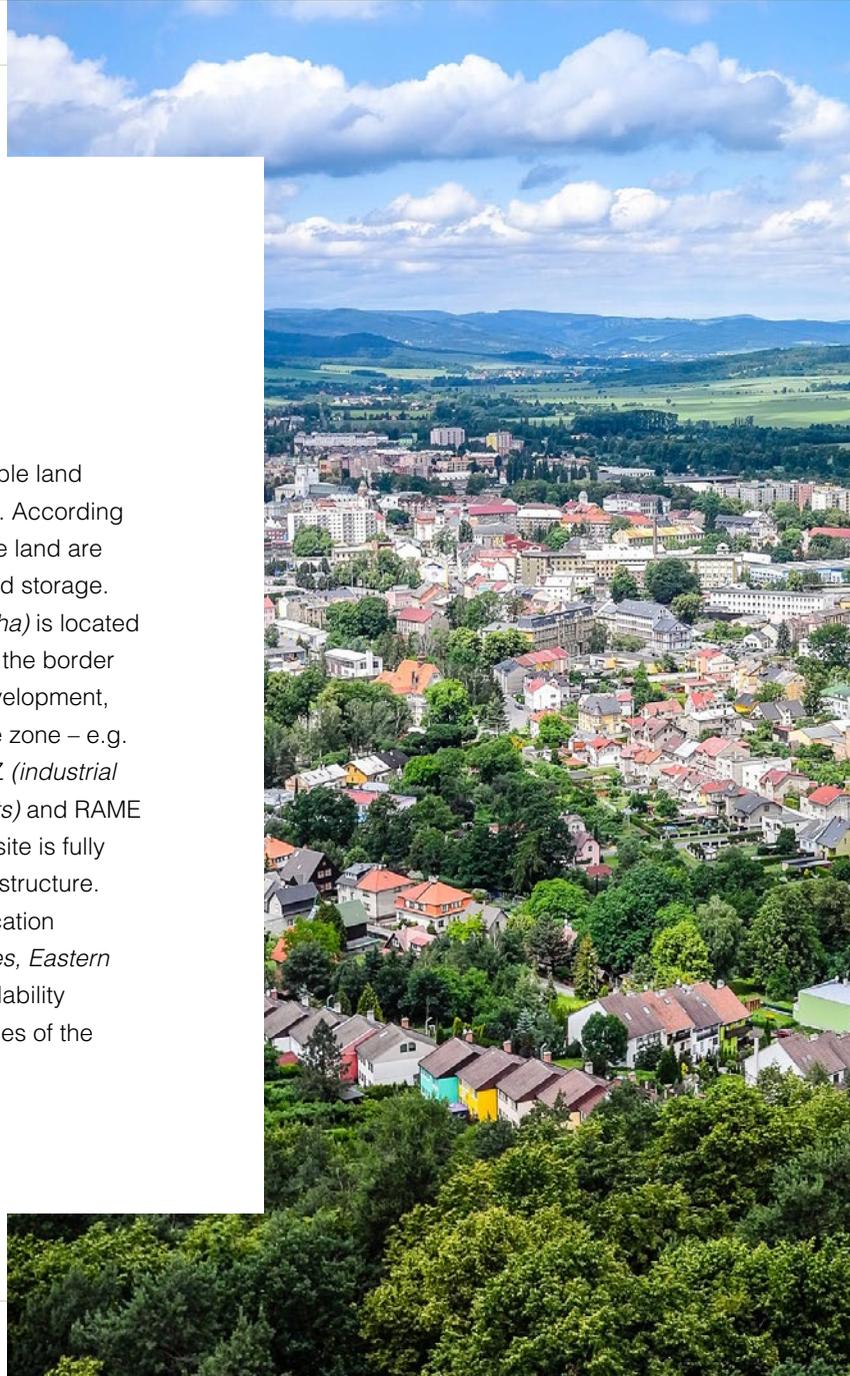




Krnov light industry

total area 50 000 m²

The town of Krnov offers 5 ha of available land within its Červený Dvůr Industrial Zone. According to the zoning plan, the main uses of the land are designated as industrial production and storage. The Červený Dvůr Industrial Zone (48 ha) is located 2 km south-east of the town centre, on the border with Poland. During Phase 1 of the development, several major companies moved to the zone – e.g. the Italian company IVG Colbachini CZ (*industrial hoses*), S.T.I. CZ (*machine components*) and RAME CZ (*components for gas boilers*). The site is fully equipped with essential technical infrastructure. Its key advantages are its excellent location (*offering easy access to other EU states, Eastern Europe and Scandinavia*) and the availability of a large skilled workforce on both sides of the Czech-Polish border.





Bruntál

light industry, logistics

total area 100 000 m²

West Development Area I and II is located on the site of a former military barracks on the western edge of the town of Bruntál. Military buildings used to stand on part of the site, but all the above-ground structures have now been removed. The land is owned by the town and is zoned for light industrial production. The site has a total area of 10 ha and consists of two parts – Zone I (2 ha) and Zone II (8 ha). It is easily accessible from road I/11, a main national east-west artery in the Czech Republic.





Opava light industry

total area 325 000 m²

The Vávrovice Industrial Zone (*totally 32.5 ha*) is designated for production and light industry and it consists of two parts – 17 ha and 15.5 ha. The majority owner is the city of Opava. The site is currently used for agriculture. It is located on the edge of the city of Opava, directly adjacent to main transport arteries. On one side of the site is a factory operated by Mondelez CR Biscuit Production.

The city itself has a strategic location almost on the border with Poland and benefits from very good transport links. Opava can be accessed by three main roads (*from Krnov, Olomouc and of course also from the regional capital Ostrava*). The city is also served by the rail network, being situated on one of the main national rail corridors.

The City of Ostrava

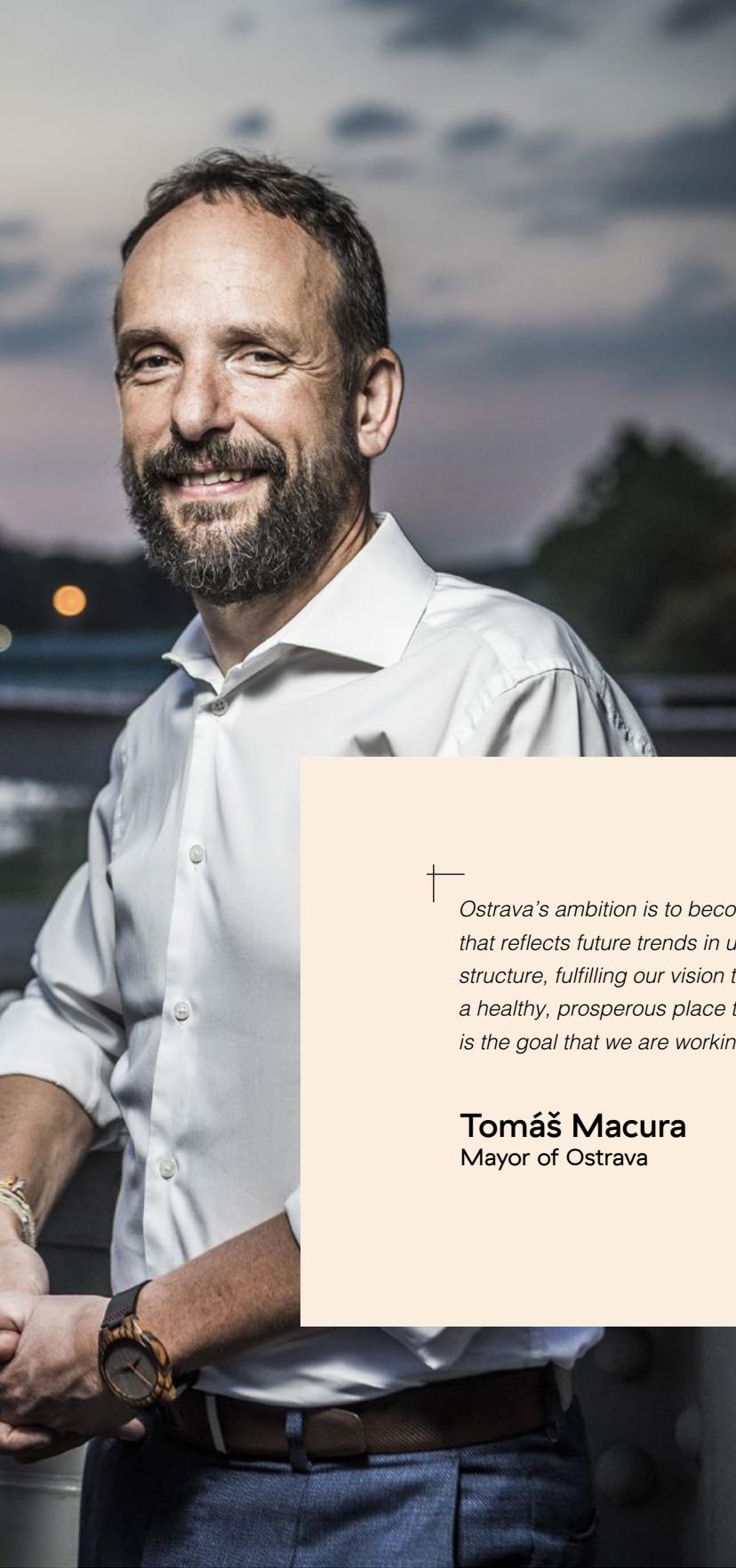
where new stories begin

Dear readers, I am honoured to welcome you to the pages of this magazine, which has been published specially for MIPIIM 2023. Ostrava has been transformed in recent years. Coal mining and heavy industry are now history – and our city is successfully moving forwards into a new future. We are focusing mainly on services, new technologies, research and development.

Thanks to their strategic location, well-served by major international transport infrastructure corridors, these brownfields hold huge potential for creating thousands of new jobs, bringing economic benefits to the entire region.

At the same time, we have defined a new path of development based on people, education, culture, innovation, and nature. We are committed to creating an environment in which Ostrava can develop as a modern 21st-century city, offering an excellent quality of life to everybody. This vision encompasses outstanding architecture, superb public spaces, a good balance of different urban functions, and municipal services of excellent quality – including public transport.





ostrava.cz/en

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Ostrava's ambition is to become a city that reflects future trends in urban infrastructure, fulfilling our vision to become a healthy, prosperous place to live. This is the goal that we are working towards.

+

Tomáš Macura
Mayor of Ostrava

OSTRAVA!!!



In recent years, Ostrava has been undergoing a transformation to become a modern, clean, safe city with outstanding architecture, well-designed public spaces and a healthier environment. This process has been driven by the city's urban planning strategy, which enables citizens and local communities to have a direct influence on future development plans.

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Our current strategy is not to sell off land at all costs, but to prepare locations with high potential for future development. Thanks to this strategy, we are able to offer investors attractive sites for high-quality projects of various types.
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Among the challenges we currently face is our role as a mediator at locations which are privately owned but hold huge potential for the city's future development; two key examples at present are the "Pod Žofinkou" district and the Polská St./Mongolská St. site. We are also involved in long-term cooperation with the Moravian-Silesian Region at the development zone in Mošnov, where we are helping investors implement projects that bring major region-wide benefits.

Karel Malík

Deputy Mayor for property (including housing stock) & public procurement (including bulk purchasing)

In recent years, Ostrava has undergone a fundamental shift in its approach to urban development. The city is spread out over a large area, so one of our key priorities is to develop vacant land (including brownfield sites), particularly in and around the city centre. We can already point to some successful achievements in this regard – such as the conversion of a former slaughterhouse into a contemporary art gallery, or the Nové Lauby residential complex (working alongside a private-sector partner).



Ostrava is well prepared for the arrival of new investors; our zoning plan is of excellent quality compared with other Czech cities.



Zuzana Bajgarová

**Deputy Mayor
with responsibility
for investment**



Our goal is to ensure that Ostrava is a city where people enjoy living – a city where people want to stay, a city to which people want to return.



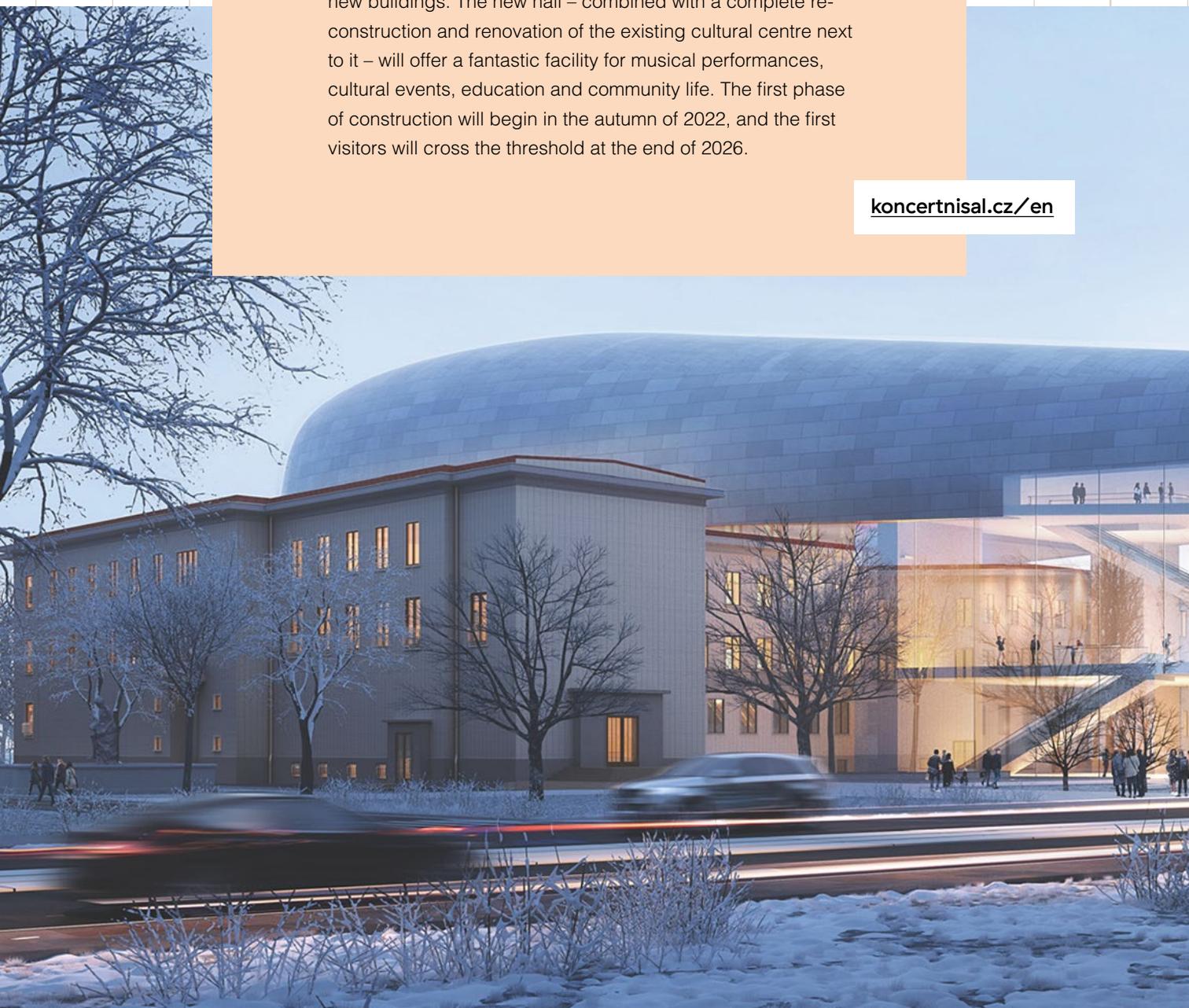
Ondřej Vysloužil

**Director of Ostrava's Municipal Studio
for Urban Planning and Architecture
(MAPPa)
mappaostrava.cz**

Ostrava's concert hall

Unique architectural solutions, state-of-the-art technologies, and a distinctive personal signature. Ostrava's new concert hall, designed by the American architect Steven Holl, is set to become a new symbol of the city. This iconic structure has already been ranked among the world's most eagerly awaited new buildings. The new hall – combined with a complete reconstruction and renovation of the existing cultural centre next to it – will offer a fantastic facility for musical performances, cultural events, education and community life. The first phase of construction will begin in the autumn of 2022, and the first visitors will cross the threshold at the end of 2026.

koncertnival.cz/en



Combining a historic building with a bold yet timeless new auditorium

At the heart of the concert hall concept is a unique architectural solution, which will integrate an existing cultural centre (*a legally protected heritage site*) with a brand-new, futuristic yet timeless auditorium offering a capacity of 1 300 seats. The concept is the brainchild of the leading American architect Steven Holl and his New York-based studio, working in conjunction with the Czech studio Architecture Acts. The shape of the new auditorium resembles a musical instrument inside its case. It will be internally divided into several sections, with some seating located behind the stage itself. The main hall in the existing cultural centre will be converted into a chamber auditorium with a capacity of 515 seats. The podiums in both halls will consist of movable panels, enabling them to be flexibly reconfigured depending on the requirements of each performance. The modernized complex will also include an education centre (*with 200 seats*), a world-class recording studio, a theatrical auditorium (*490 seats*), a restaurant, cafés, function rooms available for hire, and leisure facilities. Analyses have shown that around 300 000 people attend the existing cultural centre every year, and that the new complex will attract at least half a million annual visitors.





Facilities for the Janáček Philharmonic Orchestra

The new concert hall project will also create high-quality facilities for one of the Czech Republic's leading orchestras – the Janáček Philharmonic, which has operated from temporary premises since its foundation. The concert hall will be a worthy competitor to the finest classical music venues in Europe and the whole world, attracting globally renowned orchestras and soloists from all musical genres. It will also provide a permanent home for the Leoš Janáček International Music Festival, Ostrava New Music Days, and other events.

Steven Holl Architects

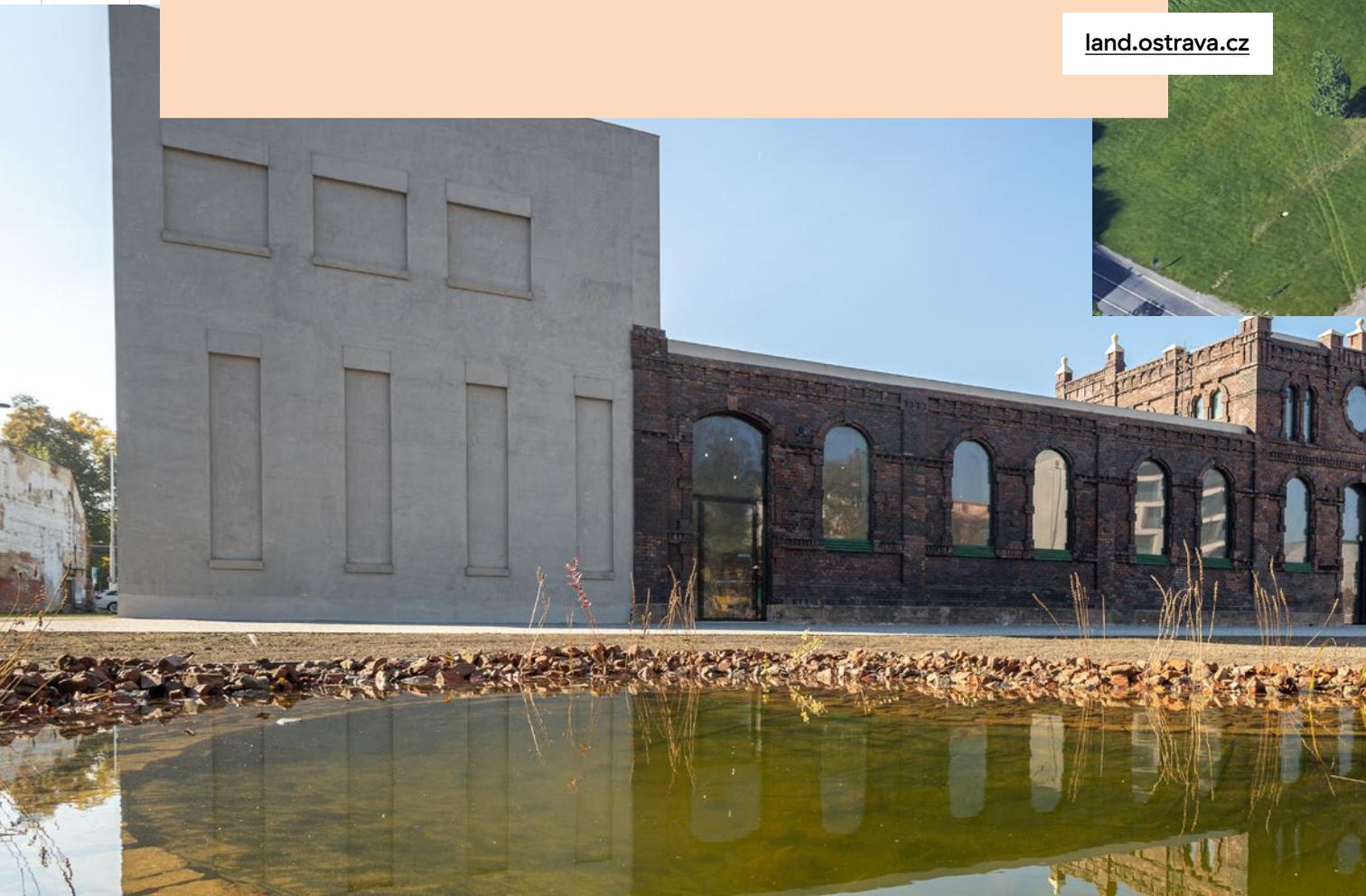
Steven Holl is one of America's best-known contemporary architects. In 1976 he founded the Steven Holl Architects studio, which has won international acclaim for its designs – whether museums, residential complexes or student accommodation. Steven Holl is a proponent of environmental sustainability, and most of his designs feature green roofs, recycled materials or geothermal energy systems. His design for a water treatment plant in Hamden, Connecticut has the largest green roof in the state (*almost 2800 square metres*), and in 2007 it was ranked among the top 10 green projects announced annually by the American Institute of Architects' Committee on the Environment.



The PLATO district a newly revitalized city quarter

A new urban district is coming to life in the heart of Ostrava. The main impulse behind the transformation of this entire area has been the ambitious conversion of a historic former slaughterhouse complex to become the PLATO contemporary art gallery. The conversion project was designed by the world-renowned architect Robert Konieczny and his KWK Promes studio. Development in the new district is now being driven by investments in residential projects and related infrastructure – funded not only by the City, but also by private-sector investors. Following a call for bids, some vacant land has been purchased by the developer Linkcity Czech Republic, which plans to build a residential complex. The area is rich in potential, and it represents an ideal opportunity to participate in Ostrava's ongoing urban development. The City is offering some land in the area for sale to private investors.

land.ostrava.cz





Českobratrská / B. Blachuta Site

Českobratrská / Janáčkova Site

Residence Janáčkova

Masná Site

PLATO – City Gallery of Contemporary Art

Residence Stodolní



The Masná site new housing

total area 1 770 m²

The City of Ostrava is offering an attractive, currently vacant building plot at Masná Street, located next to one of its flagship projects – the new PLATO contemporary art gallery.

A new polyfunctional building at the site should take its cue from the recently completed seven-floor residential complex on Janáčkova Street. This is a highly lucrative location and represents an excellent opportunity for investors, as reflected in the “Rezidence Stodolní” complex that will soon be built on the neighbouring plot – a new development by Linkcity Czech Republic, which will offer 158 attractive apartments plus leisure facilities. Access to the location will be further improved with the completion of the extension to Masná Street, creating a direct link with Janáčkova Street. Within easy walking distance is the renowned Stodolní Street entertainment district, which offers a wide range of bars, clubs and restaurants.





The Českobratrská site

The City is offering two lucrative building plots (*currently vacant*) on Českobratrská Street, one of the main transport arteries in central Ostrava. The sites are easily accessible by car and public transport, and access is set to improve further with the planned widening of Místecká Street, which will create a new covered route for pedestrians. This lucrative part of the city centre has attracted several private investors that will build a number of new developments in upcoming years, mainly apartment complexes featuring commercial premises and underground parking garages.

housing & multifunctional use — total area 1 747 m²

The City is offering an attractive plot on Českobratrská Street as a site for a polyfunctional building. The plot is bounded by Českobratrská, Janáčkova and Poděbradova Streets, and on the southern side by an existing building/courtyard area.

housing & multifunctional use — total area 1 055 m²

This plot is bounded by Českobratrská, Beno Blachuta, Žerotínova and Poděbradova Streets. Nearby is the Nordica office complex as well as the Janáček Conservatory, one of the Czech Republic's most renowned music and performing arts schools.

The historic centre modern living in the heart of the city

Ostrava's city centre is currently enjoying a construction boom. A number of interesting projects are now underway in the city's historic core, which will not only enhance its appearance (*alongside major new investments in public spaces*), but will also offer a range of attractive new apartments and services. The Nové Lauby residential complex is being built just a stone's throw from the city's central square, and a large new parking garage near the cathedral is current in its planning stage. Opposite the famous Imperial Hotel, there is an equally historic Ostrava landmark – the former Ostravica-Textilia department store – which is currently undergoing a major restoration and reconstruction. The city centre is continuing to evolve, and the few remaining vacant lots currently being offered to investors represent a unique opportunity for development – whether as freestanding buildings or as traditional urban blocks.





The Kostelní–Biskupská site new housing

total area 1 725 m²

A project of new apartment block will be built at the junction of Kostelní and Biskupská Streets. The new development, located just a minute's walk away from Ostrava's central square (*Masarykovo náměstí*), consists of two buildings (*6 and 7 floors*) containing 33 apartments and served by 43 underground parking spaces. An interesting architectural feature is the cascading terrace-type structure, with garden areas facing onto the street. This unusual solution not only maximizes the amount of light entering the apartments; it also helps create a highly attractive public space. One of the key advantages of the development is its location, making it a highly lucrative investment opportunity. The building is located in the heart of the city centre, just a short walk from a small city park and a popular recreation zone stretching along the embankment of the Ostravice River. The site is easily accessible both by car and by public transport. Project documentation is currently being drawn up.



The Černá Louka (Black Meadow) area up to approx. 40 000 m² gross floor area

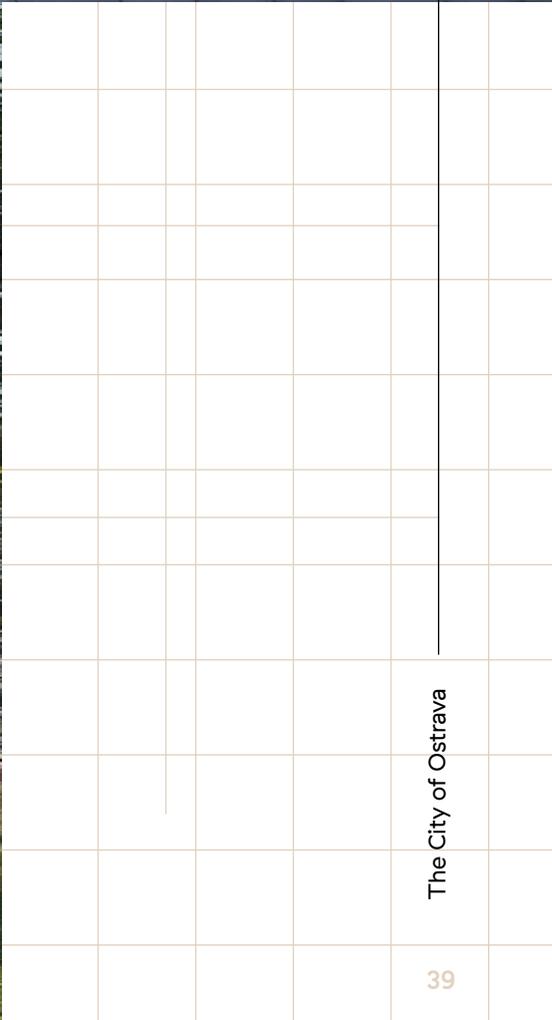
The height limit of approx. 22 m must be respected.

One of the most important public spaces in the very heart of the city.

One of the most important public spaces in the very heart of the city will undergo a gradual process of transformation. It will become a vibrant city park surrounded by a ring of buildings which will be built in the future.

The Černá Louka (Black Meadow) area is located in the heart of Ostrava's city centre, close to the main square (Masarykovo náměstí). Its importance stems not only from its central position, but also from the fact that it stretches along the embankment of the Ostravice River. The nearby area has recently become a focus of construction work: a new campus for the University of Ostrava is now complete, the Nové Lauby residential complex is currently being built, and a new parking garage is planned for a nearby location.

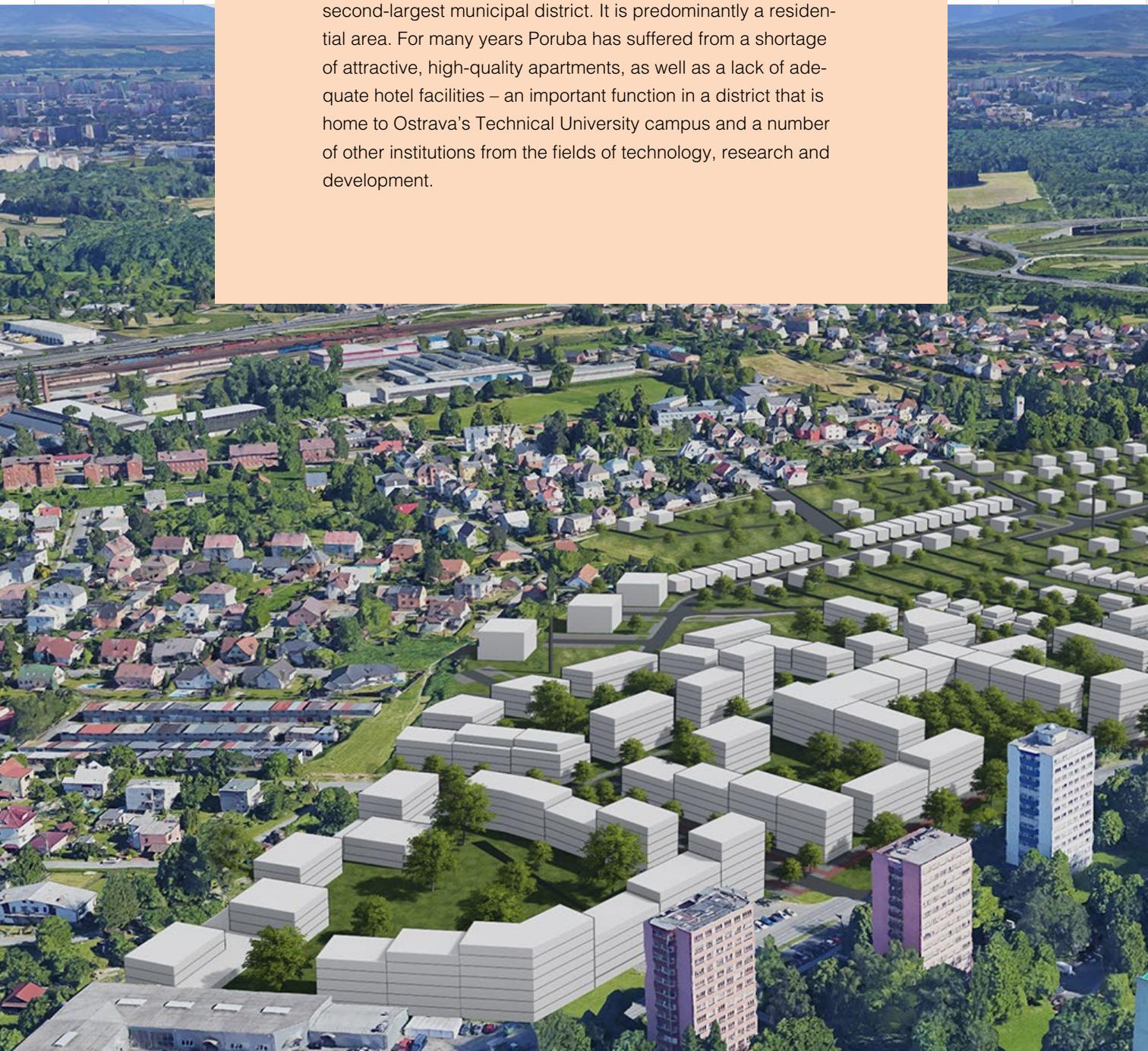




Poruba

an attractive residential area and hotel location

Located in the western part of the city, Poruba is Ostrava's second-largest municipal district. It is predominantly a residential area. For many years Poruba has suffered from a shortage of attractive, high-quality apartments, as well as a lack of adequate hotel facilities – an important function in a district that is home to Ostrava's Technical University campus and a number of other institutions from the fields of technology, research and development.

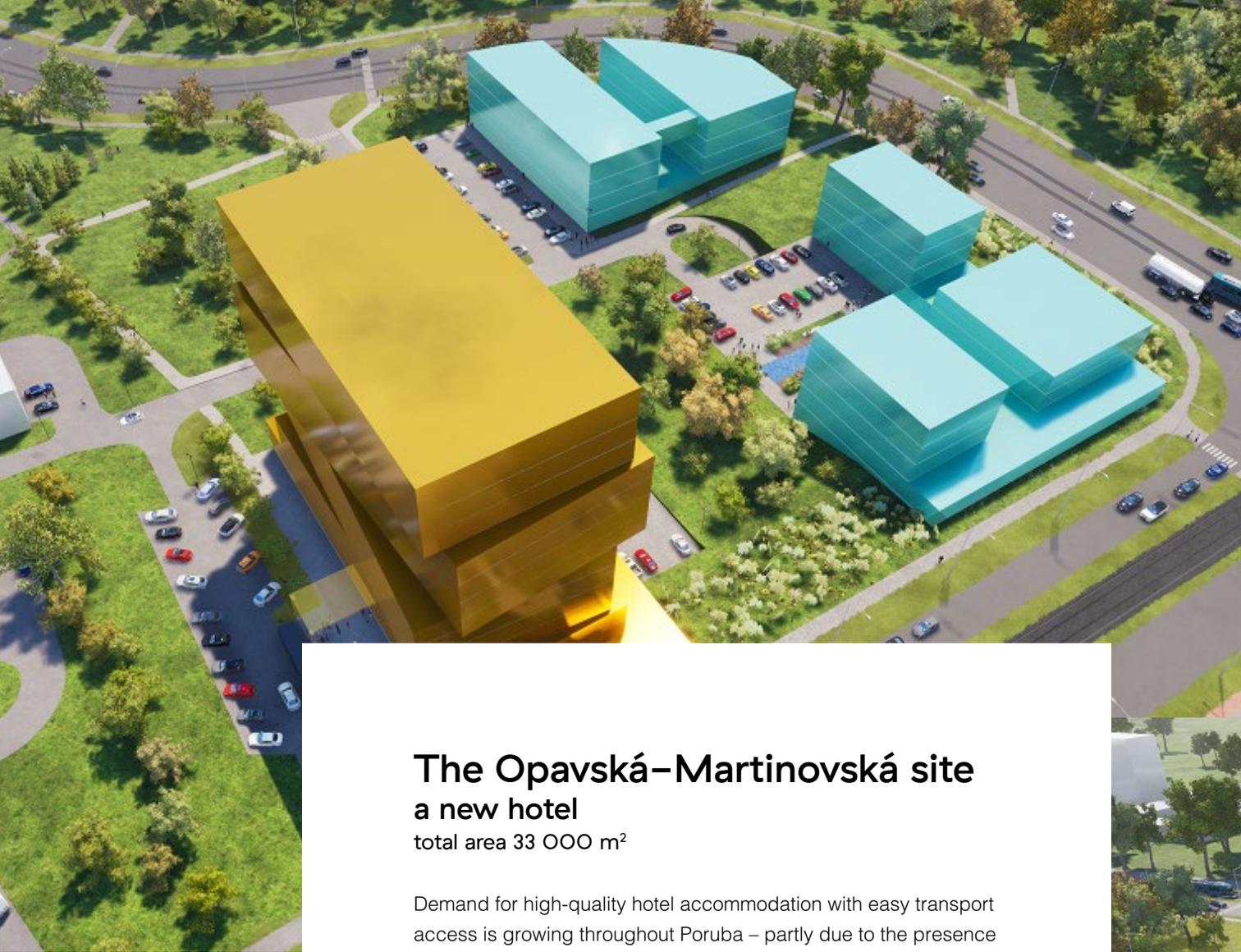


The Polská–Mongolská site new housing

total area 230 000 m²

The new residential area that will be created on a site bounded by Polská and Mongolská Streets represents a huge opportunity for Ostrava. It will expand the available range of attractive, high-quality apartments, while also integrating Poruba with the neighbouring low-density residential district of Svinov. The Municipal Studio for Urban Planning and Architecture (*MAPP*A) has drawn up a land use study that sets out clear parameters for the future residential development as well as for public spaces. The study delineates the most appropriate street lines, logical transport connections with the wider surrounding area, and high-quality solutions for public spaces that will be used by existing and new residents.

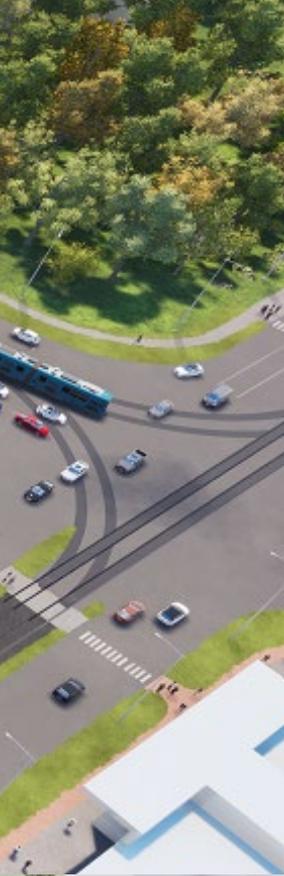




The Opavská–Martinovská site a new hotel

total area 33 000 m²

Demand for high-quality hotel accommodation with easy transport access is growing throughout Poruba – partly due to the presence of Ostrava's Technical University, and partly as a result of international collaborative links with locally based research and development institutions. In response to this pressing need, the City is seeking an investor to build a hotel at the junction of Opavská and Martinovská Streets. The hotel should offer a minimum 150 rooms, plus a conference hall, a restaurant, and underground parking to correspond with the hotel's capacity. A key advantage of the site is its accessibility; located directly next to one of Ostrava's main arterial roads and close to the D1 motorway, the area also enjoys excellent access by public transport.



Ostrava–Jih

modern living and office premises

With more than 100 000 people, Ostrava-Jih is the city's most populous district. Historically it has been a residential area, mostly consisting of high-rise housing estates. Like Poruba, Ostrava-Jih too faces a shortage of high-quality apartments, so the City is offering investors an ideal location for residential units and office premises in the central part of the district.





The Plzeňská site administrative and multifunctional use total area 10 000 m²

The City is offering investors a currently unused site in the central part of the Ostrava-Jih municipal district. Covering around 10 000 square metres, it is an important public space situated within easy reach of various key urban functions. The site's excellent accessibility and close proximity to the municipal district authority building make it an ideal location for an office complex or a polyfunctional building. A future development at the site will become a new focus for the district, located directly on one of its main transport arteries (*Horní Street*) and close to an important central public space, the square at the shopping centre. Another key advantage of this location is its proximity to the Bělský Les city forest park, a popular leisure zone which is just five minutes' walk away.

The Ostrava–Mošnov Strategic Industrial Zone an ideal business opportunity

The Ostrava-Mošnov Strategic Industrial Zone (*SIZ*) is located 25 km south of Ostrava city centre. Occupying a strategic position next to an international airport, with direct connections to the rail network and easy access to an international highway corridor, this is an important logistics hub for the whole of Central Europe. The SIZ is fully equipped with all necessary technical infrastructure, and its close proximity to Ostrava – the capital of a region with 1.2 million inhabitants – ensures the presence of a large locally-based workforce. The City is currently seeking investors for several vacant plots at the zone.



The City is offering potential investors 59.5 hectares (*out of a total area of 200 hectares*). A 51.3-hectare site in the south-eastern part of the zone is reserved for a strategic investor whose project would be able to offer strong added value – in terms of both the number of jobs created and the type of operations at the site. A 5.5-hectare site is available in the central part of the zone, which can optionally be subdivided and used as two separate sites (*2.89 ha and 2.56 ha*). The last site currently being offered to investors covers 2.6 hectares and is located in the eastern part of the zone. The sites are owned by the City of Ostrava.



Key event at the Czech cities and regions stand

Palais des Festivals, P-1

Wednesday

March 15

3.00 p.m.

Official Reception

representatives of Czech Cities & Region and General partner will present their current and future projects and investments.

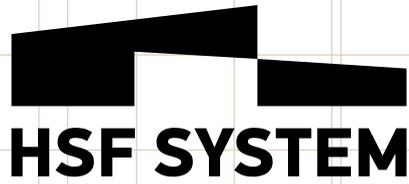


B | R | N | O | OSTRAVA!!!



Moravian-Silesian
Region

General partner



Partners



Co-exhibitors





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