



Developed by



**Vlněna is a new office, retail and lifestyle campus, bridging Brno's historical centre with the developing South Brno commercial zone.**

**The premium design and high technical specifications of the Vlněna commercial space are attractive for major multinationals looking to establish a HQ or R&D operations in Brno, especially thanks to the city's developing reputation as a high-tech and advanced manufacturing hub.**





# The City: Brno

Business Smart

Connected

Vibrant Atmosphere

# The Project: Vlněna

Centrally Located

Convenient

Easily Accessible

Green Property

Construction: Phase 1

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Premium Park Services

# The Developer: CTP

A Trusted Partner

The Team

**The City:**

**Brno**







# Business Smart

Brno is a highly attractive city with an excellent infrastructure, cultural life and location. With several world class universities and a student population of over 90,000 young people, Brno offers one of the highest graduate pools in the region. The availability of IT, economics and business students is one of the main factors attracting investors to the city, combined with a growing pool of international, skilled talent in the sector.

## INVESTOR FRIENDLY

Brno has consistently over the last decade been recognized amongst the top European cities/regions of the future by the fDi Magazine, a prestigious publication launched by the Financial Times Group in 2001. This is based on the city's economic growth, development strategy, investment incentives, public investment projects and overall investment attractiveness.



## 90,000

students in 13 universities with  
a high number of job seekers

## 17,500

fresh graduates every year, most  
with a second European language

## TOP 5

fDi Mid-Sized European  
Cities of the Future;  
Human Capital and Lifestyle

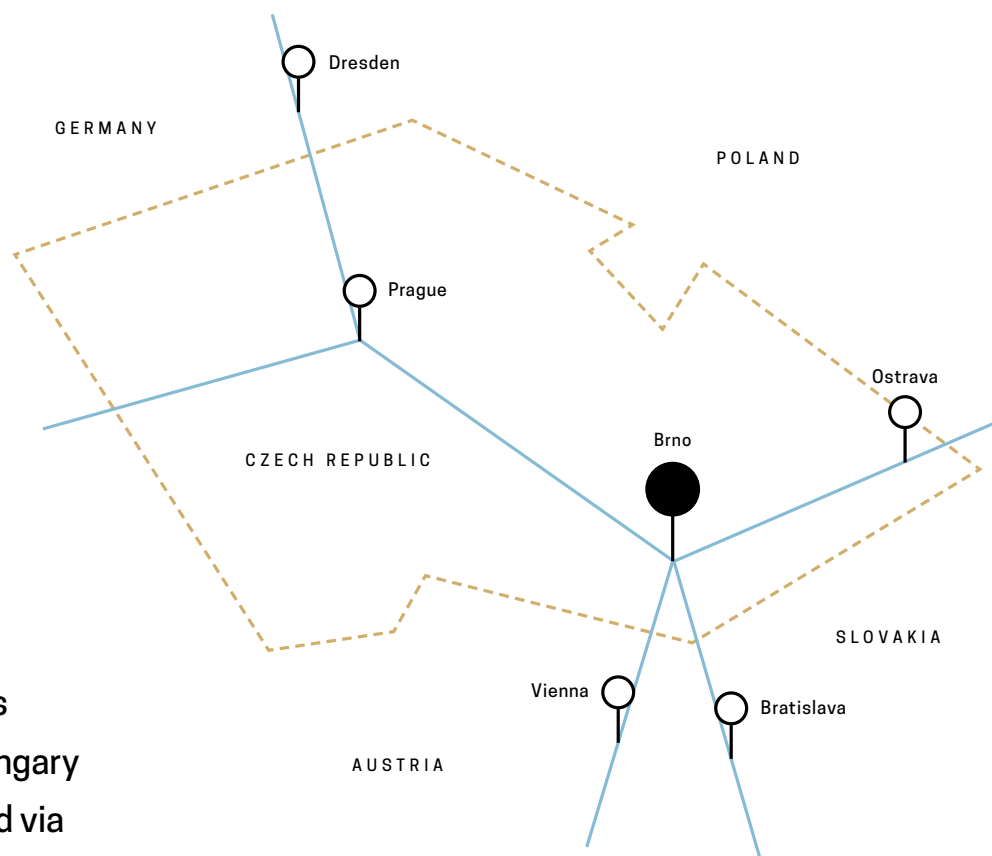
## TOP 10

fDi Mid-Sized European Cities  
of the Future; FDI strategy

# Connected

Brno is well connected externally via a main road artery that leads towards Prague and Germany in one direction and to Slovakia, Hungary and Austria in another. International travellers are also well served via Brno's own international airport with a growing number of destinations, and the main pan European rail routes at the main train station, within walking distance from Vlněna.

The city of Brno is well connected internally via an excellent public transport system including trains and a dense 24-hour public transport system and catering to around 365 million passengers annually.



## 2 hours

drive to get from Brno to Prague  
and only one hour to get to  
Vienna or Bratislava

# Vibrant Atmosphere

Brno is the second largest city in the Czech Republic but it has a very friendly and vibrant atmosphere. The historic city centre, castle and numerous monuments provide a beautiful backdrop to this city, whose agglomeration in the south Moravian region totals almost half a million people. The quality of life in Brno is supported by a very reasonable cost of living.

## THE REGION

Historically, Brno was the capital of Moravia; nowadays it's the capital of the South Moravian Region. Because of its location, it's often referred to as "Central Europe's most central city", with convenient access to all the region's major cities (Vienna, Budapest, Bratislava, Krakow, Prague). There are few regions in the world which offer their visitors such a combination of architectural gems, wonderful countryside and traditions that are hundreds of years old. Six UNESCO monuments, vineyards soaked in sunshine and the hospitality of the locals make South Moravia a very pleasant place to work and live.



## 46

Brno is #46 world-wide for quality of life (surpasses the capital Prague which came in at #58)

## 70,000+

active members of dozens of sportsclubs

## 50+

parks, including the oldest park in the Czech Republic

## 31km

of dedicated cycle paths in the city centre



# The Project:

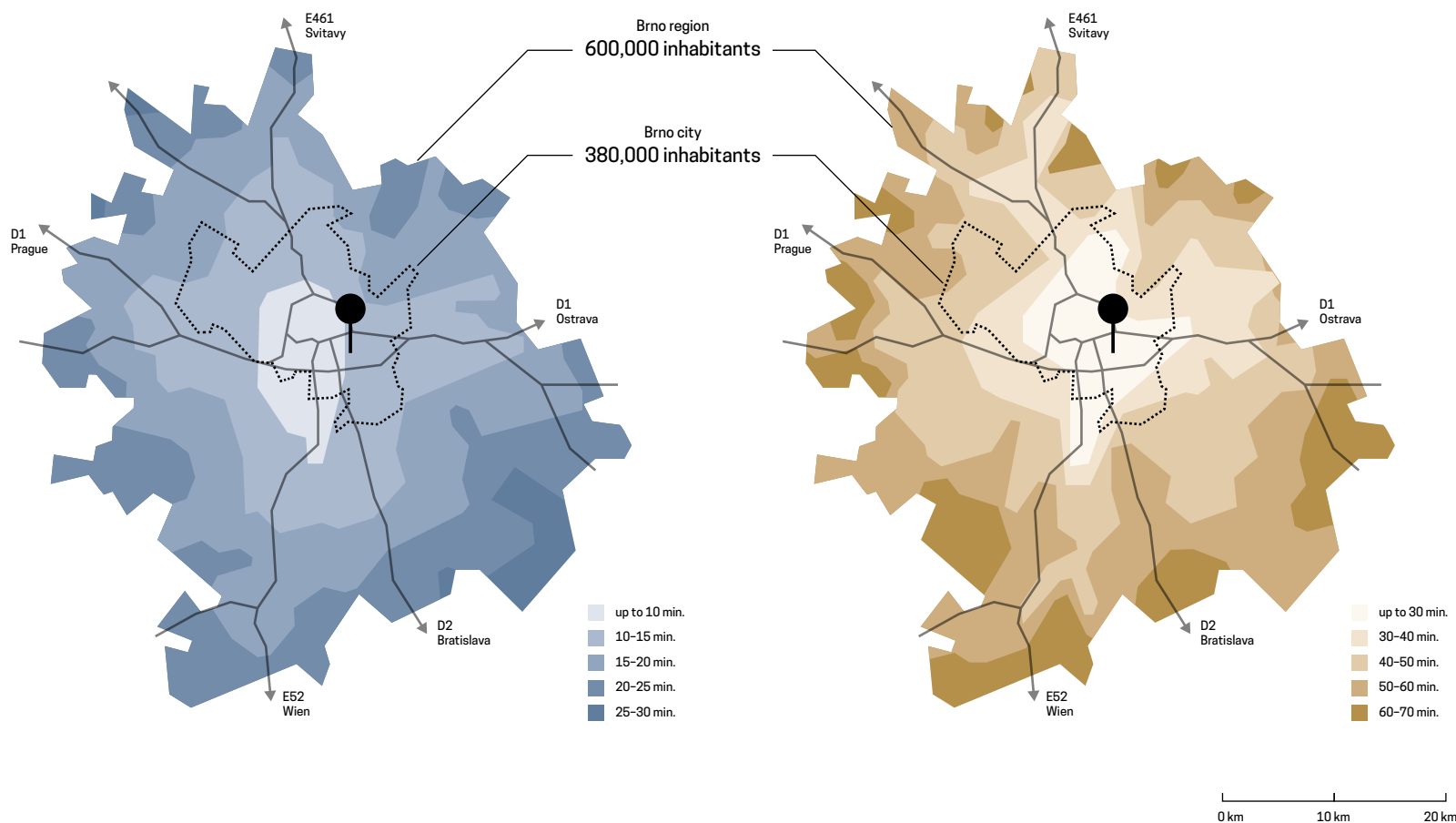
# Vlněna







# Centrally Located



260,000

Brno workforce

110,000

people from Brno  
metropolitan area commute  
by public transport or car  
into the city every day



# Convenient

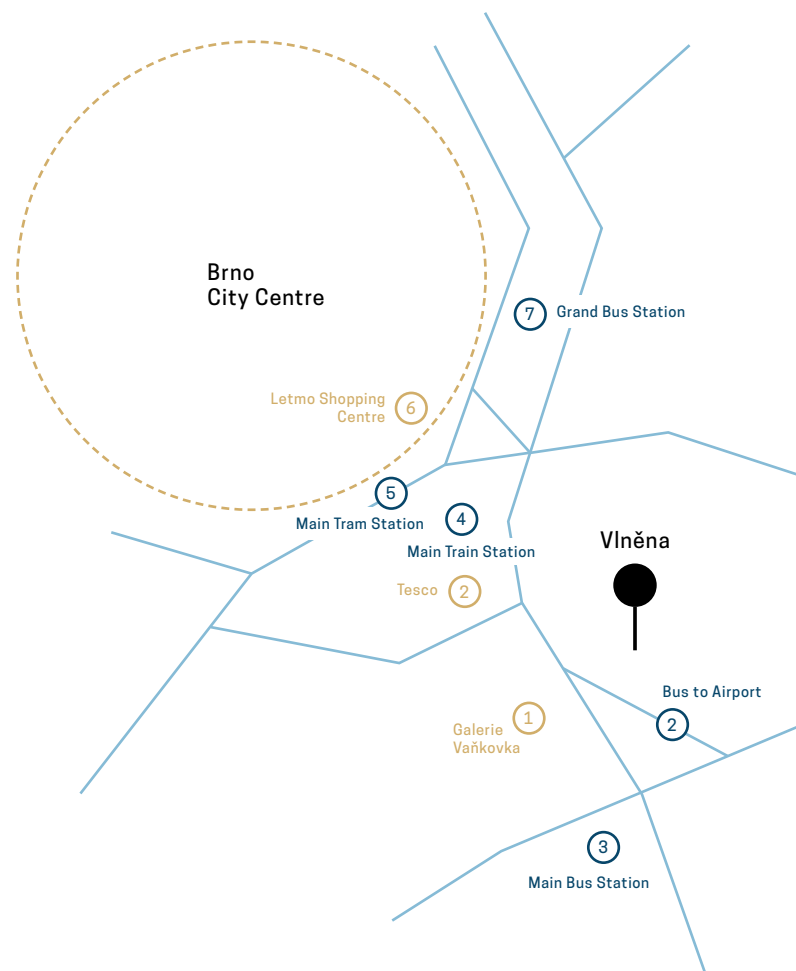
Located just a few steps from the Main Train, Tram and Bus Station, and across the road from the Vaňkovka Shopping Centre, Vlněna takes the meaning of the word 'convenient' to a whole new level. The office campus is located on the business side of town, away from the hustle and bustle of the city centre, but close enough to all the major transport hubs and amenities to make it attractive for the employee who wants an advantageous work life balance. Vlněna is also excellently served by bicycle routes.



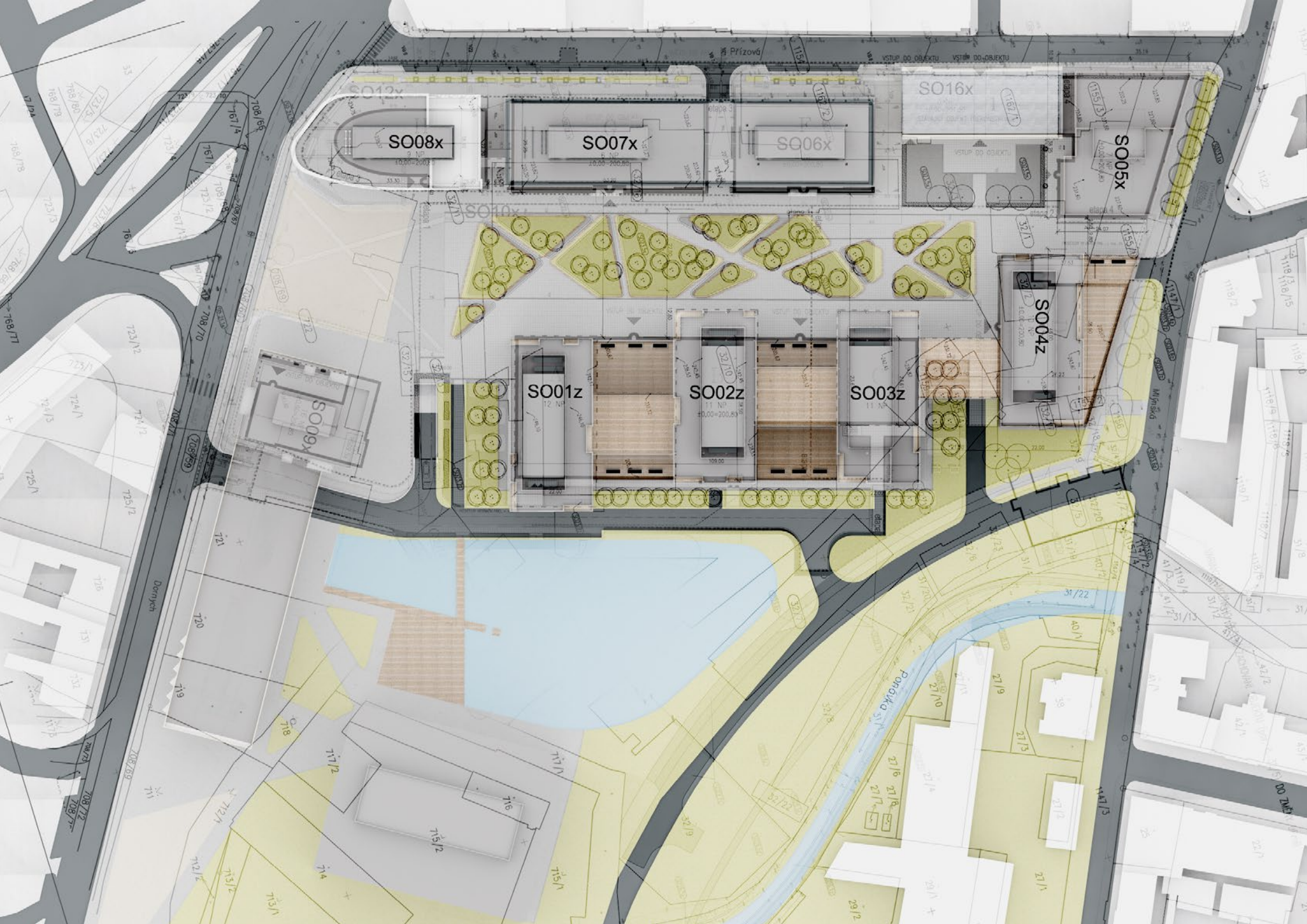
[Click here for online  
public transport map](#)



[Click here for online  
cycle map](#)

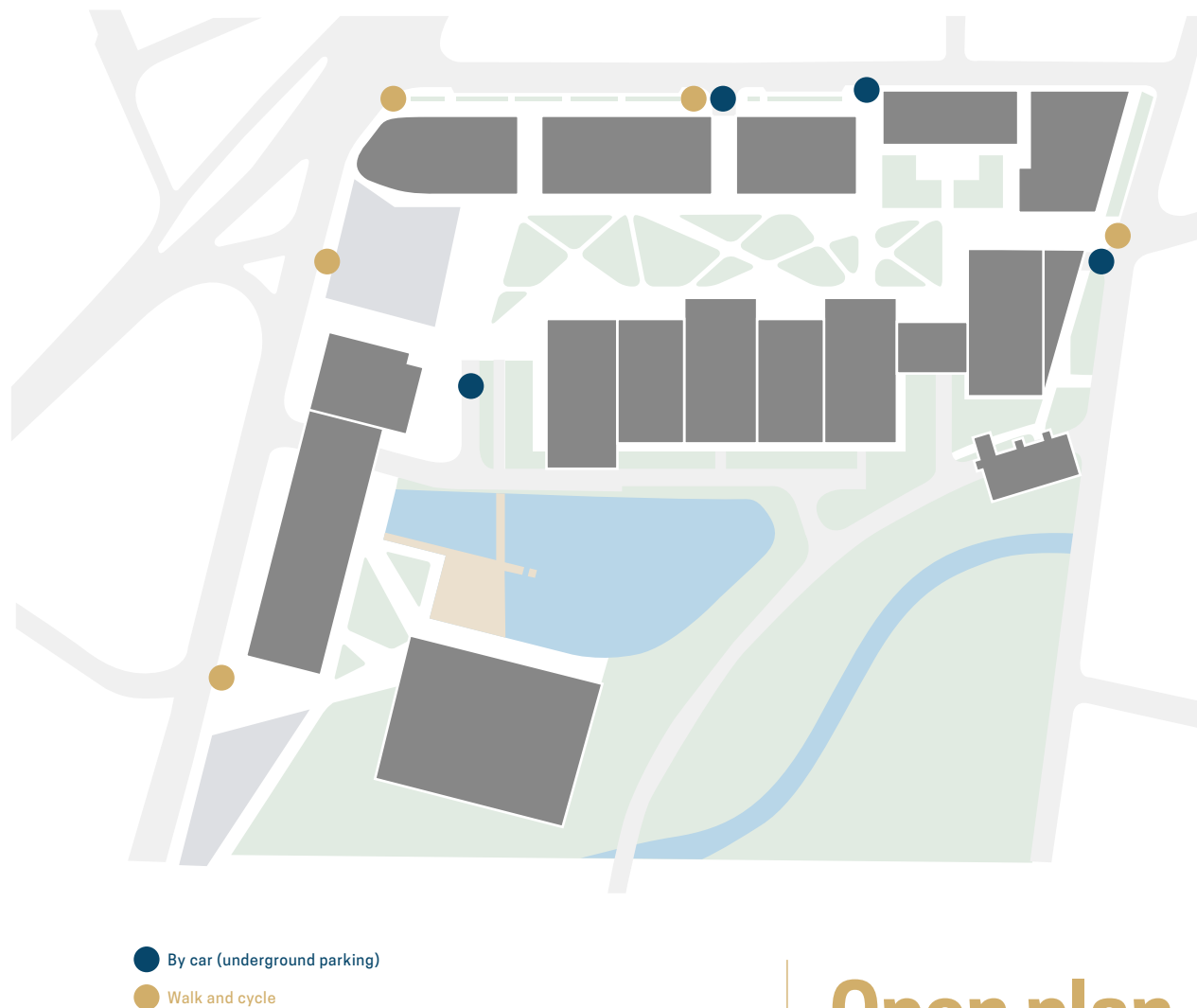


① Note: Numbers in circles describe walking distance from Vlněna in minutes



# Easily Accessible

On-site underground parking is easily accessible from three entrances, allowing the smooth, but controlled access of both employees and service vehicles through the project. Pedestrian and bicycle access is granted from all sides of the project. Both trams and buses stop directly outside of the project, and the Main Train and Bus Station are just 5 minute walk away. From the site, drivers can easily access the main motorways towards Vienna, Budapest, Bratislava, Krakow, Prague. The Brno International Airport is only 10 mins drive.



## Open plan

of the campus allows easy foot and bike traffic



# Green Property

Dutch landscape architects, Lodewijk Baljon, bring a unique perspective to the project. Vlněna features a number of different natural areas, each with its own unique environment. The central Esplanade runs the length of the project, featuring mature trees and grassy knolls for seating. The garden is a quiet area with mature bushes and shrubbery ideal for contemplation. The park is a grassy, wooded area ideal for strolling or running. The fish-stocked lake is a calm place where you can meet a friend or business partner.

As with all CTP developments, Vlněna is built to BREEAM standards. Adherence to BREEAM principles requires a broad range of categories and criteria from energy to ecology. They include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes.



*"Nature is an important component to any development, enriching the lives of the people who work there and community in which it lives."*

**Lodewijk Baljon**  
Landscape architect

THE PROJECT: VLNĚNA

# Construction: Phase 1

## **IQ Buildings**

Efficient workspace for modern companies based on the successful design employed at nearby Spielberg

Up to

**40,000 m<sup>2</sup>**

premium office space will be constructed in the first phase

**H2 2017**

first offices available for move-in

## **Side Street**

Modern office buildings designed to open up the formerly closed Přízová street

## **The Corner**

A unique design which serves as landmark building at the entrance of the park



# IQ Buildings: Concept

The flexible design of the IQ Buildings makes them the intelligent solution for a range of office operations, including software development and R&D. IQ Buildings are designed for maximum efficiency and enable you to create your optimal workspace, with the possibility to expand horizontally and vertically as your business grows.



## A-class

smart office buildings,  
with vertical and  
horizontal expansion  
options

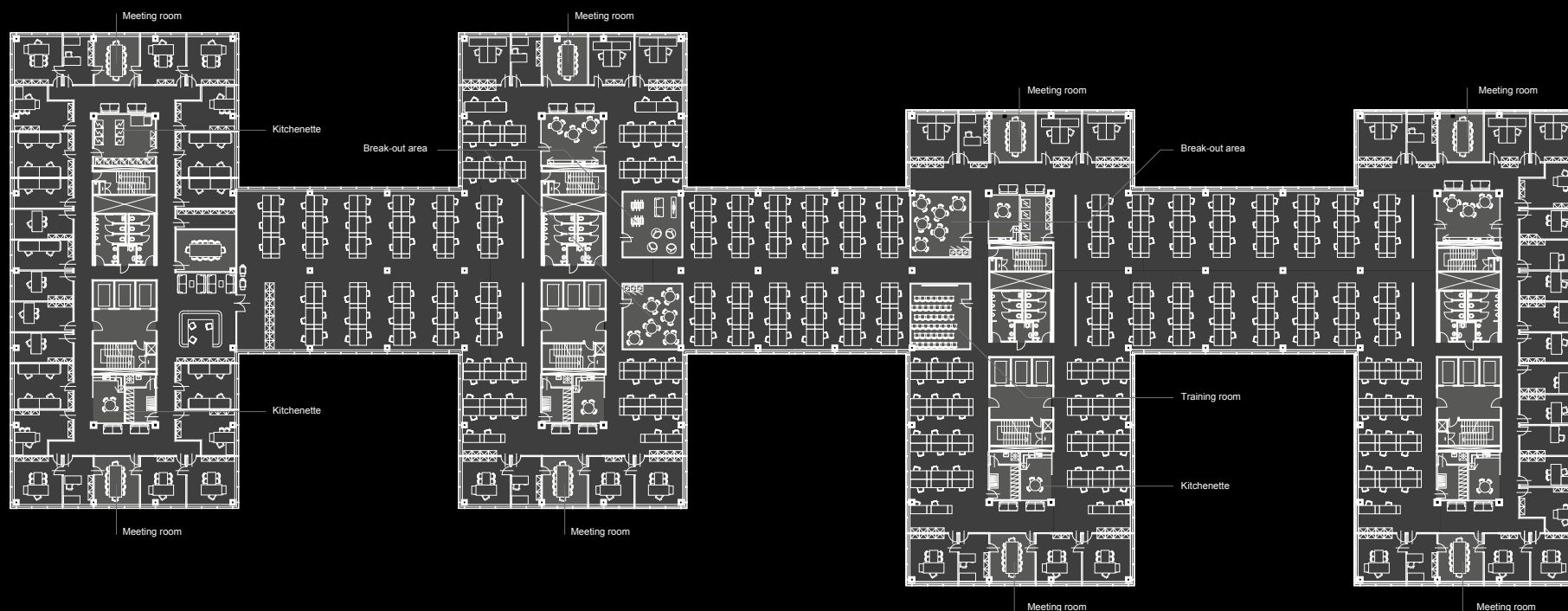


# IQ Buildings: Floorplans

Linking two to four buildings together results in a spacious and versatile working environment that can be organized to suit the needs of individual departments. All the elements of a state-of-the-art modern office are here – open work areas, private offices, meeting rooms, labs and research facilities – in virtually any combination.

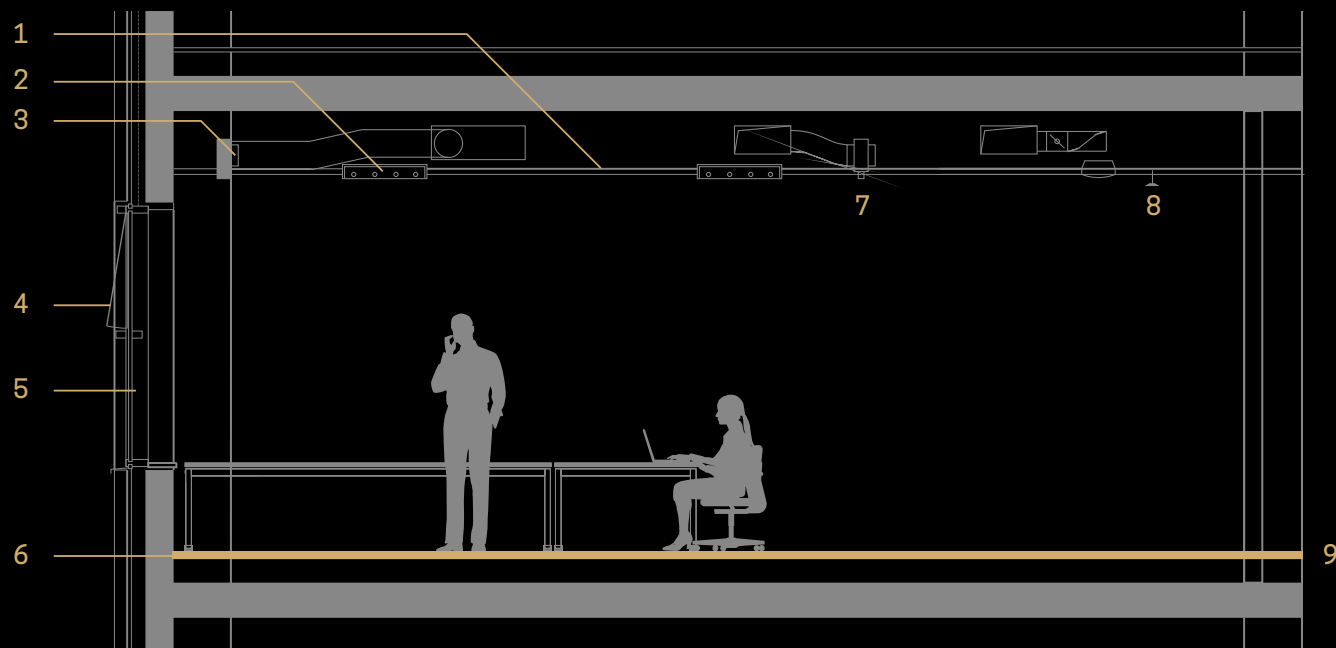
**5,000 m<sup>2</sup>**

rentable area



# IQ Buildings: Technical Specifications

IQ Buildings incorporate the highest standards to ensure efficiency and comfortable offices. Suspended ceilings are made of acoustic tile with built-in lighting and air-conditioning. Clear height of 2.8 metres allows for raised floors for efficient organisation of cables and seating configurations. Each building is equipped with multiple elevators, including a service unit for furniture or large deliveries. Dual-flight, reinforced concrete stairwells serve as emergency exits and provide secure access to each floor.



- 1 Acoustic Suspended Ceiling
- 2 Light Fixtures
- 3 Chilled Beams
- 4 Openable Window
- 5 Multi-Paned Window

- 6 Floor Box / Power Supply
- 7 Fresh Air Supply
- 8 Sprinklers
- 9 Raised Floors

# Premium Park Services

Vlněna will feature a number of services designed to make tenants comfortable and productive. A dedicated on-site property management team will attend to all repair and maintenance requests, and keep the property clean and pleasant for workers. Vlněna will feature a number of additional amenities, such as cafés, restaurants (bio and vegetarian), ATMs, fitness, hair salon and grocery store. Across the street is the Vaňkovka shopping centre, home to 130 shopping units and restaurants.

## CTP SERVICE DESK

CTP has 16 years of experience in the Czech Republic servicing over 450 current clients. Our property management team is onsite, online, all the time. Our dedicated facility managers focus on client needs, with quick response times and a personal, professional approach. CTP online Service Desk is a quick and simple way to report, track and measure service requests. More than 90% of requests are handled within one working week.



*"I regularly meet with clients to ensure that their needs are met and the property is a comfortable and productive environment"*

**Barbora Youssef**  
Client Relations  
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More than

90%

of requests are handled  
within one working week



# The Developer: CTP

# A Trusted Partner



CTP is a full-service commercial real estate developer and manager, specializing in the delivery and management of custom-built, high-tech business parks for leading international and domestic companies making strategic investments in new or expanded operations in Central Europe. CTP is the owner of the CTPark Network, the largest integrated system of premium business parks in Central Europe, with more than 3.5 million m<sup>2</sup> of A-Class properties in over 60 strategic locations.

For more information  
visit our websites:

[ctp.eu](http://ctp.eu)  
[ctpark.eu](http://ctpark.eu)  
[spielberk.cz](http://spielberk.cz)  
[ponavka.eu](http://ponavka.eu)  
[iqostrava.cz](http://iqostrava.cz)

## PORTFOLIO OVERVIEW

CTP's portfolio comprises industrial, office, mixed-use and retail properties throughout Central Europe. Our strategy focuses on key CEE regions with a large, educated workforce to support investments in high-tech and added value activities. CTP chose to develop in Central Europe due to the mix of location, smart people, industrial tradition, developed infrastructure and cost-effectiveness of the region.

## COMPETITIVE ADVANTAGE

CTP derives a competitive edge thanks to its vertically integrated business model and dedicated team of professionals, who bring extensive, hands-on experience to each project. The CTP platform provides seamless, full-service coverage at all stages of property development, together with comprehensive property management services.

## BUILDING QUALITY

Awarded ISO 14001 certification in 2011, CTP provides seamless service to clients relating to their business facilities. Continual improvement is part of our DNA, and every year we rigorously review our building standards to keep up with the latest developments to both save you time, lower your energy costs, and create the most efficient and comfortable workplace for your employees.

THE DEVELOPER: CTP

# The Team

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