

INVESTMENT OPPORTUNITY

PPP LAND INVESTMENT AG



LAND FOR SALE

IN THE RECREATIONAL AREA
OF NOVÉ MLÝNY

SOUTH MORAVIA, CZECH REPUBLIC

THE INVESTMENT

We offer land for sale at the reservoir Nové Mlýny in the Czech Republic. The plot is situated in Southern Moravia, in the southeast of the Czech Republic, on the way from the Austrian capital Vienna to Brno. Nové Mlýny is a popular tourist destination (interesting landscape, historical and architectonic monuments, reservoir). The tourism potential of the region is currently not thoroughly exploited, esp. due to insufficient infrastructure and low quality of touristic services.

6 PLOTS WITH THE TOTAL AREA OF 118.300M², OF WHICH 17.899M² ARE LOCATED DIRECTLY AT THE LAKE AND CCA. 10 HA IN THE SECOND ROW | LOCATED CLOSE TO THE LAKE | ATTRACTIVE LOCATION BETWEEN VIENNA AND BRNO | THE AREA FINDS CULTIVATED VINEYARDS, FERTILE FIELDS, HISTORICAL SETTLEMENTS, NATURAL RESERVES, AND IS SUITABLE FOR SPORT AND RECREATION ACTIVITIES



**PLOT NR.
183/138**



**PLOT NR.
183/98, 183/99,
183/100, 183/101**



**PLOT NR.
183/106**

GROUP OF 6 PLOTS

The plots are located in the cadastral area of Nové Mlýny, near the already built-up area of the village Přítluky. Plot Nr. 183/138 (with an area of 17.899 m²) is located in the immediate vicinity of the reservoir, is dedicated for construction for housing and recreation. In addition to the zoning plan, the land is also subject to a valid so-called "regulatory plan", which specifically defines which parts of the plot can be used for what purpose. Since 2018, the zoning plan has been subject of changes. According to information from the Břeclav City Hall, Spatial Planning Department, the changes will come into force during 2022-2023. According to the actual proposal, which is currently in the approval process, the current regulatory plan will be abolished, the territory will be dedicated according to the existing zoning plan. Before any construction starts, it will be necessary to prepare a so-called territorial study.

It is followed by a group of plots, in the second row, i.e. 183/98, 183/99, 183/100, 183/101, which form one unit with a total area of 82.630 m². Along with these plots, we also offer for sale the plot Nr. 183/106 with an area of 17.804 m², which is located nearby. The land in the second row from the reservoir is currently dedicated for agricultural purposes.



INDICATIVE PRICE

€ 80.- per m² at the lake

€ 6.- in the second row



Zoning plan - Přítluky:

<https://breclav.eu/file/21921/>

<https://breclav.eu/file/21922/>

Regulatory plan - Přítluky:

<https://breclav.eu/file/33441/>

LOCATION & POTENTIAL

Nové Mlýny

The reservoir Nové Mlýny is situated in the region of Pálava (Pavlov Hills), Southern Moravia, in the southeast of the Czech Republic.



The region lies on the way from the Austrian capital Vienna to Brno, (second largest Czech town), stretched away from the town Mikulov to the north-east. It is a popular tourist destination due to its interesting landscape and countryside (picturesque viticulture villages) as well as historical and architectonic monuments (ruins of medieval castles Děvičky and Sirotčí hrádek, Venus of Věstonice statue).

In 1976, The Pálava Protected Landscape Area was established in order to protect natural and cultural monuments in the Pavlov Hills. Ten years later, it became the third place in the Czech Republic which was listed as a UNESCO biosphere reserve as a part of the Man and Biosphere program.

In the region of Pavlov Hills are many picturesque villages with typical viticultural appearance. One of the most famous is Pavlov, which lies on the eastern slope of the Pavlov Hills below its highest peak, Děvín (550 m). The local tradition of viticulture with wine cellars with rustic Baroque gables stretches back to 15th century.

The reservoir Nové Mlýny is a cascade system of three dams. It comprises the largest area of water in Moravia. It was constructed on an area of 3,226 hectares between 1975-1989. The upper reservoir serves for irrigation and recreation, the middle part is a nature reserve with artificial islands for nesting birds and the lower reservoir serves for recreation, irrigation and power generation (very famous is the Romanesque-Gothic St. Linhart's Church, which has survived on one island as the only relic of the flooded village Mušov).

Novomlýnská reservoir is well known especially for water sport and recreation activities as surfing or yachting. The area has become one of the most significant fishing localities of whole south Moravia. In the vicinity of the reservoir are ideal conditions for growing wine and fruits.

Southern Moravia

Southern Moravia Region spreads over an area of 7.187 sq. km in the southeast of the Czech Republic.

It is the country's fourth largest region. It has two international borders - with Austria to the south and with Slovakia to the southeast. With a population of 1 179 th. inhabitants, South Moravia is the third most populated region in the Czech Republic.

Industry and economy: The region's most important industries are engineering (especially power-, mechanical- and electrical engineering - Brno, Blansko, Adamov), followed by food-processing (Znojmo, Hodonín, Mikulov), chemical and pharmaceutical industries, glass and ceramics and wood-processing industry. Brno and its surroundings play a dominant role in the Region's economy; its share in the total value added produced in the Region is 28.1 %.

Agricultural land comprises more than 60 % of the Region's total area, of which 83 % is arable land. Fertile black and brown soils in combination with warm climate in both the valleys provide very good conditions for intensive agriculture (wheat, sugar beet, brewing barley, fruit, vegetables and vine). More than 90 % of Czech vineyards are located in Southern Moravia.

IN 2019, GDP OF THE REGION REACHED 10,5% OF THE CR'S GDP, WHEREAS THE POPULATION SHARE AMOUNTED TO 11%.¹



¹ Czech Statistical Office



Historical and natural highlights: The region is rich in historical monuments, which point to the fact that Southern Moravia was one of the most notable centers of settlement in all of the stages of prehistoric and medieval development. The territory is home to a number of castles (Špilberk, Pernštejn) and châteaux (Lednice, Vranov nad Dyjí, Rájec-Jestřebí, Slavkov u Brna, Mikulov, Znojmo, Kroměříž, Buchlov). Among other highlights are Austerlitz battlefield, Tugendhat Villa in Brno, significant archaeological localities of prehistoric and Great Moravia settlements in Dolní Věstonice (Venus of Věstonice statue), Mikulčice and Pohansko.

The most attractive places are Moravia Karst with its mysterious caves and deep valleys of Pavlov hills (Pálava) and the Podyjí National Park. Further points of interest are Chřiby, a hilly massif with mixed forests, and the White Carpathian Mountains. Very popular are wine-growing areas of Znojmo, Mikulov and Bzenec.

ON THE TERRITORY OF THE REGION THERE ARE FOUR PLACES WHICH ARE LISTED AS UNESCO WORLD CULTURAL HERITAGE SITES: (1) LEDNICE - VALTICE AREA, AN EXAMPLE OF A SYSTEM OF FORESTS, MEADOWS AND WATER AREAS MARVELOUSLY ADDED BY ROMANTIC CATHEDRALS, ARBOURS AND CHATEAUX OF LEDNICE AND VALTICE, (2) BIOSPHERIC RESERVATION OF PROTECTED LANDSCAPE AREAS OF PÁLAVA, (3) WHITE CARPATHIANS, (4) TUGENDHAT VILLA IN BRNO.



Tourism Potential of the Region

With 1,6mn of tourists a year, the region of Southern Moravia is above average in the Czech Republic in number of tourists it attracts.

The region is typically subject to demand of individual tourism – sport, wine, health, and educational cultural tourism, especially in summer. About 2/3 of tourist visiting the region are Czech citizens; their number has slightly been growing over the past five years. Foreign visitors (German, Slovak, Austrian, Polish) stay in the region less than 3 days in average, which is below the average of the whole country.

In order to increase the income from tourism, the regional government created a development strategy with the target to attract domestic visitors (esp. the inhabitants of large urban agglomerations), international visitors (esp. businesspeople and participants of congress tourism). To follow the above mentioned targets, the regional government concentrates especially on inter-regional cooperation (creation of natural tourism regions - grouping of municipalities into natural units), support of tourism activities from multiple sources, the improvement of information systems, professional education of human resources in tourism and the organization, management and marketing of the destination.

We assume that the area of the Nové Mlýny Reservoir has a high potential as a tourist destination. New accommodation and sport facilities need to be built up as well as facilities for entertainment, education or congresses. This will result in high demand for suitably located land plots in the area.



Transport infrastructure

The Southern Moravia Region has good transport accessibility and strategic location on the junction of transeuropean networks linking Western Europe with east, and north with south.

In the region there is the motorway D1 (E65, E50) linking Brno with Prague with connection to motorway networks to Germany. Motorway D2 (E65) links Brno with Bratislava, the capital of Slovakia, and the Hungarian motorway network. In direction Vienna there is a speedway road R52 which should be completed during next years and should be connected with Austrian A5 to Vienna. The road should cross the Nový Mlýn reservoir with a flyover.

The city of Brno has regular railway connections to all capitals of the Central European region. The airport Brno-Tuřany has the status of an international airport.



CONTACT

PAUL PUTZ & PARTNER MANAGEMENT CONSULTING GMBH

Paul G. Putz, MBA | M pp@paulputz.com

Ing. Jitka Poulouva, PhD | M jp@paulputz.com

A Otto Bauer Gasse 4/4, 1060 Wien, Österreich

P +43 1 382 00 23 | **M** office@paulputz.com | **W** www.paulputz.com

Commercial court Vienna / FN 243115y

PAUL PUTZ
& PARTNER