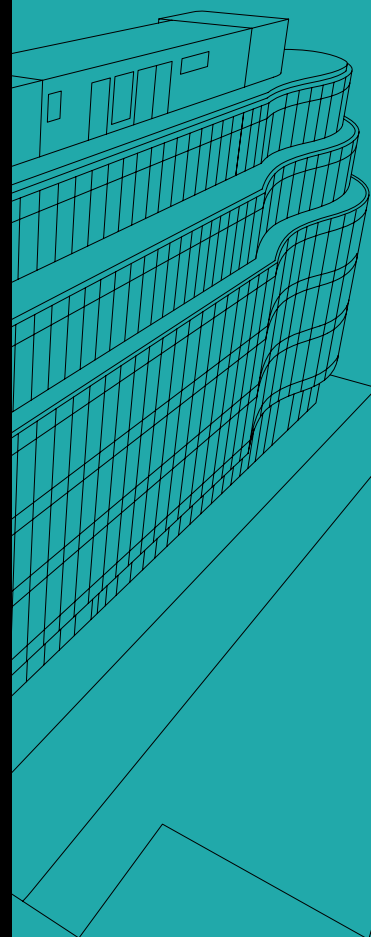


# ANT RA CIT



PURPOSIA  
GROUP  
MEMBER



# Stable partner in real estate development



PURPOSIA  
GROUP  
MEMBER



# ANTRACIT

We are an international development group operating in the Czech Republic and Slovakia.

**ANTRACIT**  
PURPOSIA GROUP

**We create  
spaces for living  
and business**

# We specialize in a wide range of development projects.

We design projects with respect to the location, its specifics, and future users and residents in the area.

We offer development services tailored to the needs of our clients and provide comprehensive solutions across the entire real estate market – **from design to implementation and management.**

In each project, **we pay attention to an individual approach, quality workmanship and long-term sustainability**, so that the properties have lasting value for users and investors.

## Residential construction

---

## Administrative buildings and SBU

---

## Logistic and industrial areas

---

## Specific urban and MIXED-USE projects

---



# projects

## Residential construction

|                                            |    |
|--------------------------------------------|----|
| Villa Dvořáková, Ostrava                   | CZ |
| Family houses Livia, Ostrava – Krásné Pole | CZ |
| Terraced houses, Ostrava – Výškovice       | CZ |

## Logistic and industrial areas

|                    |    |
|--------------------|----|
| Chotoviny          | CZ |
| Solnice            | CZ |
| Ústí nad Labem     | CZ |
| Ostrožská Nová Ves | CZ |
| Ostrava-Poruba     | CZ |
| Město Touškov      | CZ |
| Senec              | SK |
| Prešov             | SK |

## Administrative buildings and SBU

|                         |    |
|-------------------------|----|
| Commercial park, Plzeň  | CZ |
| Antracit House, Ostrava | CZ |
| Antracit Point, Žilina  | SK |

## Specific urban and MIXED-USE projects

|                                       |    |
|---------------------------------------|----|
| Multifunctional house Václav, Ostrava | CZ |
| Komplex Palace, Ostrava               | CZ |
| Kampus Palace, Ostrava                | CZ |
| Bouldering center, Ostrava            | CZ |
| Athletic center, Žilina               | SK |



# current projects

# Multifunctional house Václav



# Multifunctional house Václav

Premium office and commercial space in shell & core standard. Modern residential rental housing.

FOR RENT

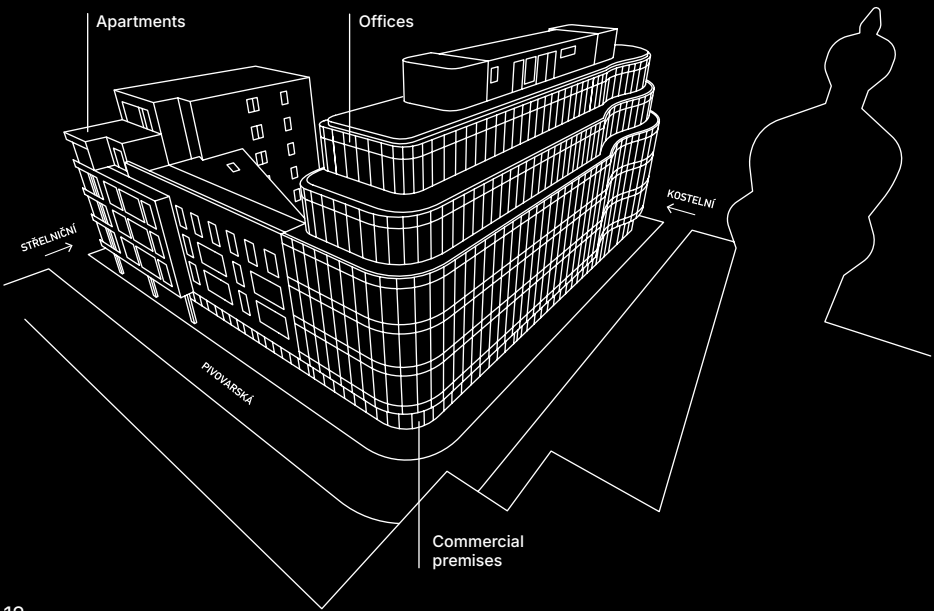
Under construction.  
Completion spring 2027.  
Available for rent.

## PARAMETERS

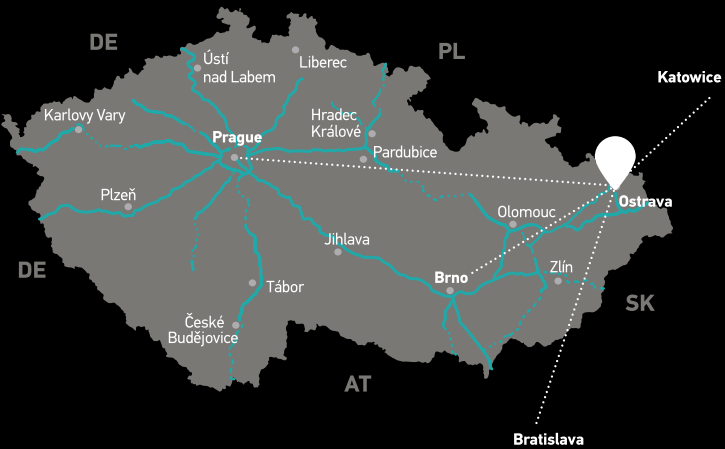
|                     |                                  |
|---------------------|----------------------------------|
| Usable area         | 6 871 m <sup>2</sup>             |
| Apartments          | 16 (54-158 m <sup>2</sup> )      |
| Offices             | 5 floors (3 024 m <sup>2</sup> ) |
| Commercial premises | 5 (98-115 m <sup>2</sup> )       |
| Underground parking | 76                               |

## LOCATION

Ostrava, CZ



In the historic city center, close to the Ostravice River embankment and Masaryk Square. Good access to public transport and civic amenities, D1 highway within a 5-minutes drive.



# Villa Dvořákova



# Villa Dvořákova

FOR SALE

Construction start 2025.  
Completion 2027.

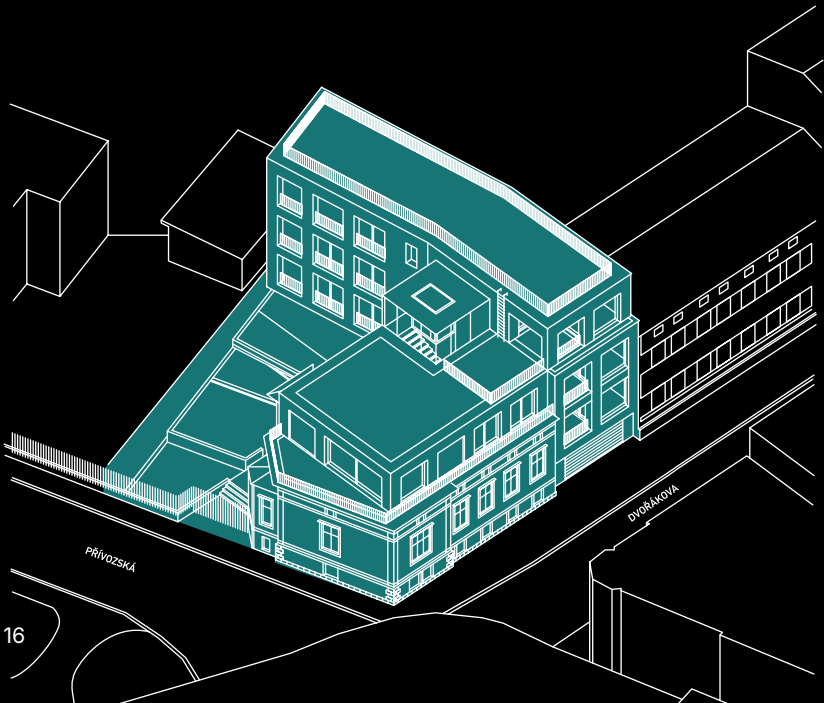
Stylish living in a renovated historic villa from 1895 with a modern extension. Private garden, community areas, sheltered parking. Located in the city center with good access to public transport and civic amenities.

## PARAMETERS

|               |                              |
|---------------|------------------------------|
| Usable area   | 1 384 m <sup>2</sup>         |
| Built-up area | 679 m <sup>2</sup>           |
| Housing units | 8 (37,6–160 m <sup>2</sup> ) |

## LOCATION

Ostrava, CZ



WEBSITE



MAP



In the historic city center, close to the Ostravice River embankment and Masaryk Square. Good access to public transport and civic amenities, D1 highway within a 5-minutes drive.



# The former Hotel Palace complex

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| 1913      | Opened as a luxury Hotel National                                                       |
| 1945      | Nationalization and inclusion under Interhotels Čedok                                   |
| 1992      | Privatization and reconstruction for Union Bank                                         |
| 2005      | Operation terminated                                                                    |
| 2016      | Reconstruction of one part of the building<br>for the student residence „Kampus Palace“ |
| 2024      | Owner ANTRACIT                                                                          |
| 2025      | Architectural competition underway                                                      |
| 2028–2030 | Implementation in stages with gradual start of operation                                |

# The former Hotel Palace complex

Architectural  
competition 2025.  
Implementation in stages  
2028–2030.

The complete renovation  
of the iconic building in the center  
of Ostrava will restore the building's  
historical luster while adapting  
it to the needs of a modern city.  
After the reconstruction,  
the project will offer modern  
small-sized rental apartments,  
a designer hotel, community  
and social spaces, and  
commercial areas for civic  
services, including parking.

## PARAMETERS

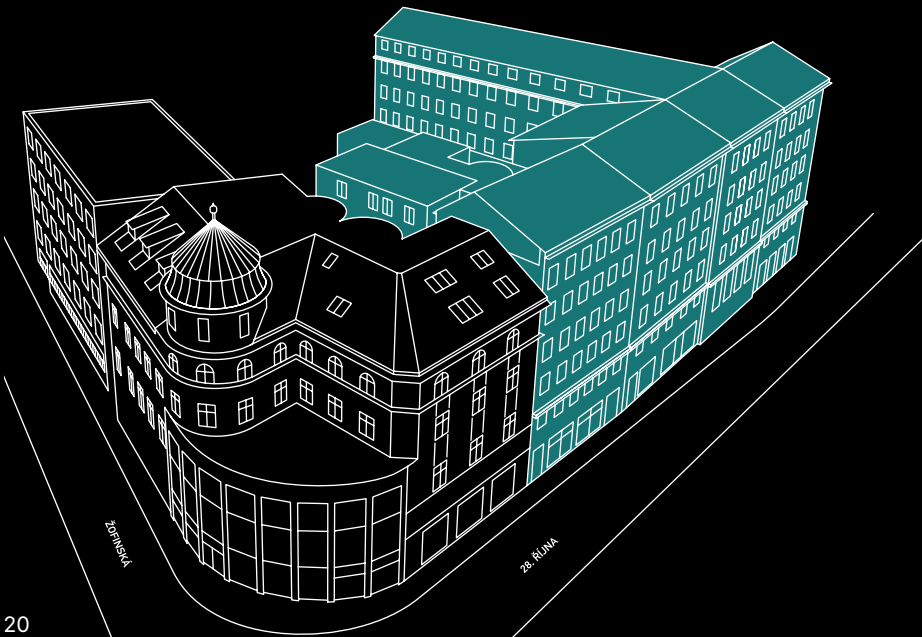
Usable area **3 500 m<sup>2</sup>**

Total leasable area **5 500 m<sup>2</sup>**

Residential housing **3 600 m<sup>2</sup>**

Commercial use **1 900 m<sup>2</sup>**

LOCATION **Ostrava, CZ**



In the city center with good access  
to public transport and civic amenities.  
D1 highway within 5 minutes drive.



# Commercial park in the Plzeň city center

# Commercial park in the Plzeň city center

FOR RENT

Ready for implementation.  
Completion within 12 months  
from contract signing.

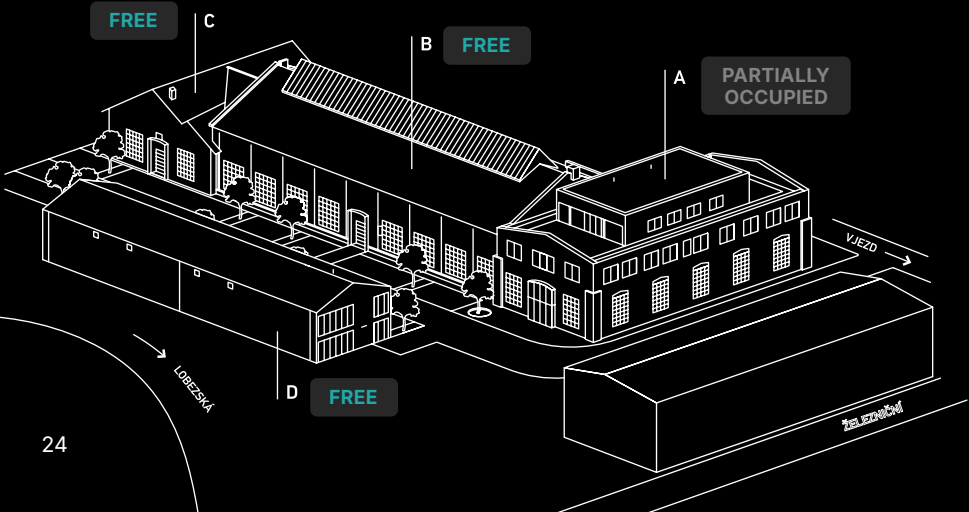
Reconstructed former industrial area with a unique location. Administrative space and SBU. Complex area with modern facilities.

## PARAMETERS

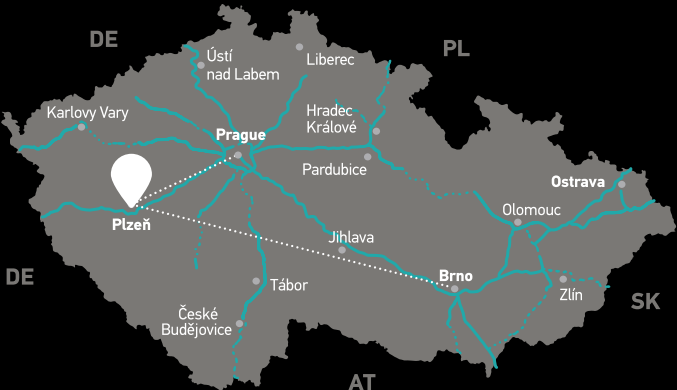
|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| Usable area     | 3 720 m <sup>2</sup>                                                      |
| Built-up area   | 2 860 m <sup>2</sup>                                                      |
| Bulding A       | 410 m <sup>2</sup> of free administrative space on the 1st and 2nd floors |
| Bulding B       | 960 m <sup>2</sup> divisible into smaller units + admin. facilities       |
| Bulding C       | 340 m <sup>2</sup>                                                        |
| Bulding D       | 615 m <sup>2</sup> including administrative support                       |
| PENB:           | B (new building - hall D: A)                                              |
| Parking spaces: | 39                                                                        |



Photovoltaic power plant and heat pumps



Strategically located near main railway station, including the transport terminal, and near the main routes and high-capacity roads to Prague, Karlovy Vary, České Budějovice and Germany.



# Terraced houses Výškovice

In project preparation.  
Implementation start 2027.

A residential development in an attractive location, where the city meets nature, will offer high-quality living in terraced houses. The project will also feature front gardens, private backyards, and convenient parking next to the houses on an adjacent lot. A study is currently being developed for terraced houses using innovative construction technology in the form of 3D printing. The aim is to create truly exceptional residential living. The design is being prepared for us by Coral Construction Technologies.

LOCATION      Ostrava-Výškovice, CZ



# Industrial park Senec

FOR SALE/RENT

Ready for implementation.  
Completion within  
10–12 months from  
contract signing.

Hall space in an industrial zone  
for long-term lease and sale.  
For logistics, light production  
and storage - with administrative  
premises.

PHASE 2 PARAMETERS

|                                        |                        |
|----------------------------------------|------------------------|
| Total area size                        | 19 487 m <sup>2</sup>  |
| Usable area                            | 6 915 m <sup>2</sup>   |
| Total area of the hall                 | 6 081 m <sup>2</sup>   |
| Administration                         | 2 × 417 m <sup>2</sup> |
| Parking spaces                         | 52                     |
| Clear height of the hall for the truss | 12 m                   |
| Floor load capacity                    | 5 t/m <sup>2</sup>     |

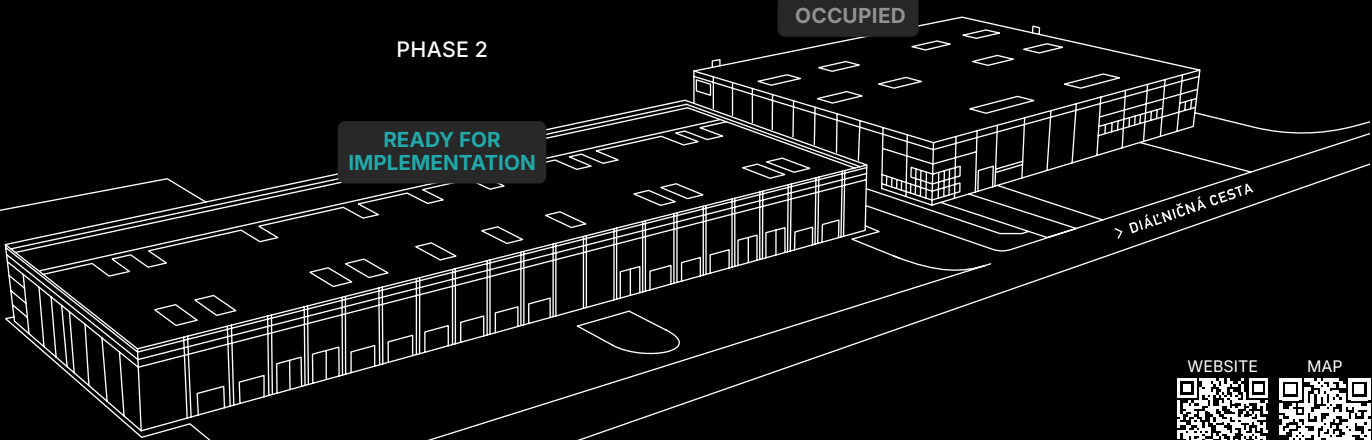


PHASE 1

OCCUPIED

PHASE 2

READY FOR  
IMPLEMENTATION



|                 |                  |
|-----------------|------------------|
| Motorway D1     | 1 km             |
| Bratislava (SK) | 29 km / 0:30 h.  |
| Vienna (AT)     | 110 km / 1:20 h. |
| Žilina (SK)     | 175 km / 1:45 h. |
| Brno (CZ)       | 139 km / 2:00 h. |
| Budapest (HU)   | 192 km / 2:30 h. |



# Industrial park Prešov

FOR RENT

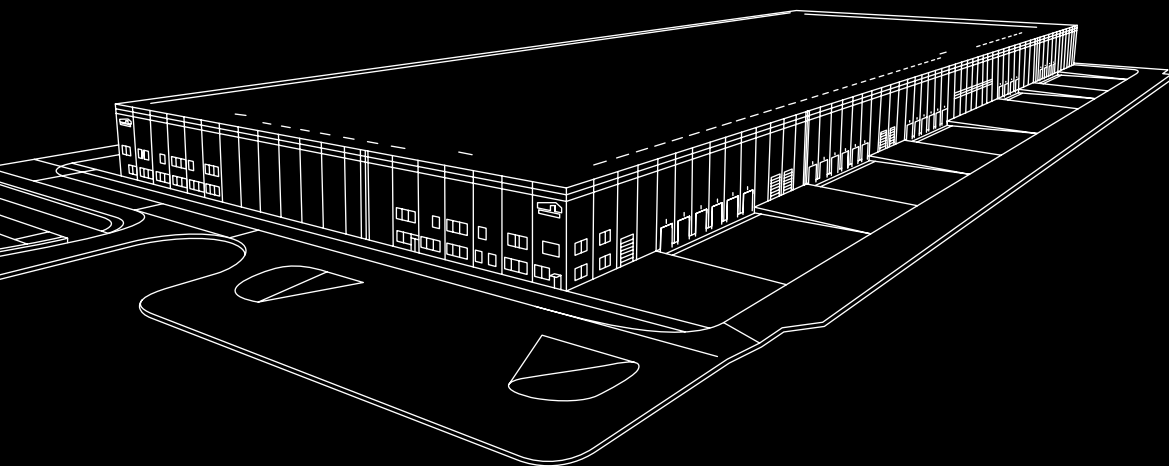
Valid building permit.  
Completion within 10–12  
months from signing  
the contract.

## OPTION 1

Prestigious industrial zone  
area in the Záborské district  
for the construction of halls  
for rent in two variants, suitable  
for production and logistics.  
Also for use for showrooms  
or SBU. Can be divided into  
multiple rental units – each  
has a floor area tailored  
to individual needs.

### OPTION 1 PARAMETERS

|                                        |                       |
|----------------------------------------|-----------------------|
| Total area size                        | 90 192 m <sup>2</sup> |
| Total area of the hall                 | 40 850 m <sup>2</sup> |
| Administration                         | 5 596 m <sup>2</sup>  |
| Clear height of the hall for the truss | 13 m                  |
| Floor load capacity                    | 5 t/m <sup>2</sup>    |
| Parking for cars + trucks              | 240 + 30              |



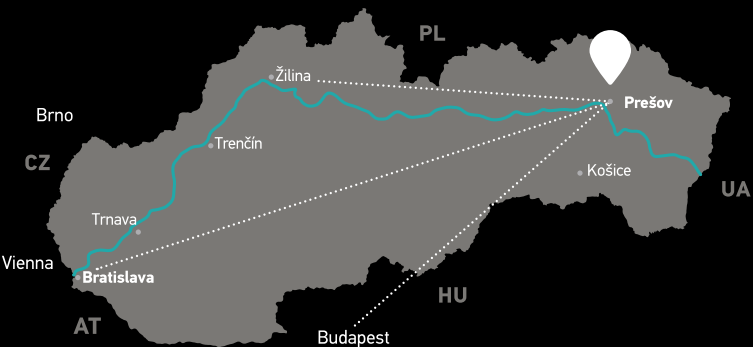
WEBSITE



MAP



Good visibility from the main road  
Center of Prešov: 7 km  
Access to the E50 highway



# Industrial park Prešov

FOR RENT

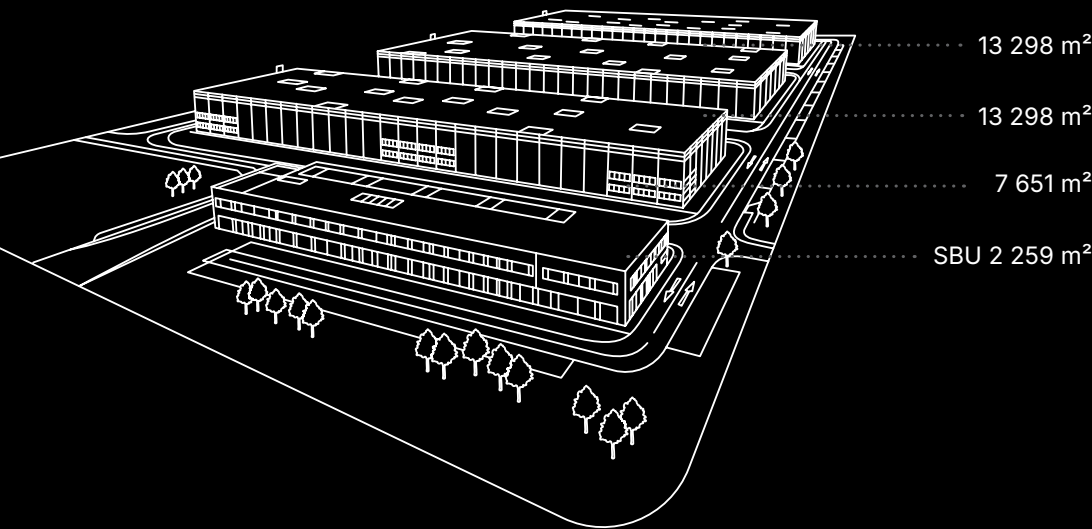
Valid building permit.  
Completion within 10–12  
months from signing  
the contract.

## OPTION 2

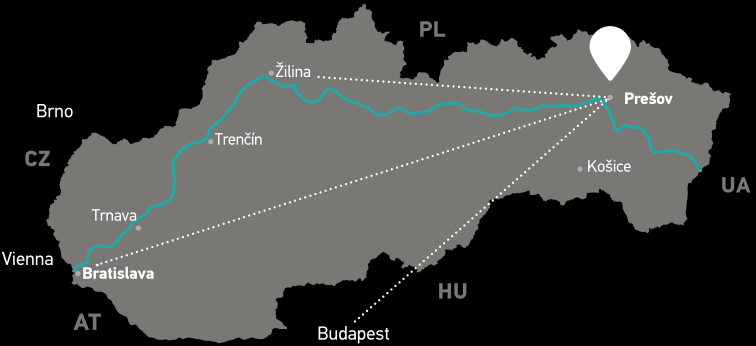
Three separate halls with  
administrative spaces and  
an independent unit for SBU  
– this can be divided into multiple  
rental units for use according  
to individual needs.

### OPTION 2 PARAMETERS

|                                        |                       |
|----------------------------------------|-----------------------|
| Total area size                        | 90 192 m <sup>2</sup> |
| Total area of the hall                 | 34 247 m <sup>2</sup> |
| Administration                         | 7 538 m <sup>2</sup>  |
| SBU                                    | 2 259 m <sup>2</sup>  |
| Clear height of the hall for the truss | 13 m                  |
| Floor load capacity                    | 5 t/m <sup>2</sup>    |
| Parking for cars + trucks              | 240 + 30              |



Good visibility from the main road  
Center of Prešov: 7 km  
Access to the E50 highway



# Industrial park Ústí nad Labem

FOR RENT

Selected spaces  
available for rent  
immediately.

A complex with nine buildings  
for short and long-term rental  
suitable for storage, logistics,  
production and administration.  
Plenty of parking and  
handling areas.

## PARAMETERS

Rentable area including  
outdoor areas **7 818 m<sup>2</sup>**

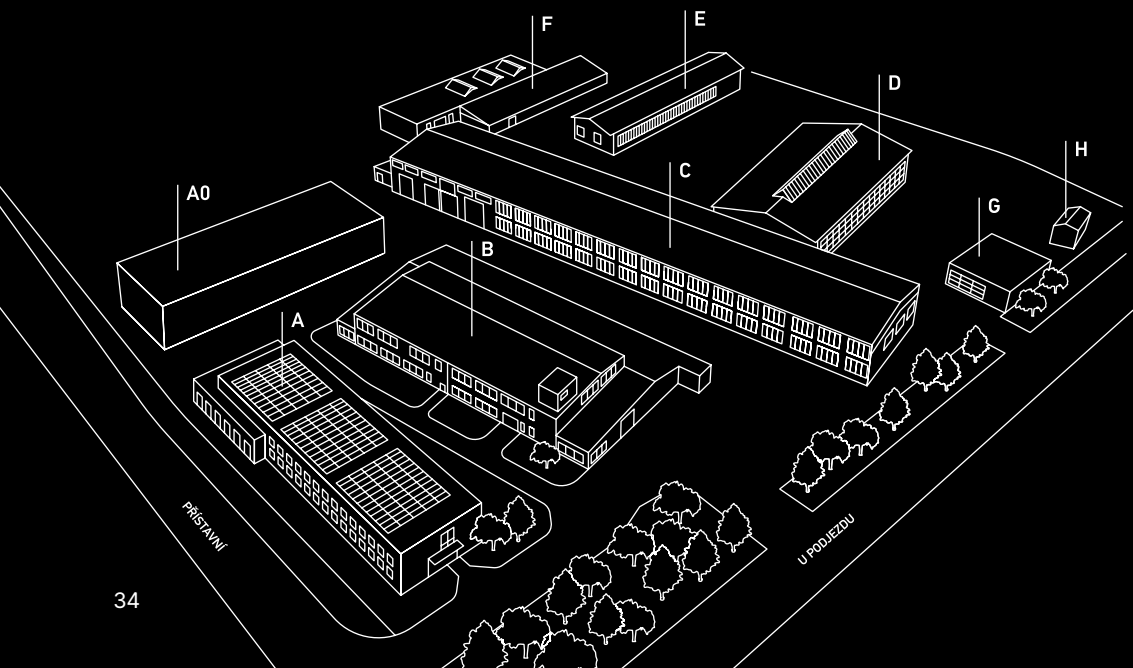
Rentable area of buildings **5 517 m<sup>2</sup>**

## FREE SPACES

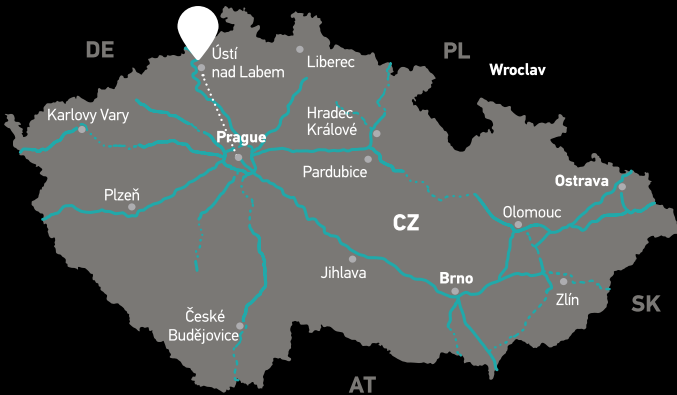
A - Administration with office  
and social facilities 1 015 m<sup>2</sup>

B - Production  
and warehouse hall 1 294 m<sup>2</sup>

F - Production  
and warehouse hall 750 m<sup>2</sup>



In the industrial zone near the cargo port.  
Good accessibility to the main roads towards  
Prague, Teplice, Liberec and Germany.



# Industrial park Solnice

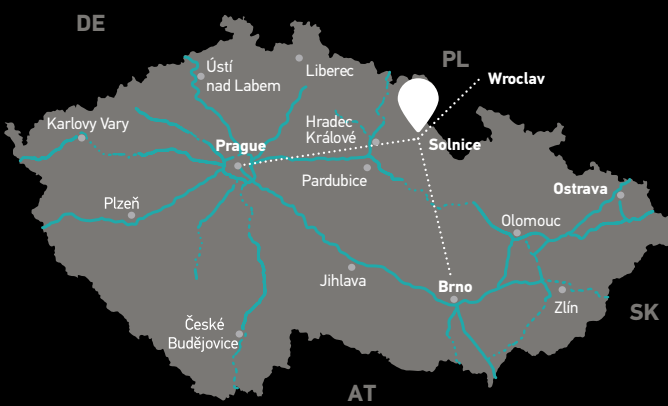
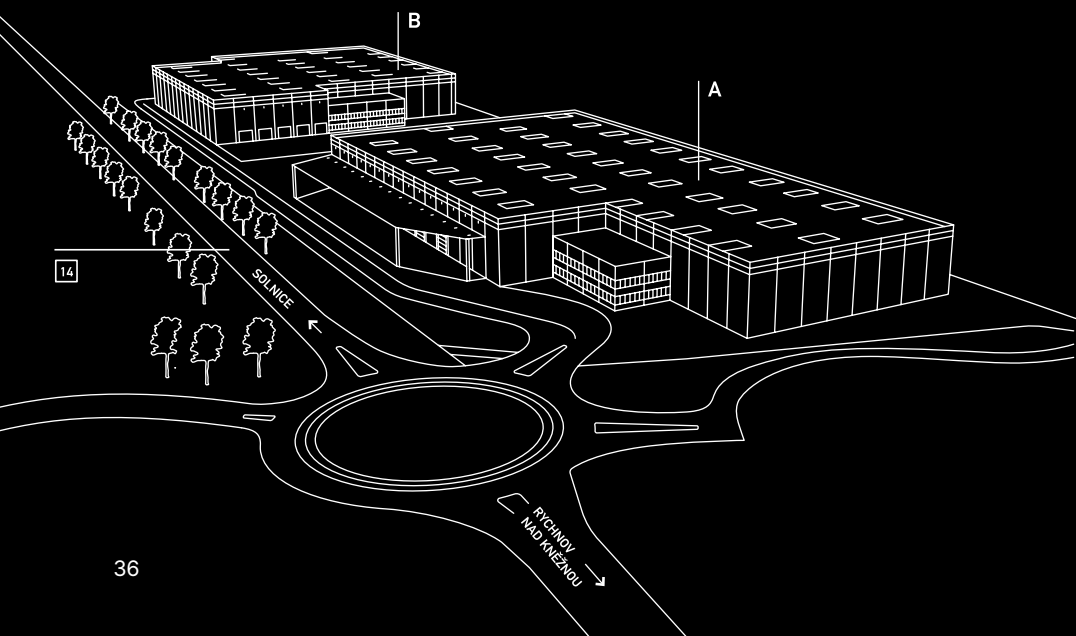
FOR SALE/RENT

Valid building permit.  
Completion within 10–12 months  
from signing the contract.

Two separate halls in the industrial zone near Škoda Kvasiny. For light industry, warehousing and SBU.

## PARAMETERS

|                                        |                                                                    |
|----------------------------------------|--------------------------------------------------------------------|
| Usable area of the premises            | 17 269 m <sup>2</sup>                                              |
| Hall A                                 | 9 656 m <sup>2</sup><br>+ Administration<br>2 × 288 m <sup>2</sup> |
| Hall B                                 | 7 613 m <sup>2</sup><br>+ Administration<br>2 × 288 m <sup>2</sup> |
| Clear height of the hall for the truss | 10 m                                                               |
| Floor load capacity                    | 8 t/m <sup>2</sup>                                                 |
| Parking spaces                         | 47                                                                 |



Connection to the I/14 road  
and cycle paths leading to surrounding towns,  
900 m from the Škoda Kvasiny plant.

# Industrial park Chotoviny

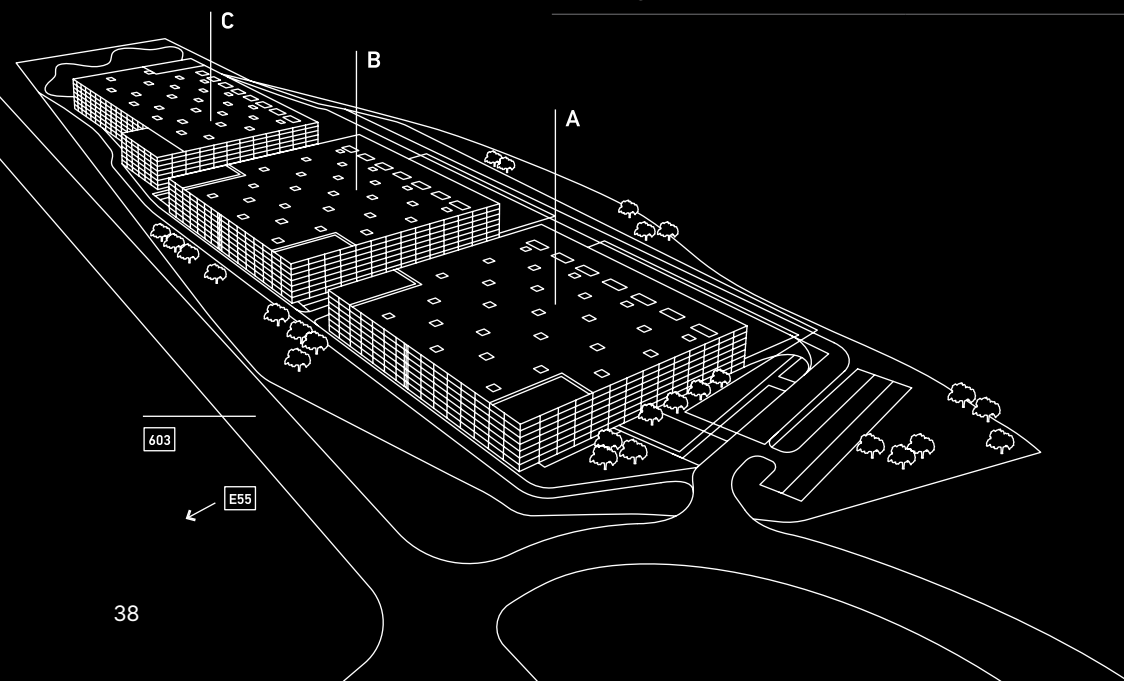
FOR SALE/RENT

Building permit obtained.  
Completion within 10–12 months  
from contract signing.

Industrial park near Tábor with  
three separate hall buildings for  
light production and storage  
with administrative area and  
facilities for employees.

## PARAMETERS

|                                        |                                                                         |
|----------------------------------------|-------------------------------------------------------------------------|
| Total area size                        | 67 254 m <sup>2</sup>                                                   |
| Hall A                                 | 7 103 m <sup>2</sup> + Administration<br>4 × 316 m <sup>2</sup>         |
| Hall B                                 | 7 103 m <sup>2</sup> + Administration<br>4 × 316 m <sup>2</sup>         |
| Hall C                                 | 7 065 m <sup>2</sup> + Administration<br>2 x (316 + 473) m <sup>2</sup> |
| Floor load capacity                    | 5 t/m <sup>2</sup>                                                      |
| Clear height of the hall for the truss | 10                                                                      |
| Parking for cars + trucks              | 227 + 12                                                                |



Use of solar energy.  
Secure fenced area with gatehouse.  
Rich greenery in the area.



Close to the exit to the D3, easy  
access towards Prague.

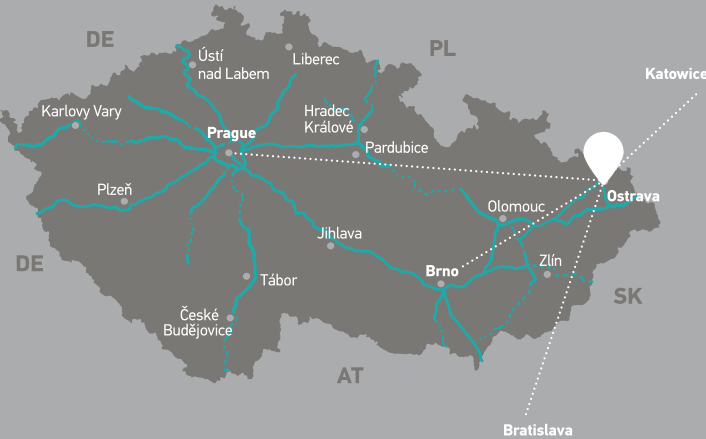


# reference projects

# Bouldering center

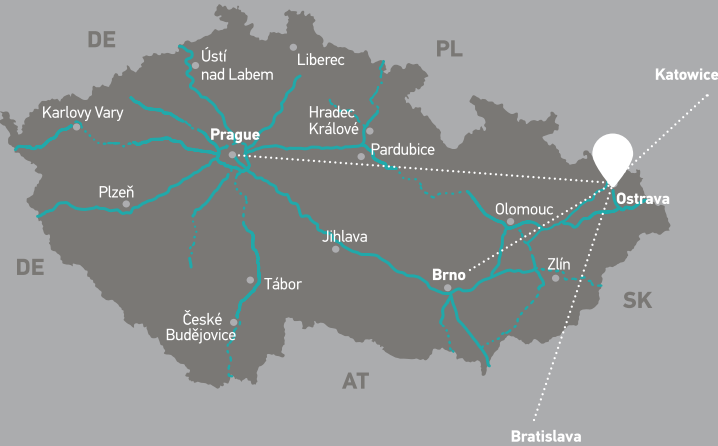
Construction of a facility for the largest bouldering center in the Moravian-Silesian for the tenant CLIMBING GYM s.r.o.

|                    |                                                                                         |
|--------------------|-----------------------------------------------------------------------------------------|
| YEAR OF COMPLETION | 2023                                                                                    |
| PARAMETERS         |                                                                                         |
| Built-up area      | 1 774 m <sup>2</sup>                                                                    |
| Usable area        | 2 556 m <sup>2</sup> (1st floor: 1 716 m <sup>2</sup> , 2nd floor: 840 m <sup>2</sup> ) |
| LOCATION           | Ostrava-Poruba, CZ                                                                      |



# Family houses Livia

|                                                                                                               |                                          |
|---------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Implemented as a start-up development project of two family energy-efficient houses with modern technologies. |                                          |
| YEAR OF COMPLETION                                                                                            | 2025                                     |
| PARAMETERS                                                                                                    | 2 family houses (4 bedrooms, 5 bedrooms) |
| LOCATION                                                                                                      | Krásné Pole, Ostrava, CZ                 |



# Antracit Spot Athletic Center

The most modern gymnastics center in Slovakia was designed with sustainability and the environment in mind. The building is classified in the highest energy efficiency category of „extremely efficient“.

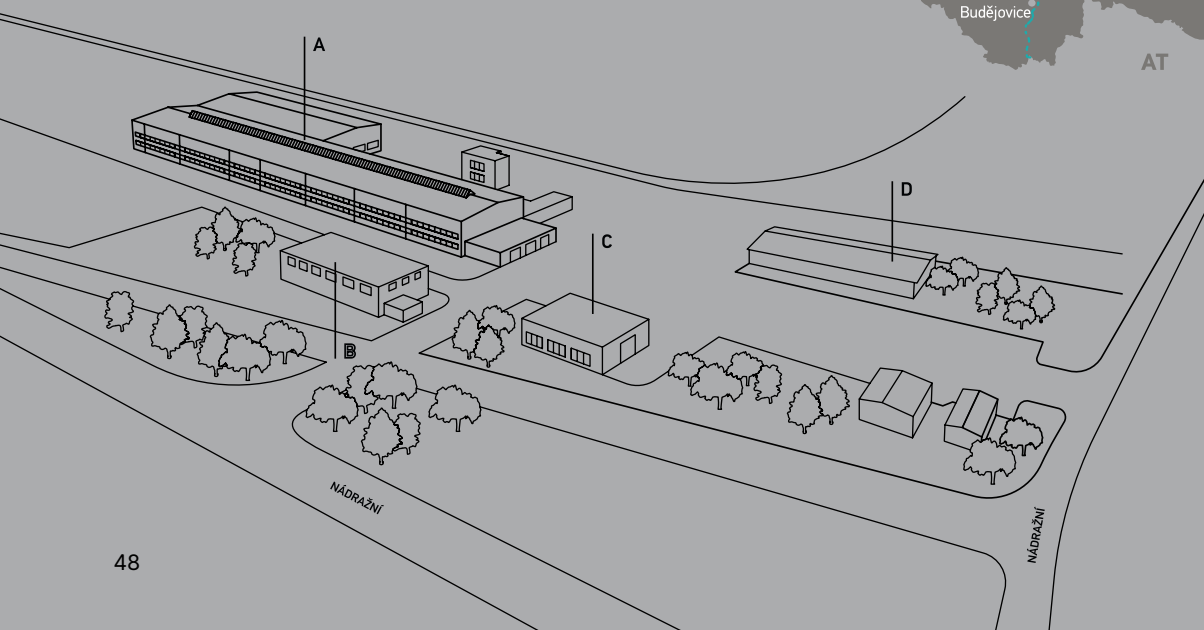
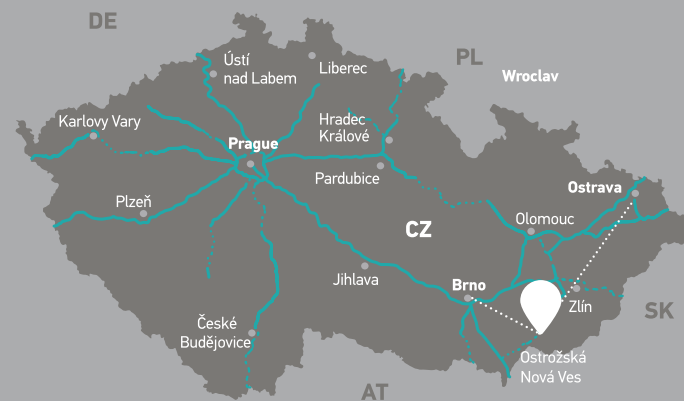
|                    |            |
|--------------------|------------|
| YEAR OF COMPLETION | 2024       |
| PARAMETERS         |            |
| Usable area        | 1 500 m²   |
| LOCATION           | Žilina, SK |



# Industrial complex Ostrožská Nová Ves

The area is primarily intended for production with administrative facilities. The area has undergone modernization, which has ensured a flexible and functional facility for companies and entrepreneurs. One of the buildings is used by our sister company PREFA ONV, specializing in the production, transport and assembly of prefabricated reinforced concrete structures. Based on the study, further development of the area is currently being prepared.

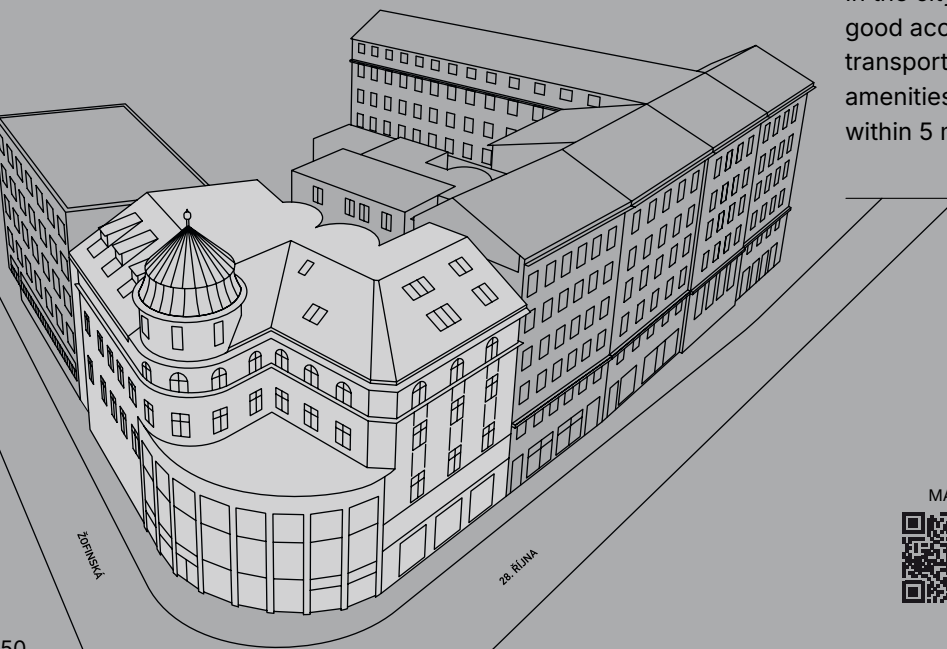
LOCATION **Ostrožská Nová Ves, CZ**



# Kampus Palace student residence

This modern accommodation is in the historic building of the former Hotel Palace in the very heart of Ostrava. The student residence offers an attractive location with quality facilities and an emphasis on community life. It's an ideal solution not only for students but also offers affordable accommodation to tourists during the summer outside of the school year. The ground floor of the building is used by four commercial entities offering gastronomic services.

|                    |             |
|--------------------|-------------|
| YEAR OF COMPLETION | 2016        |
| LOCATION           | Ostrava, CZ |



In the city center with good access to public transport and civic amenities. D1 highway within 5 minutes drive.

MAP



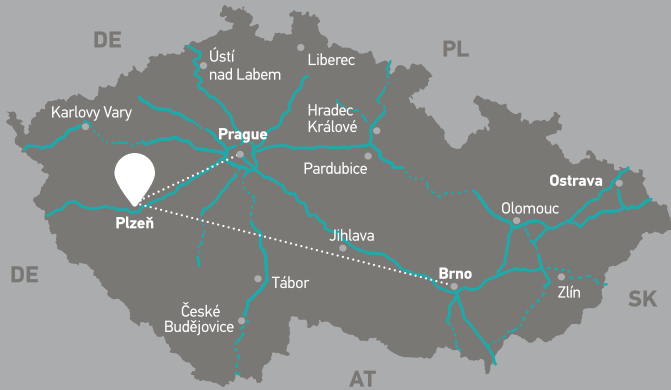
WEBSITE



# Antracit Touškov

Logistics complex on a previously unused brownfield site, 10 km from Pilsen. The complex is tailored to the needs of a long-term tenant, a forwarding company. It meets quality and sustainability standards at the BREEAM ‚Very Good‘ certification level.

|                       |                           |
|-----------------------|---------------------------|
| YEAR OF COMPLETION    | 2024                      |
| PARAMETERS            |                           |
| Usable area           | 2 459 m <sup>2</sup>      |
| Administrative area   | 298 m <sup>2</sup>        |
| Roads and paved areas | 5 604 m <sup>2</sup>      |
| LOCATION              | Město Touškov (Plzeň), CZ |



# Antracit Point

The office building near Žilina is home to our sister company HSF System SK, as well as several smaller tenants. As the owner and operator, we are proud to have won the international BigSEE Architecture Award 2021 in the Public and Commercial Architecture category.

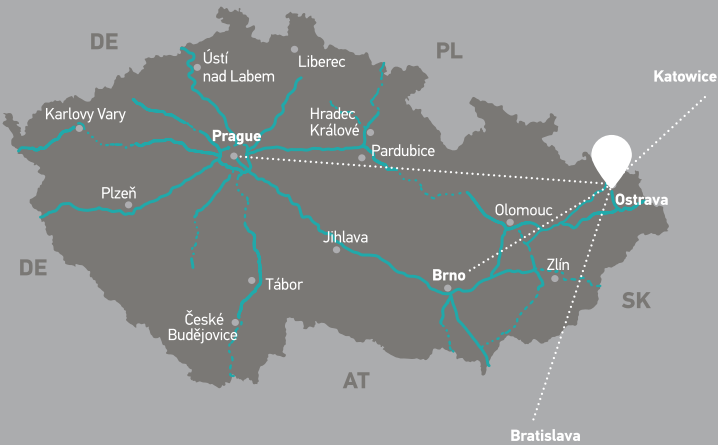
|                    |                                 |
|--------------------|---------------------------------|
| YEAR OF COMPLETION | 2019                            |
| AWARDS             | BIG SEE Architecture Award 2021 |
| PARAMETERS         |                                 |
| Built-up area      | 827 m <sup>2</sup>              |
| Usable area        | 1671 m <sup>2</sup>             |
| LOCATION           | Žilina, SK                      |



# Antracit House

The building with a modern interior design, combined with office and storage spaces suitable for a company headquarters, shops, offices, is now fully occupied. Based on increased demand, the building was gradually expanded according to the needs of the tenants. The tenants now use the attractive facilities, sufficient parking capacity, including car charging stations. Our sister company, HSF System a.s., also has its headquarters located here.

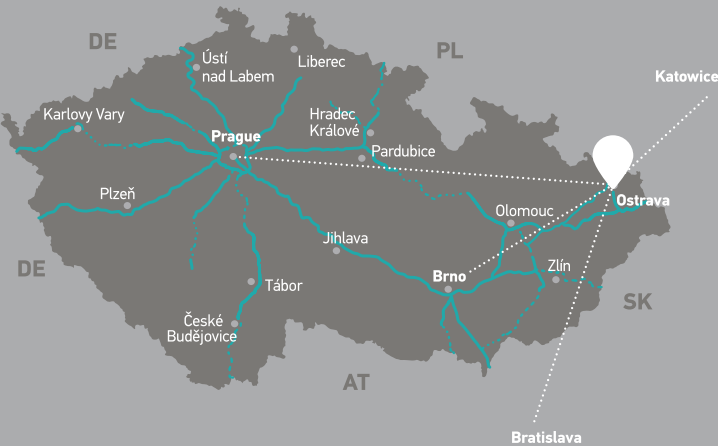
|                    |                                                    |
|--------------------|----------------------------------------------------|
| YEAR OF COMPLETION | 2015                                               |
| AWARDS             | House of the Year Ostrava 2016 – Honorable Mention |
| LOCATION           | Ostrava-Kunčičky, CZ                               |



# Logistics complex Ostrava - Poruba

A modern logistics and forwarding center with warehouse facilities for multiple companies, consisting of a set of industrial halls in the Nad Porubkou industrial zone.

|                    |                       |
|--------------------|-----------------------|
| YEAR OF COMPLETION | 2024                  |
| PARAMETERS         |                       |
| Area size          | 15 000 m <sup>2</sup> |
| Built-up area      | 7 300 m <sup>2</sup>  |
| LOCATION           | Ostrava - Poruba, CZ  |



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We are part of the PURPOSIA Group investment group, which provides us with a stable capital and professional base as well as a long-term investment strategy. This enables us to offer our partners maximum professionalism, a high level of expertise, and a responsible approach to property development.

**Be part  
of it with us**

**ANTRACIT**  
PURPOSIA GROUP