Metropolitan Plan protects existing Letňany. Development focuses on brownfields

September 16, 2026: Prague's new Metropolitan Plan took effect on September 1, marking a key milestone in how the capital will develop its nearly thirty brownfield sites and development areas. Transforming disused sites offers a way for the city to grow without extending construction into open countryside or losing green space. One of the areas with the greatest potential is the former Avia complex, where the Avia City project is taking shape.

Prague's development is not only about new construction, but also about transforming areas that have lost their original purpose. These are often former industrial and manufacturing sites within the urban fabric, whose surroundings are already connected to transport and utility infrastructure. Under the new Metropolitan Plan, gradually bringing them back to life can be more efficient than building on the city's outskirts, while adding functions that parts of Prague currently lack.

According to the National Brownfield Database, the capital has nearly 30 brownfield sites, although the actual number is likely to be many times higher. They range from smaller sites within the urban fabric to extensive transformation areas on the city's outskirts. A key benefit of brownfield regeneration is its role as a catalyst, enabling major public and private investment in the areas concerned.

Prague's best-known brownfields include Bubny-Zátory, Smíchov, the Žižkov Freight Station, Rohanský Island and Avia Letňany, whose gradual transformation into functioning urban neighborhoods has been underway for years. The former Avia site in Letňany has been undergoing extensive remediation valued at CZK 2.5 billion. This ranks among the largest site transformations in Czech history and marks a major milestone in the complex's new chapter as a residential district. The first, crucial phase—building demolition and excavation of contaminated soil—is now complete, and the second phase, groundwater remediation, is beginning. In terms of size, this brownfield is among the largest in the Czech Republic.

Over the coming years, a modern urban neighborhood with full infrastructure will gradually emerge in several phases across approximately 66 hectares of what is now a closed industrial site. It will help substantially increase insufficient school and preschool capacity, not only in Letňany and Čakovice but across northern Prague. The Avia City project will enable a new tram line to Letňany, extending to Čakovice train station, and add services and leisure facilities currently lacking in Prague.

"Avia City is not just about new construction; above all, it is about bringing this vast area back into residents' lives. After decades during which the site remained largely closed and its industrial use gradually declined, it is coming back to life. Until now, people have had to go around it. Soon, however, it will become an open urban neighborhood with new homes, schools, services, jobs and approximately 100,000 m² of public green space and parks. Avia City will build on the site's industrial heritage and connect it with contemporary urban life. Transformations like these can help Letňany and Čakovice grow without creating isolated residential developments lacking essential amenities," says **Martin Zítek, Chief Architect at Odien.** Letňany residents will gain new spaces for relaxation, sport and their children's education within walking distance.

Thanks to the new Metropolitan Plan, Letňany and Čakovice can evolve over the coming years from a residential fringe of Prague into a self-sufficient urban district. The same applies to other city districts, which can develop their neglected sites and transformation areas more quickly. This is not simply about converting land into housing, but also about building new streets, public transport and infrastructure, public spaces, services and school capacity—an overall improvement in local infrastructure. Given their size, however, brownfield transformations may take decades, and their integration into the existing city will be gradual.

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Avia City

Avia City is one of Prague's largest urban development and regeneration projects, aiming to transform the extensive brownfield of the former Avia industrial complex in Prague-Letňany/Čakovice into a fully functioning urban neighborhood. Covering more than 66 hectares, the project will be delivered in several phases and is designed around the principles of a "city of short distances". Alongside modern apartments, it envisions a wide range of community facilities, including campus-based educational facilities, healthcare facilities, shops, services, workspaces and extensive parkland connected to the existing development in Prague 18.

Odien Real Estate

Odien Real Estate ("ORE") is the property development and investment division of Odien Group, specializing in residential, commercial and hotel properties in Central and Southern Europe. Its portfolio includes completed projects such as the Rezidence Veselská residential complex in Letňany with 489 apartments, as well as projects under construction or in preparation, including a luxury hotel and the redevelopment of a historically protected building in Croatia, and the Nová Rýmařovská project in Letňany, comprising 189 apartments and commercial premises. Its flagship urban regeneration project is the complete redevelopment of the 66-hectare Avia City brownfield.