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Brno

CTP strengthens healthcare capacities in the centre of Brno. Vlněna welcomes new dental and plastic surgery clinics

CTP's Vlněna mixed-use urban business park is expanding its portfolio of services to include healthcare and aesthetic services. Among the park's new tenants are five specialised clinics—M2Stoma, Ortho Dent, Perio Clinic, Parodontologie, and V-CLINIC. Some are already operating at Vlněna, while others will open in the coming months. Together, they are expanding the available healthcare capacity for the residents of Brno and its surroundings, which is currently in short supply.

The presence of top-notch healthcare facilities shows that mixed-use urban business parks like Vlněna can successfully transform to respond to the current needs of the city and improve the quality of life in its centre. CTP designed the buildings at Vlněna to adapt flexibly into spaces where, in addition to technology companies, co-working spaces, and cafés, there is room for healthcare and aesthetic services. These new leases confirm CTP's long-term vision to develop Vlněna into a fully-fledged urban district with a wide range of opportunities for work and everyday life. The opening of the first healthcare clinics is just the beginning. In the coming months, more specialised centres are planned that will further improve the availability of care and expand services in the centre of Brno.

M2Stoma dental clinic, which has welcomed patients in Building D since February 2025, is the first healthcare tenant at Vlněna. The company's premises underwent a complete adaptation for dental operations, which included, among others, the installation of special ventilation, sanitary facilities, and the anchoring of dental chairs. *"We were attracted to Vlněna by the combination of modern facilities, an inspiring working environment, and excellent accessibility. As a dental clinic, we see the environment where we operate as an important part of overall patient care. Our clients appreciate the pleasant atmosphere and accessibility, while our team appreciates the modern premises that support professional work,"* says **MDDr. Michal Purdek, Managing Director of M2stoma s.r.o.**

On the same floor of Building D, the Ortho Dent clinic has also been operating since February 2025, specialising in digital orthodontics and facial aesthetics. It offers fixed and invisible braces for both children and adults. *"Vlněna appealed to us from our very first visit—a modern environment, lots of greenery, and excellent accessibility. We designed the interior to be subtle and pleasant, but also functional. We believe that thanks to details inspired by the history of the complex, such as light*

*fixtures inspired by cotton balls, people feel calm here, almost as if they were wrapped in cotton wool," explains **MUDr. Ilona Chmelová, Managing Director of Ortho Dent.***

V-CLINIC—a premium plastic and cosmetic surgery clinic—has also joined the list of Vlněna's tenants after recently opening its premises on the top two floors of Building I. From their spacious premises of more than 1,000 sqm, V-CLINIC offers a comprehensive portfolio of services with exclusive views of the city of Brno. The space underwent extensive modifications to meet the highest international standards—from operating theatres with a strong focus on sterility to comfortable facilities for clients of V-CLINIC and their aesthetics centre, V-SHINE. *“We want our clients to have access to comprehensive aesthetic care in one place. Thanks to our cooperation with CTP, we have the opportunity to implement this concept in a prestigious building in the centre of Brno and thus provide clients with facilities that meet the highest global standards,”* says **MUDr. Tomáš Ventruha, Ph.D., MPH, LL.M., MBA, Managing Director of V-CLINIC.**

Other new additions include Perio Clinic and Parodontologie, which will open their specialised centers on the ninth floor of Building I at the beginning of 2026. Ten dental practices will be created, as well as an accredited training centre for doctors and dental hygienists. The modifications to the premises included the installation of radiation protection elements, special anchoring for dental chairs, and separate sanitary facilities. *"When we were looking for new premises for our clinics, Building I was still under construction. However, it was love at first sight and we didn't consider any other location. The accessibility of the train station, parking options, and the overall impression of the complex played an important role in our decision. We have had high technical demands for the premises from the outset, and we believe that CTP will be able to meet them,"* says **MDDr. Eva Buchalová, Managing Director of Perio Clinic s.r.o.**

"For our well-established clinic, this step is the result of long-term efforts to provide top-quality care in periodontology and dentistry in general, in an environment that meets not only the requirements of the 21st century but also the high expectations of our clients and partners. Vlněna is a symbol of a modern approach to work, innovation, and lifestyle. We believe that combining quality healthcare with the vibrancy of the city centre will offer our patients and employees an entirely new standard of comfort," adds **MDDr. Petr Buchal, Managing Director of Parodontologie s.r.o.**

Tomáš Strýček, Senior Business Developer at CTP Czech, notes: *“We are seeing a strong trend where part of the office space is being transformed into facilities*

for technology and healthcare companies. This is a shift that we welcome, as it expands the range of services and capacity in the centre of Brno, while also increasing diversity at Vlněna."

The Vlněná campus is now one of the most modern urban districts in Brno. It offers modern offices, co-working spaces, restaurants, cafés and public spaces, and is being supplemented with residential and healthcare facilities. The park's dominant feature is the 16-storey Building I with its unique glass facade and the goal of achieving the highest environmental certifications— BREEAM Outstanding and WELL Platinum. The next phase of construction will add another 7,000 sqm of office space, more than 250 accommodation facilities, a wellness centre with a 25-metre swimming pool, and new parks and public spaces.

About CTP

CTP is Europe's largest listed owner, developer, and operator of logistics and industrial real estate by gross leasable area, with a portfolio of 13.5 million sqm of GLA across 10 countries as at 30 June 2025. CTP certifies all new buildings to BREEAM Very Good or better and earned a negligible-risk ESG rating from Sustainalytics, underlining its commitment to being a sustainable business. For more information, visit CTP's corporate website: www.ctp.eu

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