

# UNDEVELOPED REAL ESTATE WITH A GREAT POTENTIAL OF DEVELOPMENT IN WROCLAW AGGLOMERATION



**AREA OF 5810 SQM,  
INTENDED FOR OFFICE BUILDINGS,  
BANKS, FINANCIAL SERVICES, HOTELS,  
WHOLESALE AND RETAIL TRADE,  
TRANSPORT, LOGISTICS SERVICES, FREIGHT FORWARDING,  
WAREHOUSES AND MORE  
UP TO 99 METERS HIGH,  
NO LIMIT OF DEVELOPMENT INTENSITY**





## LOCATION

The property is located in Lower Silesia in Bielany Wrocławskie at the southern border of Wrocław. It is situated directly next to the investment areas of Wrocław Technology Park, Wrocław Motorway Ringway towards Warsaw S8 and Poznań S5, South Wrocław Ringway and A-4 Motorway linking Wrocław and Katowice and subsequently Wrocław and Cracow. The property is within easy reach of Wrocław Old City and Wrocław downtown and the average travel time during rush hours is about 20 minutes. The Wrocław airport is approximately 20 km (12 miles) to the north-west. The local train station, which is located in close distance to the property, provides links between Wrocław City, its southern housing estates, and the city of Sobótka. **(Click on the picture for a full image).**







## KEY LOCATION FEATURES OF THE PROPERTY:

- 8 km (5 miles) to Wroclaw Old City
- 12 km (7 miles) to Wroclaw downtown
- 20 km (12 miles) to Wroclaw Airport
- 188 km (117 miles) to Katowice
- 195 km (122 miles) to Poznan
- 265 km (165 miles) to Cracow
- 166 km (103 miles) to the German border (Görlitz)

Bielany Wroclawskie is part of Kobierzyce municipality, covered partly by the special economic zone of Tarnobrzeg's EURO - WISLOSLAN PARK. The subzone of Wroclaw - Kobierzyce is an investment area of over 260 ha.





Kobierzyce is the most developed municipality in Lower Silesia and one of the most economically developed communes in Poland. Thanks to its top location, friendly and partnership approach of local authorities to investors, the development of technical infrastructure and tax reliefs, the value of foreign capital invested so far has reached a record level of over EUR 30 billion and has generated over 25 000 workplaces.

## KEY INVESTORS IN KOBIERZYCE MUNICIPALITY:

- **LG Technology Park** (9 LG Electronics factories)
- **AMAZON** - Distribution Centre for Europe
- PROLOGIS Park Wroclaw
- CARGILL (Mondelez Polska Production)
- **PANATTONI**
- MACRO CASH & CARRY
- CADBURY (KRAFT FOODS)
- INDUSTRIAS ALEGRE POLAND
- NESTLE PURINA
- KINNARPS
- **AUCHAN RETAIL PARK:**
- Auchan
- Leroy Merlin
- Decathlon



**ALEJA BIELANY** - one of the largest shopping malls in Poland, is managed by IKEA CENTRES POLAND S.A. It houses large-format stores of various market segments with over 145,000 sqm of commercial and service space and about 200 tenants:

IKEA, JYSK, TESCO, HELIOS, OBI, MC DONALD'S, BLACK RED WHITE, POCO, KFC, PIZZA HUT, H&M, RESERVED, STARBUCKS, CASTORAMA, ELECTRO WORLD, OFFICE DEPOT, LOOPY'S and others.

Kobierzyce seats not only large multinationals but also fast developing small and medium enterprises.









## TENURE

Ownership right.

The tenure is free of easements, mortgages and third parties' claims.

## DESCRIPTION

Parcel of land no. 259/33 with its area of 5810 sqm, flat, undeveloped, regular shape, access to power, water, sewage and gas networks.

The property is not located within the conservation protection zone, no archaeological sites have been discovered and there are no protection zones from power lines and high pressure gas pipelines.

## REAL ESTATE DEVELOPMENT POTENTIAL

### SPATIAL DEVELOPMENT PLAN (SDP)

The local authorities of Kobierzyce have adopted a visionary Spatial Development Plan (SDP), providing investors with a great deal of freedom and huge opportunities for maximum land development. According to the provisions of the SDP, the offered property is located in an area intended for:

- office buildings
- banks, financial services
- transport, freight forwarding and logistics services
- warehouses
- petrol stations
- wholesale and retail trade with an area of over 1000 sqm
- sports and recreation areas, theme parks
- hotel and tourist areas, catering
- cultural facilities

The SDP does not contain restrictive provisions in relation to:

- building height (possible building height up to 99 meters) and
- development intensity (almost a whole area of the property may be developed).

The SDP does not specify the number of parking spaces.

The SDP does not provide for an obligation to set the biologically active area.

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