



REAL ESTATE KLUCZBORK – OFFER

INVEST MAZURY Sp. zoo. offers for sale or investment cooperation, **an attractive plot of land with an area of 5 500 m², with nine-storey building of the former hotel "Stobrawa"**, with a capacity of 16,133 m³. The offered property is located in the centre of Kluczbork. For the aforementioned property is developed Conceptual Project of the expansion and adaptation of the building "Stobrawa", made by the renowned architectural studios, assuming the creation of mixed-use **"GREEN PARK KLUCZBORK"** - residential with services on the ground with attractive architectural visualization of the new proposal.

I. ADVANTAGES OF THE LOCATION

The planned project of a **residential service "GREEN PARK KLUCZBORK"** located in the centre of Kluczbork, in the north-eastern part of the region of Opole is a very attractive destination for both domestic and foreign investors, which could count on a considerable interest in the purchase of premises and services from Polish , German and Czech recipients . City Kluczbork is only 100 km away from the Czech border, and approx. 240 km from Germany. Kluczbork is an important railway junction connecting Katowice - Wroclaw, Katowice - Poznan and Czestochowa with Opole.

The town is inhabited by approx. 25 thousand inhabitants, situated on the river Stobrawa and its attraction of nature is a recently inaugurated large reservoir - 60 hectares with picturesque beaches right in the city, aspiring the property also to the recreational function.

Kluczbork was founded in 1253, has a rich history and many monuments, intensely revitalized by the city authorities. The city government is open to investors, leading pro-investment tax policy, was even awarded twice with the certificate "Municipality attractive to investors". Also Opole province was on the second place in Central and Eastern Europe in the Financial Times ranking "European Regions of the Future 2012/2013 'in terms of the planned strategy of attracting investors. In March 2013 Deputy Prime Minister confirmed the emergence of **Opole and Wałbrzych economic zone**, providing facilities and incentives for investors. Kluczbork is included in the Concept of National Spatial Planning Policy, as a **supra-local centre for economic development and sustainable development centre** in the northern part of the province. Location of the residential-commercial complex "**GREEN PARK KLUCZBORK**" in a friendly environment, conducive to the development of tourism and recreation and in a climate of historical monuments of the city, creates the possibility of using the existing building as well as placing new buildings on owned premises, to create **a unique residential, hotel, rest and rehabilitation centre**, with a possible offer optional versatility of the complex in the field of sports, recreation and entertainment. The high state of security in the city and multiculturalism of the residents, characterized by a respect for tradition and culture is an asset of its society.

II. BASIC TECHNICAL INFORMATION

Building land no. 25/1, with an area of 5,500 m², triangular, corner, located between the streets Mickiewicz - Byczyńska and Wólczyńska, borders the park and the Old City. The area is flat. The property has full equipment supply and sanitation, electricity, gas and heat.

Current status:

- a/. building area - 1,030 m²;
- b/. usable area of the former hotel - 4.022 m²;
- c/. volume (9 storeys) - 16,133 m³;

d/. plot of land - 5,500 square meters;

The proposed project is consistent with the obtained permission of the Kluczbork Commune.

The adopted local development plan does not specify a maximum height of buildings on the land in question. This means that the amount of the generated surface can be adapted to the current needs of the investor.

Basic distance of the property from:

- town centre 300 m;
- railway station 200 m;
- the bus station 200 m;
- the City Hall 200 m.

The size of the plot allows the development of environment providing the ability to implement functions provided residential-commercial complex under the name **"GREEN PARK KLUCZBORK"**.

WE OFFER OBJECT THAT AFTER ADJUSTING TO THE REQUIREMENTS OF THE INVESTOR REGARDING THE DESTINATION AND THE CREATION OF ITS FINANCIAL CONCEPT IMPLEMENTATION, CAN FULFILL MANY FUNCTIONS IMPORTANT AND NEEDED IN OPOLE REGION PROVIDING TANGIBLE BENEFITS TO THE INVESTOR.

PROPERTY LAND WITH AN AREA OF 0.55 HA IS AN IMPORTANT ASSET FOR THE POTENTIAL DEVELOPMENT ACTIVITY

IF THE OFFER MET WITH INTEREST WE ARE READY TO TAKE FURTHER TALKS AND COOPERATION TO PUT FINISHING TOUCHES TO THE PROJECT.

ARCHITECTURAL CONCEPT AND DETAILED DESCRIPTION OF RECONSTRUCTION IS ON THE WEBSITE: WWW.INVESTMAZURY.PL

ADDITIONAL INFORMATION MAY ALSO BE OBTAINED WARSAW OFFICE MAZURY INVEST SP. Z OO, JH DABROWSKIEGO 1 SQUARE, VIA CORRESPONDENCE EMAIL:

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