



euro-park
ząbkowice



EURO-PARK Ząbkowice – Who are we?

- EURO-PARK Ząbkowice was established in January 2022
- The company is made up of Agencja Rozwoju Przemysłu S.A. (ARP S.A.) and Krajowy Ośrodek Wsparcia Rolnictwa (KOWR)
- KOWR contributed a property of 123.5 hectares to the Company
- ARP S.A. provides cash contribution and know-how
- Lower Silesia is one of the fastest growing regions in Poland and entrepreneurs continue to be interested in locating their investments in the area
- As interest in Lower Silesia increases, so does the demand for well-prepared investment land



Our Mission:

- **stimulation** of economic development in the region,
- **development** of industrial efficiency
- **reducing unemployment** and improving the quality of life for the citizens of the Ząbkowice Powiat.

Location of EURO-PARK Ząbkowice

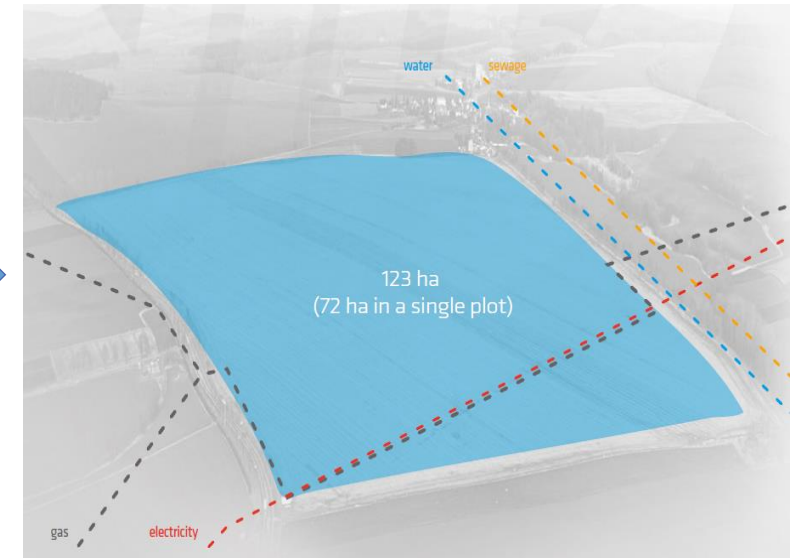
POLAND



LOWER SILESIA

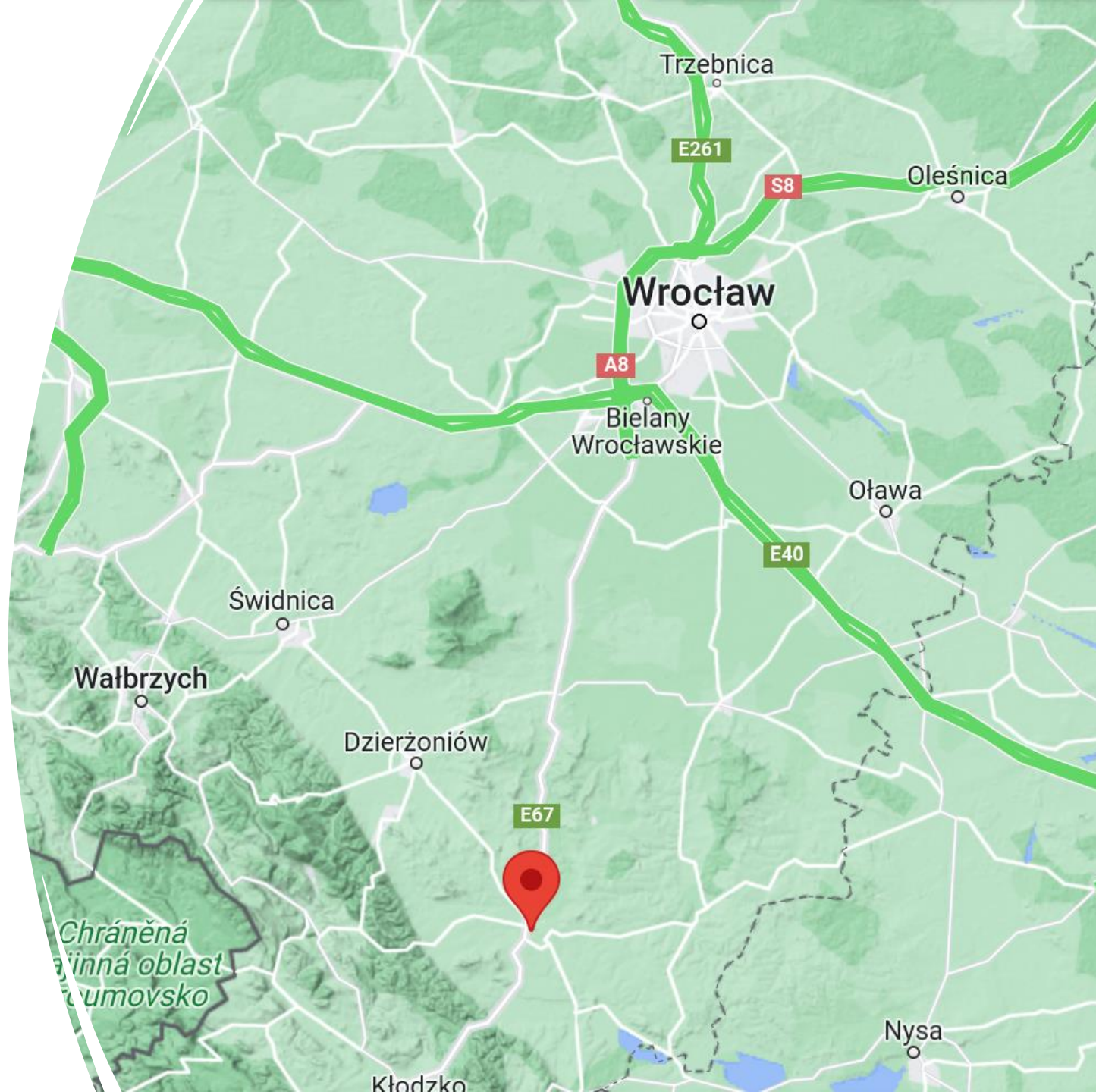


EURO-PARK Ząbkowice



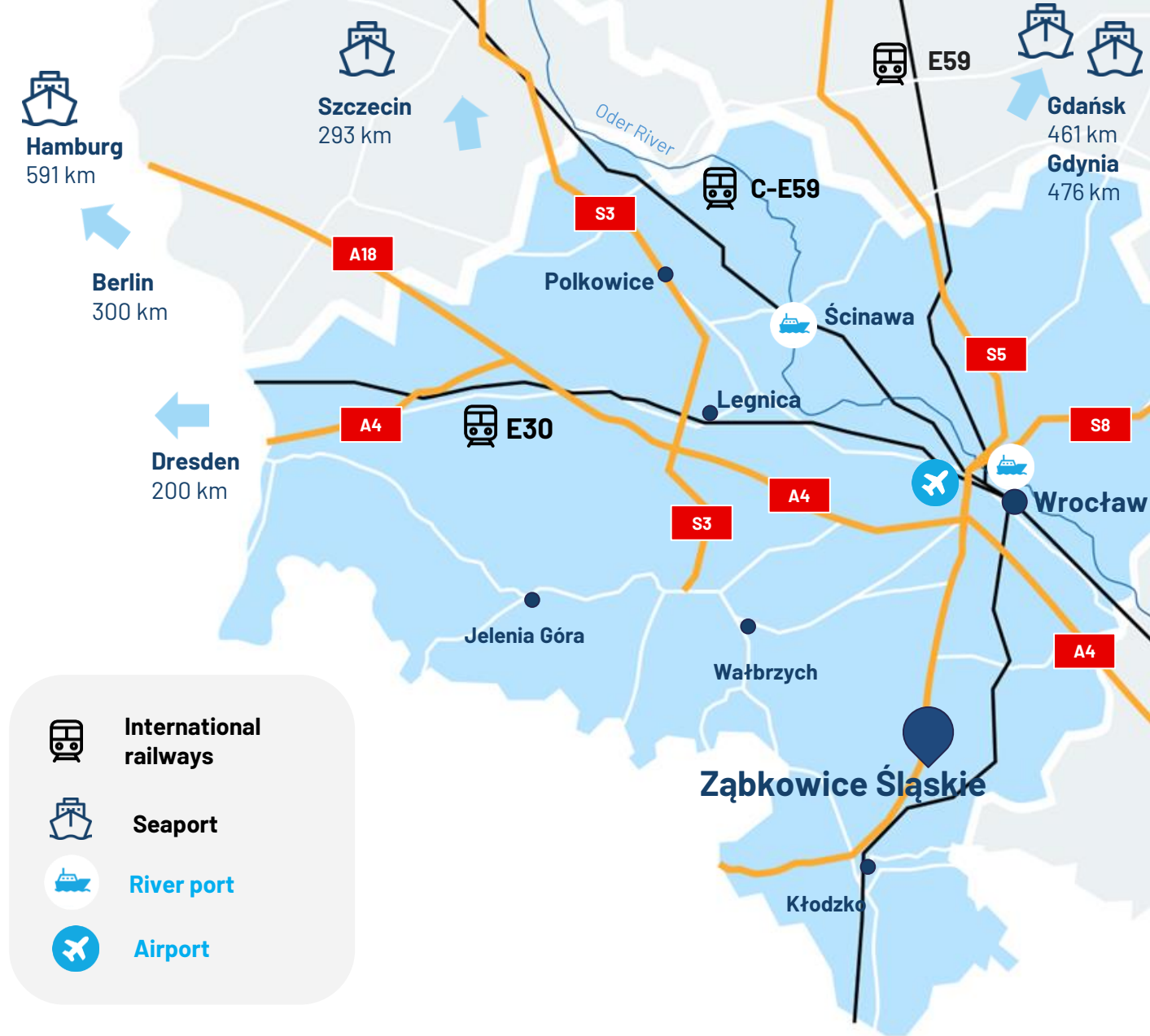
LOWER SILESIA: REGION OF GREAT OPPORTUNITIES

-  one of Poland's most urbanised regions
-  access to highly - skilled workforce
-  high level of education (the top technical schools in the country)
-  One of the most developed regions in Poland (electrical machinery, high-tech engines, IT services and BPO industries)



LOWER SILESIA

Perfect
communication
with Western
Europe



WROCŁAW - HEART OF THE REGION



Most innovative city

Leading polish R&D and IT centre
2nd start-up hub in Poland with the highest startup concentration

the most advanced technology parks
In the country



Perfect location and connectivity

The best regional airport in Poland- direct flights to nearly 50 destinations)

European Capital of Culture 2016 and Best European Destination 2018

One of the largest and developed cities in Poland



Educated workforce and recognised University hub

number of students
in engineering: 26.200,
number of students in F&A, Management and Administration: 24.000 .



WROCŁAW

PREVIOUS AND EXISTING INVESTORS:



LG Chem



CREDIT SUISSE



Hewlett Packard
Enterprise



BNY MELLON

NOKIA



UPM RAFLATAC



■ Parki przemysłowe ARP

euro-park
mielec

Established in 1995. Around 220 investors. Industries: aviation, automotive, plastics, furniture, IT, wood processing, food processing, pharmaceuticals. Mainly German, British and Polish companies.

euro-park
wisłosan

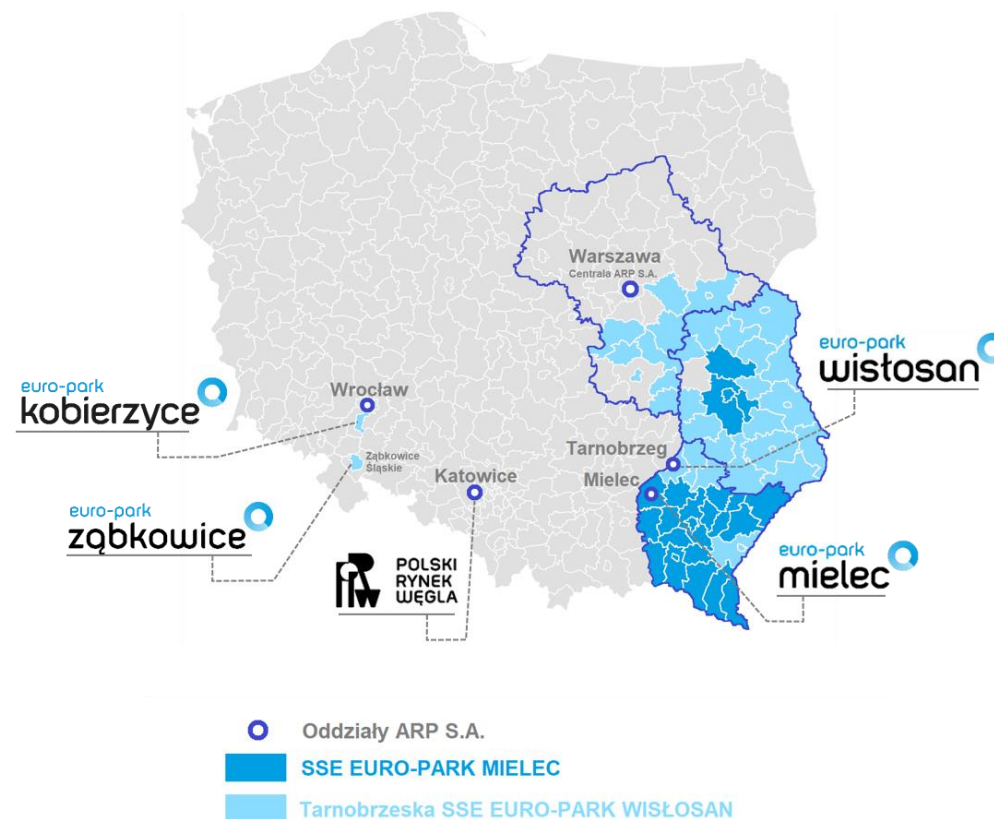
Established in 1997. Around 130 investors. Industries: metal, construction, chemicals, consumer electronics and white goods, automotive, glazing. Mainly Korean, German and Polish companies.

euro-park
kobierzyce

Established in 2005 (TSSE Euro-Park Wisłosan subzone). More than 30 investors. Industries: automotive, electronics, paper, machinery. Mainly Korean, German, Spanish, Chinese, Finnish, Danish, Belgian and Polish companies.

euro-park
ząbkowice

In June 2020, a cooperation agreement for the establishment of an industrial park in Ząbkowice Śląskie on an investment site of 125 ha (TSSE Euro-Park Wisłosan subzone) was signed by the Industrial Development Agency and the National Support Centre for Agriculture.



What does IDA do?

- invests in modern infrastructure
- Develops and manages investment sites
- Provides services and support to investors
- supports entrepreneurs and works with clusters, educational institutions and local authorities.

INVESTORS SUPPORTED BY ARP S.A.



And many more...



THE SITE

Ząbkowice Śląskie

One of the oldest towns
in Lower Silesia



City of the
Leaning Tower

COMMUNE
POPULATION
21 255

Ząbkowice Śląskie

ZĄBKOWICE ŚLĄSKIE REGION

Population: **65 100**

Area: **802 km²**

Urbanisation rate: **29 %**

Number of districts: **7**

Unemployment rate:
11,2 % -> 2500 people

ZĄBKOWICE ŚLĄSKIE DISTRICT

Population: **22 187**

Area: **146,88 km²**

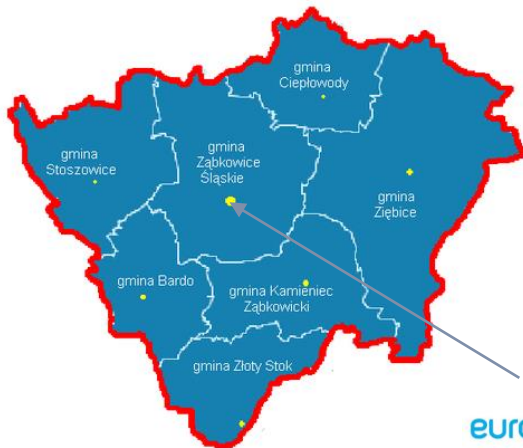
Unemployment rate:
10,3 %

ZĄBKOWICE ŚLĄSKIE CITY

Population: **14 929**

Area: **13,76 km²**

Unemployment rate:
15,67%





Education

- Ząbkowice Powiat - 2 high schools, 2 technical schools, 4 trade schools
- Kłodzko Powiat - 2 high schools, 5 technical schools, 4 trade schools e.g. IT technical school
- Dzierżoniów /Powiat - 3 high schools, 4 technical schools, 3 trade schools
- Lower Silesia - 33 Universities and Colleges





euro-park zqbkowice 

**A perfect place for your
investment!**

INDUSTRIAL LAND DEVELOPMENT

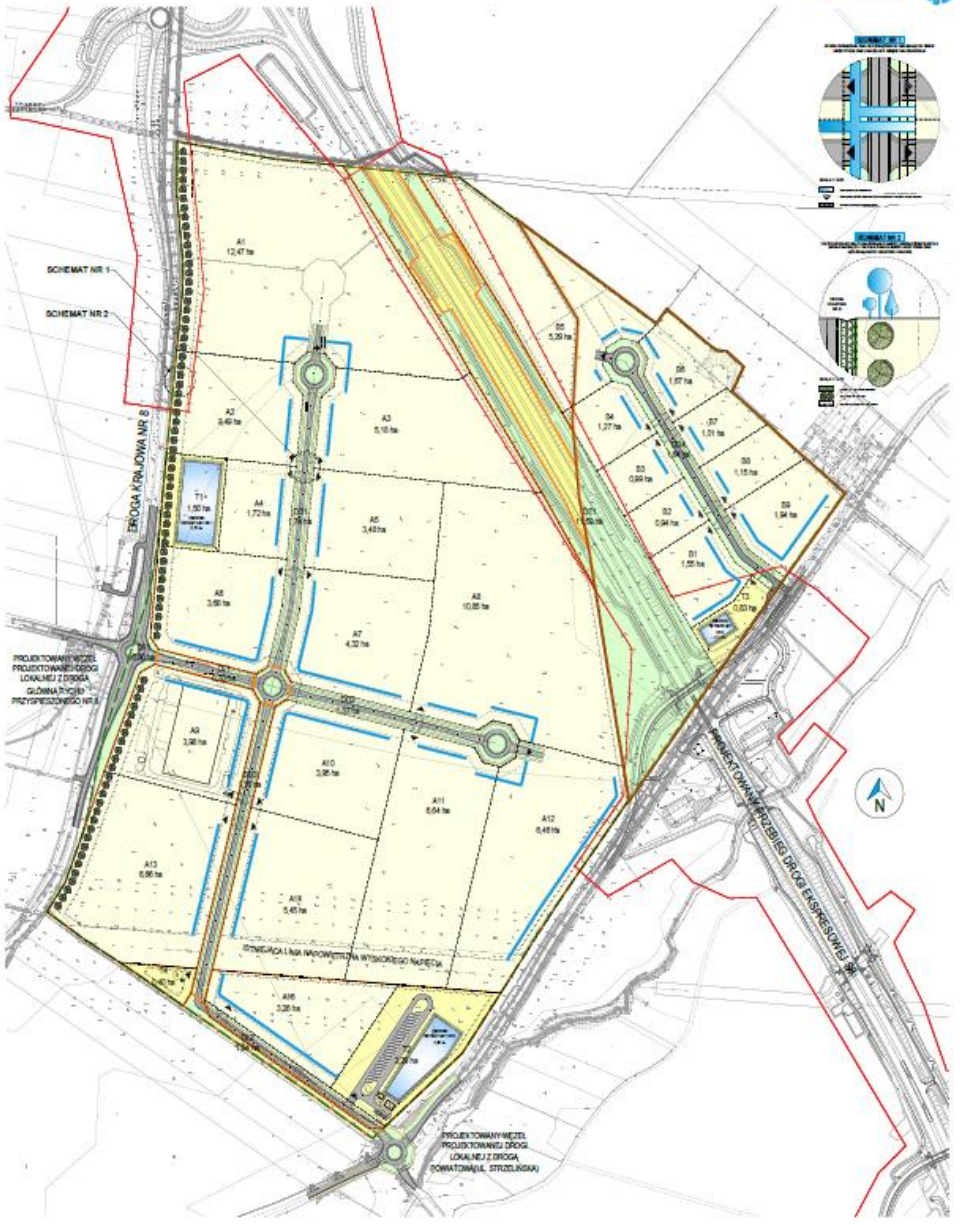
Valid Local Zoning Plan



Relevant arrangements

- **P,U Areas** – production facilities, warehouses and storages, areas of service development
- **U,E Areas** – service buildings, technical infrastructure, power utilities
- **ZP Areas** – areas of decorated greenery
- Possibility of installing **photovoltaic devices**

Restrictions related to the height of buildings	Point 5 of zoning plan: maximum height of buildings, including technical infrastructure facilities and technical structures and equipment and industrial installations: 45 m (maximum height of buildings, except of the buildings specified in point 5: 30 m)
Development ratio in the investment area	65%
Green area indicator	10%



Wrocław
(60 km) ↑

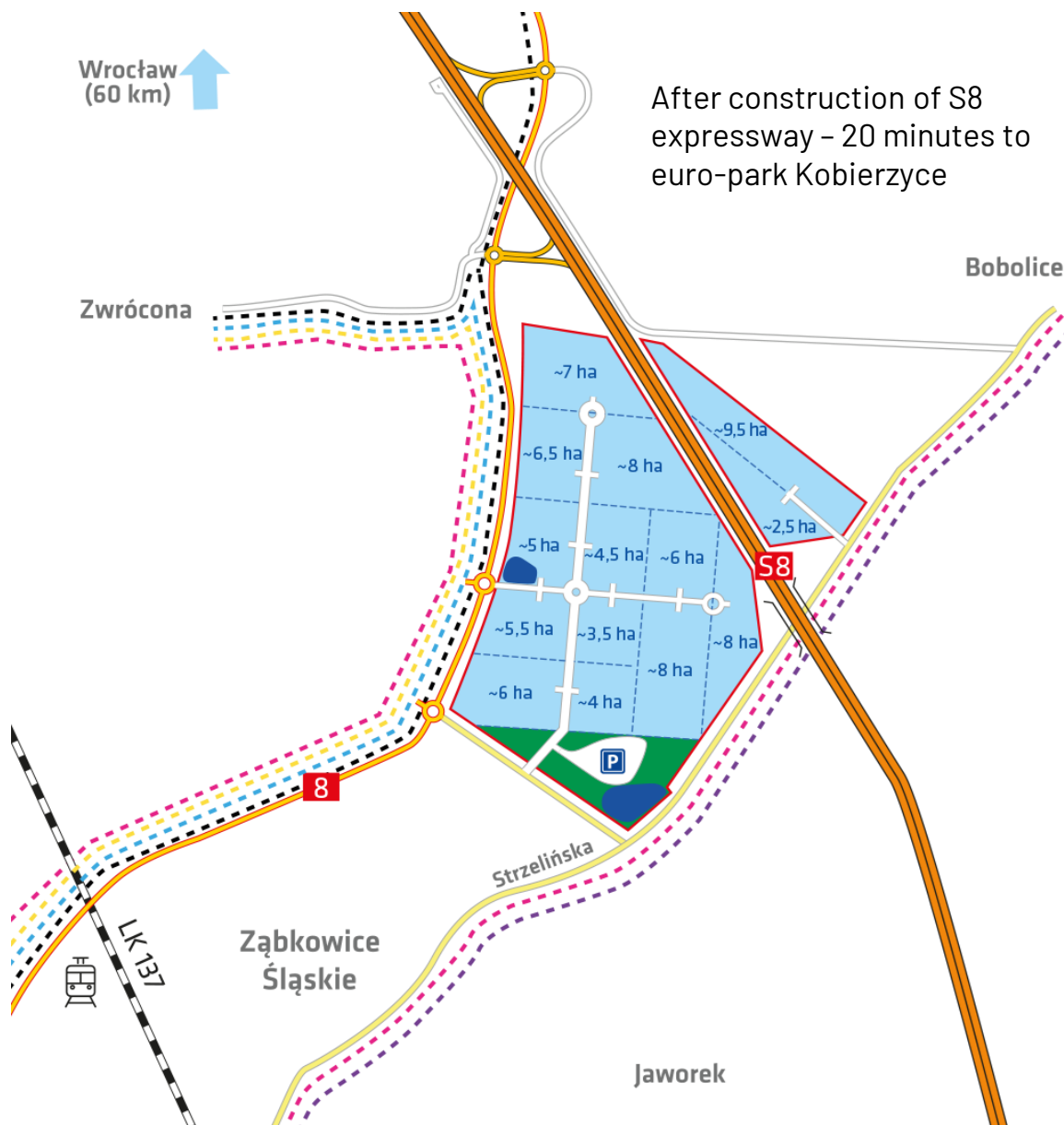
After construction of S8
expressway – 20 minutes to
euro-park Kobierzyce

Bobolice








Zwrócona

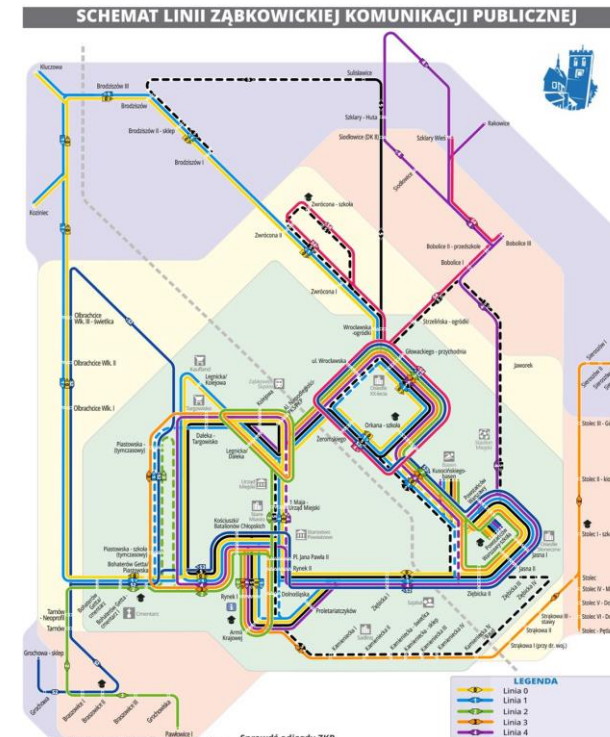
Ząbkowice
Śląskie

Jaworek



ROADS AND TRANSPORT

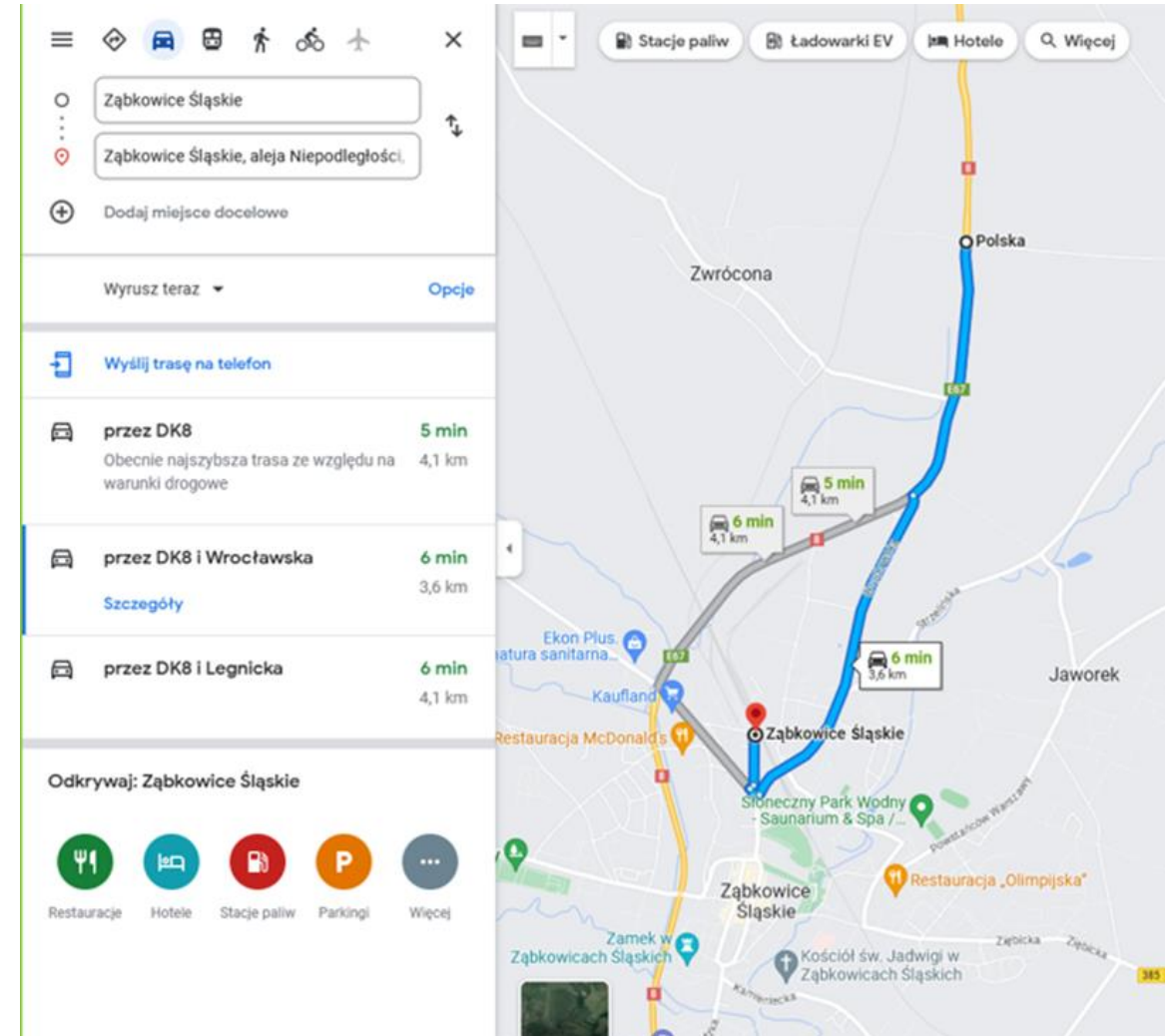
-  The planned expressway (Wrocław- Kłodzko)
-  National road DK 8
-  Railway line no. 137 LK 137
-  Bus Line 0
-  Bus Line 1
-  Bus Line 4
-  Bus Line S4
-  Bus Line 5



Public transport connects
the EPZ area with
the city centre

Railway

- Distance to railway station – 4 km
- Ząbkowice Śląskie railway station is a local station
- Routes along the Legnica-Jaworzyna Śląska-Kłodzko line
- Daily connections to Legnica, Kłodzko or Kudowa Zdrój and all intermediate towns
- Direct connections to Kraków, Jelenia Góra and Wałbrzych
- It is possible to modernise and prepare a railway siding in Ząbkowice Śląskie for the needs of investors.



EXISTING INFRASTRUCTURE



- Existing gas system
- Existing overhead line 220kV
- Planned 100kV cable lines
- Existing water system
- Existing sawage system

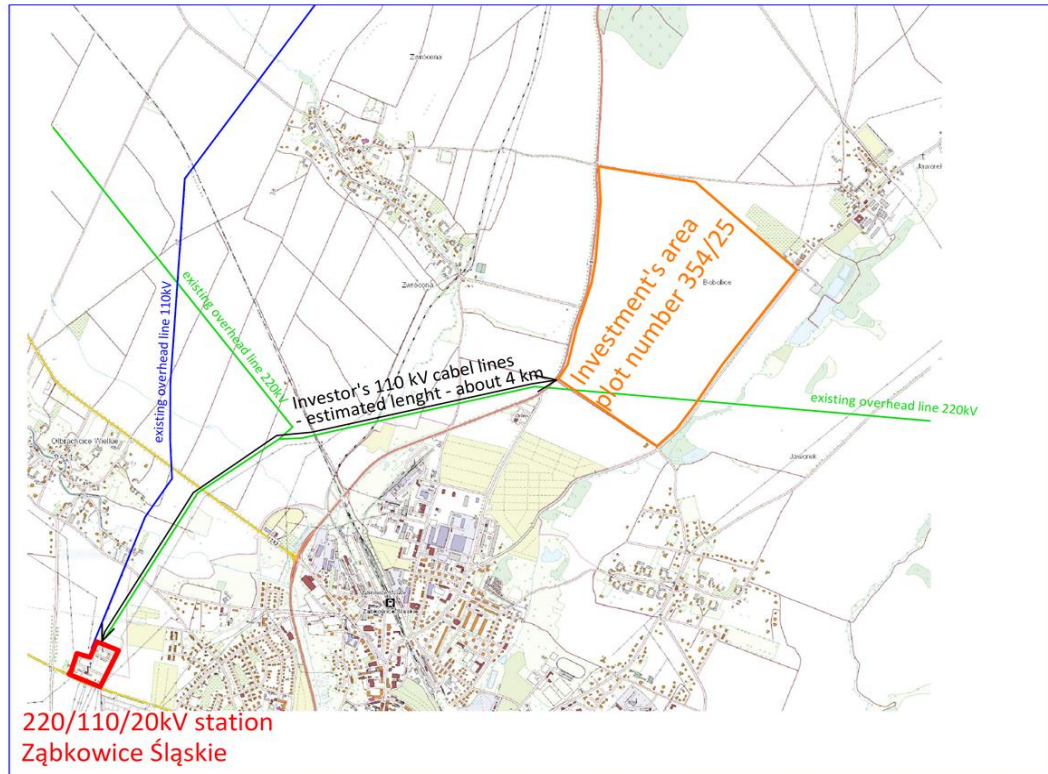
ELECTRICITY



GPZ 220/110/20 kV
Ząbkowice -> 4 km from
the investment plot

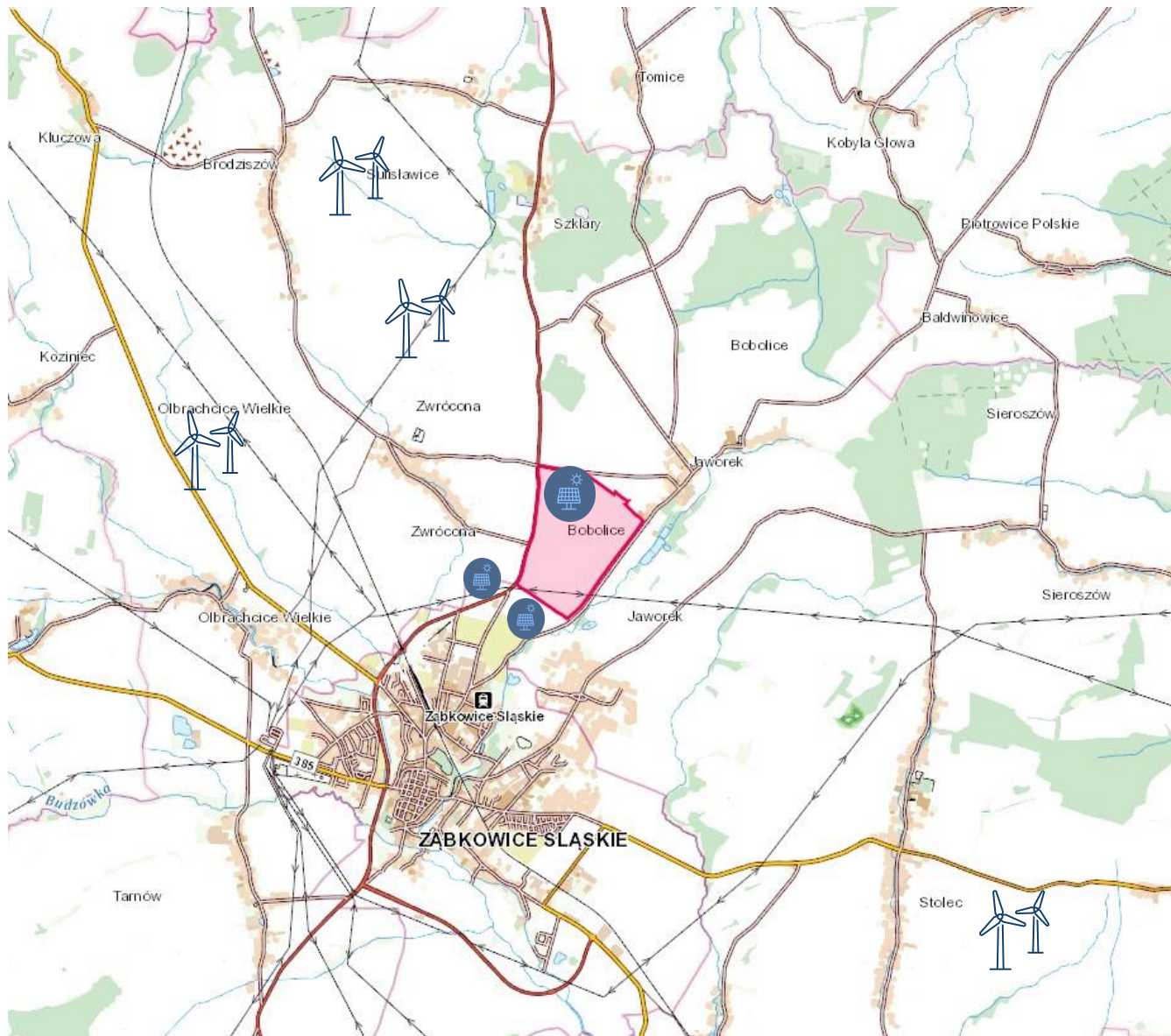


GPZ 220 kV (440 kV)
high voltage line



GPZ
220/110/20 EV
Ząbkowice





Local spatial
development plan
indicates plots for
photovoltaic and wind
power installations



GAS SUPPLY



Gas reduction and metering station (ZZU Zwrócona) on a high-pressure gas pipeline with a pressure of 6.3 MPa.



Connected to a distribution gas pipeline of increased medium pressure DN 250 and DN 200-PN, 1.6 Mpa.



A detailed description of the possibilities and conditions for supplying the area with gas will be possible after obtaining the preliminary conditions for connecting the property to the gas network.





WATER SUPPLY SYSTEM

WATER FOR SOCIAL AND LIVING PURPOSES

provided from the existing water supply network after necessary extensions and modernisation

capacity of the current water intake

3000 m³/24h

capacity of the sewage treatment plant

2000m³/day

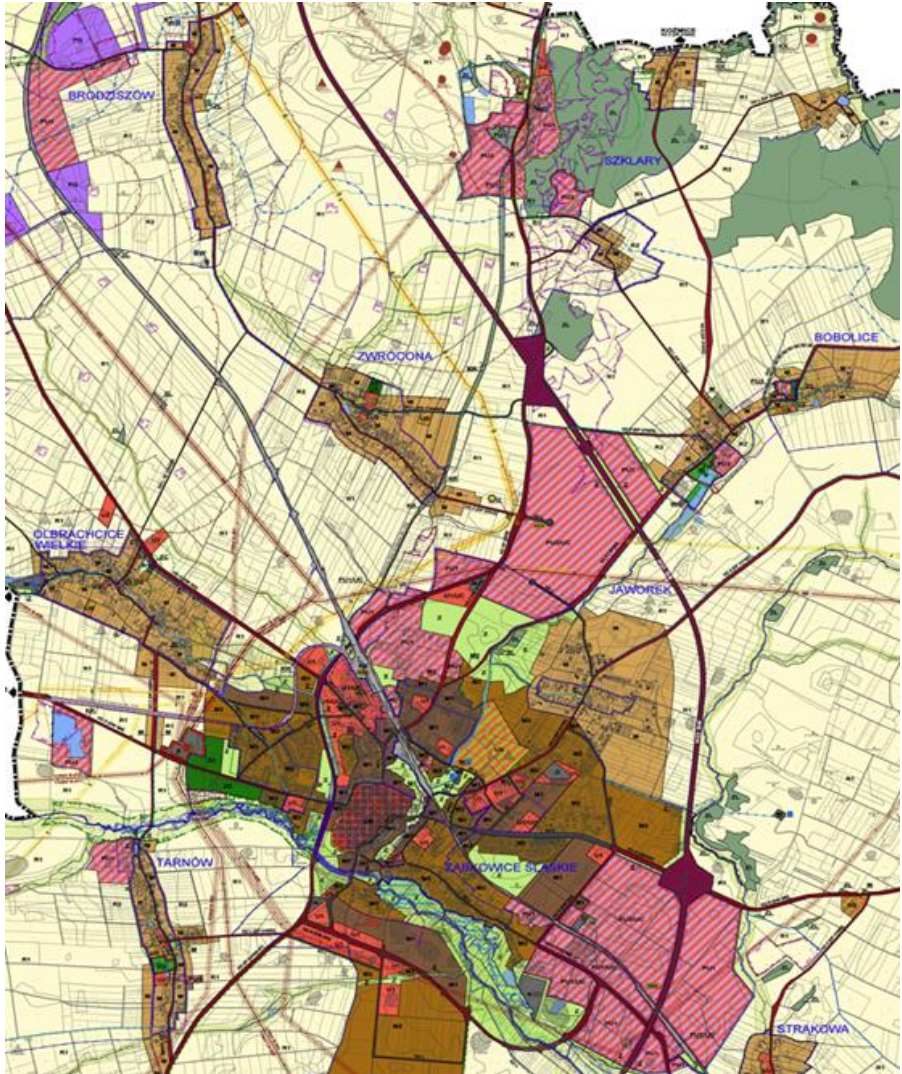
- Existing water system
- Existing sawage system



Utilities – summary

Electricity	Existing power lines/GPZ	220/110/20 kV
	Timeframe for connection to the investment site	2026 - 15 MW connection capacity
Natural Gas	Feeding pressure of the existing natural gas source	1,6 MPa (= 16 bar)
	Pipeline diameter of the existing natural gas source	DN200
	Timeframe for connection to the investment site	Up to 1500 m3 - 16-18 months 1500-2800 m3 - 36 months
Drinking water	Pipeline diameter of existing drinking water source	ø 160
	Quantity of water supply to the plot	QAv 2000m3/d , Qmaxh – 32m3/h
	Pipeline diameter of the planned drinking water source	ø 315 / 225
Industrial water	Pipeline diameter of existing industrial water source	ø 160
Wastewater/sewage		Treated industrial wastewater (in limited quantity - up to about 2000 m3/d) can be discharged to the municipal treatment plant in Ząbkowice Śl.

Tax benefits offered by the Ząbkowice Commune



Tax benefits offered by the Ząbkowice Commune:

- property tax exemption - land, buildings, structures or parts thereof, intended for business activities
- up to 5 years
- maximum aid - up to 25% of eligible costs

CONDITIONS:

- financial contribution - at least 25%,
- completion of the initial investment within 3 years,
- continuation of the investment for at least 5 years



EXAMPLE

Planned total eligible costs: PLN **14 020 000 net**

Maximum aid intensity for a large entrepreneur in the Dolnośląskie Voivodeship: **25%**

14 020 000 x 25% = PLN 3 505 000

Amount of public aid available: PLN 3 505 000.



Wałbrzyska Specjalna Strefa
Ekonomiczna INVEST-PARK

PUBLIC AID INVESTMENT SUPPORT THROUGH INCOME TAX EXEMPTION



Small Company

45%



Medium Company

35%



Large Company

25%

Of investment costs or 2-year labour costs

Income Tax Relief

EXAMPLE

LOWER SILESIA

BIG INVESTOR

25 %



10
mln

=

2,5
mln

Amount of public aid

Eligible costs

Amount of public aid

2,5
mln

/

19

=

13,16
mln

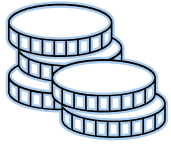
Amount of income exempt
from income tax

CIT rate



What we offer?

- **Investment area** with all necessary utilities
- **Investment plots** of various sizes, depending on the investor's needs
- **Social facilities** for the transit
- **Support** in the process of investment realisation
- **Support** in the process of obtaining tax reliefs from both the Municipality of Ząbkowice and the Special Economic Zone
- **Lease of** fully prepared **production and service hall**, equipped with necessary utilities and social facilities



THE PRICE

The selling price of the land depends on several factors:

- the size of the plot
- the level of development, preparation of the land
- location of the plot

The Investor is responsible for the supply of utilities to the plot.

At present, the price of a plot of land is approximately € 25 per m².

The rental price of the hall depends on:

- the size of the area to be rented and the type of business to be conducted
- Rental period
- The expected standard
- Additional requirements

This price is subject to negotiation in the initial stages of discussions with the Investor.

CO-OPERATION and Experience



**Fast-growing,
investor-friendly city**



**Co-operation in developing
the euro-park site**



**Experience in co-operation
with the largest industrial
investors in Poland**



WAŁBRZYSKA SPECJALNA
STREFA EKONOMICZNA

**Significant impact on
the development of the region**

**Attracting investors
and creating new
investment areas**

TIMETABLE

2023

2024

2025

2023/2024

Development of infrastructure
by EURO-PARK

2025

Construction of S8 expressway



2023/2024

Development of
infrastructure next to the
plot by the Municipality

2024

Planned date
of construction of production
and service hall

← Presentation and potential sale of land to Investors →

euro-park ząbkowice 

**WE HAVE
A PERFECT
PLACE FOR YOU !**



Polish Investment
& Trade Agency
PFR Group



euro-park
ząbkowice 