



euro-park
ząbkowice 



EURO-PARK Ząbkowice Sp. z o.o.

- EURO-PARK Ząbkowice was established in January 2022
- The company is formed by Industrial Development Agency S.A. (**ARP S.A.**) and National Support Centre for Agriculture (**KOWR**)
- KOWR has contributed 123.5 hectares of land to the Company
- ARP S.A. provided cash contribution, know-how and ongoing support

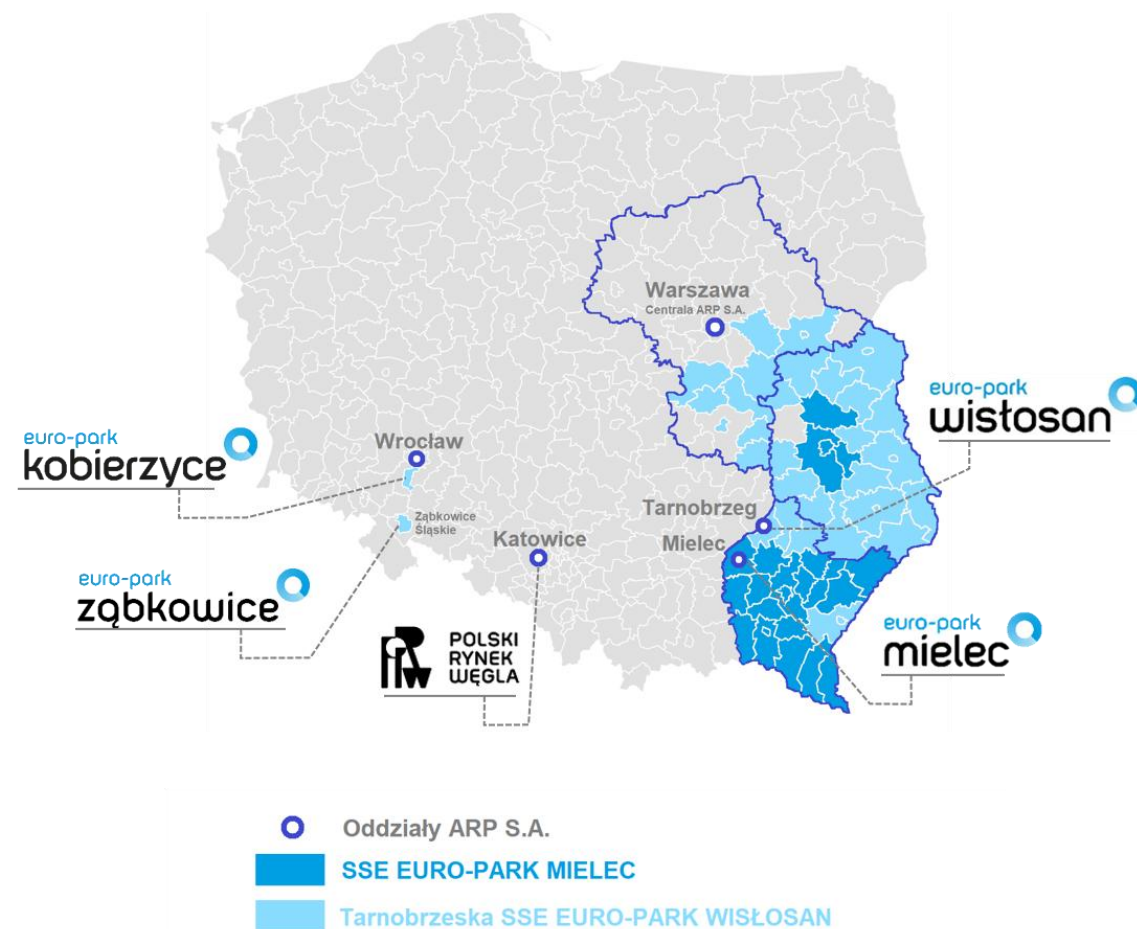


What does ARP do?

- 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.



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 Kobierzyce

PREVIOUS AND EXISTING INVESTORS:

amazon

IBM

LG Chem

Cargill



3M

CREDIT SUISSE

LG Electronics



Ab PL
Digital World

Hewlett Packard
Enterprise

SELENA
GLOBAL EXPERIENCE

BNY MELLON

NOKIA

TOYOTA

UPM RAFLATAC

UPM
The Biofore
Company



EURO-PARK Ząbkowice – the mission

Preparation of fully developed
investment areas



Attracting innovative and modern
investments

Stimulation of economic development in
the region



Reducing unemployment
Improving the quality of life for the
citizens of the Ząbkowice Powiat



Location of EURO-PARK

EURO-PARK Ząbkowice is located in
Lower Silesia voivodeship,
60 km from WROCŁAW and
60 km from Czech Republic boarder.







LOWER SILESIA: REGION OF GREAT OPPORTUNITIES



- One of the **fastest growing** and most urbanised **region** in Poland
- **Highly developed** electro-mechanical industry, high-tech engines, IT and BPO services
- Ranks among the **top investment locations** in Europe (acc. To FDI Magazine)

LOWER SILESIA

Perfect communication with
Western Europe and Czech Republic

-  **International railways**
-  **Seaport**
-  **River port**
-  **Airport**



Ząbkowice Śląskie

WROCLAW - HEART OF THE REGION



Perfectly Located and Connected

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

students of engineering: **26 200**,

students of F&A, Management and Administration: **24 000**.



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



Ząbkowice Śląskie

- One of the oldest towns in Lower Silesia
- Established as *Frankenstein* in the early 13th century
- The seat of Ząbkowice Śląskie County and of a local municipality - Gmina Ząbkowice Śląskie
- City of the **Leaning Tower** and **Frankenstein**

ZĄBKOWICE ŚLĄSKIE: POWIAT

Population: **60 838**

Area: **802 km²**

Urbanisation rate: **45,1 %**

Number of districts: **7**

Unemployment rate: **9,9%**

ZĄBKOWICE ŚLĄSKIE: DISTRICT

Population: **20 675**

Area: **146,88 km²**

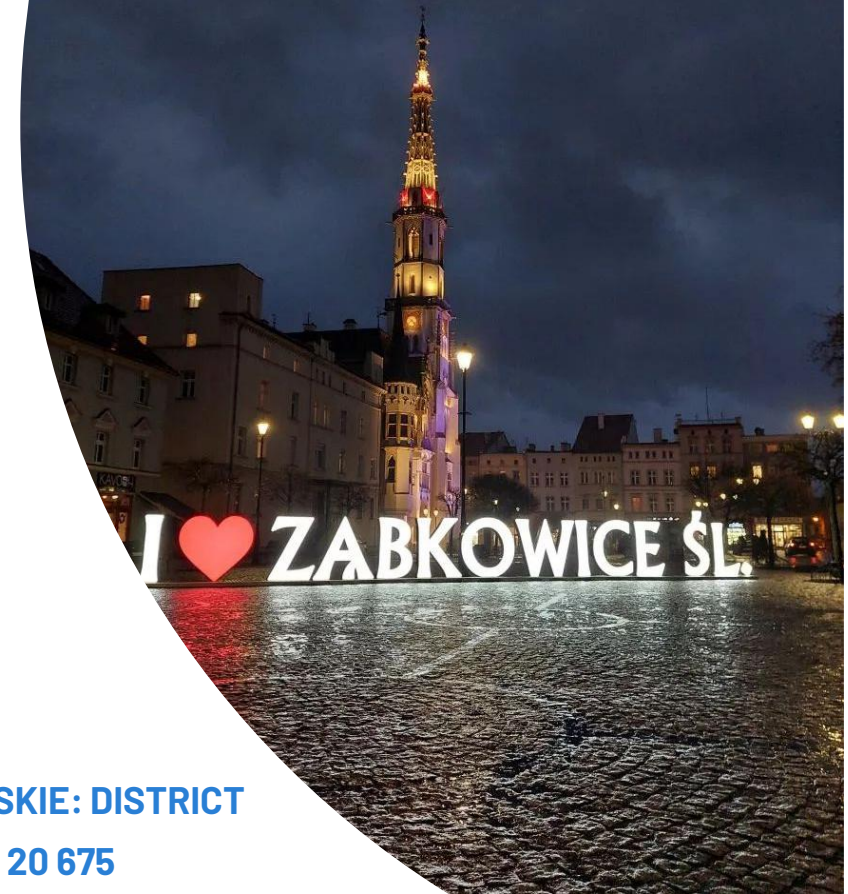
Unemployment rate: **9,9%**

ZĄBKOWICE ŚLĄSKIE: CITY

Population: **14 299**

Area: **13,76 km²**

Unemployment rate: **9,9%**



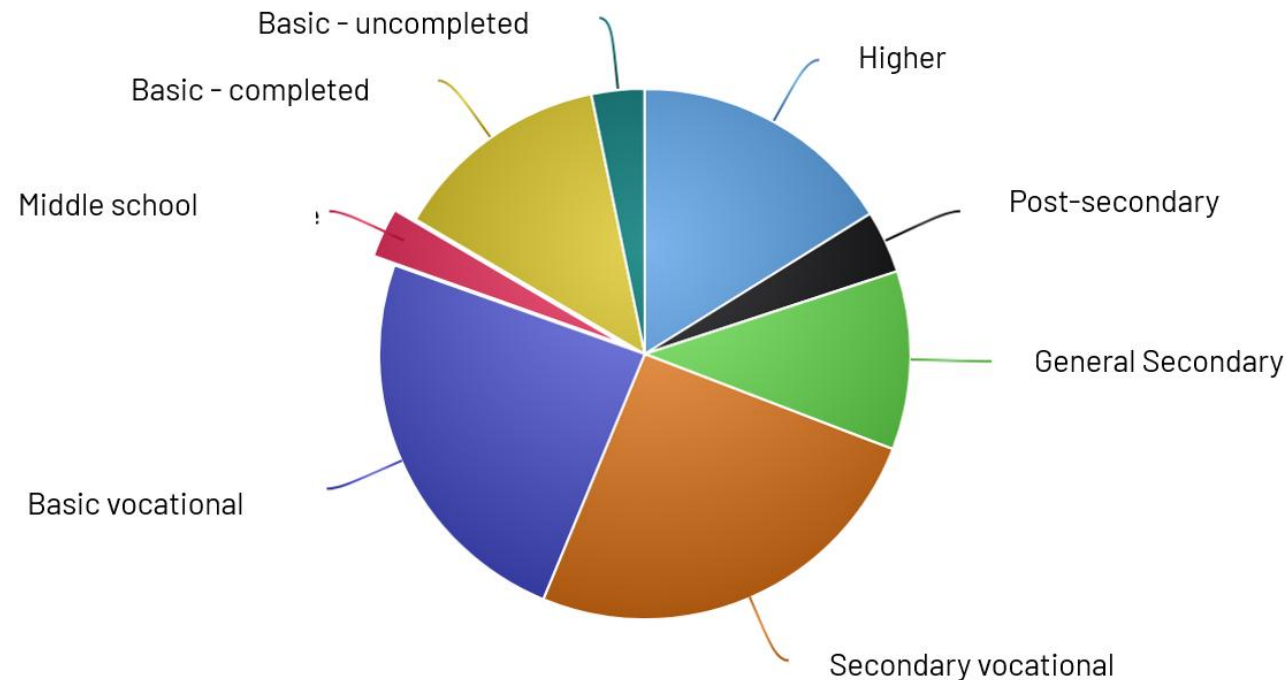


Education

- Ząbkowice Powiat - 1 general high school, 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

Educational level in Ząbkowice Powiat

(Źródło: Narodowy Spis Powszechny 2021)

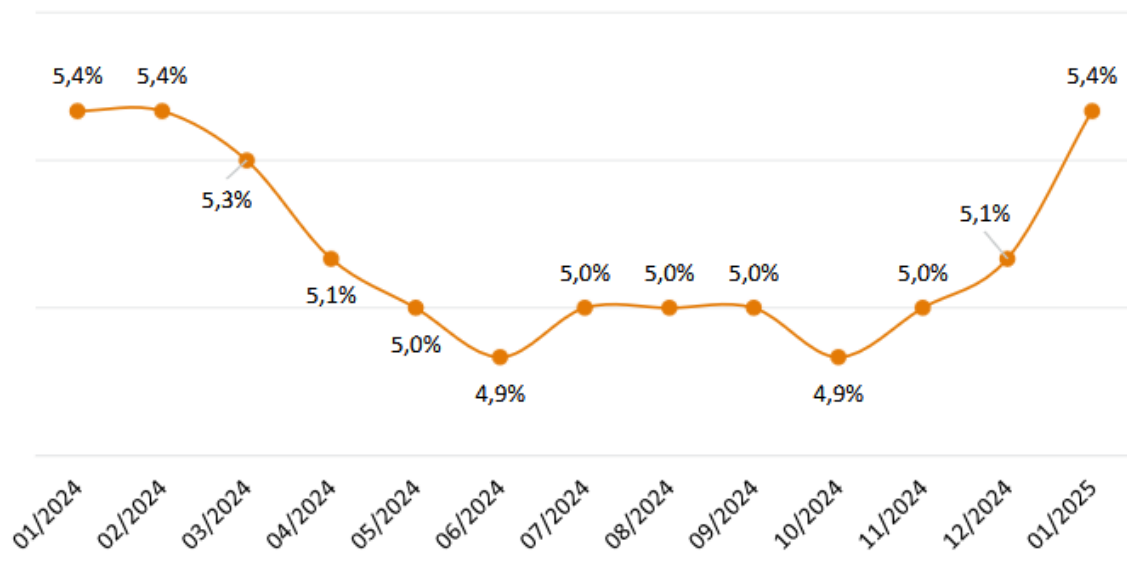


Lower Silesia ranked 4th among voivodships in terms of the [number of students](#).

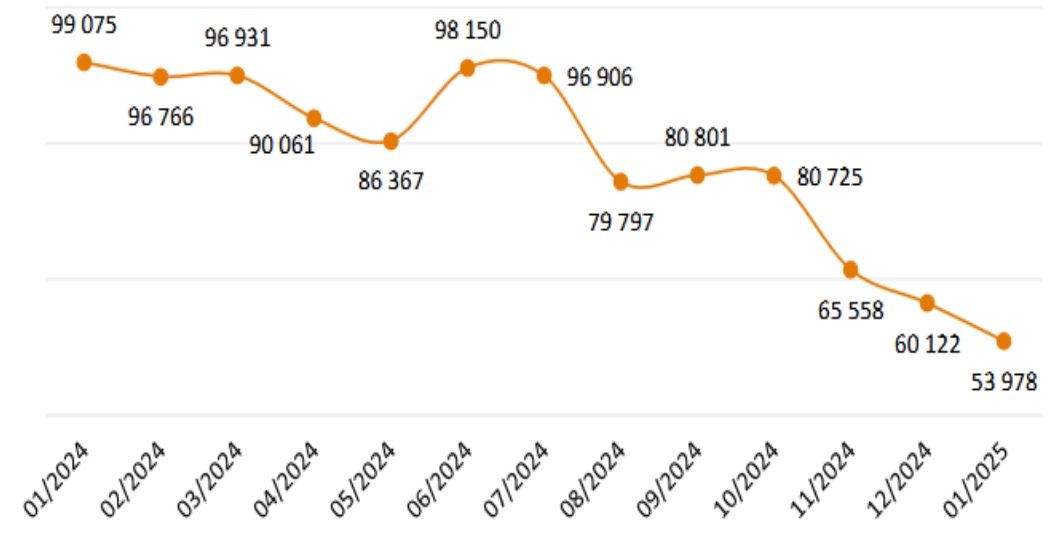
On 31 December 2021, the Lower Silesian Voivodship had 116.3 thousand students, i.e., 9.5% of all students studying in Poland.

Poland 01.2024 -01.2025 - based on current CSO data, access date 05.03.2025

Registered unemployment rate in Poland:



Number of job vacancies and job activation:



Registered unemployed persons and unemployment rate by voivodships and powiats

As at end of December 2024

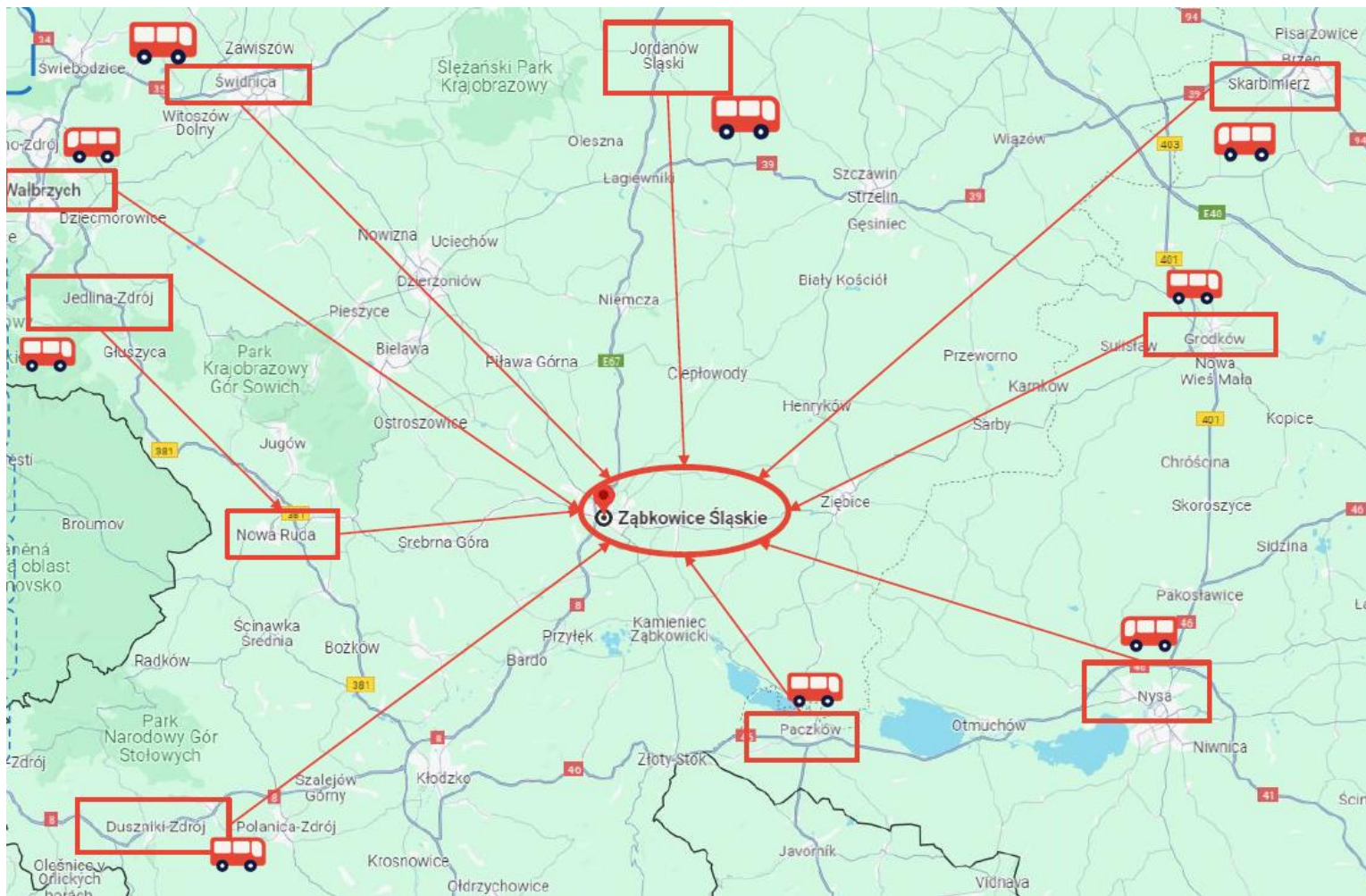
Specification	Unemployed persons in thousands	Unemployment rate in %
POLAND	786,2	5,1
LOWER SILESIA	55,5	4,6
dzierżoniowski	1,7	6,1
kłodzki	5,8	12,7
strzeliński	1,4	10,5
świdnicki	3,5	6,3
wałbrzyski	1,4	11,7
ząbkowicki	2,0	10,4



Year-on-year, the unemployment rate in Lower Silesia increased by 0.3 percentage points.

Catchment area

Commuting patterns and sourcing area:



Ząbkowice Śląskie + 50 km candidates, the most numerical localisations:

city	amount of candidates
Walbrzych	4273
Świdnica	1414
Brzeg	1106
Jordanów Śląski	638
Ząbkowice Śląskie	536
Ziębice	525
Jedlina Zdrój	188
Henryków	90
Kamieniec Ząbkowicki	51

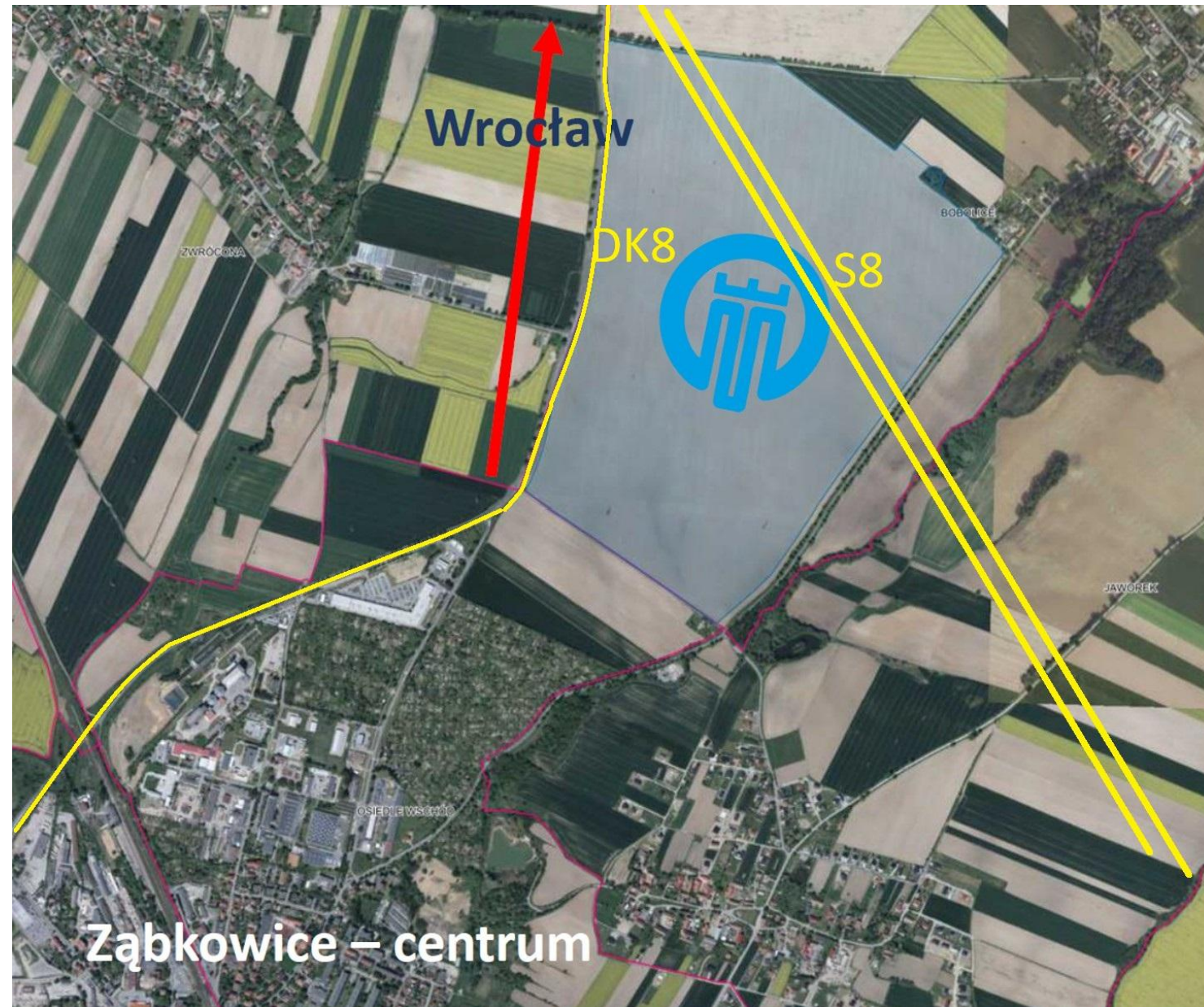
An aerial photograph of a large green field, likely a park or sports field, with a road network and a building. The field is surrounded by agricultural fields and a small village. The sky is clear and blue. The text "euro-park ząbkowice" is overlaid in blue and black, with a blue logo to the right. The text "THE SITE" is overlaid in large blue letters below the main text.

euro-park ząbkowice

THE SITE

Investment site

- Located in the northern part of Ząbkowice Śląskie
- No residential buildings in the nearby area
- By the national road no. 8
- By the S8 expressway (under construction)

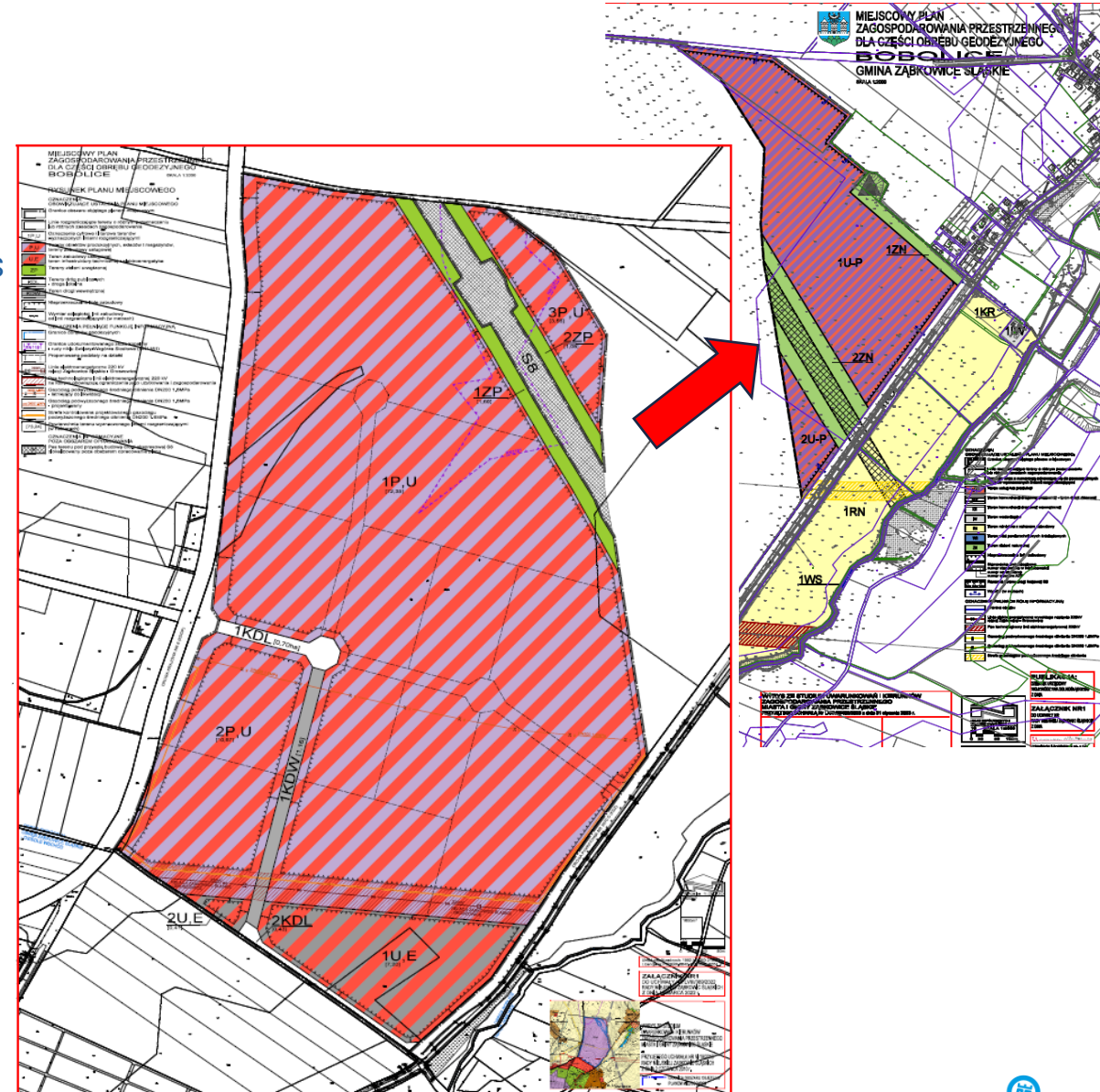


INDUSTRIAL LAND DEVELOPMENT

Arrangements of the Local Spatial Development Plan

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

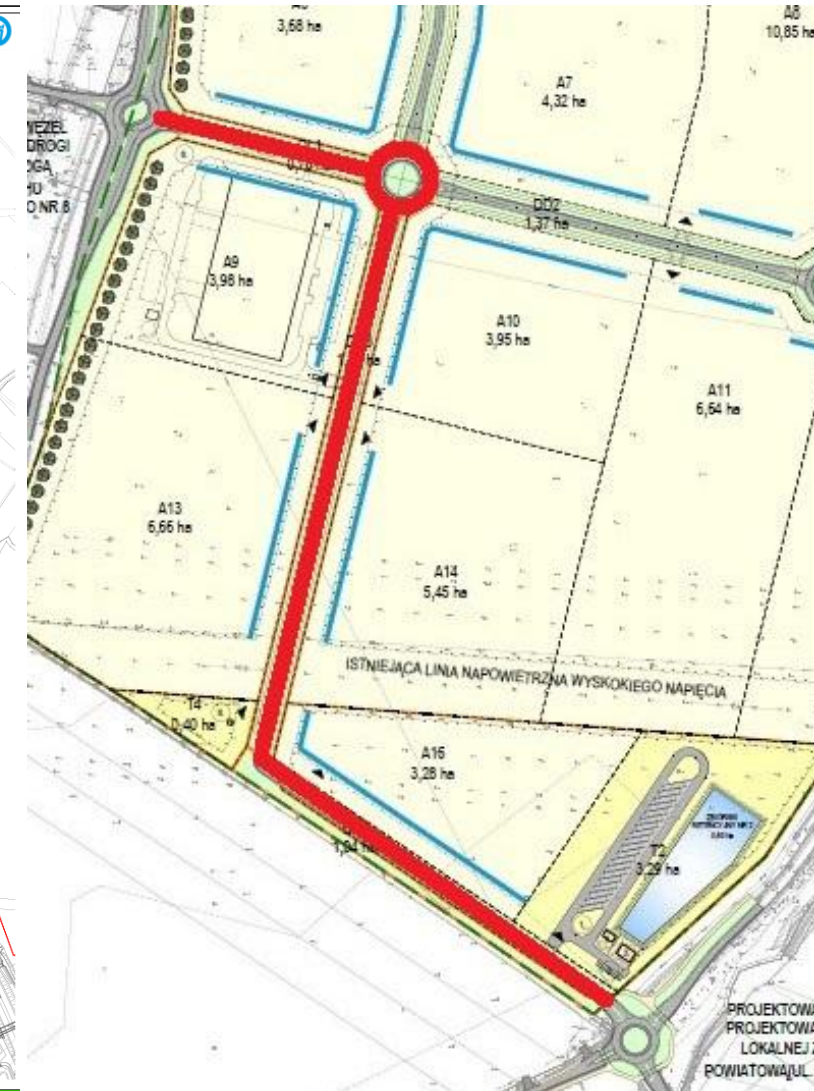
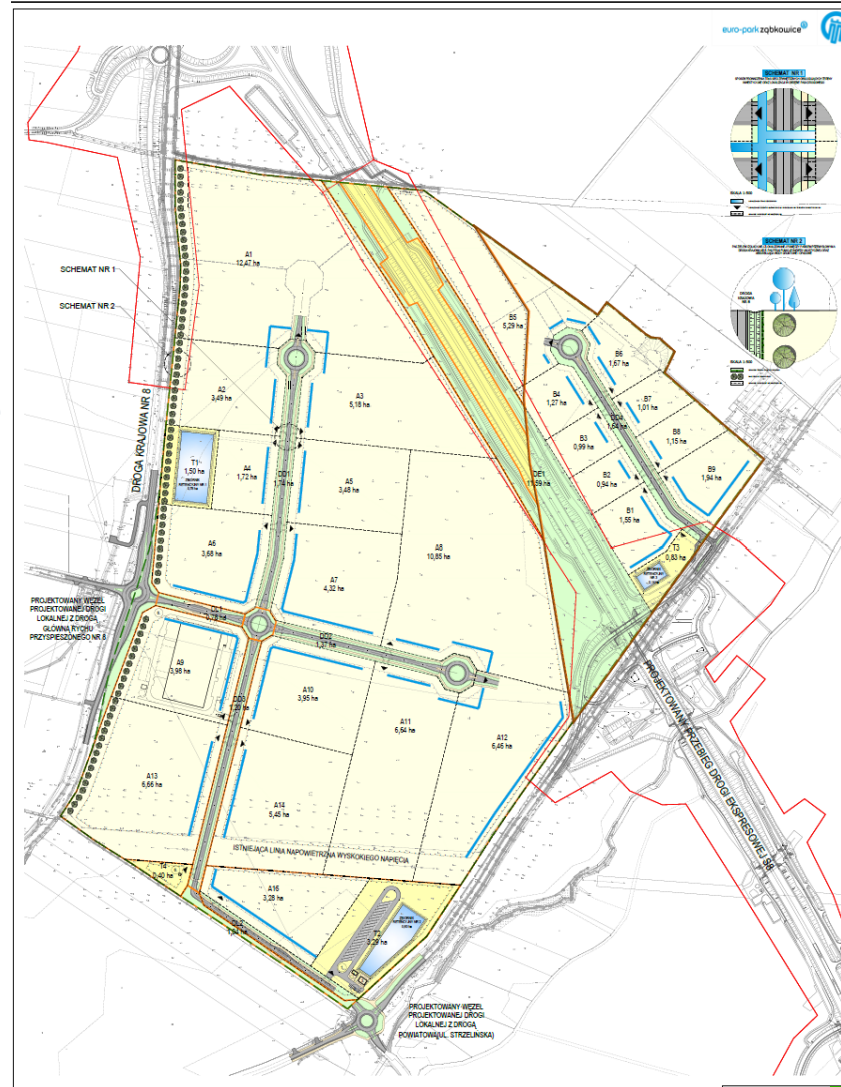
Buildings hight	Max. height of buildings: 30 m Max. height of technical infrastructure facilities, technical structures and equipment and industrial installations: 45 m
Development ratio	65% (possibly up to 90%)
Green area indicator	10%



INVESTMENT AREAS

- the concept

- Possibility of land division into plots suitable for the project;
- Planned internal roads and truck parking areas;
- Social facilities for transit;





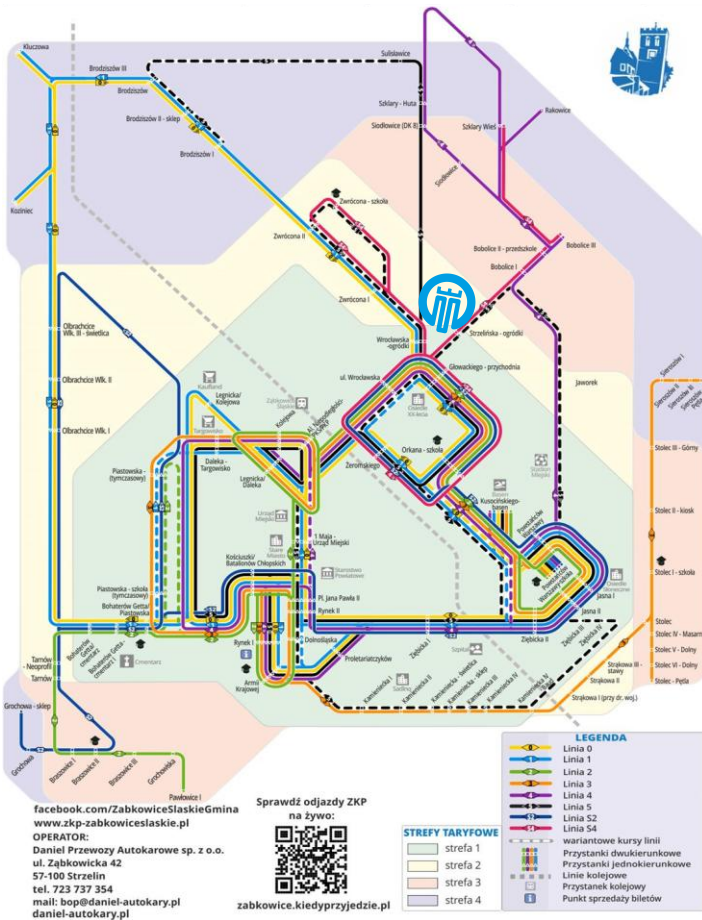
**Express road S8 (exit) -
under construction**

**National Road no 8 -
roundabout under construction**

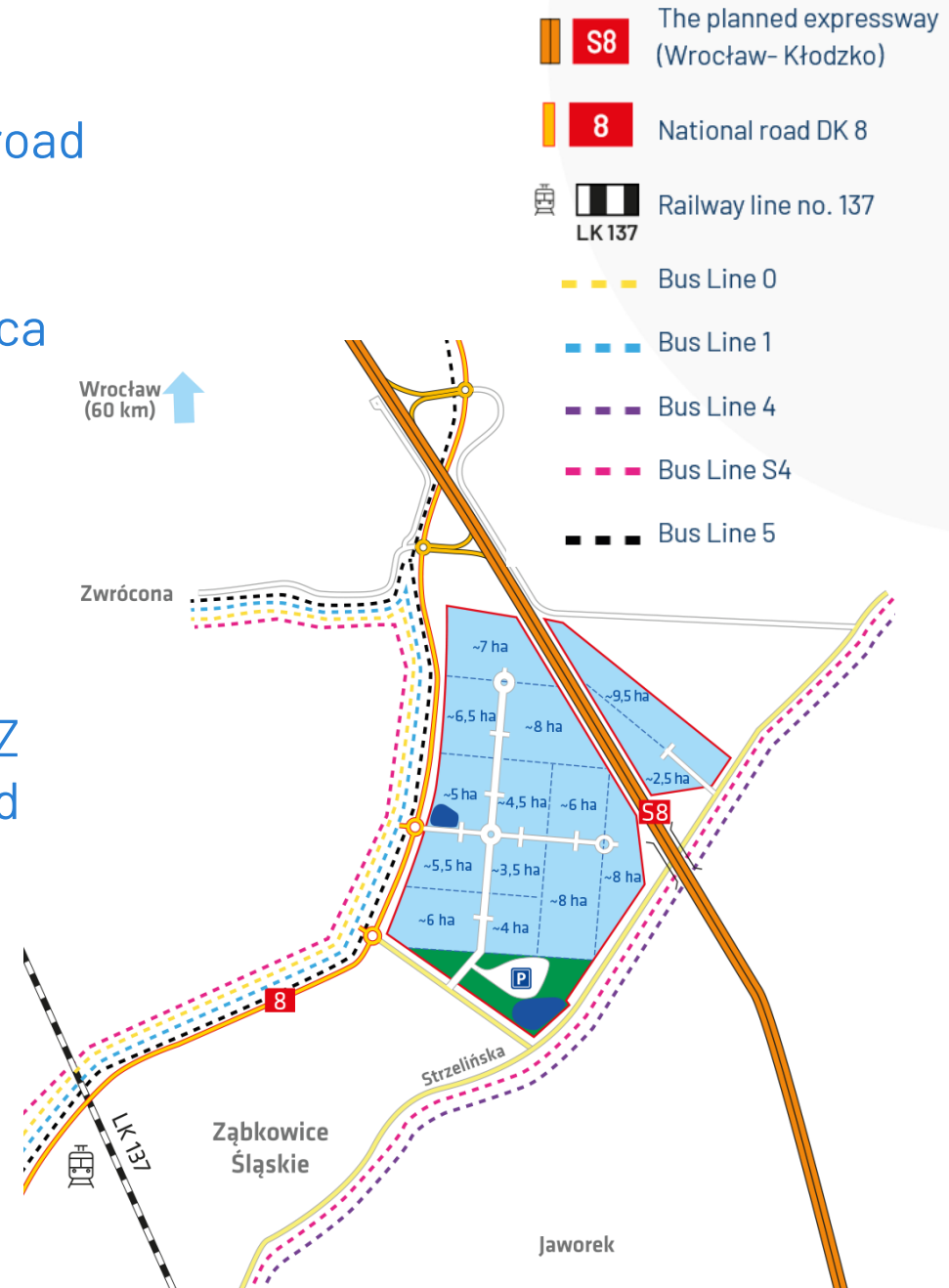
ROADS AND TRANSPORT

ROADS AND TRANSPORT

- DK8 – easy connection with Kobierzyce, Wrocław, A4 express road and Czech Republic
- S8 – even shorter time to reach strategic points
- Direct connections to Kamieniec, Dzierżoniów, Klodzko, Polanica

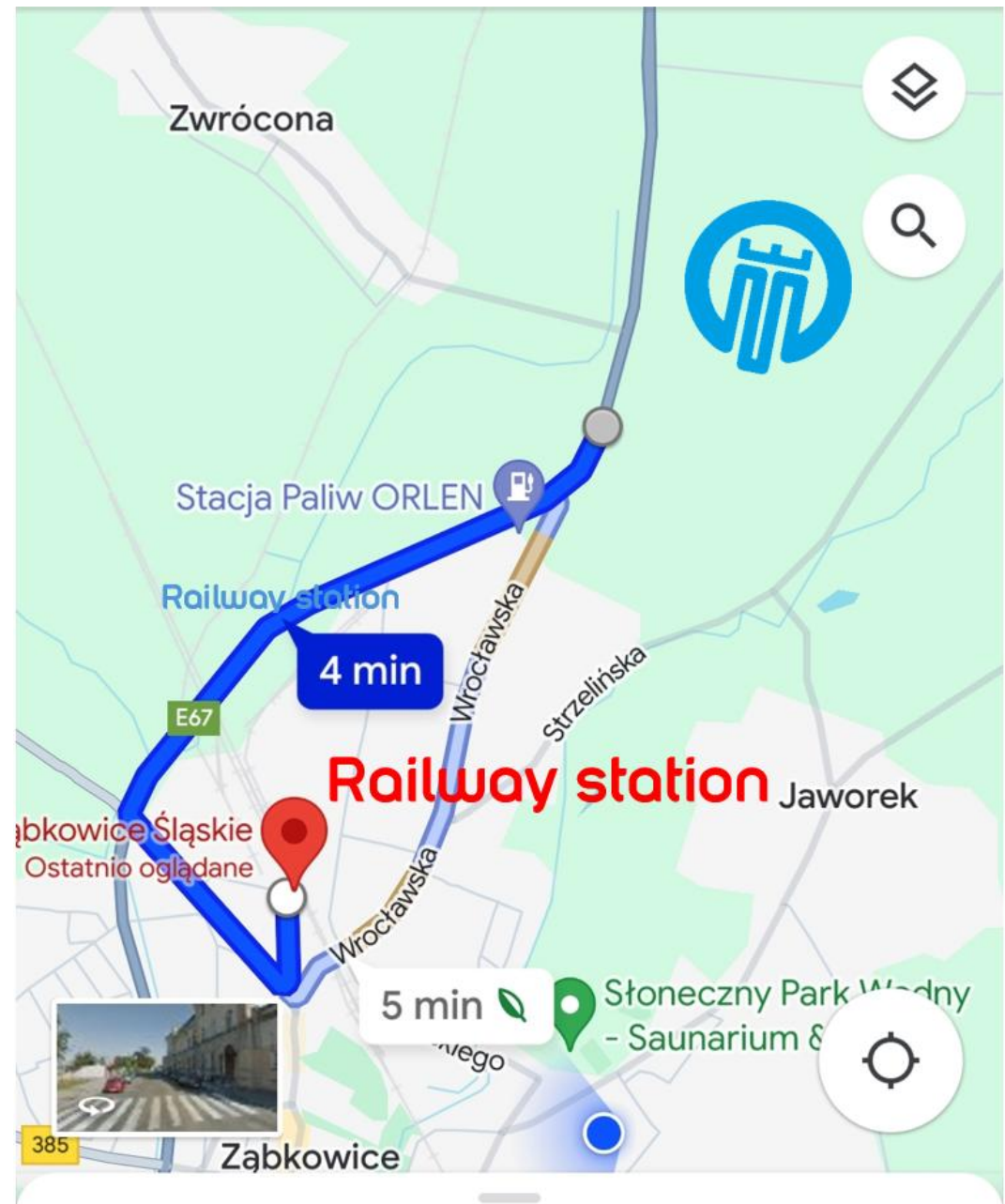


Public transport connects the EPZ area with the city centre and surrounding localities



Railway

- **Distance from the plot - 3 km**
- Ząbkowice Śląskie railway station is a local station
- Direct connections to bigger cities like Kraków, Jelenia Góra and Wałbrzych; daily routes to smaller: Kłodzko, Kudowa Zdrój, Legnica
- Line 310: Kobierzyce - Piława (Ząbkowice) under construction
- **loading siding right next** to the train station



4 min (3,0 km)



INFRASTRUCTURE

ELECTRICITY

GPZ 220/110/20 kV

Ząbkowice -> 4 km from
the investment plot



GPZ 220 kV (440 kV)
high voltage line

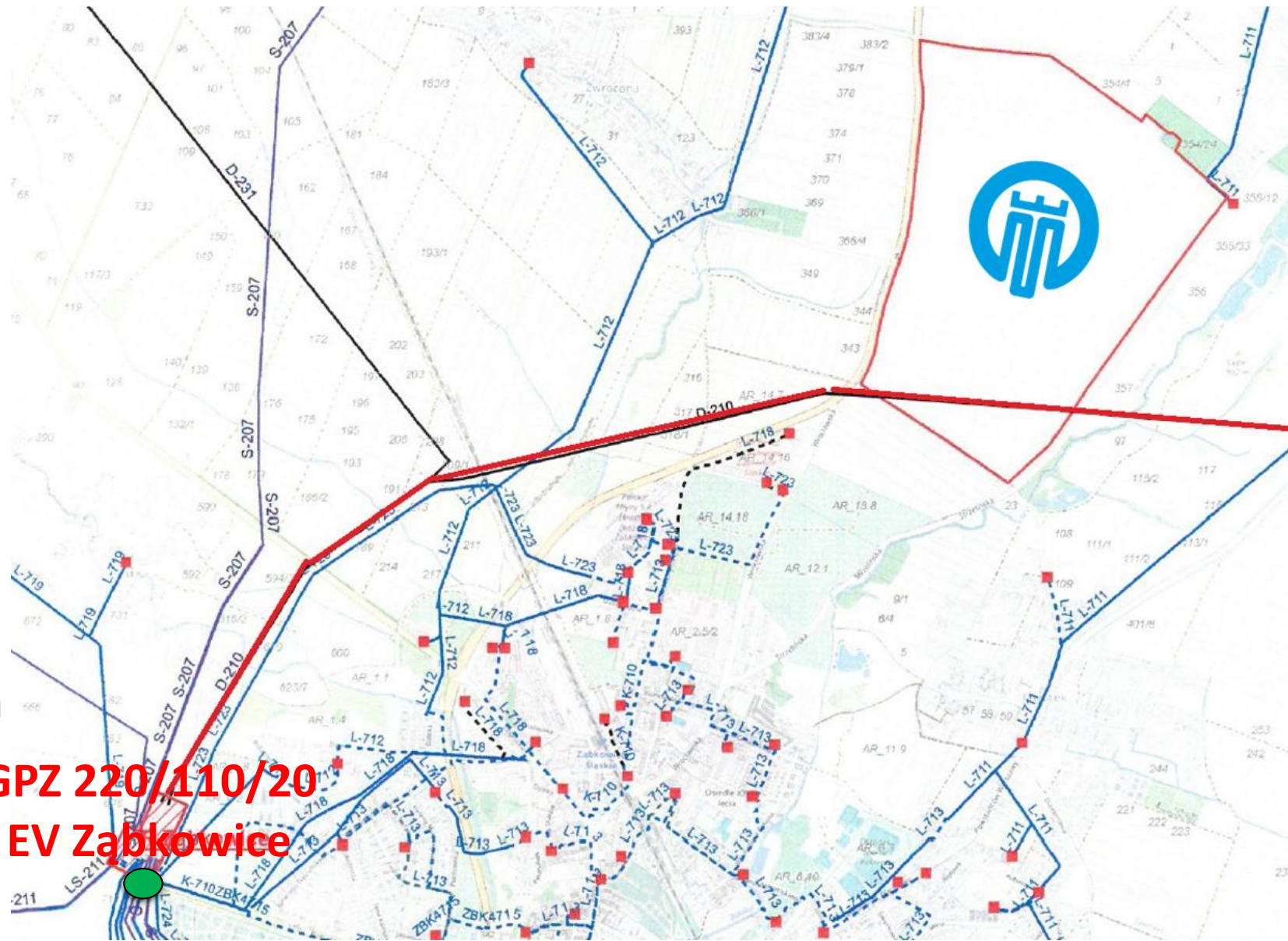


20kV line under construction

- for the power of 15 MW
Prospectively 110kV (if higher
demand - network analysis are
carried out)



**GPZ 220/110/20
EV Ząbkowice**



ELECTRICITY

GPZ 220/110/20 kV

Ząbkowice -> 4 km from
the investment plot



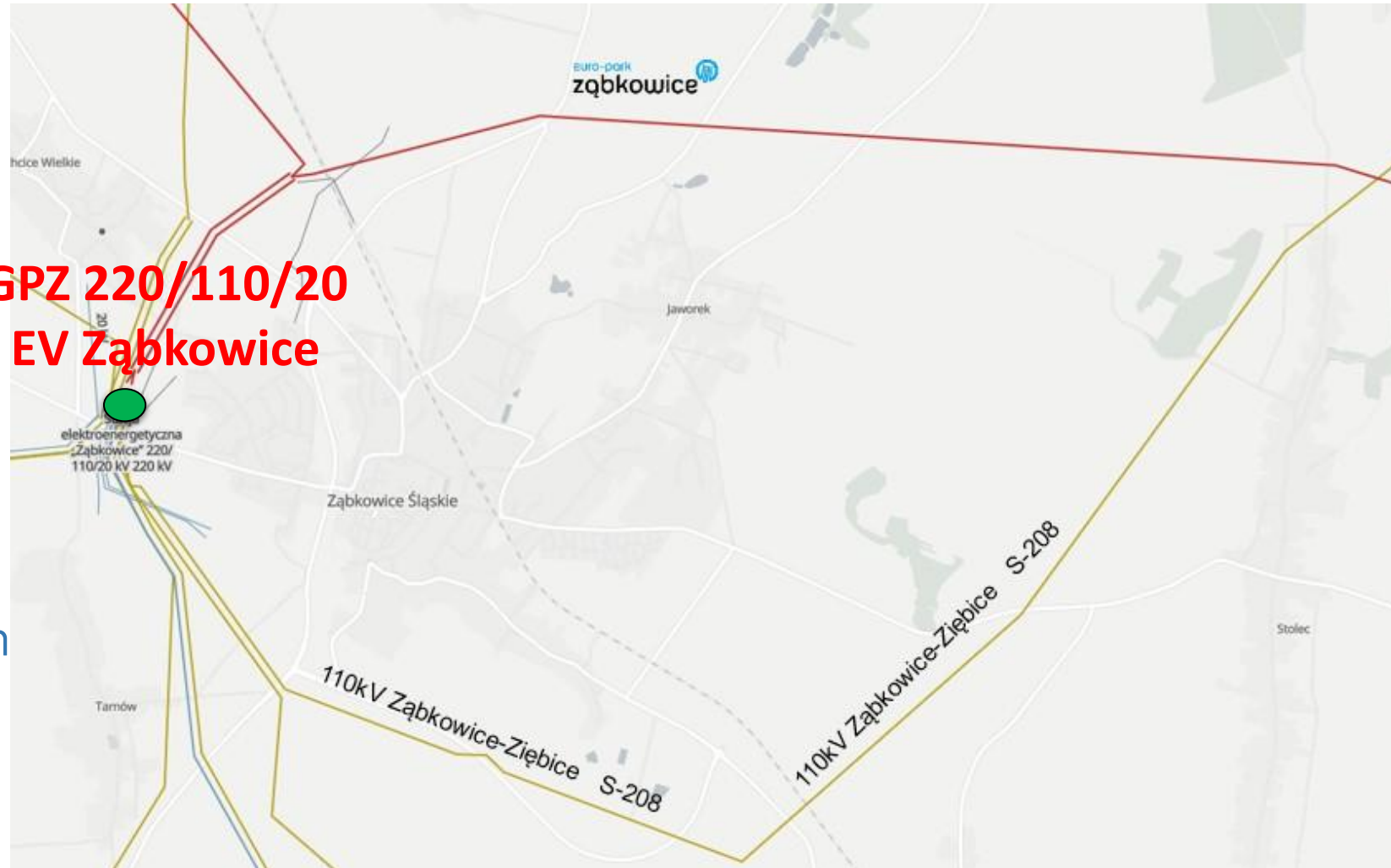
GPZ 220 kV (440 kV)
high voltage line

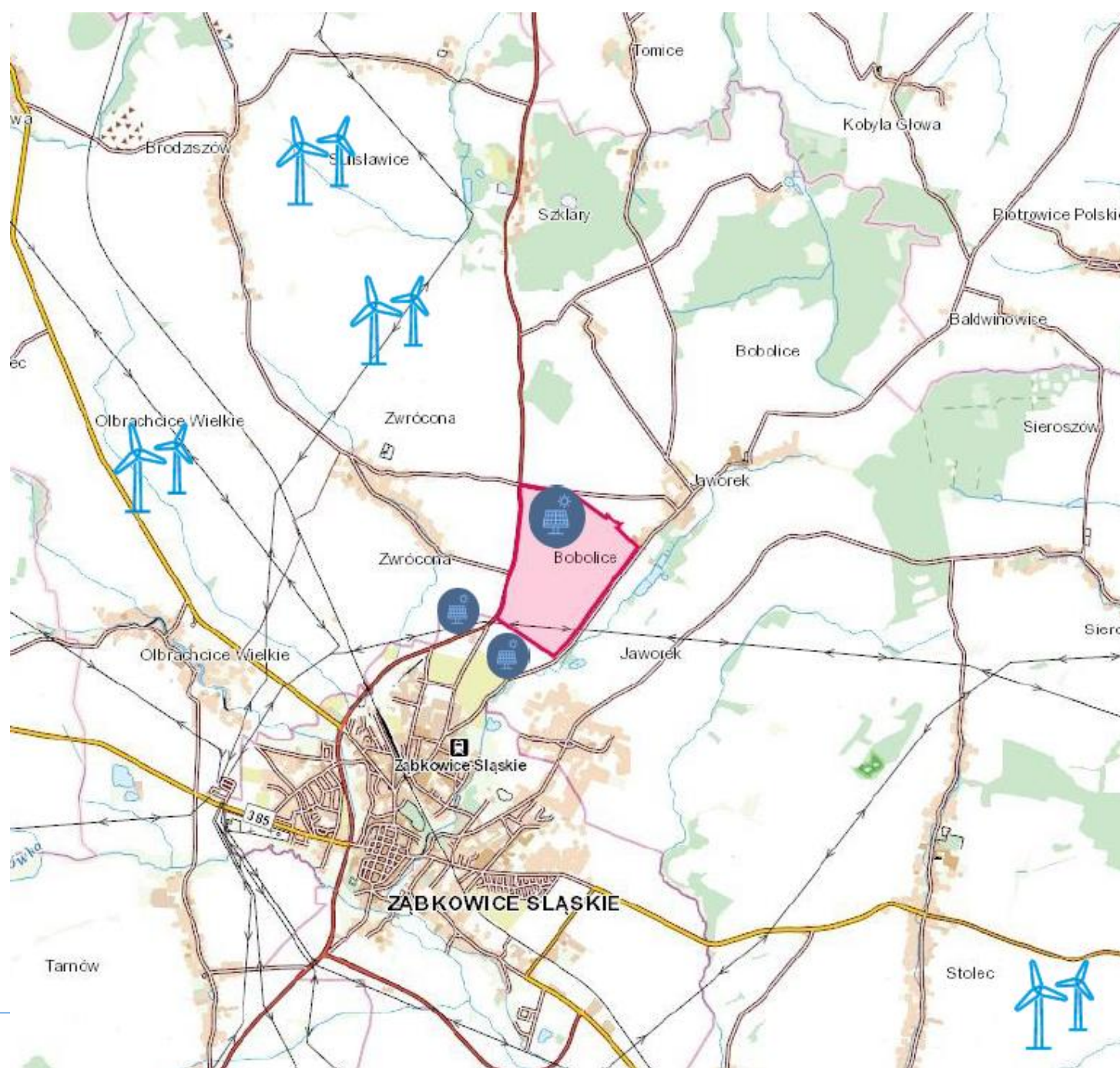


20kV line under construction
- for the power of 15 MW
Prospectively 110kV (if higher
demand - network analysis are
carried out)



**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.

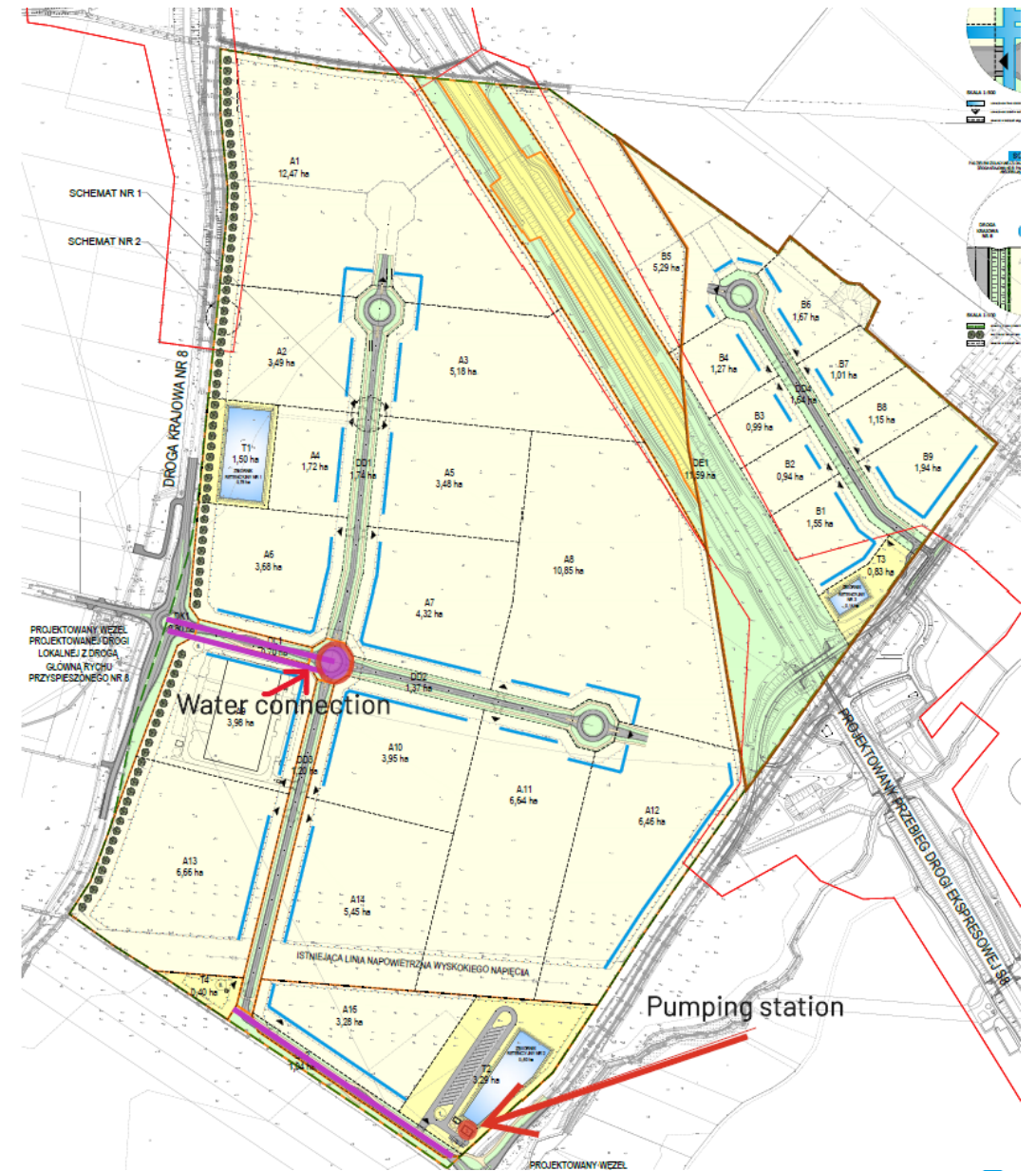


WATER SUPPLY SYSTEM

As part of the development of the EURO-PARK Ząbkowice Śląskie Investment Zone, **significant investments in the water and sewage infrastructure are being made.**

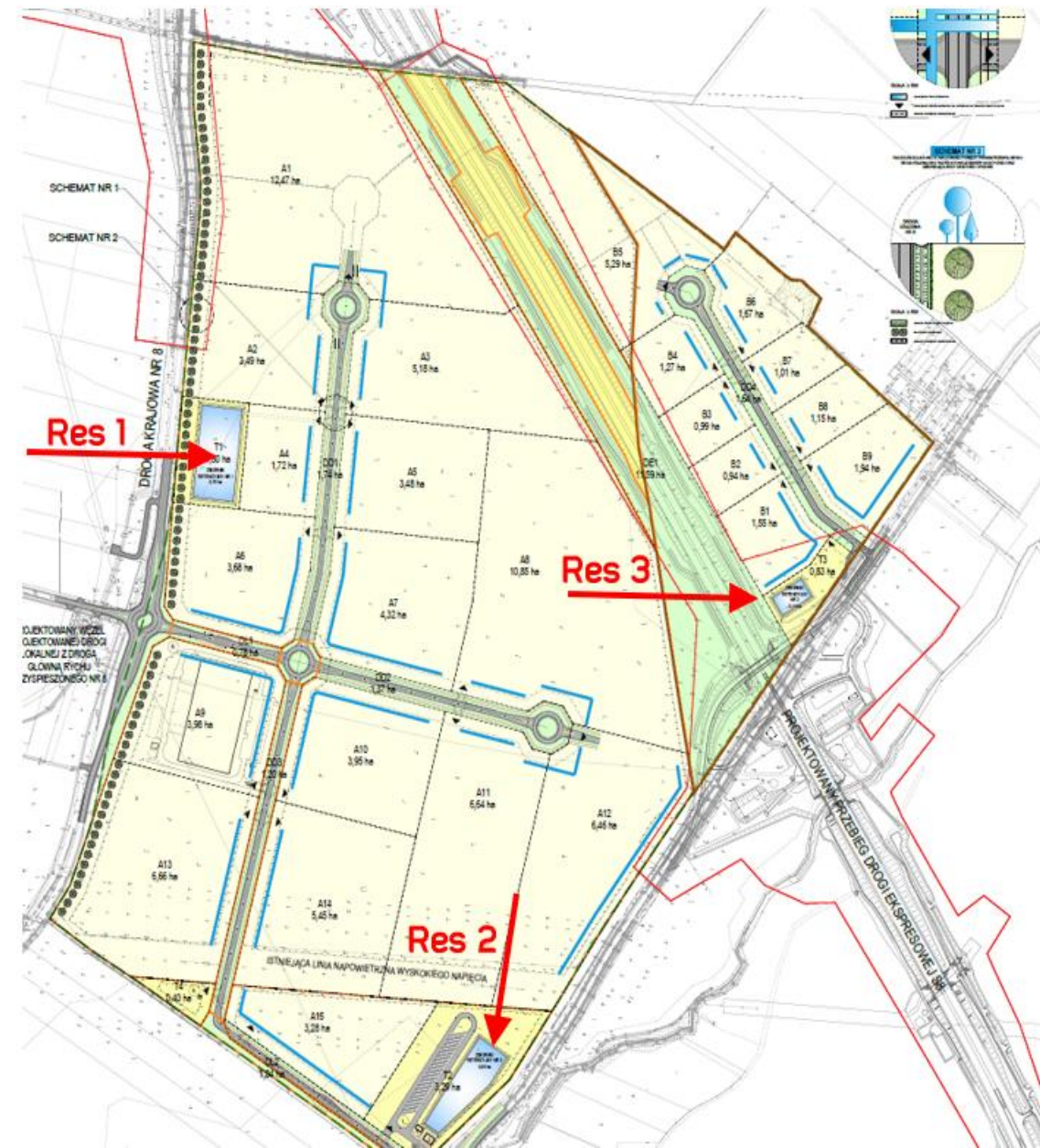
Scope of the works:

- Modernisation of the wastewater treatment plant on Ruczna Street;
- Modernisation of the water intake in Olbrachcice Wielkie;
- Construction of water transmission network: Connecting the intakes in Olbrachcice Wielkie with the area of the Investment Zone.
- Extension and reconstruction of the sanitary sewage system: Ensuring efficient sewage disposal in the Investment Area.



Rainwater

- preliminary decisions on rainwater drainage in the EURO-PARK area have been issued;
- EPZ shall take charge of some rainwater at the site, but the Investor is obliged to partially manage the rainwater at the investor's plot
- Drainage system with three retention basins was prepared:
 - 1 retention-infiltration-evaporation reservoir (reservoir 3)
 - 2 retention and evaporation reservoirs (reservoirs 1 and 2)
- The system will be adapted to the level of development and the needs of the investors.



Utilities – summary

		GENERAL INFORMATION
ELECTRICITY	Existing power lines/GPZ	220/110/20 kV
	Connection to the site	15 MW connection capacity* <i>(*The exact volume of energy available - determined case-by-case)</i>
NATURAL GAS	Gas feeding pressure	1,6 MPa (= 16 bar)
	Gas Pipeline diameter	DN250 / DN315 (under construction)
	Connection to the site	500m ³ /h -NOW
		Up to 1500 m ³ /h - 16-18 months
1500-2800 m ³ /h - 36 months		
DRINKING WATER	Pipeline diameter - current	ø 160
	Quantity of water supply	QAv 3000m ³ /d
	Pipeline diameter - planned	ø 315 / 225
INDUSTRIAL WATER	Pipeline diameter	ø 160
WASTEWATER / SEWEGE	Domestic wastewater may be discharged to the municipal treatment plant	limited quantity - up to c.a. 2000 m ³ /d

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 exemptions from both the Municipality of Ząbkowice and the Special Economic Zone
- **Possible rental** of fully prepared **production and storage hall**, equipped with necessary utilities and social facilities

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.

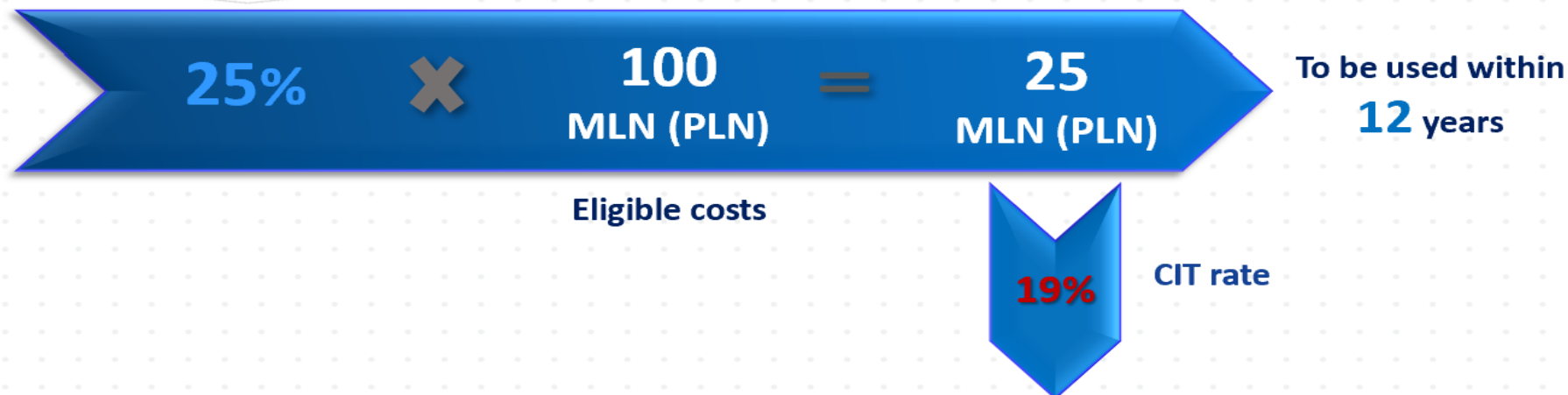
PUBLIC AID INVESTMENT SUPPORT - INCOME TAX EXEMPTION

Entrepreneur making a new investment in Poland can benefit from tax relief within the Polish Investment Zone.



Lower Silesia

Large Company



Calculation of exemption amount

	Large company	Medium Company	Small Company
Public aid intensity	25%	35%	45%
Investment value	PLN 80 000 000	PLN 20 000 000	PLN 5 000 000
Total value of the usable tax exemption limit	PLN 20 000 000	PLN 7 000 000	PLN 2 250 000
CIT rate	19%	19%	19%
Non-taxable company income	PLN 105 263 000	PLN 36 842 000	PLN 11 843 000

(Investment value X aid intensity) / CIT rate = non-taxable company income

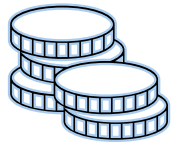
Production and service hall

One of the plans of EURO-PARK Zabkowice is the construction of a production and service hall with the possibility of renting the usable area.

Key features of the project:

- 1700m² of office space
- 3 production and storage areas with social and office facilities - total area of approx. 10 000m²
- Possible modifications for a specific tenant without changing the main assumptions





THE PRICE

The **selling price** of the investment plot is determined by:

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

The Investor is responsible for arranging the delivery of utilities to the purchased plot.

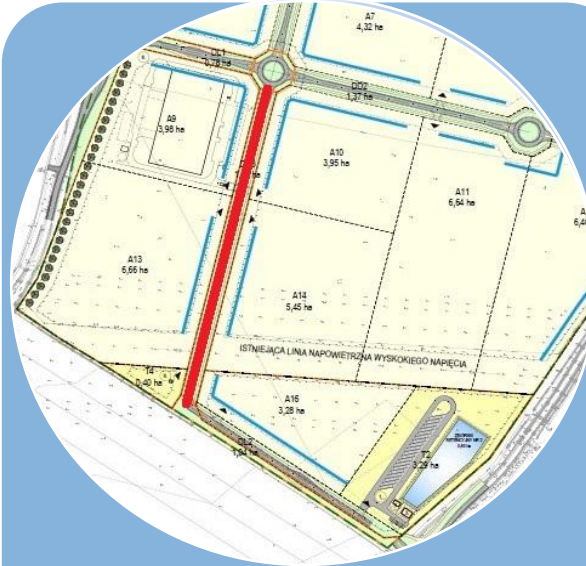
At present, the price of a plot is approximately PLN 130 per m² (exchange rate of the day of the transaction applies).

The **rental price** of the production and service **hall** is to be determined during negotiations with the interested Party.

TIMETABLE



NOW -2026
Road, water-
sewerage
infrastructure
(Municipality)



2024-2026
Construction of
internal road
(EURO-PARK)



2024-2027
Power connection
and transformer
substation
(Municipality/ EURO-PARK)



End of 2027
Construction of
S8 expressway

Presentation and sale of land to Investors

Co-operation and Experience



Ząbkowice Śląskie:
Fast-growing,
investor-friendly city



Co-operation in development of
the EURO-PARK site



Expert in collaborating with
major industrial
Investors in Poland



WAŁBRZYSKA SPECJALNA
STREFA EKONOMICZNA

Significant impact on
the development of the region



Attracting investors and creating
new investment areas

euro-park ząbkowice 

euro-park ząbkowice 

WE HAVE A PERFECT PLACE FOR YOU !



Polish Investment
& Trade Agency
PFR Group

arp 



euro-park
ząbkowice 