



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



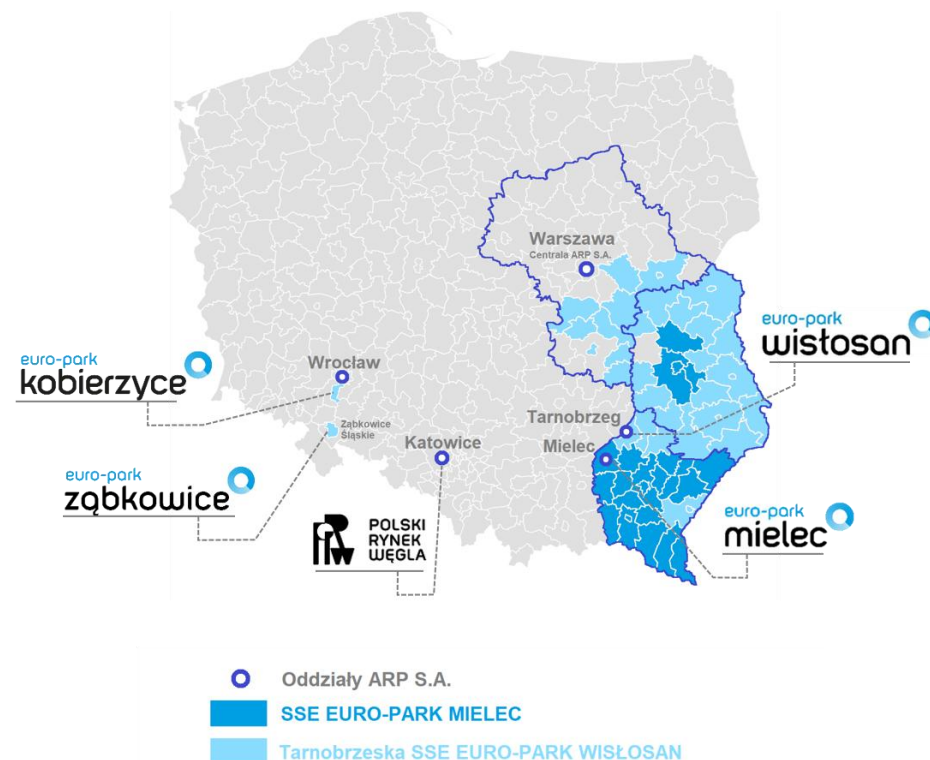


# What does ARP do?

- 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.

## EURO-PARK Kobierzyce

### PREVIOUS AND EXISTING INVESTORS:



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



# EURO-PARK Ząbkowice – the mission

Preparation of fully developed  
**investment areas**



**Attracting** innovative and modern  
investments

**Stimulation** of economic development in  
the region



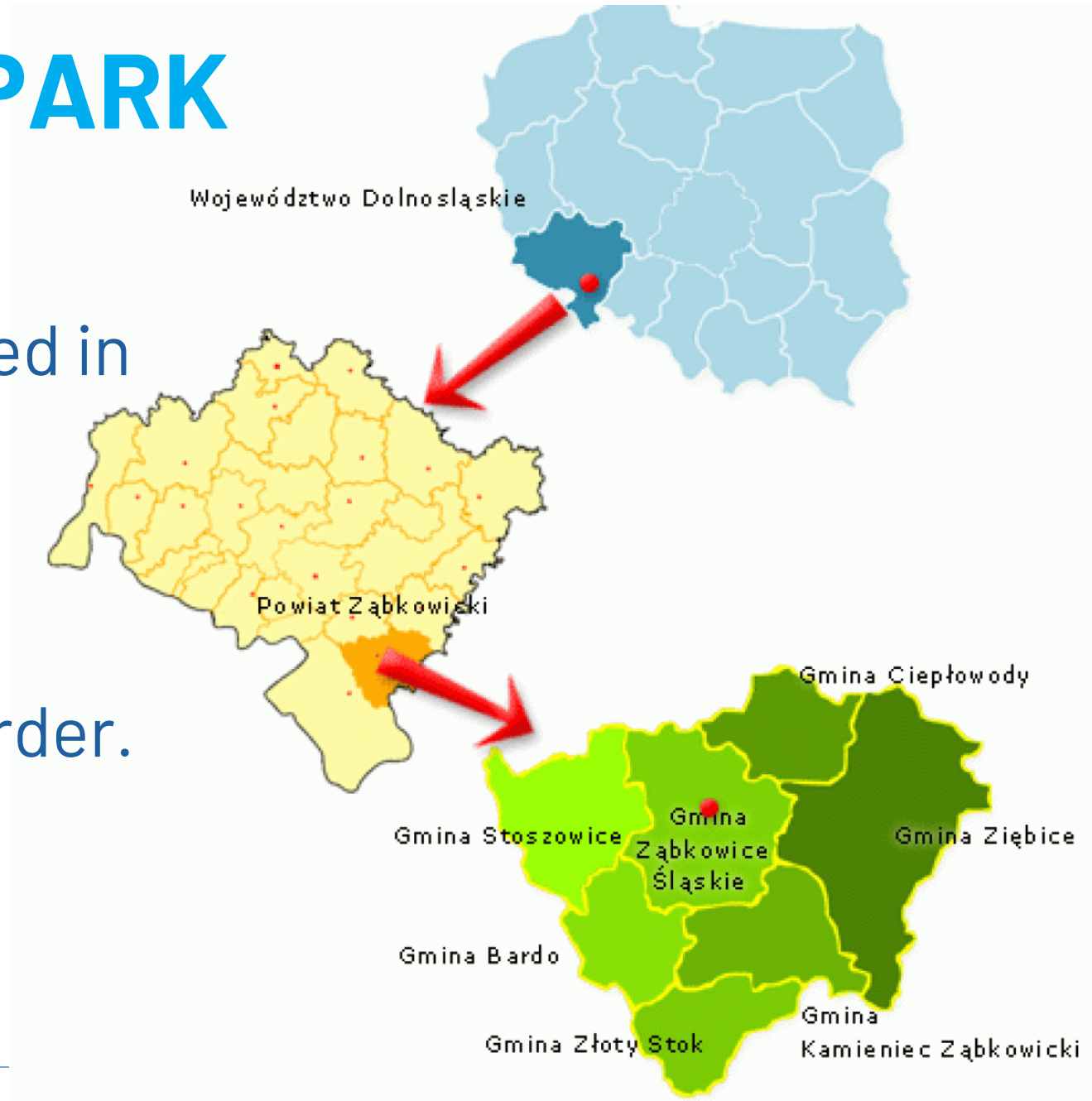
**Reducing unemployment**  
**Improving the quality of life** for the  
citizens of the Ząbkowice Powiat





# Location of EURO-PARK

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





# 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**





# 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 km<sup>2</sup>**

Urbanisation rate: **45,1 %**

Number of districts: **7**

Unemployment rate: **9,9%**

## ZĄBKOWICE ŚLĄSKIE: DISTRICT

Population: **20 675**

Area: **146,88 km<sup>2</sup>**

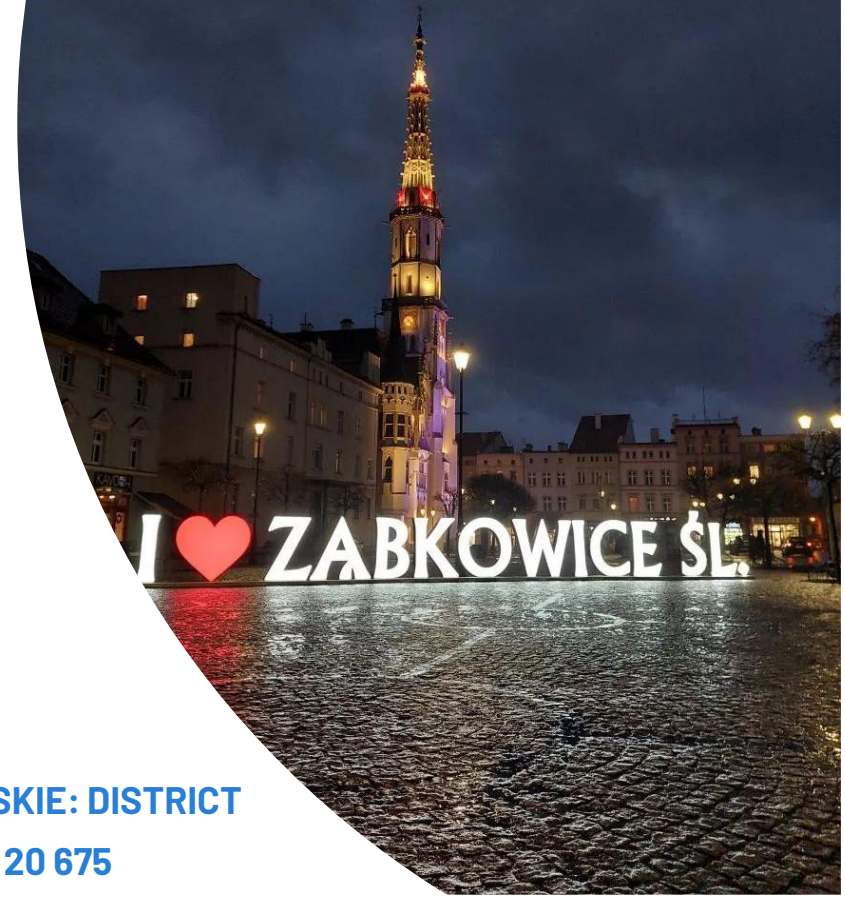
Unemployment rate: **9,9%**

## ZĄBKOWICE ŚLĄSKIE: CITY

Population: **14 299**

Area: **13,76 km<sup>2</sup>**

Unemployment rate: **9,9%**





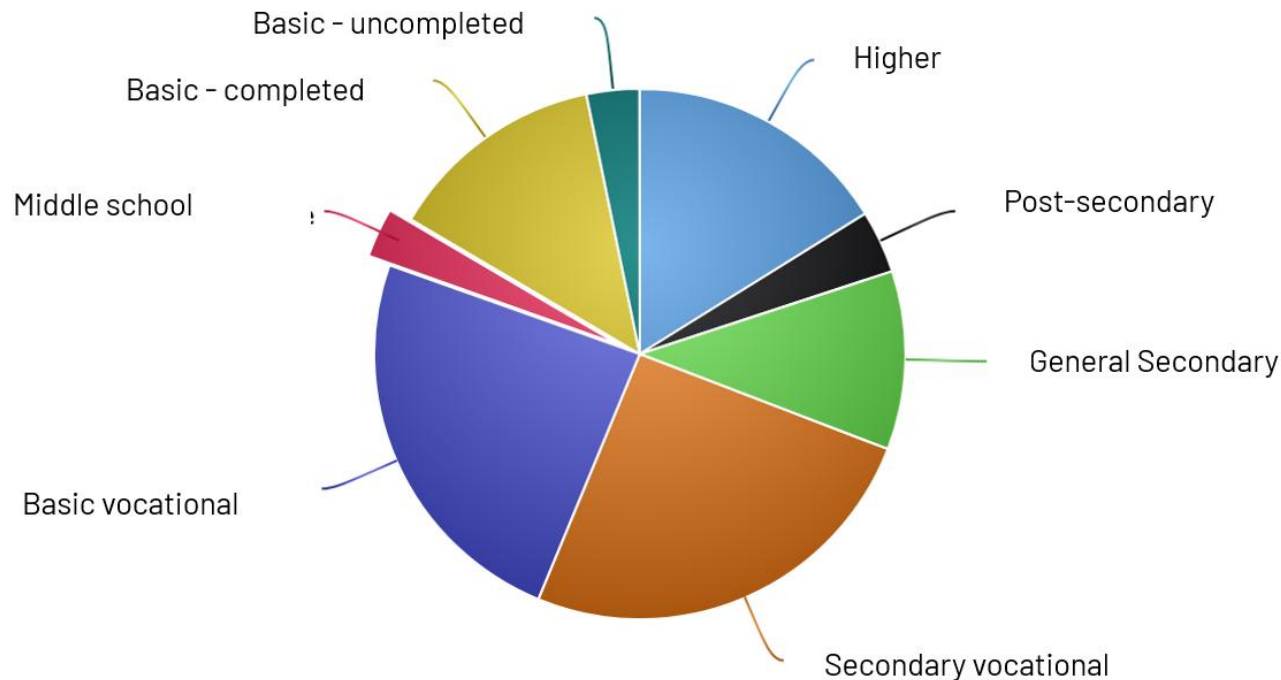


# Education

- 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)



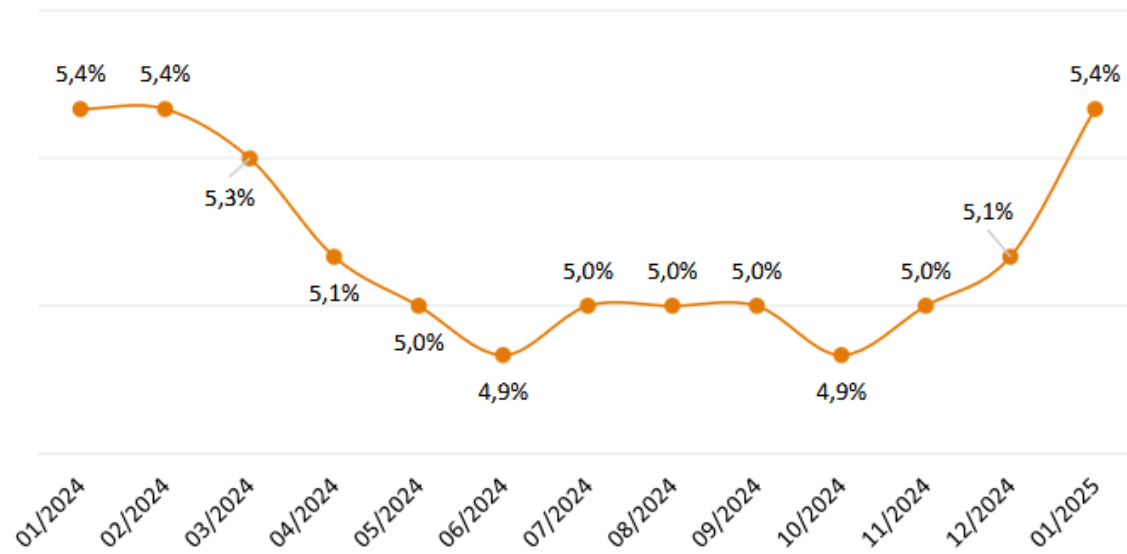
Lower Silesia ranked 4th among voivodships in terms of the number of students.

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

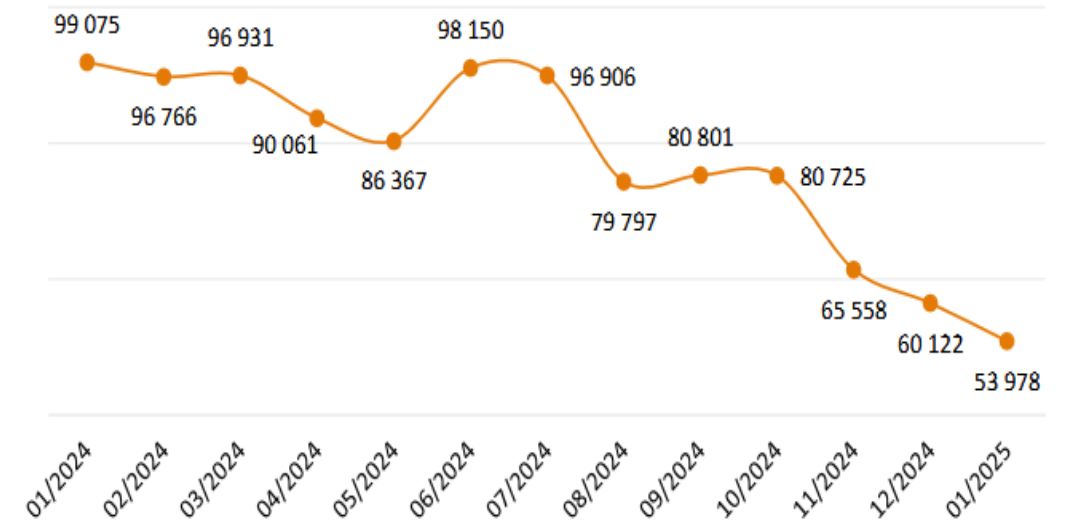


Poland 01.2024 -01.2025 – based on CSO data, access date 05.03.2025

### Registered unemployment rate in Poland:



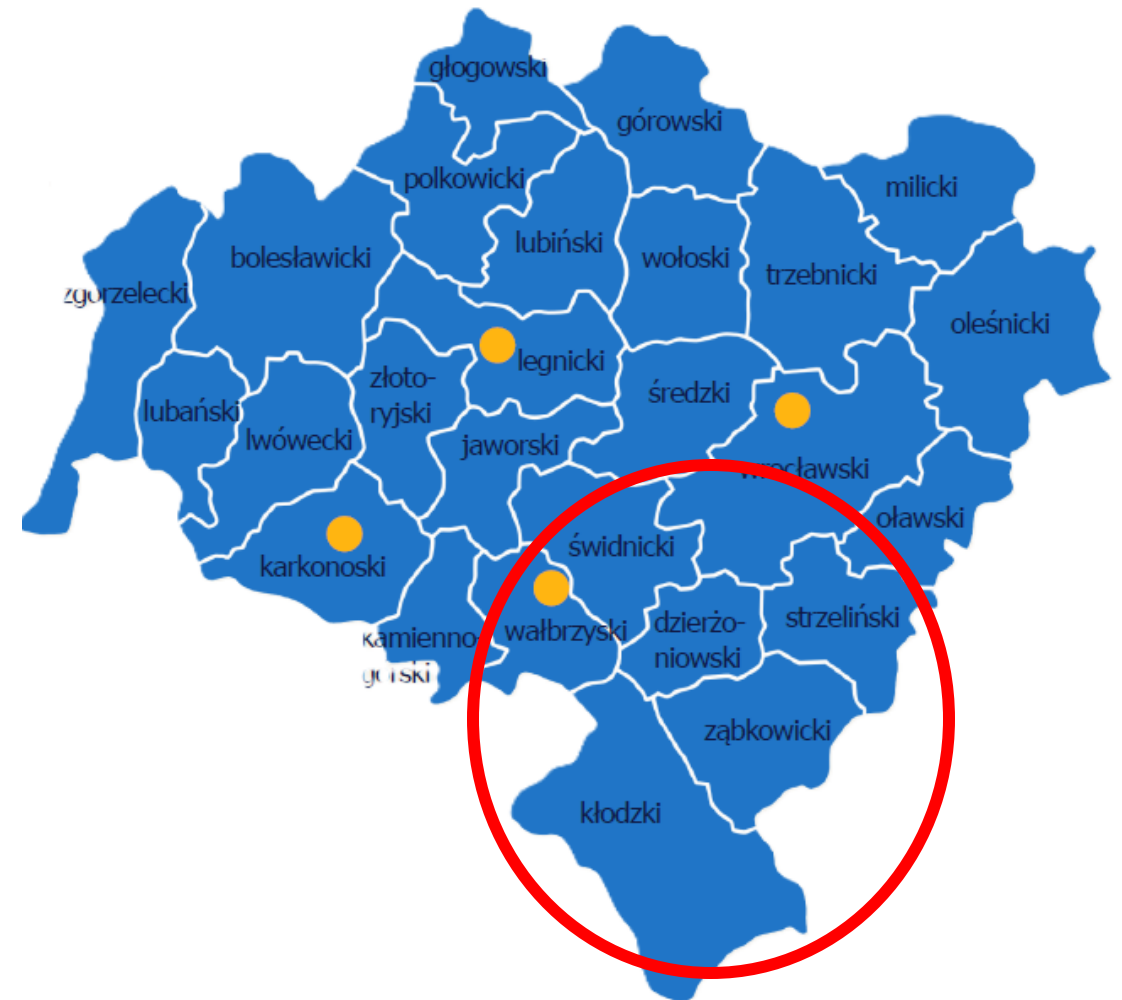
### Number of job vacancies and job activation:





## Registered unemployed persons and unemployment rate by voivodships and powiats As at end of December 2024

Area/powiat	Unemployed persons in thousands	Unemployment rate in %
POLAND	786,2	5,1
LOWER SILESIA	55,5	4,6
Dzierżoniów	1,7	6,1
Kłodzko	5,8	12,7
Strzelin	1,4	10,5
Świdnica	3,5	6,3
Wałbrzych	1,4	11,7
Ząbkowice	2,0	10,4

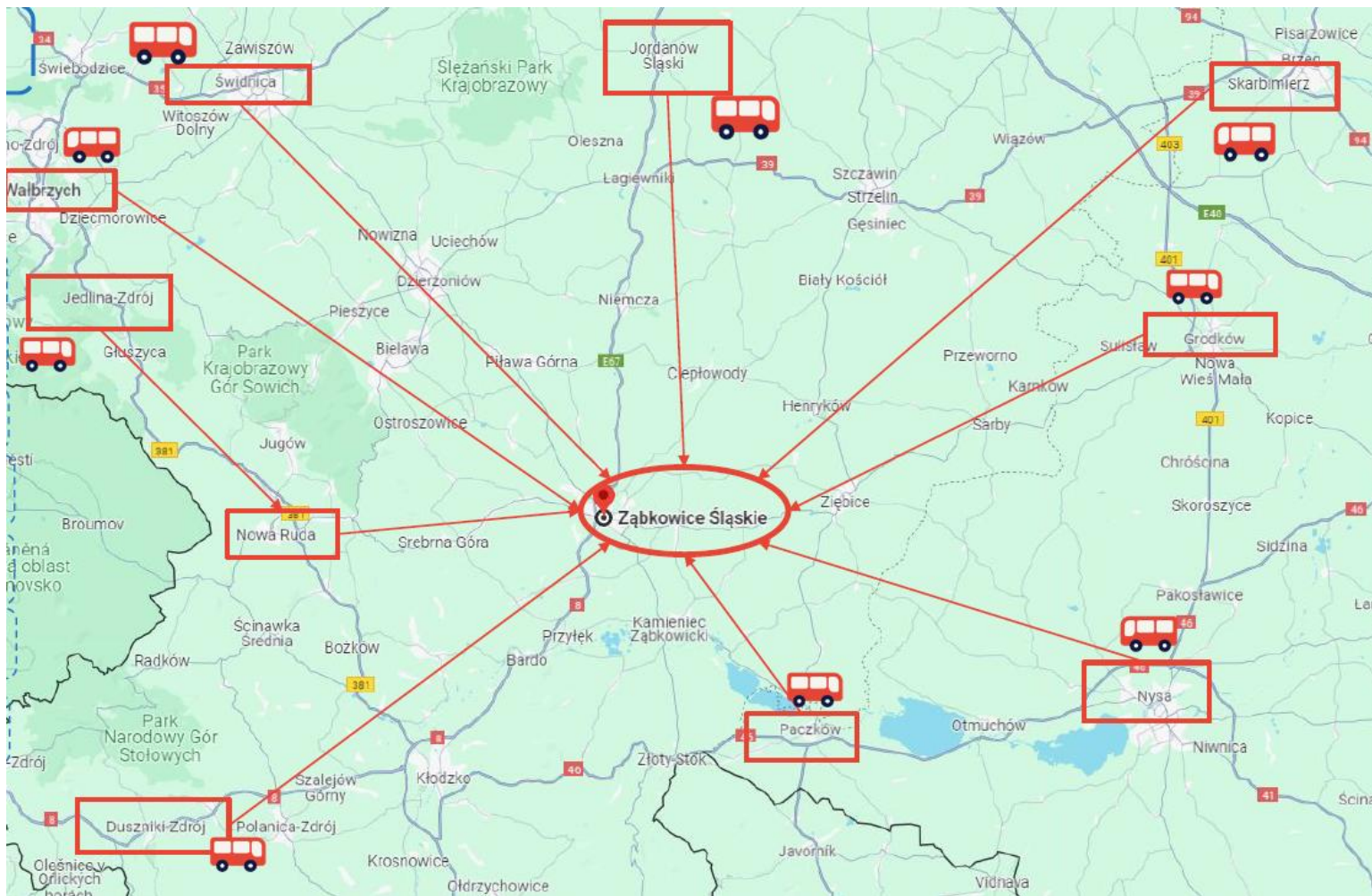


Year-on-year, the unemployment rate in Lower Silesia increased by 0.3 percentage points.



# Catchment area

## Commuting patterns and sourcing area:



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

city	amount of candidates
Wałbrzych	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 rural landscape. In the center, a large green field is divided into several rectangular plots by white lines, suggesting a planned park or sports area. To the left of this field is a small cluster of buildings, including a large white one. To the right, a road or path runs diagonally. The surrounding area consists of various agricultural fields in shades of green and brown, with some small villages visible in the distance. The sky is clear and blue.

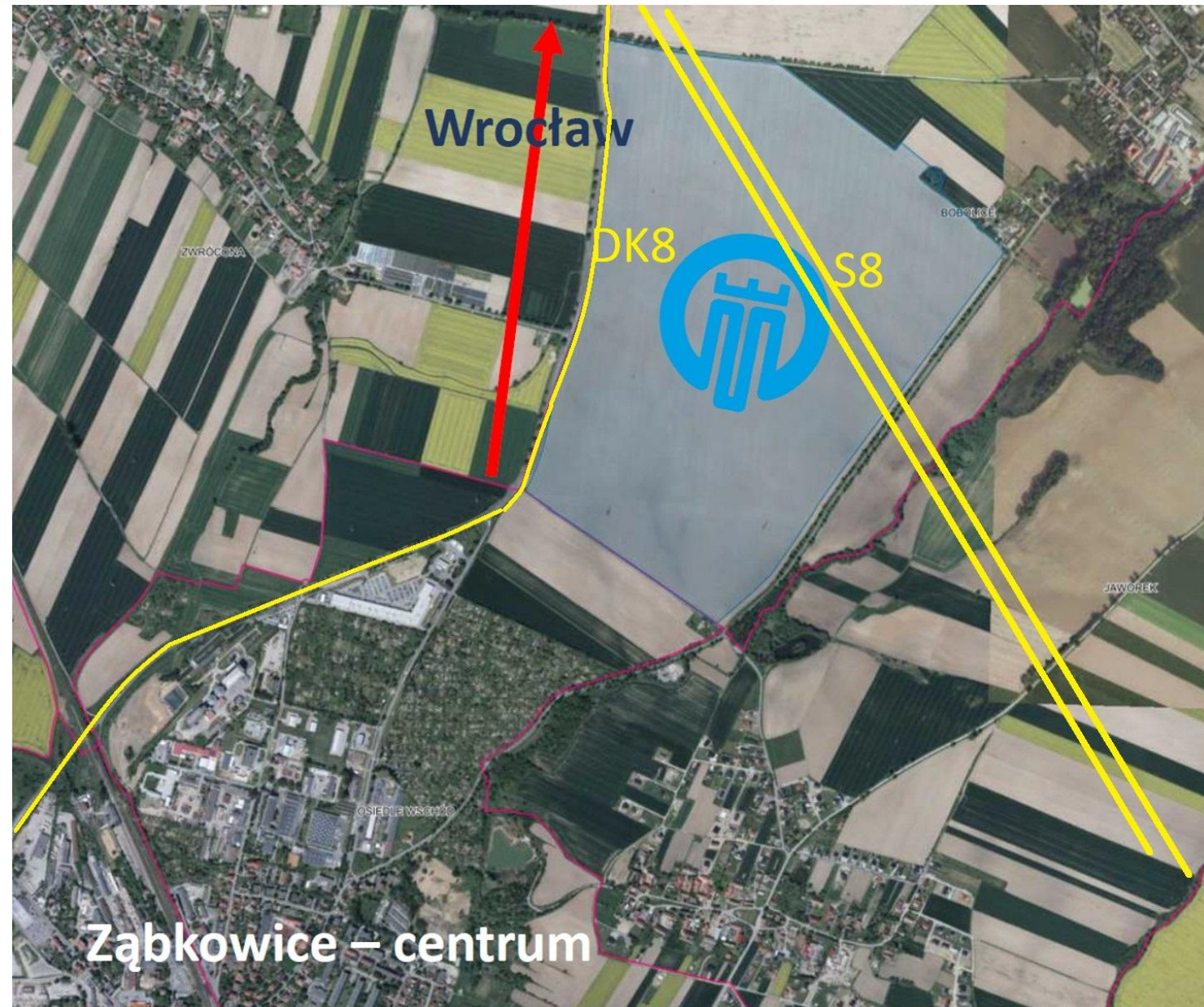
euro-park ząbkowice 

# THE SITE



# Investment site

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



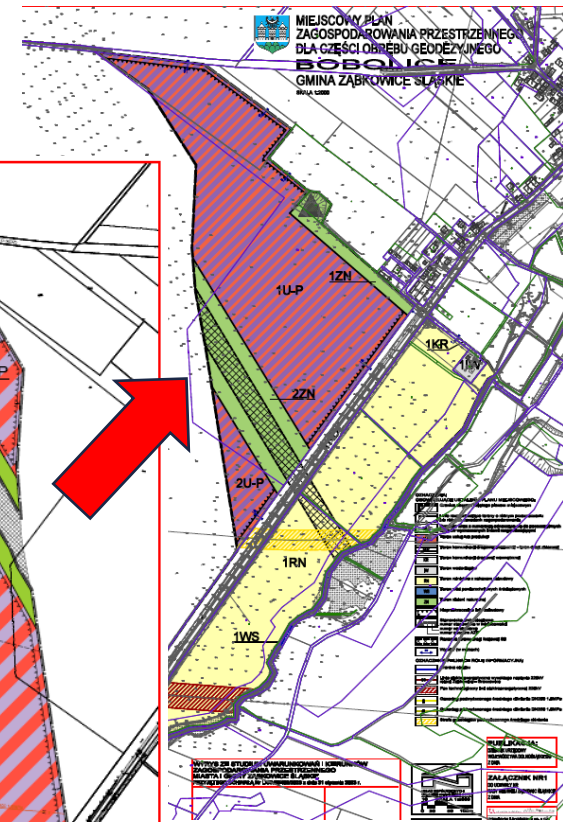
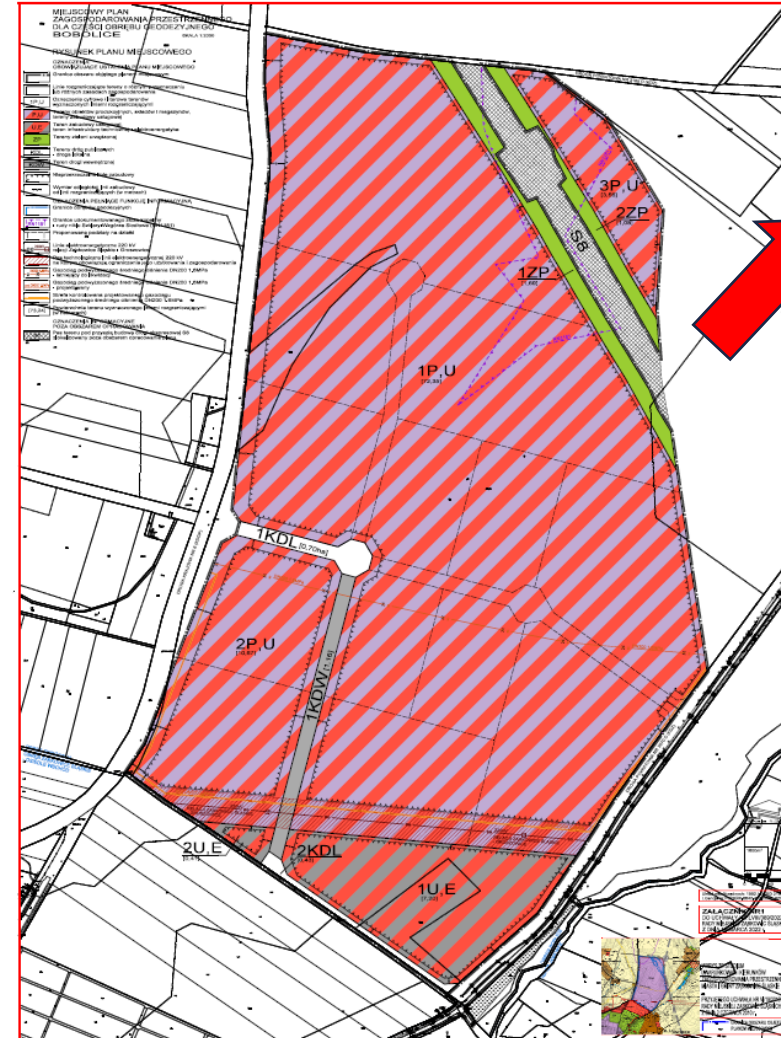


# INDUSTRIAL LAND DEVELOPMENT

## 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**
- **1 parking space/5 workstations**

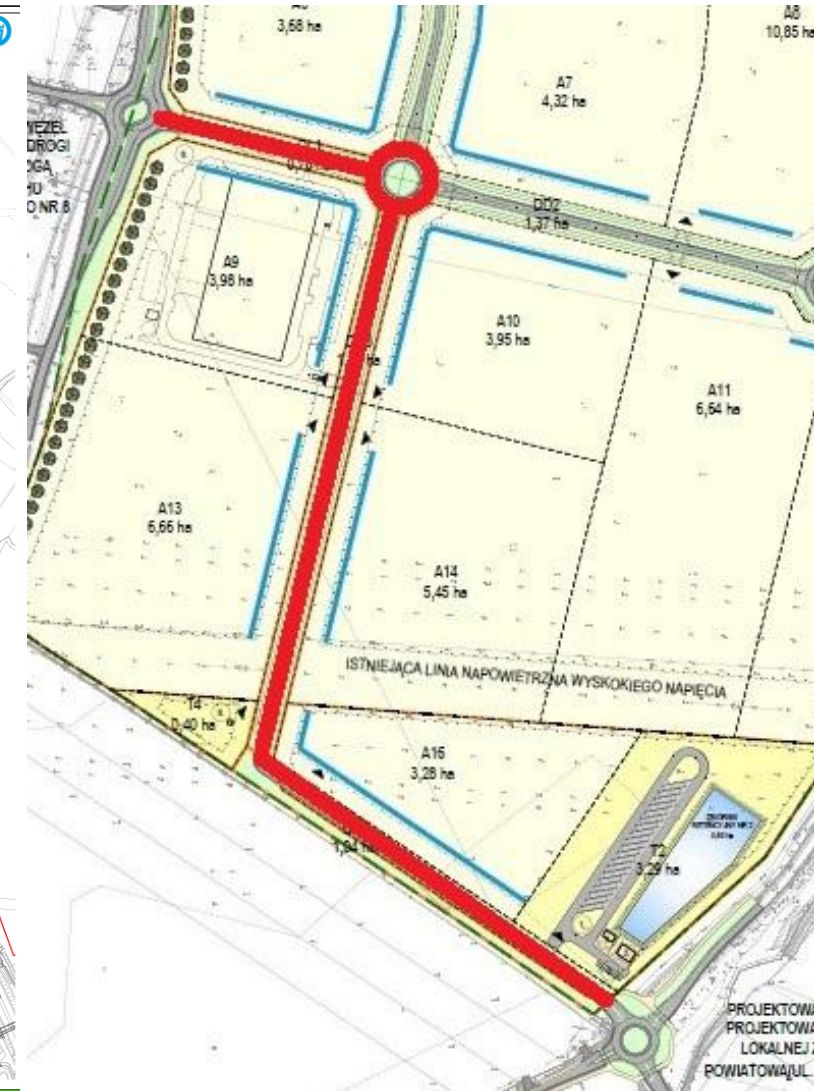
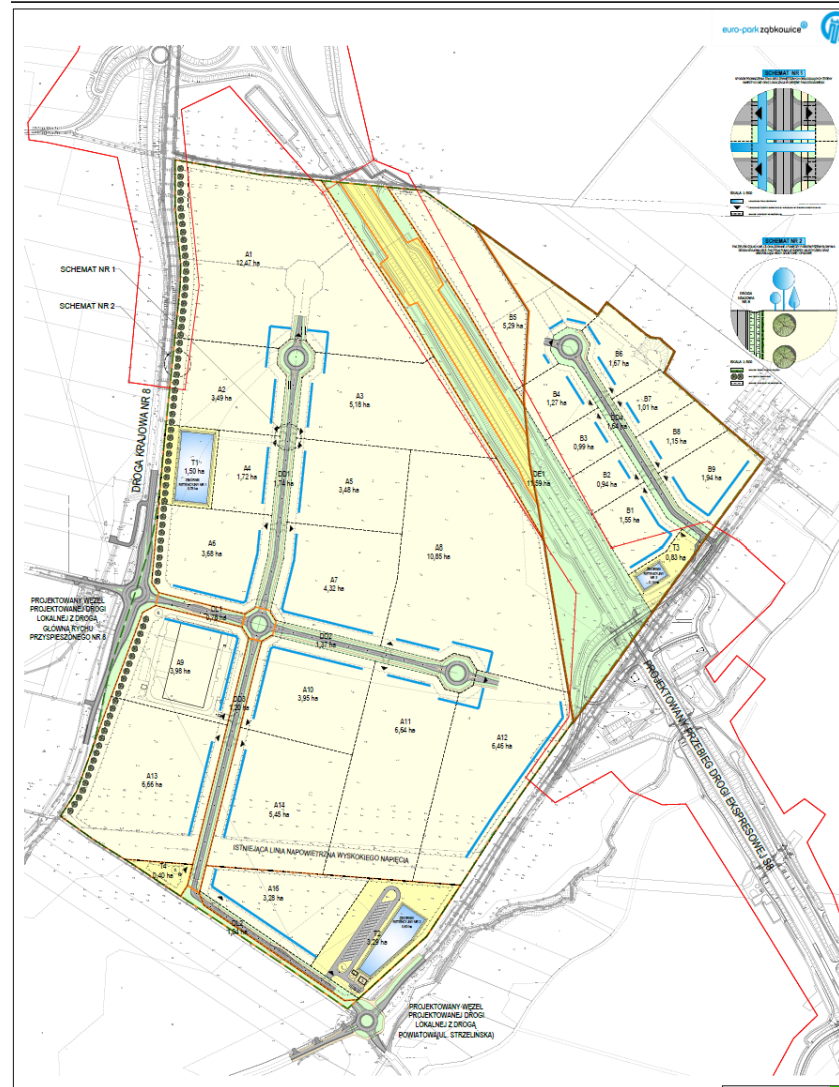
<b>Buildings hight</b>	Max. height of buildings: 30 m Max. height of technical infrastructure facilities, technical structures and equipment and industrial installations: 45 m
<b>Development ratio</b>	65% (possibly up to 90%)
<b>Green area indicator</b>	10%





# 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**

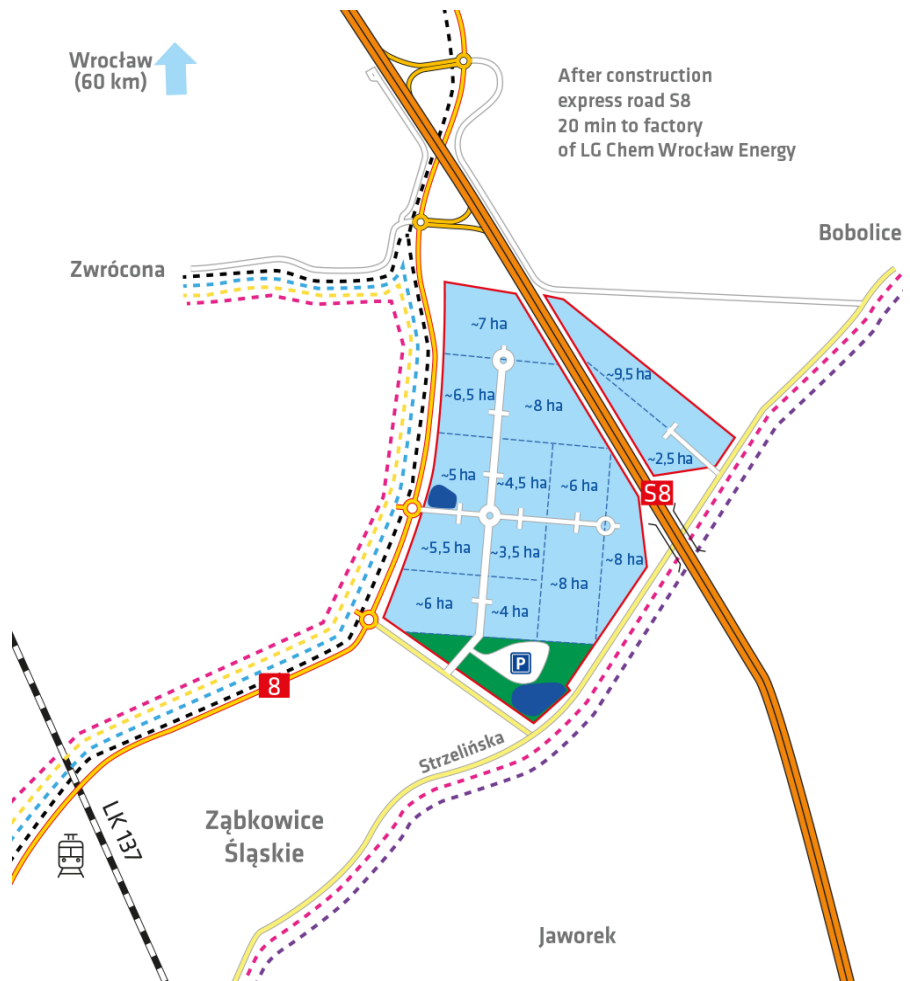
**National Road no 8 –  
roundabout under construction**

# ROADS AND TRANSPORT

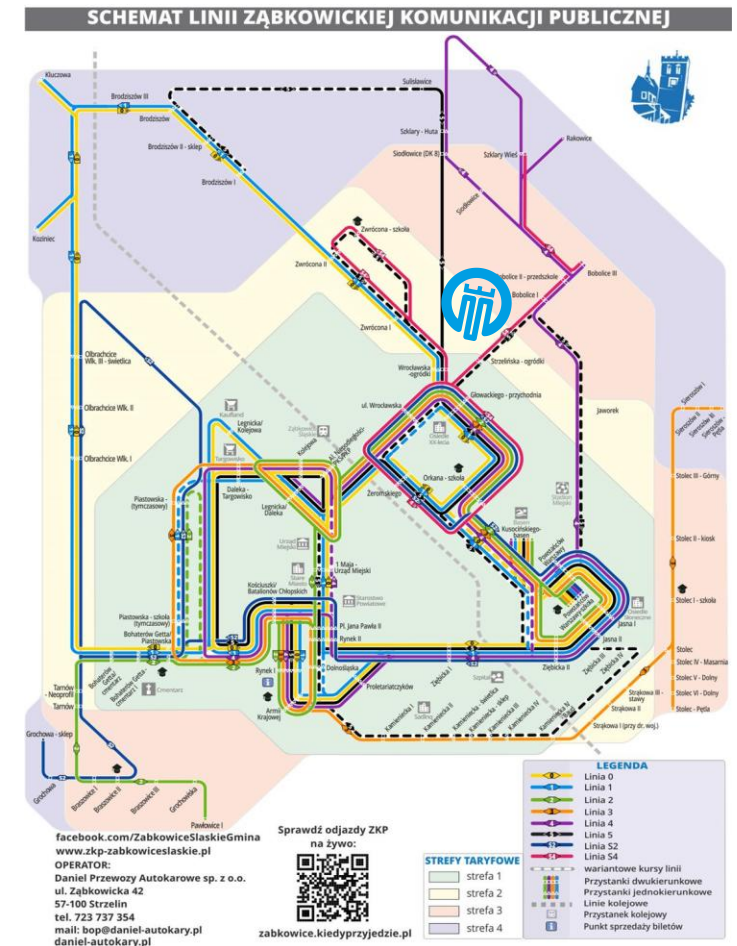


# ROADS AND TRANSPORT

- 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, Kłodzko, Polanica



- S8** The planned expressway (Wrocław- Kłodzko)
- 8** National road DK 8
- LK 137** Railway line no. 137
- Bus Line 0**
- Bus Line 1**
- Bus Line 4**
- Bus Line S4**
- Bus Line 5**

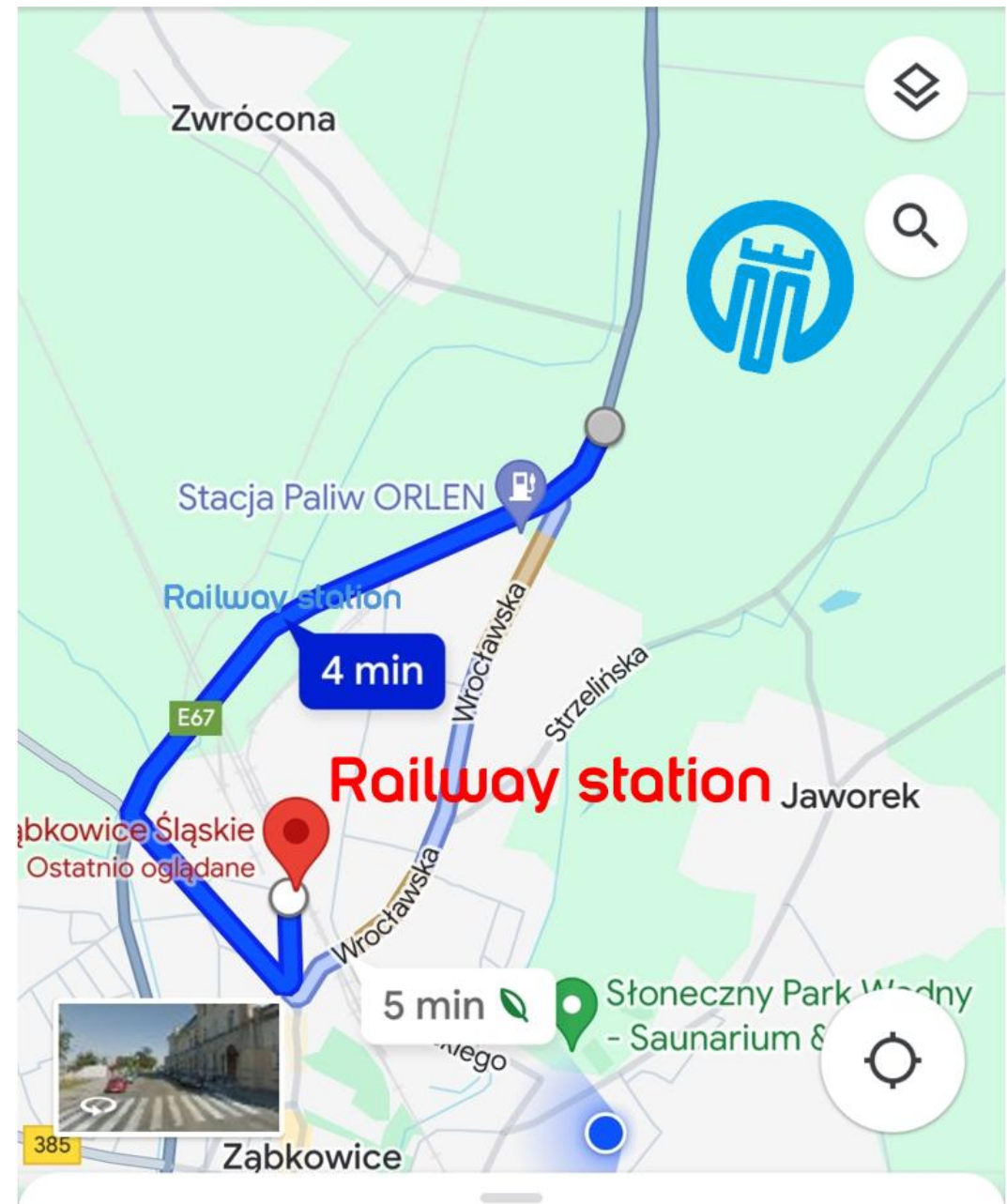


Public transport connects the EPZ area with the city centre and surrounding localities



# 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)



# Railway siding

- Located ca. 3 km from the site
- Service Infrastructure Facility, Track No. 6
- Usable area 254m
- Unloading terminal - 128m (shortened due to existing building)







# INFRASTRUCTURE



# ELECTRICITY

GPZ 220/110/20 kV

Ząbkowice -> 4 km from  
the investment plot



GPZ 220 kV (440 kV)  
high voltage line

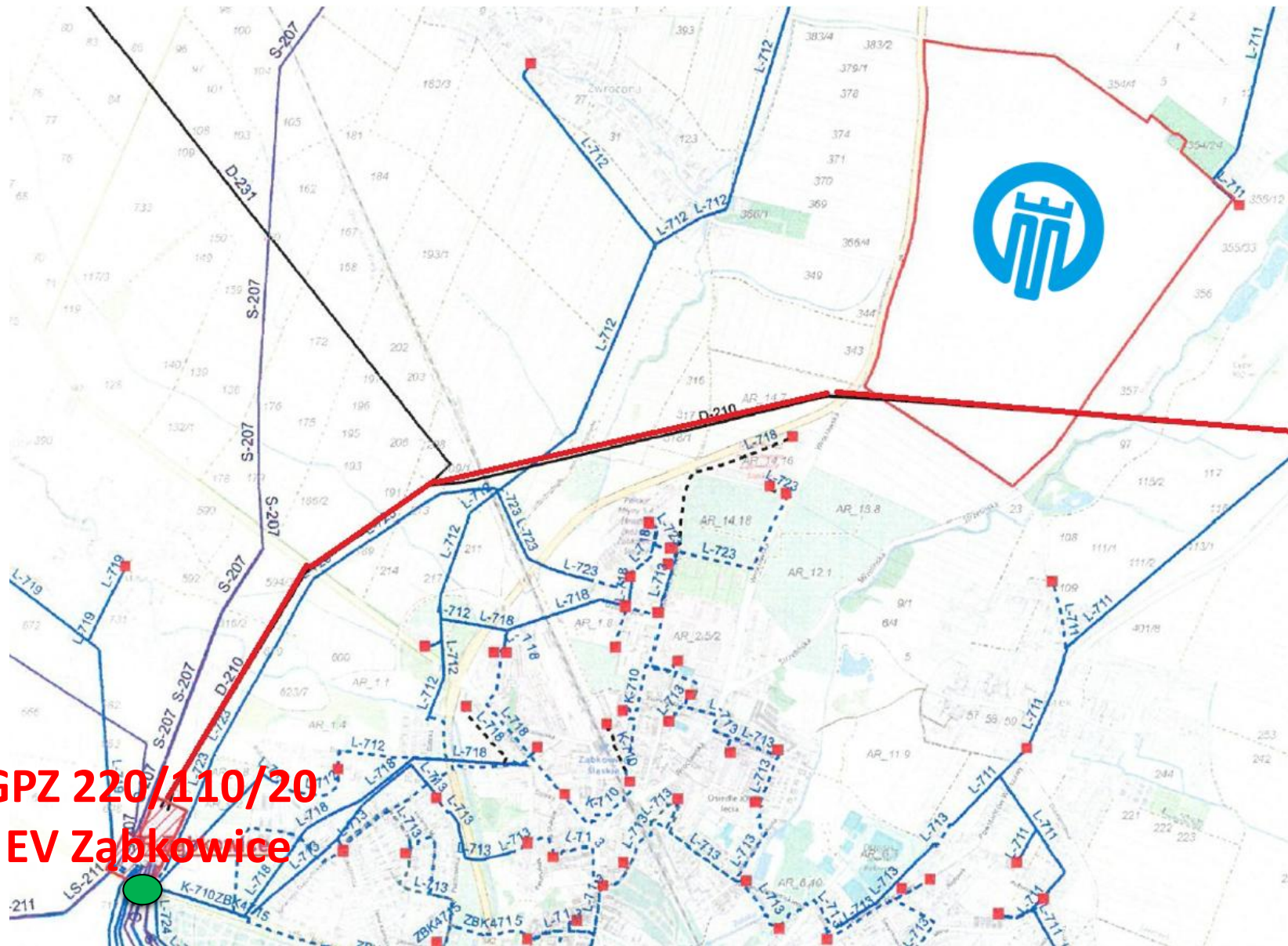


20kV line under construction

- 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



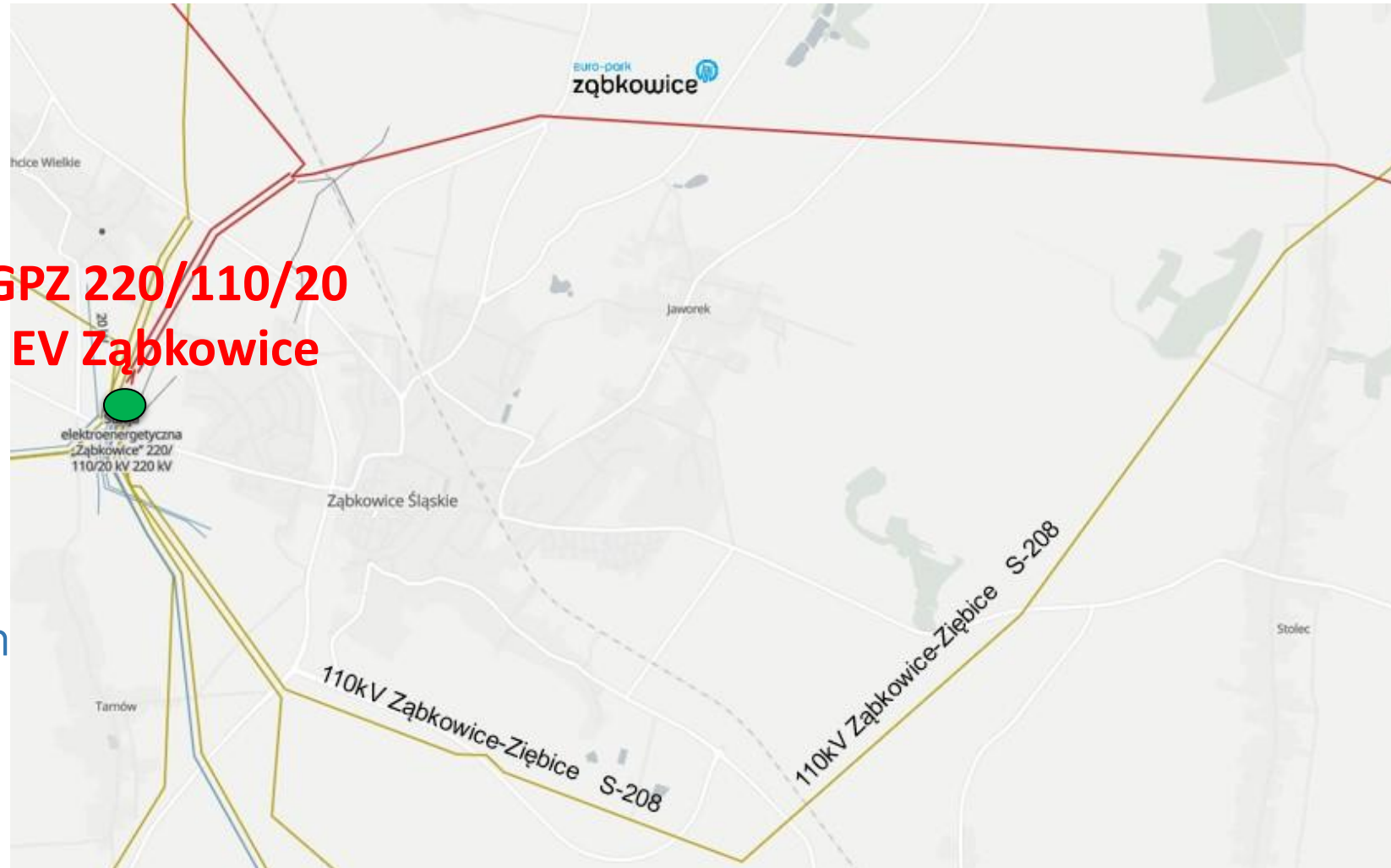
GPZ 220 kV (440 kV)  
high voltage line



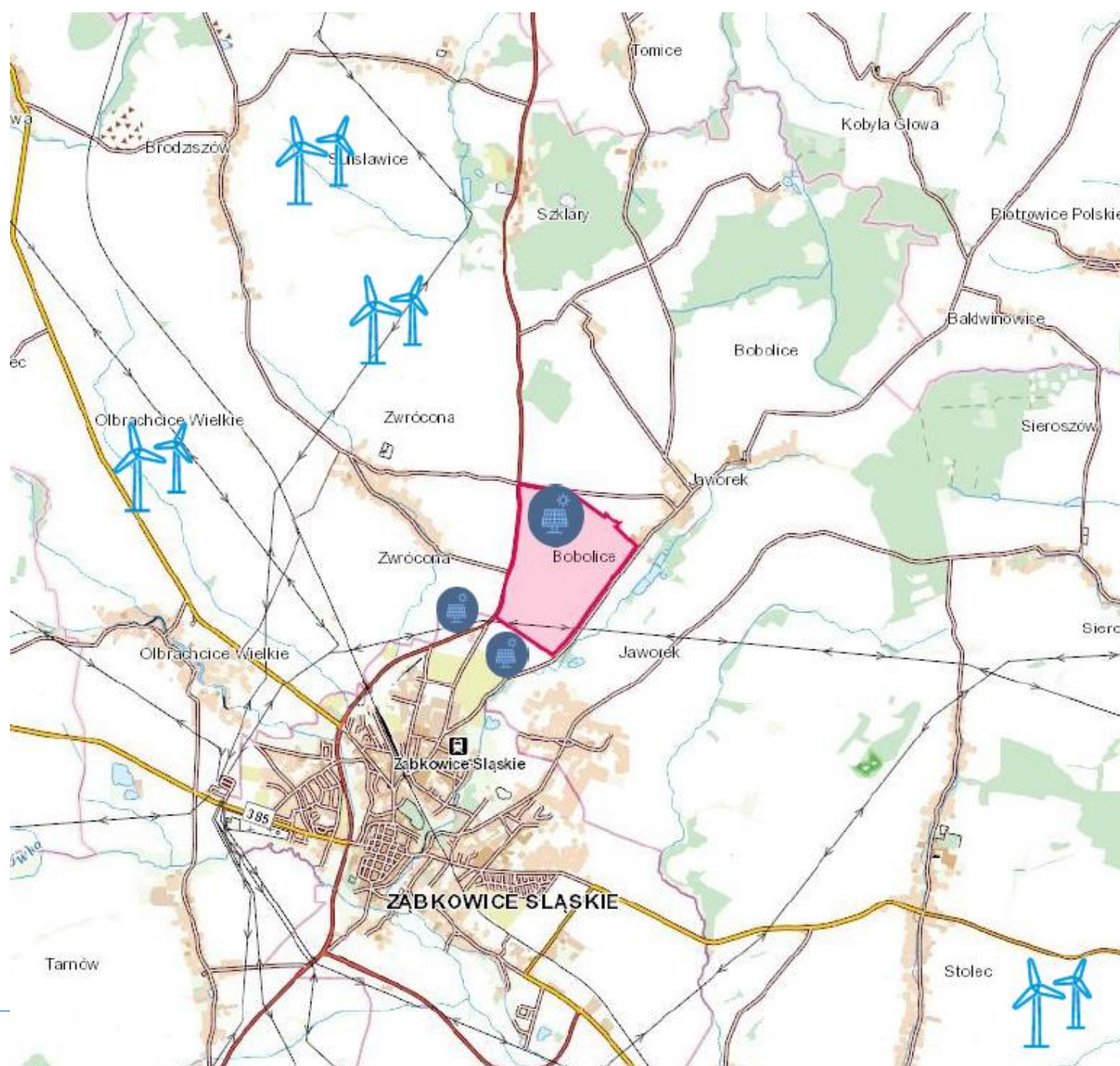
20kV line under construction  
– for the power of 15 MW  
Prospectively 110kV (if higher  
demand – network analysis are  
carried out)



**GPZ 220/110/20  
EV Ząbkowice**





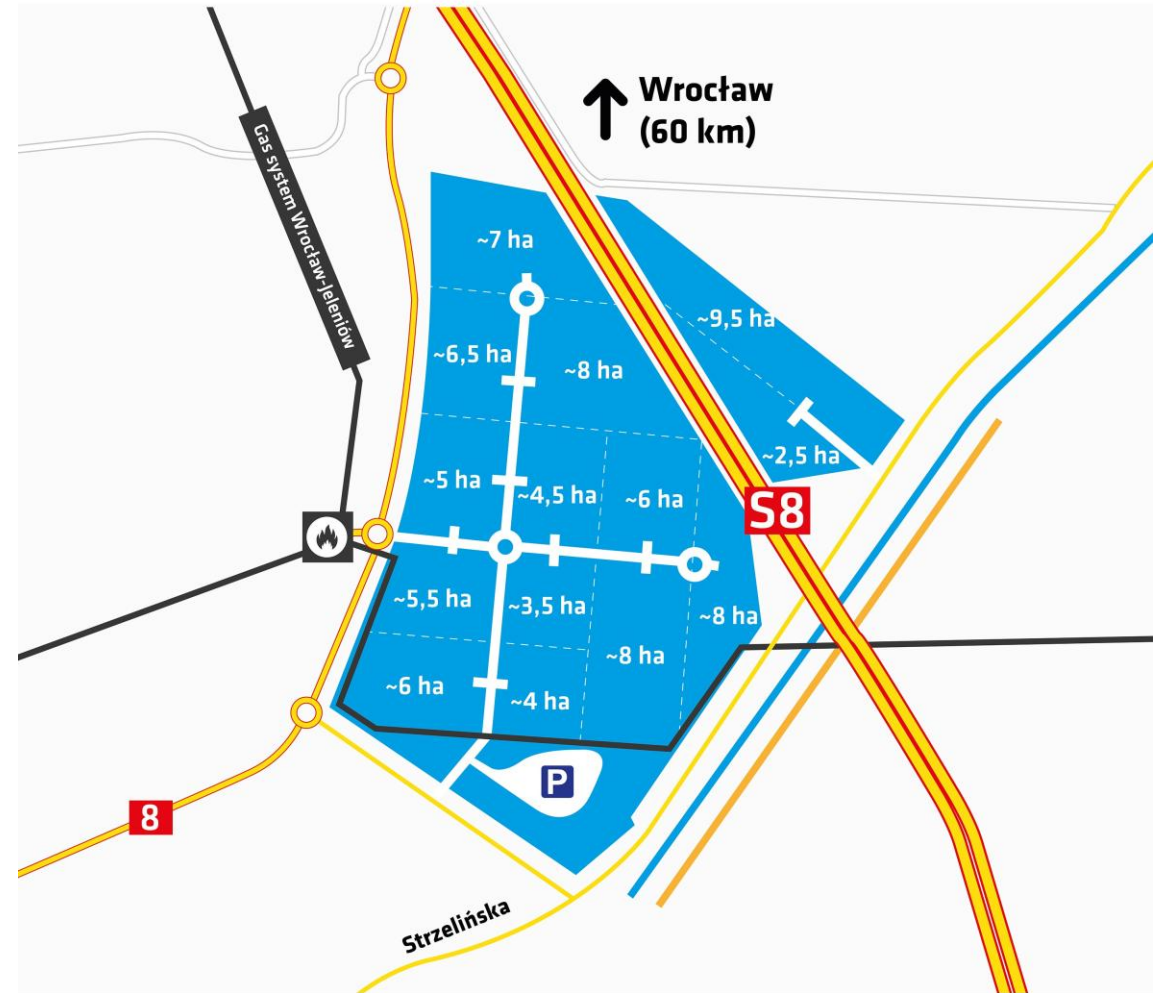


Local spatial development  
plan indicates plots for  
photovoltaic and wind  
power installations



# 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.



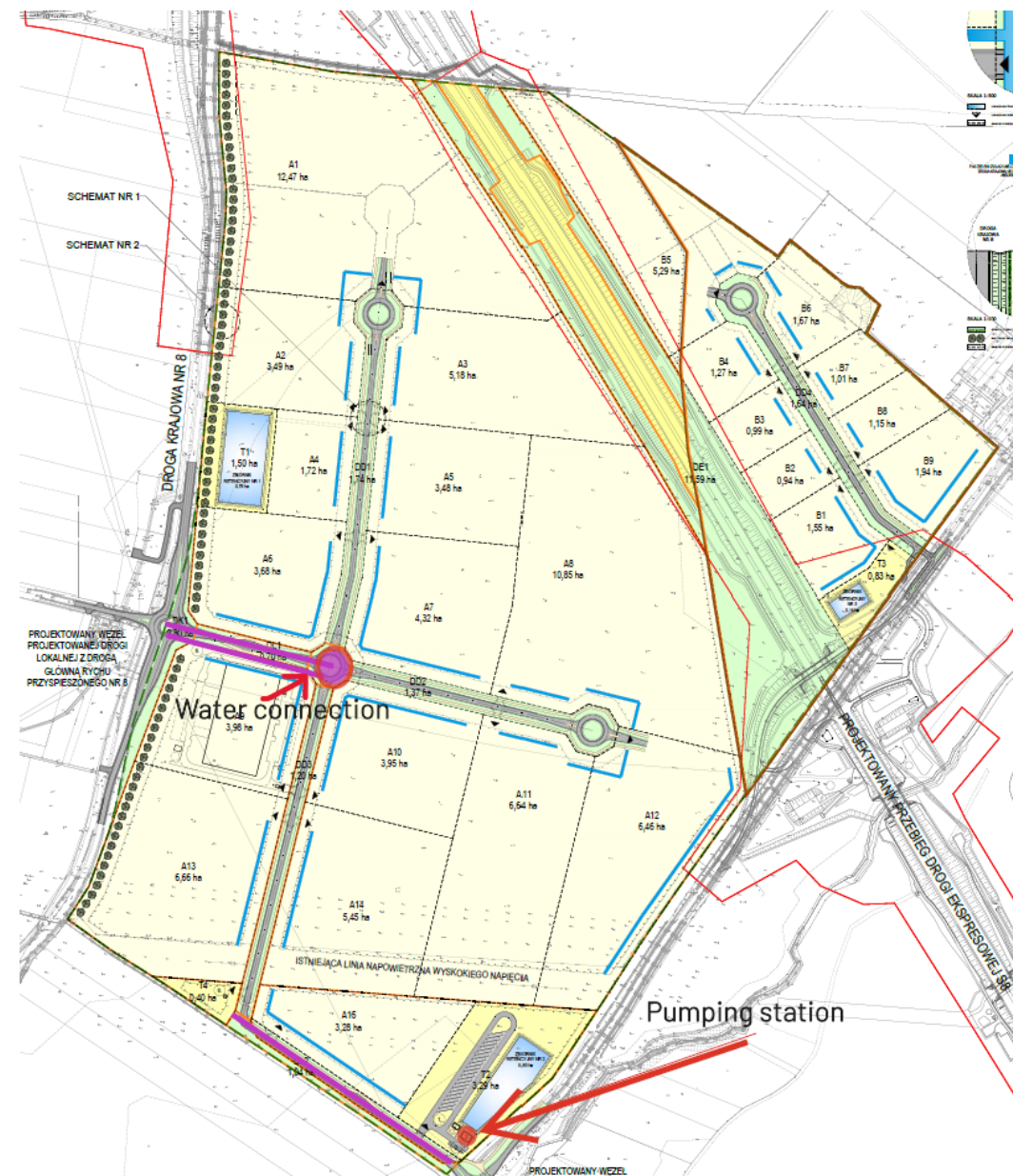


# WATER SUPPLY SYSTEM

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

Scope of the works:

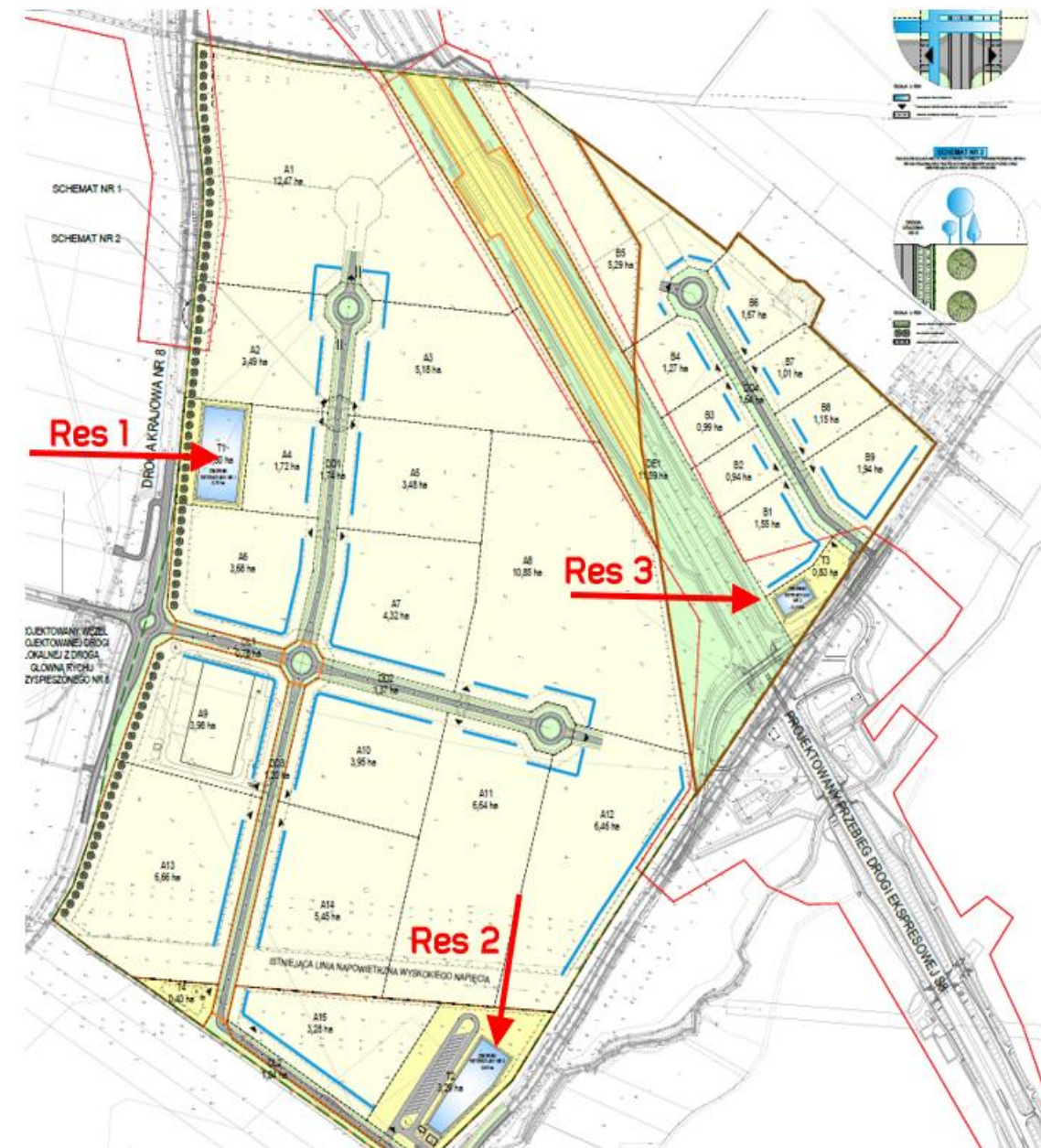
- Modernisation of the wastewater treatment plant on Rzeczna Street;
- Modernisation of the water intake in Olbrachcice Wielkie;
- Construction of water transmission network: Connecting the intakes in Olbrachcice Wielkie with the area of the Investment Zone.
- Extension and reconstruction of the sanitary 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* (*The exact volume of energy available - determined case-by-case)
NATURAL GAS	Gas feeding pressure	1,6 MPa (= 16 bar)
	Gas Pipeline diameter	DN250 / DN315 (under construction)
	Connection to the site	500m <sup>3</sup> /h -NOW
		Up to 1500 m <sup>3</sup> /h - 16-18 months
		1500-2800 m <sup>3</sup> /h - 36 months
DRINKING WATER	Pipeline diameter - current	ø 160
	Quantity of water supply	QAv 3000m <sup>3</sup> /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 <sup>3</sup> /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

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

## 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%**

**$14\,020\,000 \times 25\% = \text{PLN } 3\,505\,000$**

**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

45%

Small Company

35%

Medium Company

25%

Large Company

Amount of  
public aid

25%

×

100  
MLN (PLN)

=

25  
MLN (PLN)

To be used within  
**12** years

Eligible costs

19%

CIT rate



# Calculation of exemption amount

	<b>Large company</b>	<b>Medium Company</b>	<b>Small Company</b>
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

$$(\text{Investment value} \times \text{aid intensity}) / \text{CIT rate} = \text{non-taxable company income}$$



# Production and service hall

## Key features of the project:

- 1 700m<sup>2</sup> of office space
- 3 production and storage areas with social and office facilities - total area of approx. 10 000m<sup>2</sup>
- Possible modifications for a specific tenant without changing the main assumptions



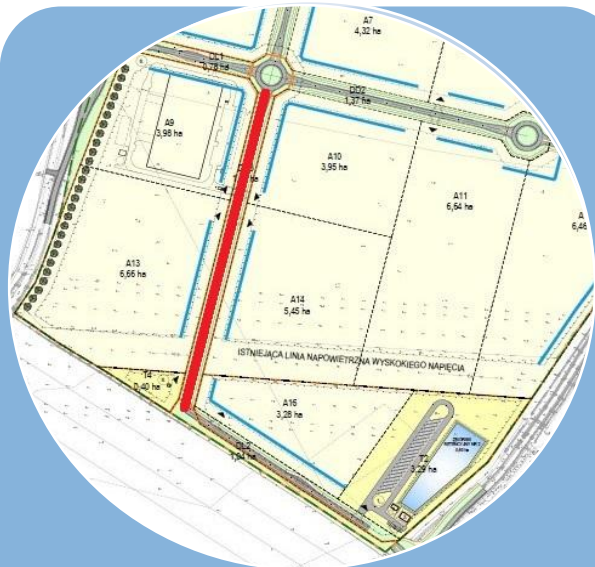


# TIMETABLE



**Now -2026**

Road, water- sewerage  
infrastructure  
(Municipality)



**Now-2026**

Construction of  
internal road (EURO-  
PARK)



**Now-2027**

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

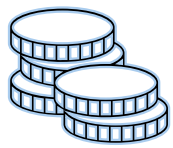


**IIQ 2028**

Construction of  
**S8 expressway**  
Construction works at  
EPZ area - until IVQ2027

**Presentation and sale of land to Investors**





# THE PRICE

The **selling price** of the investment plot is to be determined during negotiations with the interested Party

The following factors are taken into account when determining the price:

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

The Investor is required to supply utilities from the connection to the plot.

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



# Co-operation and Experience



Zabkowice Śląskie:  
Fast-growing,  
investor-friendly city



Co-operation in development of  
the EURO-PARK site



Expert in collaborating with  
major industrial  
Investors in Poland



Significant impact on  
the development of the region



Attracting investors and creating  
new investment areas

euro-park zabkowice 



euro-park ząbkowice 

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

**+48 661 114 578**  
**[office@epzabkowice.pl](mailto:office@epzabkowice.pl)**



Polish Investment  
& Trade Agency  
PFR Group

arp 



euro-park  
ząbkowice 