



euro-park
ząbkowice



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

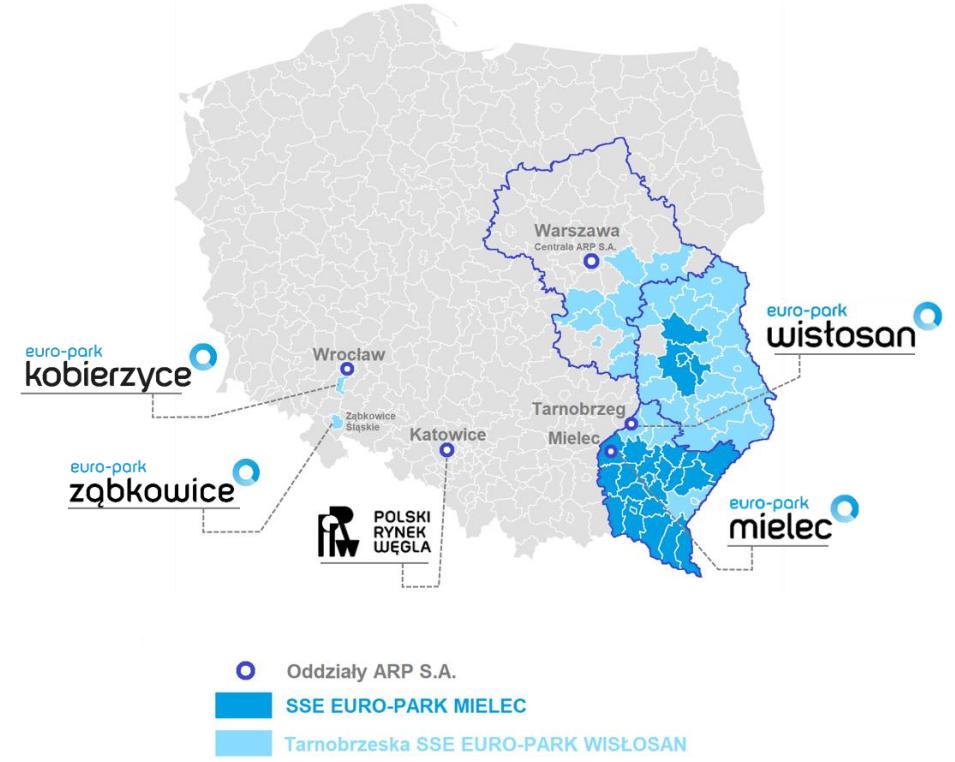


What does ARP do?

- 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 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 – 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 Poviat



Location of EURO-PARK

EURO-PARK Ząbkowice is located in

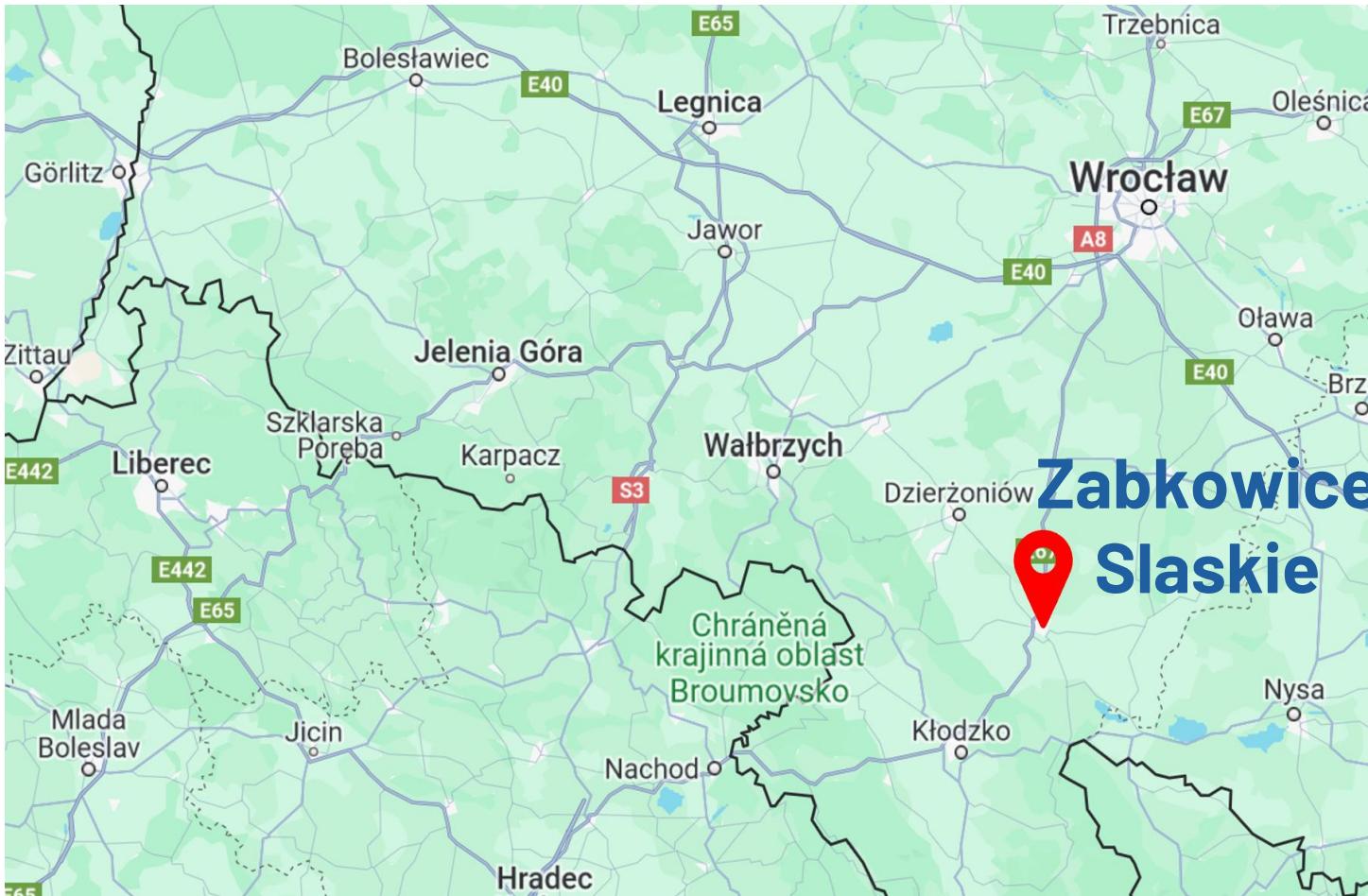
Lower Silesia voivodeship,

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



WROCŁAW - 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**



POVIAT

Population: **60 838**

Area: **802 km²**

Unemployment rate: **9,9%**

DISTRICT

Population: **20 675**

Area: **146,88 km²**

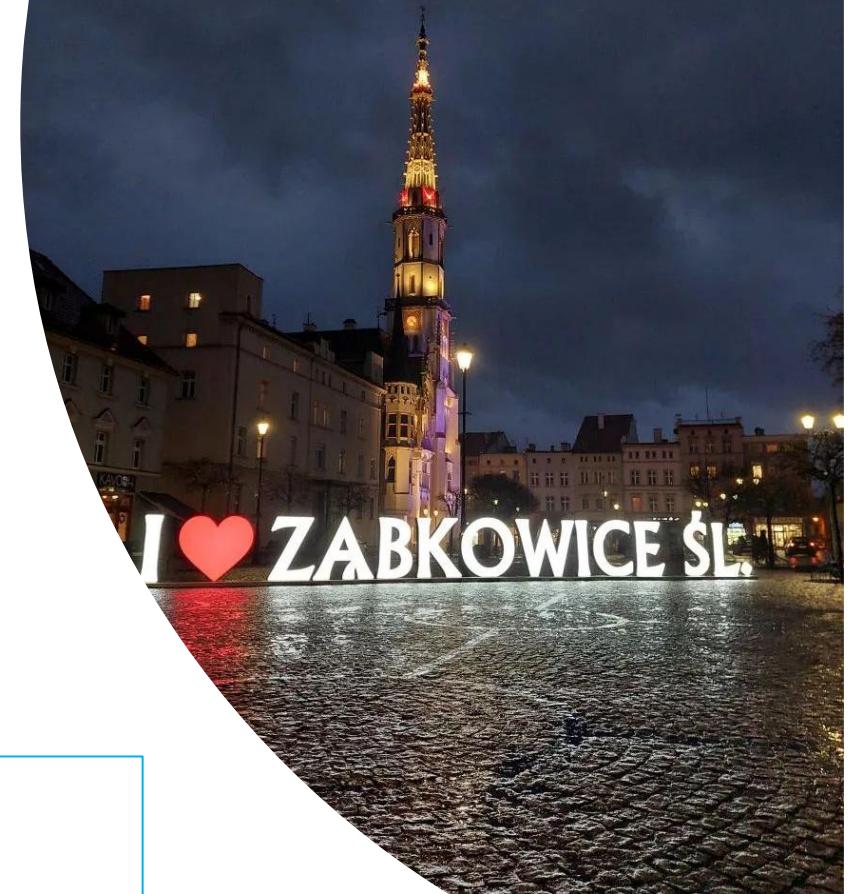
Unemployment rate: **9,9%**

CITY

Population: **14 299**

Area: **13,76 km²**

Unemployment rate: **9,9%**



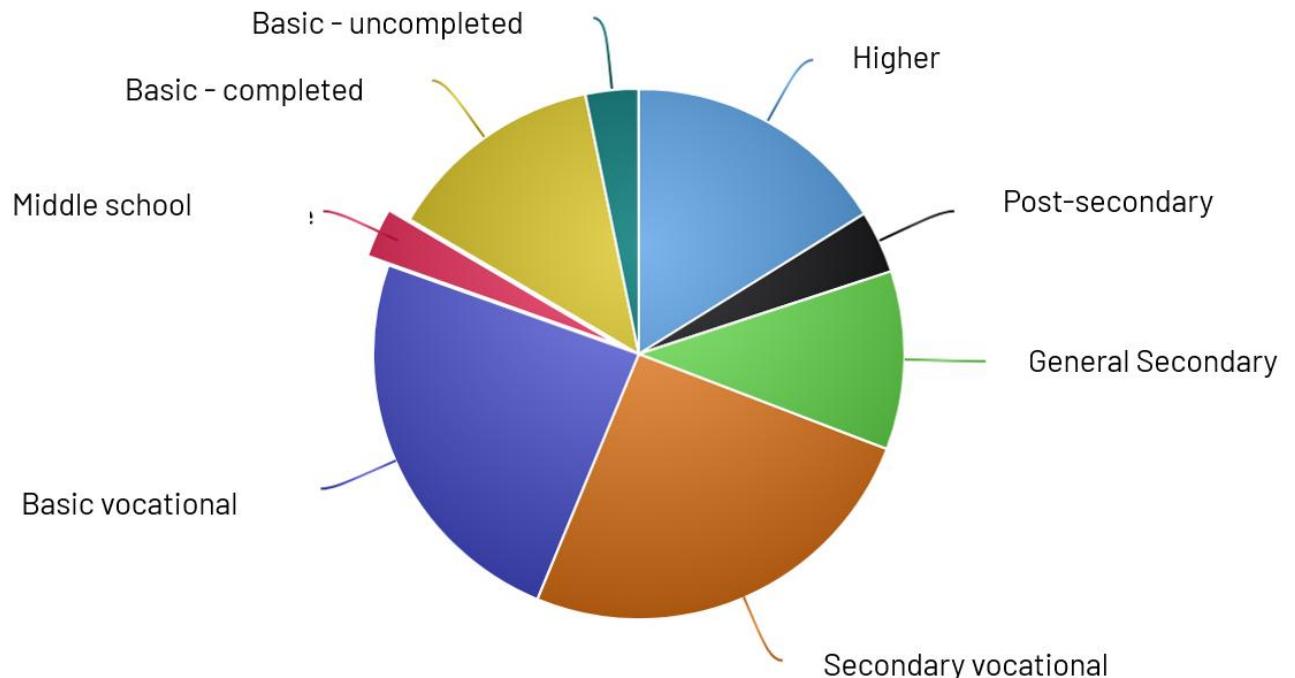


Education

- Ząbkowice Poviat - 1 general high school, 2 technical schools, 4 trade schools
- Kłodzko Poviat - 2 high schools, 5 technical schools, 4 trade schools e.g. IT technical school
- Dzierżoniów Poviat - 3 high schools, 4 technical schools, 3 trade schools
- Lower Silesia - 33 Universities and Colleges

Educational level in Ząbkowice Poviat

(Źródło: Narodowy Spis Powszechny 2021)

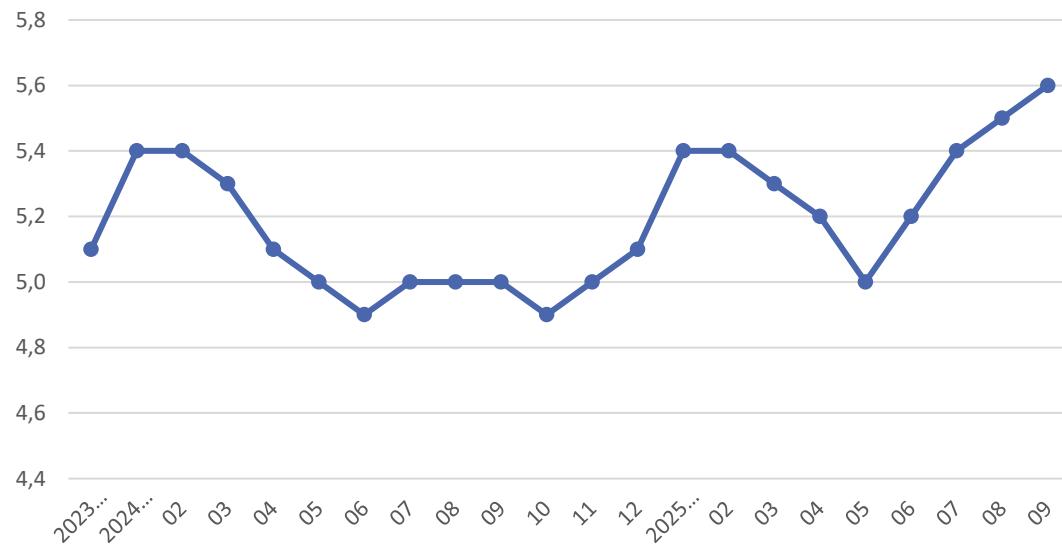


Lower Silesia ranked 4th among voivodships in terms of the number of students.

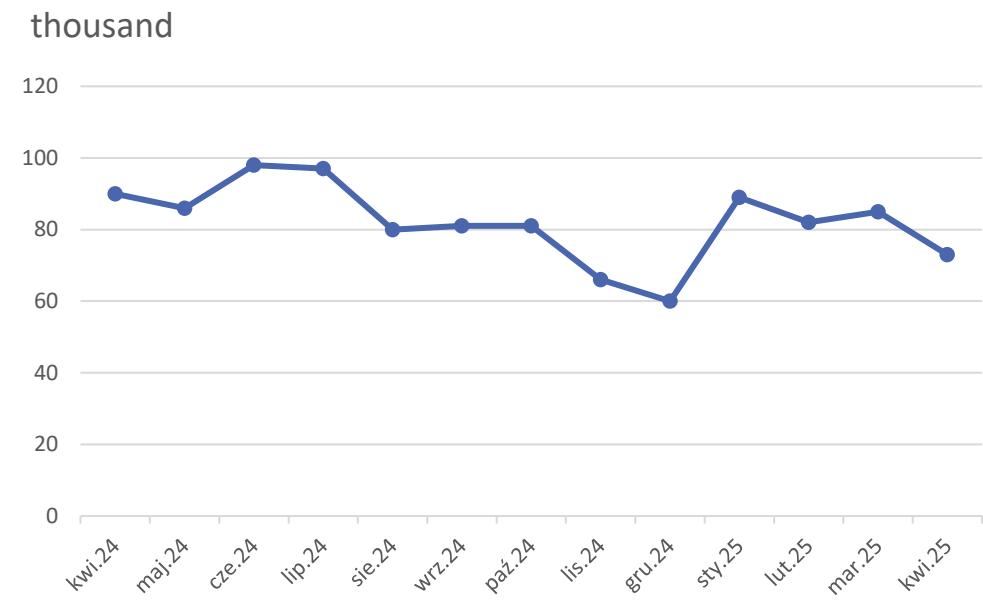
On 31 December 2021, the Lower Silesian Voivodship had 116.3 thousand students, i.e., 9.5% of all students studying in Poland.

Poland 01.2024 -09.2025 – according to main statistical office as at September 2025 r.

Registered unemployment rate in Poland:



Number of job vacancies and professional 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.



Registered unemployed persons and unemployment rate by voivodships and powiats As at end of September 2025

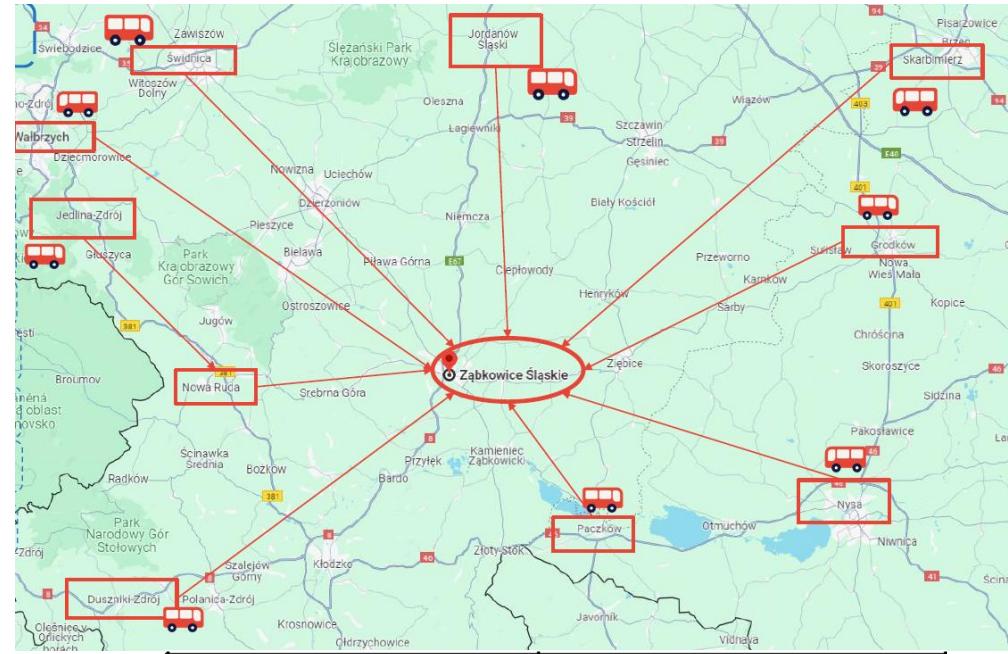
Region	Os. Bezrobotne w tys.	Stopa bezrobocia %
POLSKA	866,1	5,6
DOLNY ŚLĄSK	62,6	5,2
dzierżoniowski	2,1	7,4
kłodzki	5,9	13,1
strzeliński	1,5	10,5
świdnicki	3,8	6,8
wałbrzyski	2,0	10,5
ząbkowicki	2,1	10,2

Year-on-year, the unemployment rate in Lower Silesia increased by 0.6 percentage points.



Candidates from Ząbkowice + 50 km
– most common locations

Catchment area Commuting patterns and sourcing area:



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

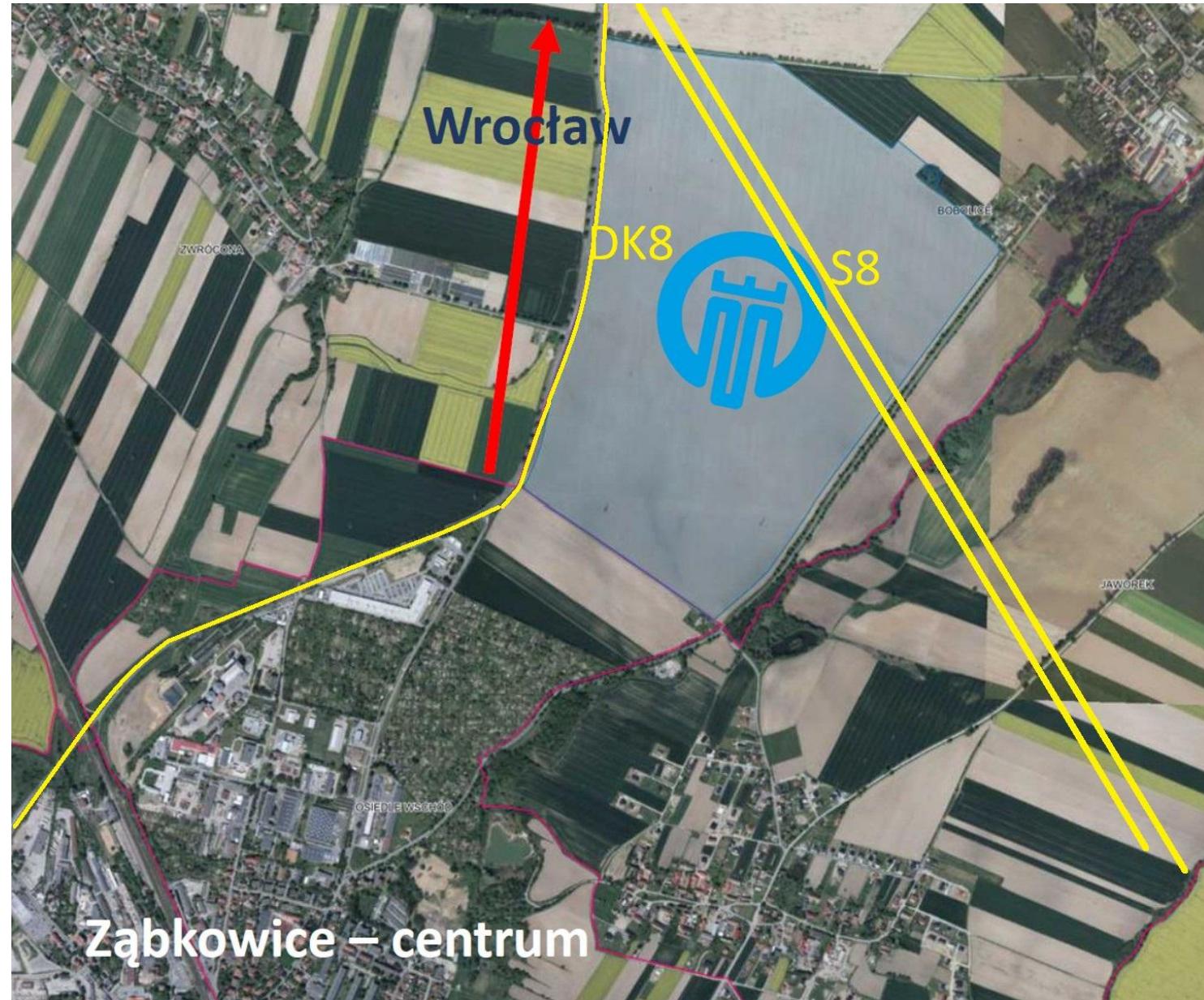


euro-park ząbkowice 

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)

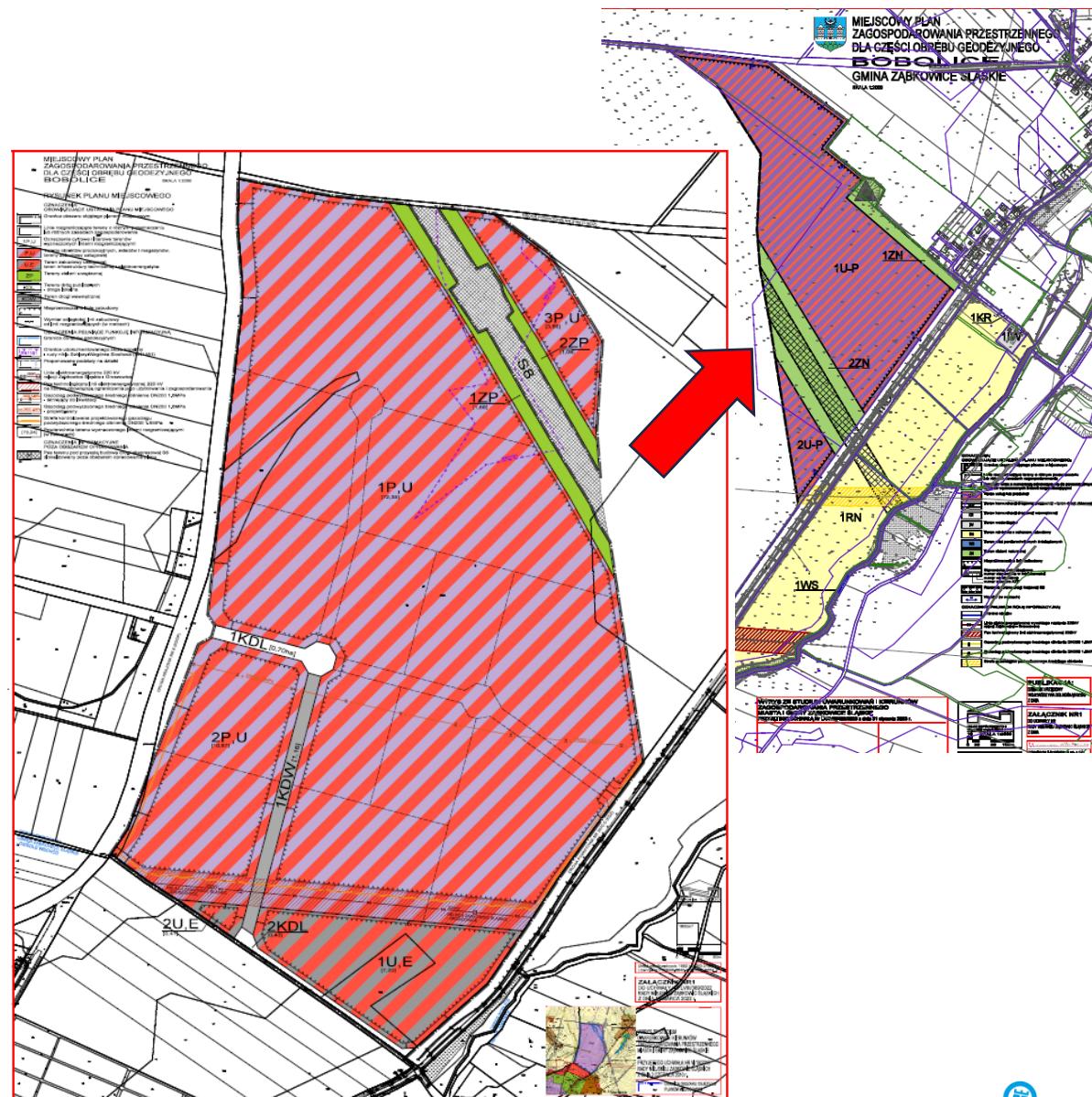


INDUSTRIAL LAND DEVELOPMENT

Arrangements of the Local Spatial Development Plan

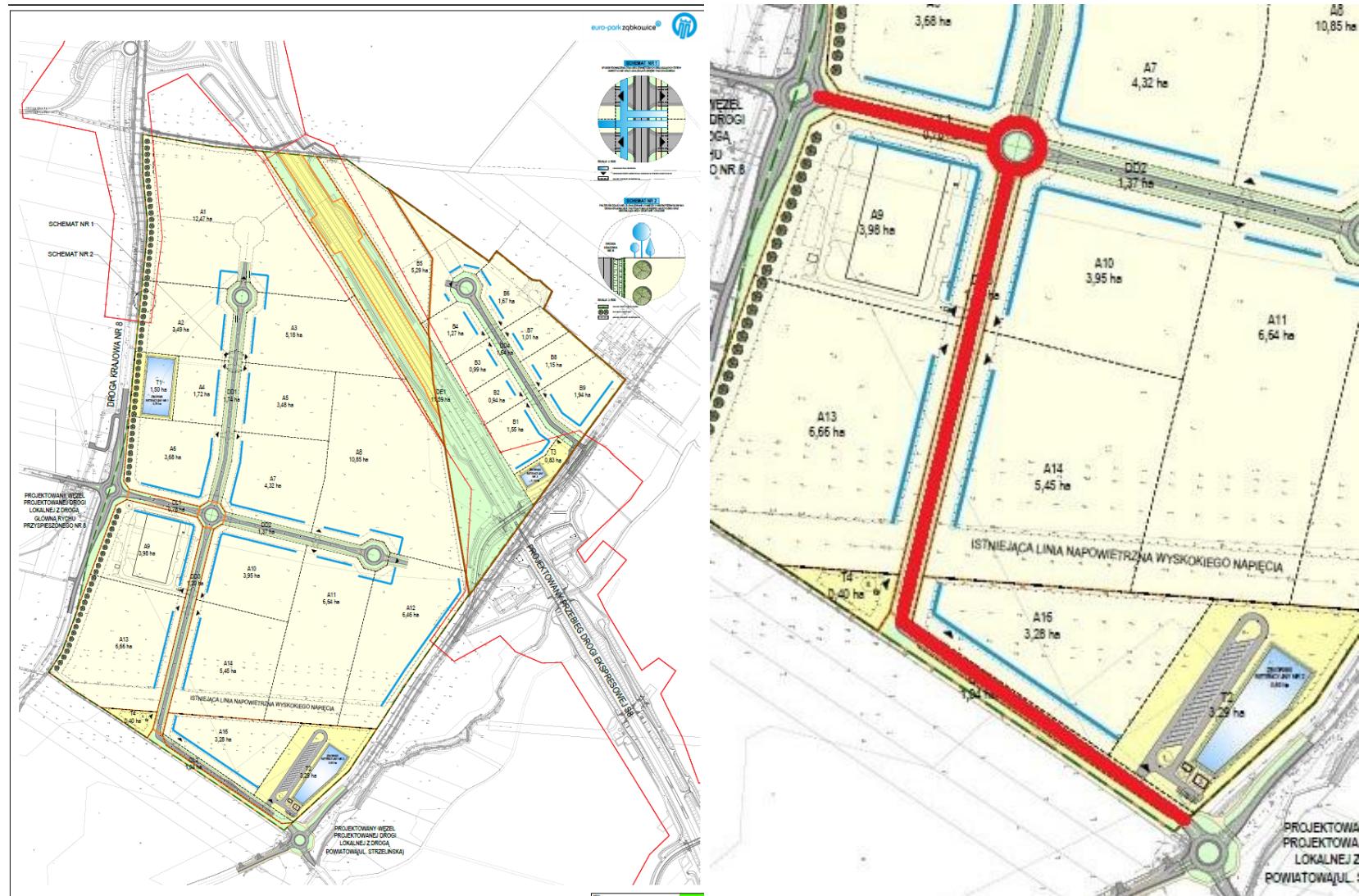
- **P,U Areas** - **production facilities**, warehouses and storages, service development areas
- **U,E Areas** - service buildings, technical infrastructure, power utilities
- **ZP Areas** - areas of decorated greenery
- Possibility of installing **photovoltaic devices**
- **1 parking space/5 workstations**
- Groundwater occurs locally at 1.30–2.0 m below ground level

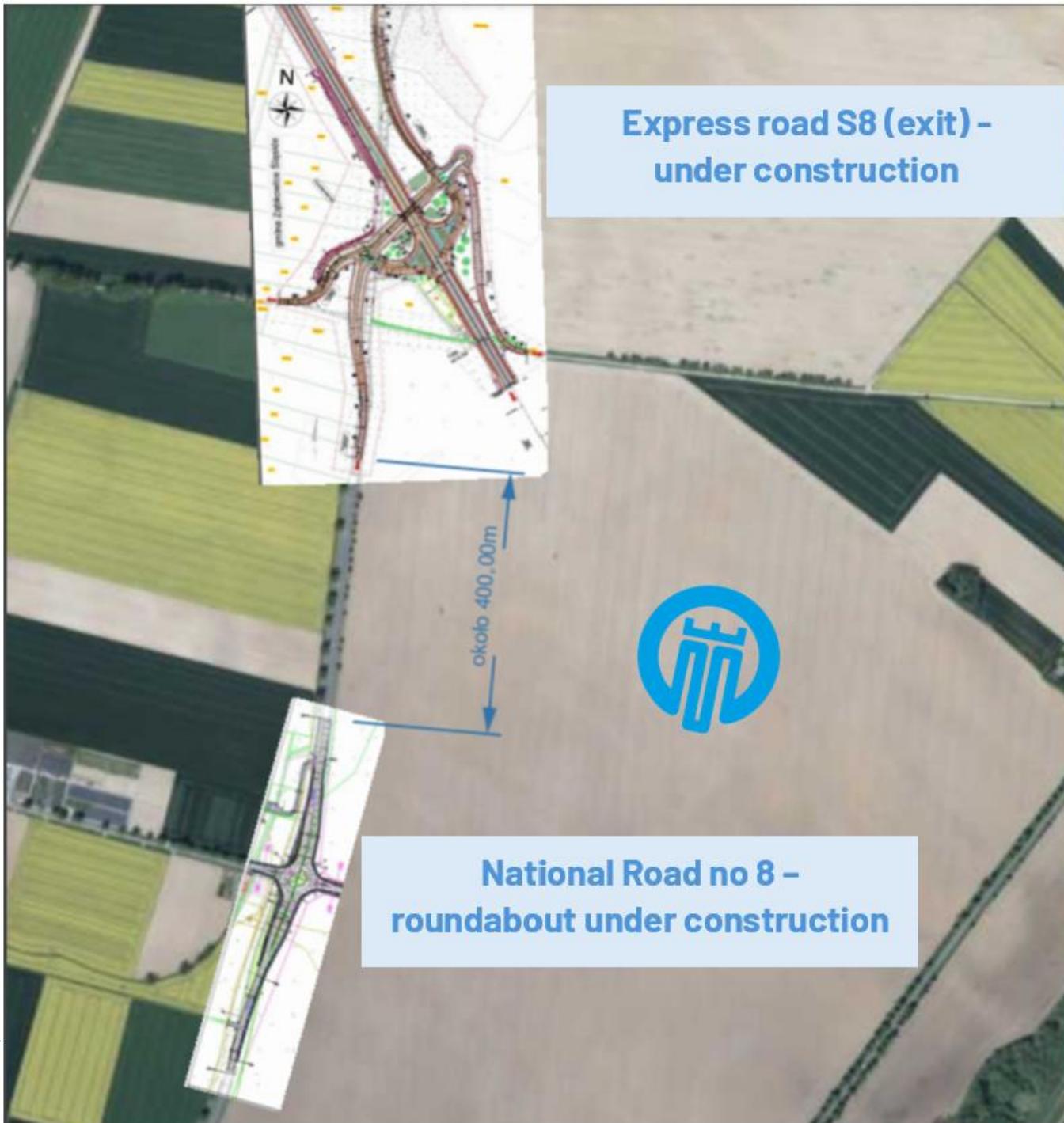
Buildings hight	Max. height of buildings: 30 m Max. height of technical infrastructure facilities, technical structures and equipment and industrial installations: 45 m
Development ratio	65% (possibly up to 90%)
Green area indicator	10%



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;

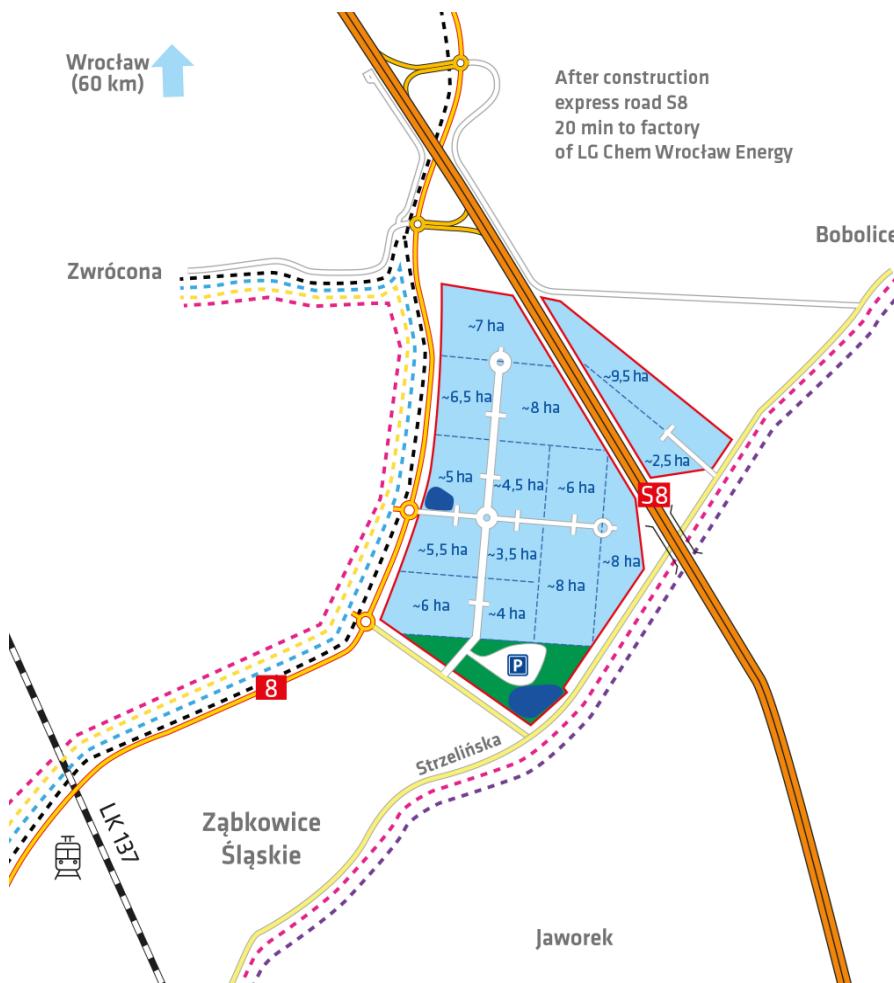




ROADS AND TRANSPORT

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



The planned expressway (Wrocław- Kłodzko)

National road DK 8

Railway line no. 137

Bus Line 0

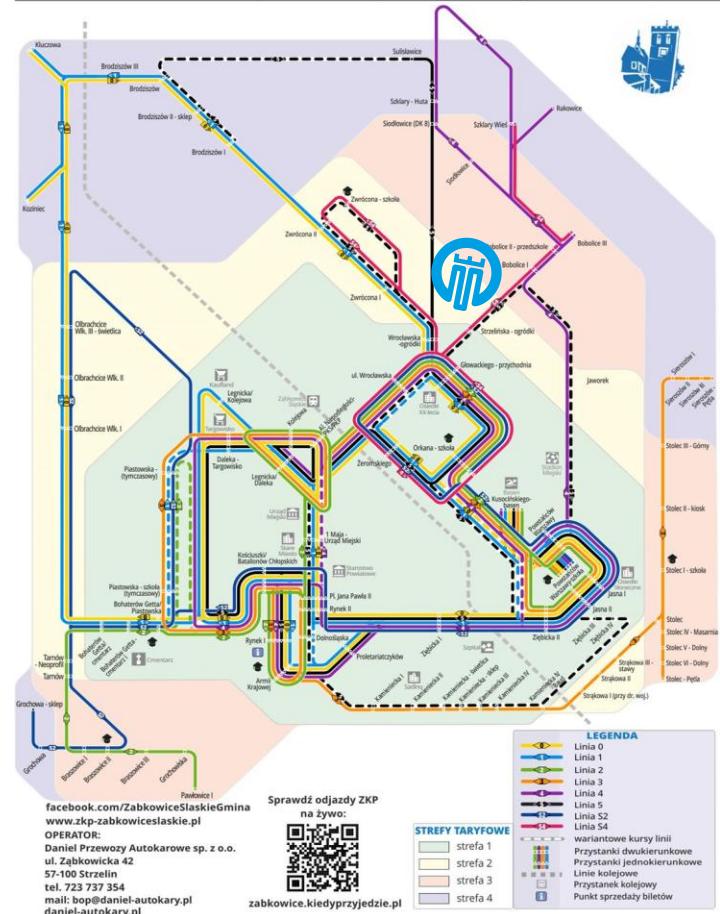
Bus Line 1

Bus Line 4

Bus Line S4

Bus Line 5

SCHEMAT LINII ZĄBKOWICKIEJ KOMUNIKACJI PUBLICZNEJ



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

Construction of S8

Work progress on S8 Wrocław-Kłodzko by sections
As of January 2026

	c. 64km	Completion date	Stage	Building permit
Task 1	Kobierzyce Pn- PD	September 27	Construction works	YES
Task 2	Kobierzyce-Jordanów	September 27	Construction works	YES
Task 3	Jordanów - Łagiewniki	September 27	Construction works	YES
Task 4	Łagiewniki- Niemcza		Contract	NO
Task 5	Niemcza - Ząbkowice	IIQ2028	Contract	NO
Task 6	Ząbkowice-Bardo	IIQ2028	Designing	NO
Task 7	Bardo-Kłodzko	n/d	Preparation	



The construction of the S8 expressway between Wrocław and Kłodzko has been divided into seven investment tasks, which are at various stages of preparation or implementation.

Sections 1-3 (Kobierzyce- Łagiewniki) are the most advanced - it obtained ZRID decisions and construction work has begun.

[Sections 5 and 6, running through the EURO-PARK Ząbkowice area, are at the stage of obtaining ZRID decisions – applications have been submitted, and decisions are expected in 1Q2026.](#)

Section 7 (Bardo-Kłodzko) remains at the stage of preparing environmental and study documentation (ZTEŚ).

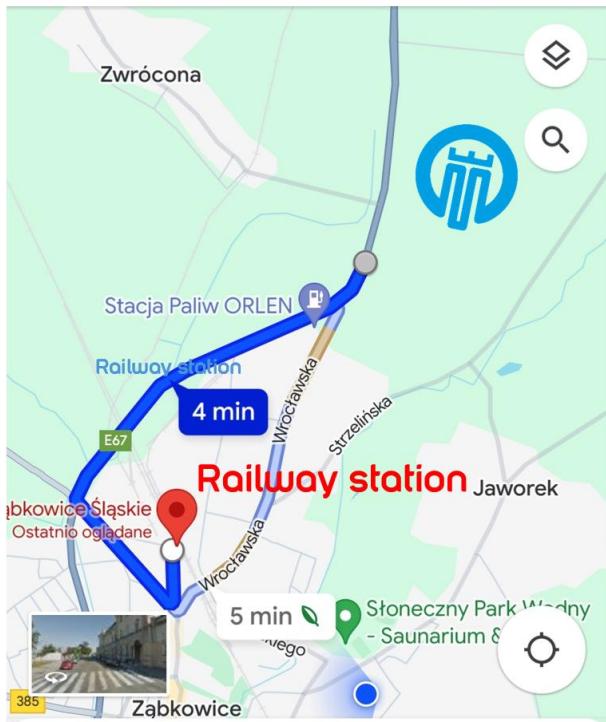
Budowa S8

Work progress on S8 Wrocław-Kłodzko by sections
As of January 2026



Railway

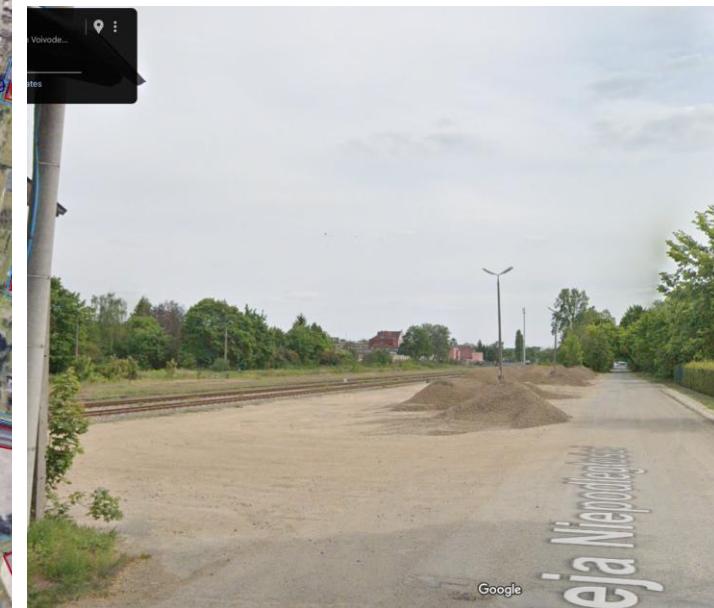
- **Distance from the plot - 3 km**
- Ząbkowice Śląskie railway station is a local station
- Direct connections to bigger cities like Kraków, Jelenia Góra and Wałbrzych; daily routes to smaller: Kłodzko, Kudowa Zdrój, Legnica
- Line 310: Kobierzyce - Piława (Ząbkowice) under construction
- **loading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



4 min (3,0 km)

Railway siding

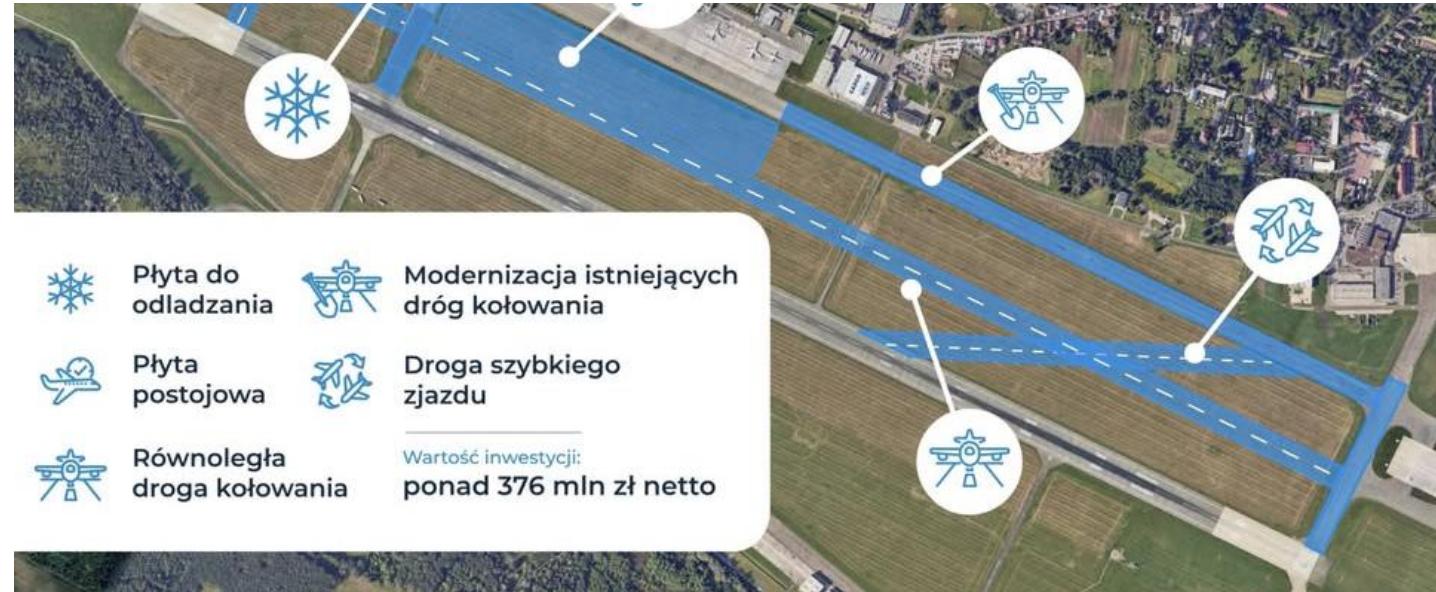
- Located ca. 3 km from the site
- Service Infrastructure Facility, Track No. 6
- Usable area 254m
- Unloading terminal - 128m (shortened due to existing building)



Wrocław Airport Expansion

In 2024, a fuel base was built:

- 4 above-ground JET A-1 aviation fuel tanks
- capacity 400m³2 reloading modules enabling high capacity tanker refueling
- 1 unloading module
- 1 tank drainage station



2025:

- new parking apron for 14 aircraft,
- rapid exit road,
- new 2.5 km taxiway,
- de-icing area,
- reconstruction of existing taxiways.





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

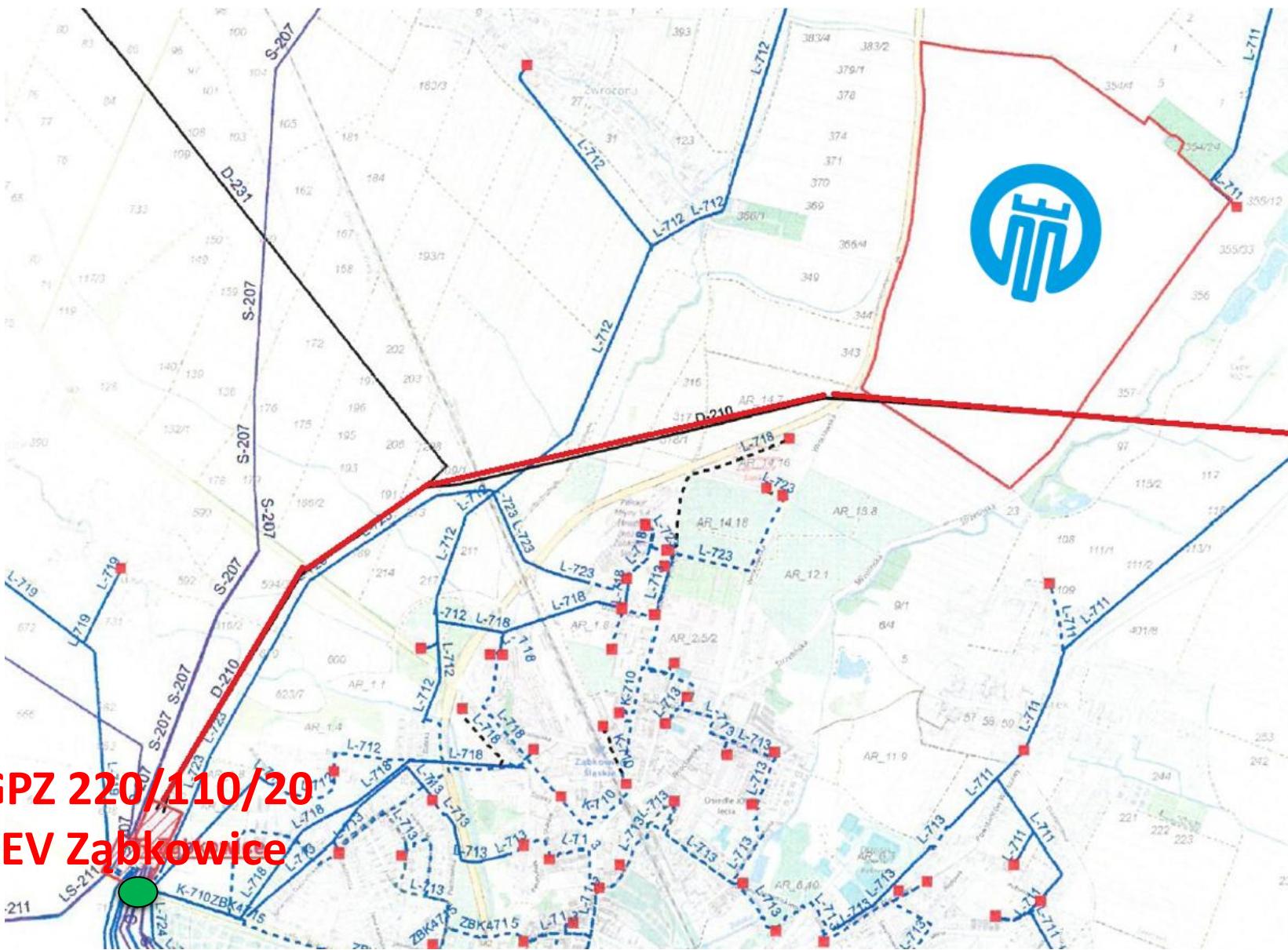


- for the power of 15 MW

Prospectively 110kV (if higher demand - network analysis are carried out)

GPZ 220/110/20

EV Ząbkowice



ELECTRICITY

GPZ 220/110/20 kV



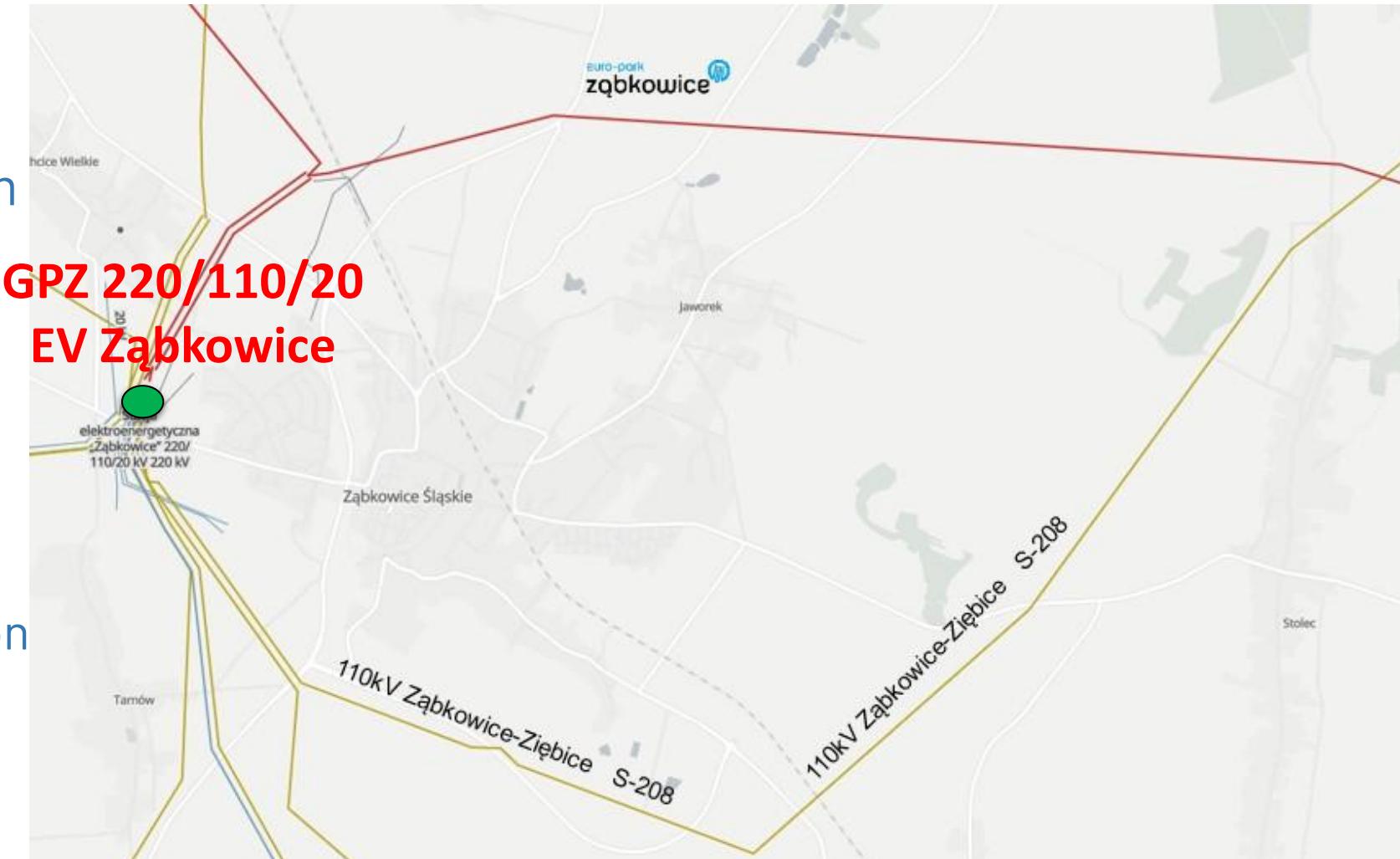
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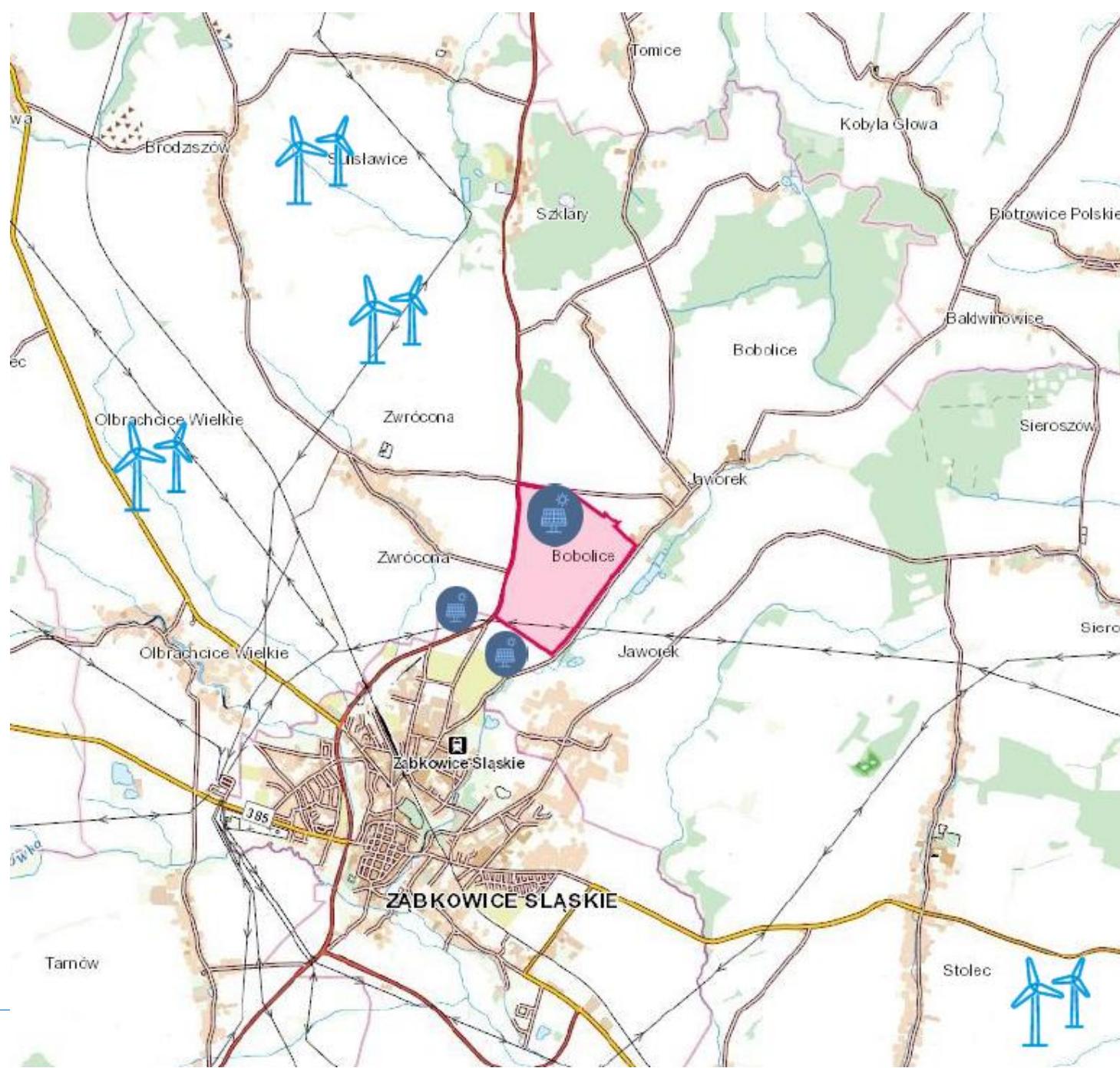


GPZ 220 kV (440 kV)
high voltage line



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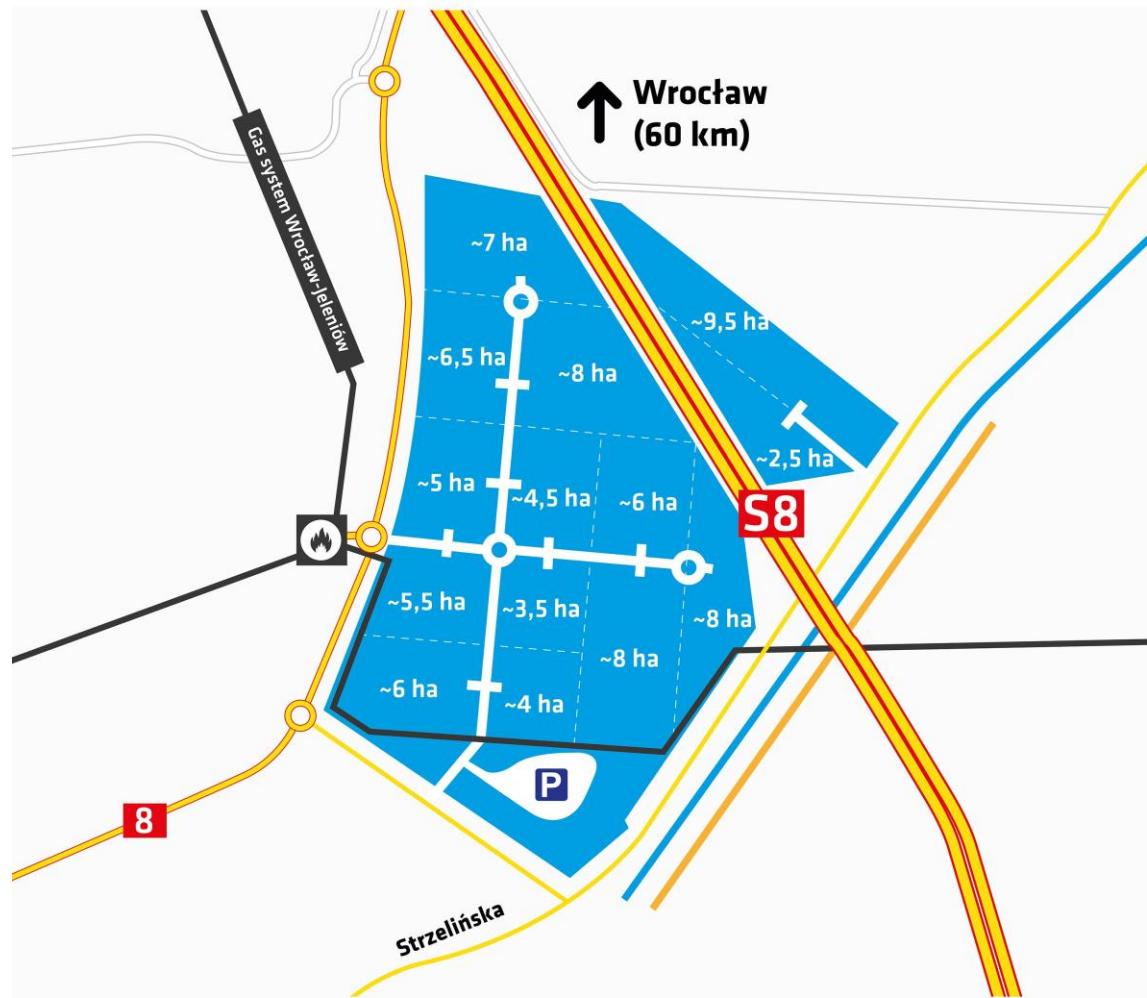




Local spatial development plan indicates plots for photovoltaic and wind power installations

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.

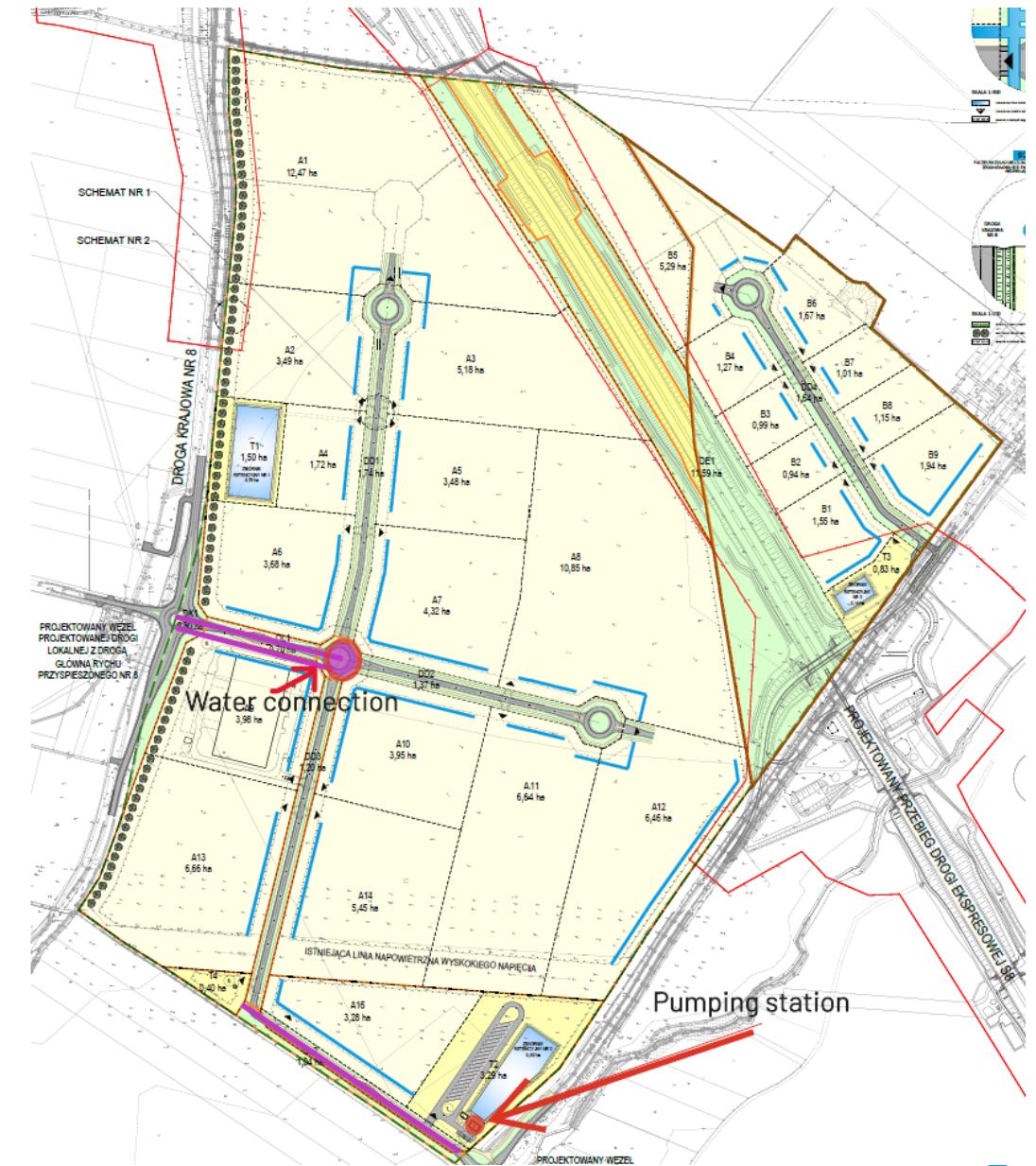


WATER SUPPLY SYSTEM

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

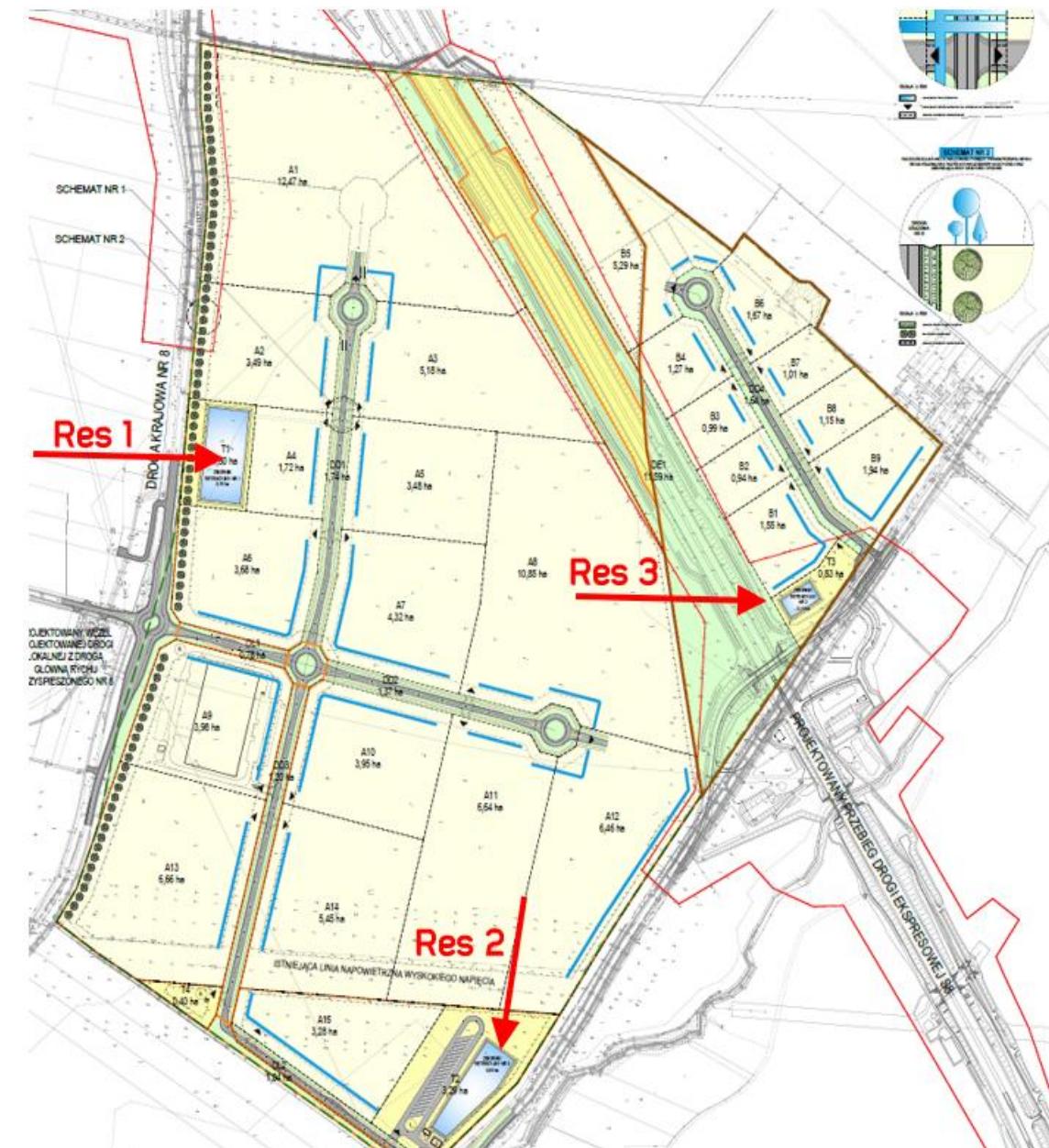
Scope of the works:

- Modernisation of the wastewater treatment plant on 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 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 / SEWAGE	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

- 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%**

$14\ 020\ 000 \times 25\% = PLN\ 3\ 505\ 000$

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

25% \times 100
MLN (PLN) =

Eligible costs

Amount of
public aid

25
MLN (PLN)

CIT rate

To be used within
12 years



19%


45%
Small Company


35%
Medium Company


25%
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

Key features of the project:

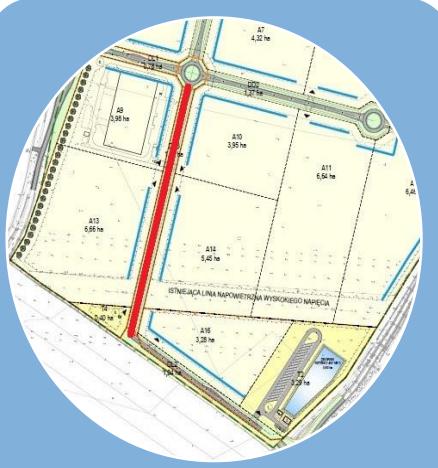
- 1700m² of office space
- 3 production and storage areas with social and office facilities - total area of approx. 10 000m²
- Possible modifications for a specific tenant without changing the main assumptions



TIMETABLE



Now - IVQ2026
water- sewerage
infrastructure (Municipality)
Now - IIQ2027
Road infrastructure
(Municipality)



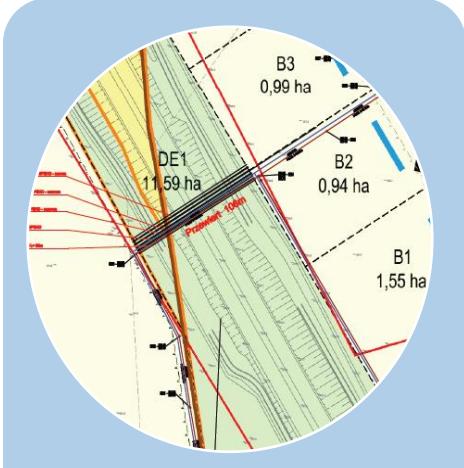
Now - IVQ2026
Construction of internal
road
(EURO-PARK)



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

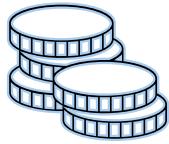


Now - IIQ 2028
Construction of
S8 expressway
Construction works at EPZ
area – until IVQ2027



Now - IQ2027
Infrastructure development
of the plots located in the
eastern part
(EURO-PARK)

Presenting our investment sites 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



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



Significant impact on
the development of the region



Attracting investors and creating
new investment areas



euro-park ząbkowice 

WE HAVE A PERFECT PLACE FOR YOU !

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Polish Investment
& Trade Agency
PFR Group

arp 



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