



# INVESTMENT OFFER

Unbuilt property on areas of the former mine  
„Kleofas ” in Katowice  
- The Silesian province.

Spółka Restrukturyzacji Kopalń S.A.

The real estate is located in the north-western part of Katowice, in the district Załęże, near the administrative border of Chorzów.

According to the study conditions and guidelines for land use are the immediate environment of real estate:

- from the north and west - the ecological system of protected areas,
- from the south and east - high residential buildings.



Katowice is an administrative capital of Silesian Region and the centre of nearly 3 million people economical region.

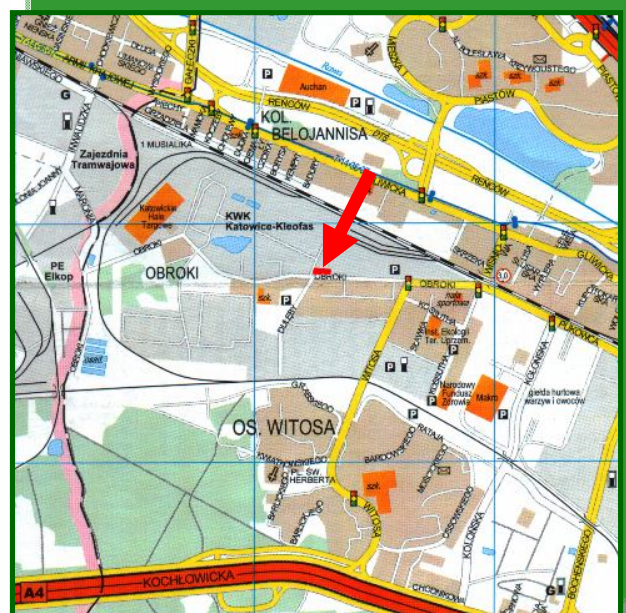
Approximately 48,000 enterprises and contractors operate here.

The city is also one of the main financial-investment and culture-scientific centre in Poland.

The main road and train arteries which run through Katowice connect Poland with Europe in all the directions as follows:

- road junction with the A-4 Motorway, the Fast Road No. 1 and the Katowice Ring Road;
- „Katowice” International Airport in neighbouring Pyrzowice;

Direct train connections with the following Europe’s cities: Vienna, Berlin, Frankfurt, Budapest, Dresden and Prague.



## GROUND DATE

Owner –

The Tresury of Poland

Perpetual usufructuary -

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41-914 Bytom  
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Use according to the development plan -

Lack of the development plan. New plan in the course of the study. Decisions on conditions of the building development and the management of the site are being given on the basis of the act on the planning and the spatial planning.

Buildings situated on offered area –

TM and TI building office functional area of 515 m<sup>2</sup>, volume of 1092 m<sup>3</sup>; building of the eating place – functional area of 236 m<sup>2</sup>, volume of 984 m<sup>3</sup>; building of the porter's lodge – functional area of 169 m<sup>2</sup>, volume of 507 m<sup>3</sup>

Actual way of development -

Buildings In part used (bank PKO S.A.)

Informtions about neighbouring areas -

Industrial lands and service, housing areas – high and low buildings.

Existing utilities –

The Property has the access to all networks of arming the area.

Transport accesibility –

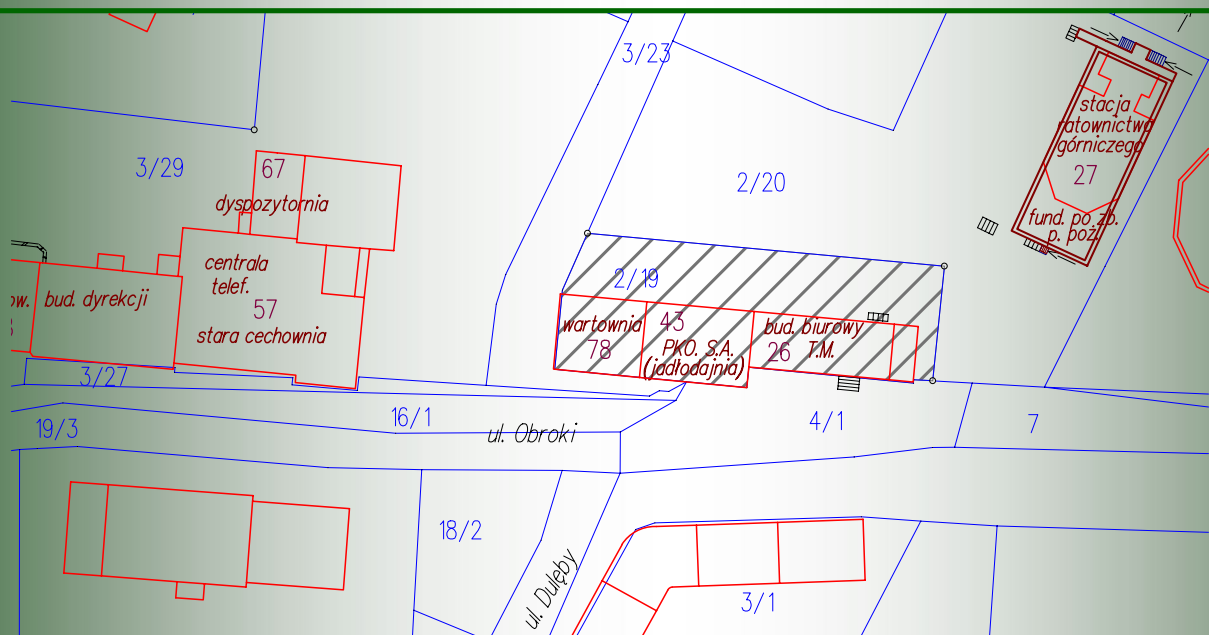
Conecting with the street Obroki. In the distance is about 1km Road Route Średnicowa, in the distance about 2km of autostrada A4.

Suggested form of disposal

Sale of r by way of the public tender of the perpetual right to use established till 2089. and ownership of buildings.

Contact person –

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RECORD MAP

TOTAL AREA 0,1325 ha (1 325m<sup>2</sup>)