



INVESTMENT OFFER

Unbuilt properties 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.

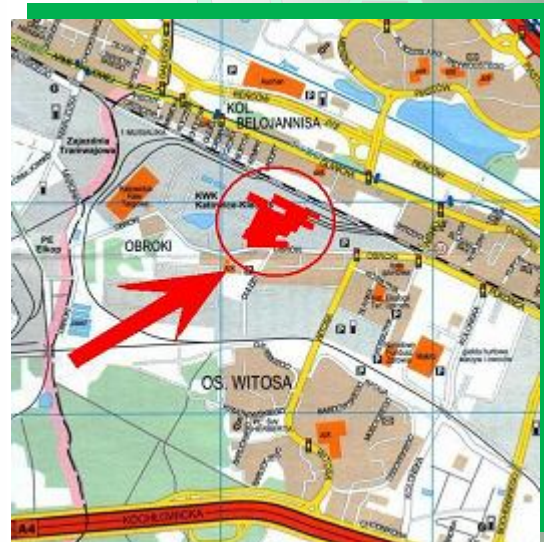
The city is also one of the main financial-investment and culture-scientific centre in Poland.

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.

takimi miastami jak: Wiedeń, Berlin, Frankfurt, Budapeszt, Drezno i Praga.



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GROUND DATA

Owner – The Tresury of Poland

Perpetual usufructuary -

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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.

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

Sales in its entirety or as separate parts of a property known as Block A, Block B, Block C, Block D, Block E and Block F

Kompleks A

The right of perpetual usufruct of plot 2/17 with an area of 10.860 m², including the property right: building of electrical distribution center functional area of 873,60 m² volume of 9.562 m³; condensation building functional area of 289 m², volume of 3.038 m³; building of winding machine of Fortuna Shaft (I West) functional area of 803 m², volume of 7.805 m³

The right of perpetual usufruct of plot 3/23 with an area of 1.128 m²

The right of perpetual usufruct of plot 3/26 with an area of 128 m²

The right of perpetual usufruct of plot 3/32 with an area of 238 m²

The right of perpetual usufruct of plot 3/35 with an area of 2.276 m²

Kompleks B

The right of perpetual usufruct of plot 2/19 with an area of 1.325 m², including the property right: the office TM i TI building functional area of 515,01 m² volume of 1.092 m³; heating house functional area of 236 m², volume of 984 m³; lodge building functional area of 169 m², volume of 507 m³

Kompleks C

The right of perpetual usufruct of plot 3/38 with an area of 3.639 m², including the property right: building of the management and the old pithead building functional area of 1.786,48 m² volume of 4.493 m³; office building added to the directorate building functional area of 327,75 m², volume of 1.560 m³;

Kompleks D

The right of perpetual usufruct of plot 3/28 with an area of 2.710 m², including the property right: carpenter building (garage) functional area of 608,50 m² volume of 3.946 m³;

Kompleks E

The right of perpetual usufruct of plot 3/31 with an area of 10.295 m²

The right of perpetual usufruct of plot 3/34 with an area of 521 m²

Kompleks F

The right of perpetual usufruct of plot 3/36 with an area of 1.447 m²

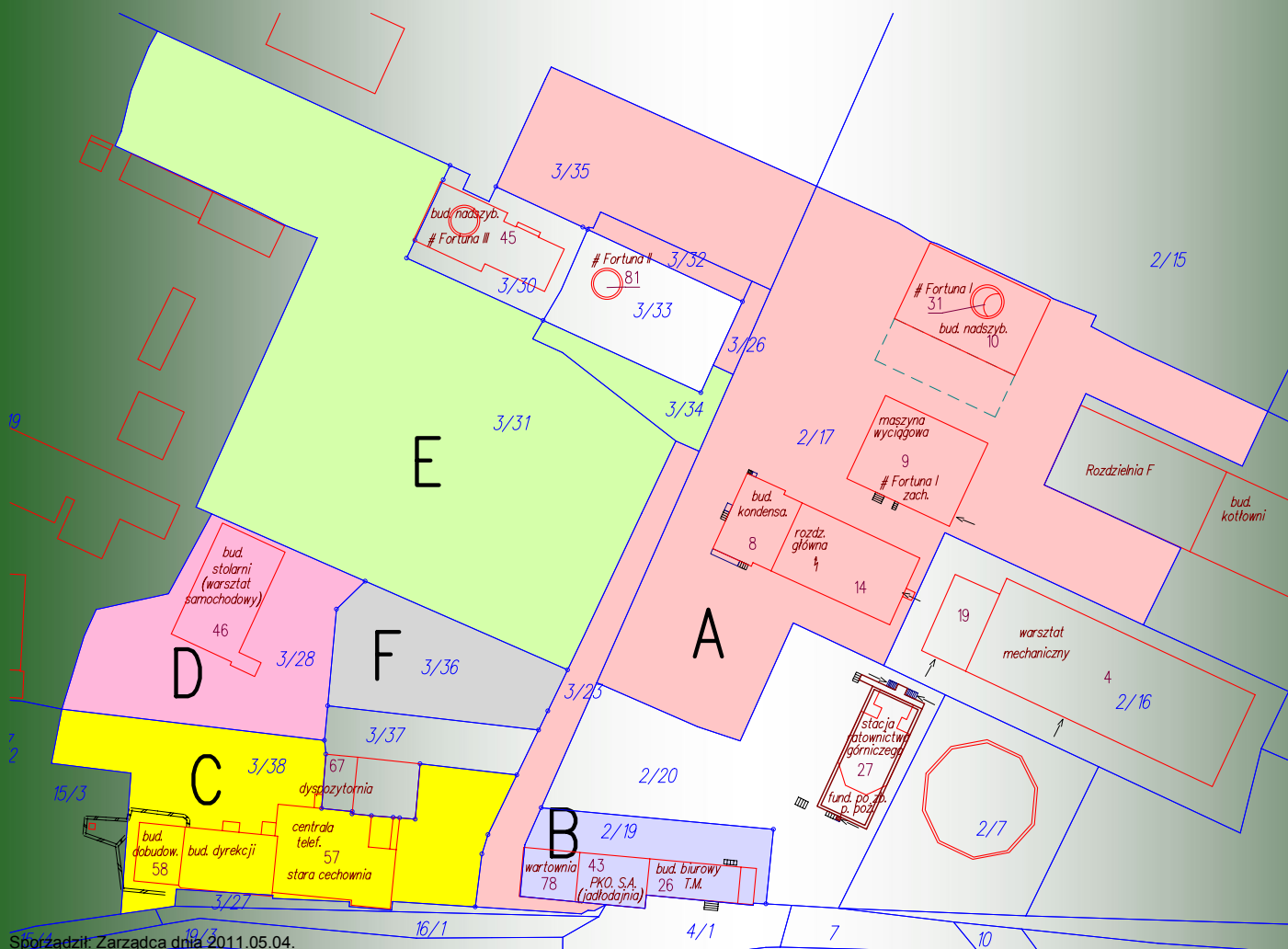
Actual way of development - partially used buildings

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

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RECORD MAP

TOTAL AREA 3,4567 ha (34 567m²)