

## Basic information for those interested in purchasing land for industrial construction in Nitrianska Blatnica



### Land area

The total land area is 147,000 m<sup>2</sup>.

### Exclusion from the land fund

The land is excluded from the land fund, which means that no additional fees are paid beyond the purchase price for the land.

### Purpose of the industrial park

Construction of production, assembly, and storage halls. In case of interest, the land can also be used for amenities and services.

### Zoning permit

The land has a zoning permit with a defined purpose of use for industrial construction. Further changes in the zoning permit are possible.

### Built-up area

The future industrial park can be built-up up to 85–90%, the remaining 10% will be made up of isolated green areas.

### Accessibility

The land is 20 km from the Piešťany motorway and 30 km from the Nitra motorway. The distance from the Jaguar Land Rover industrial zone is 30 km.

# Networks

All the buildings listed below have been granted a building permit or an approval decision.

## HV electrical connection

with 0.6 MW purchased and paid for. There is a 3 MW capacity reserved for the needs of the Krošlák company. The cables are designed for even higher consumption.

## Gas connection

with a withdrawal capacity of 4,000 m<sup>3</sup> per hour.

## Connection to the main road

The access road leading to the property is under construction, it has a building permit but it is not currently approved.

## Transformer station

is built directly on the land, there are connection points in it.

## Water connection

connected to the municipal water supply, which has a sufficient capacity.

## Sewerage and sewage treatment plant

The municipality of Nitrianska Blatnica is preparing a project for a municipal sewage treatment plant, which will be located at a distance of about 100 m from our land.



## Price per square meter

by agreement

## Property tax

The tax in the municipality of Nitrianska Blatnica amounts to EUR 1.20 per m<sup>2</sup> of built-up area.

## Contact

If you are interested in more detailed information or project documentation, please contact:

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## Development tax

The investment fee and the development tax to the municipality are not currently payable in Nitrianska Blatnica. In case this changes in the future, this fee will be several times lower than in the case of suburban industrial parks.

## Cooperation with Krošlák

The Krošlák company will be at the investor's disposal in the event of interest in arranging any legal formalities related to the transfer of ownership and the construction of the industrial park.

# Location



## Europe

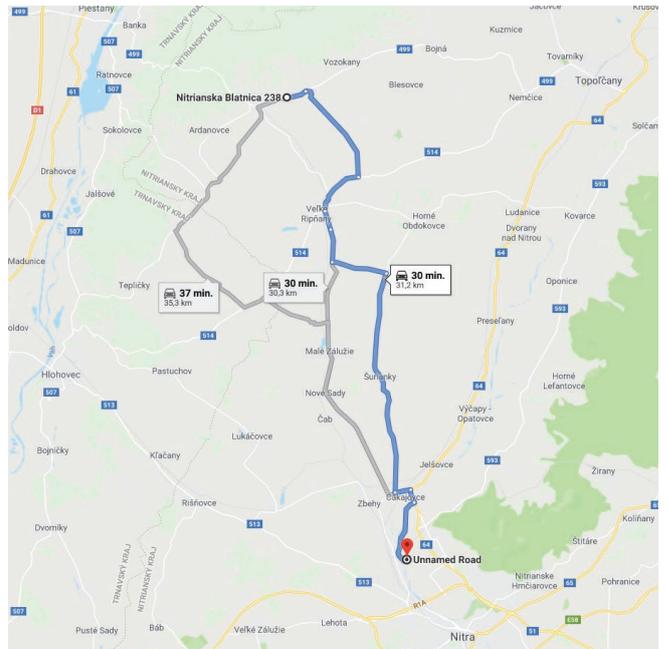
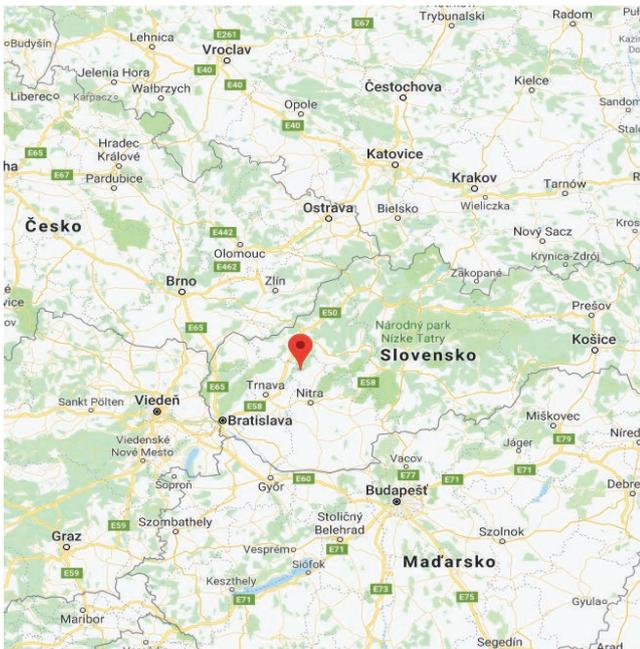
Prague - 360km, 3:30hr  
Vienna - 170km, 1:45hr

Budapest - 200km, 2:30hr  
Bratislava - 100km, 1:00hr

## Slovakia

Piešťany (D1) - 20 km, 0:20hr  
Bratislava - 100 km, 1:00hr  
Nitra (Land Rover) - 30 km, 0:30hr

Trnava - 50 km, 0:45hr  
Hlohovec - 29 km, 0:30hr  
Topolčany - 18 km, 0:20hr



## Distance from the highway

				
D1 (Lúka)	26km	35 min	26 min	<a href="https://bit.ly/3eqUUgE">https://bit.ly/3eqUUgE</a>
D1 (Hlohovec)	27km	35 min	28 min	<a href="https://bit.ly/35LLIHX">https://bit.ly/35LLIHX</a>
R1A (Nitra)	35km	40 min	30 min	<a href="https://bit.ly/3ROHPLz">https://bit.ly/3ROHPLz</a>

# Images and projection

