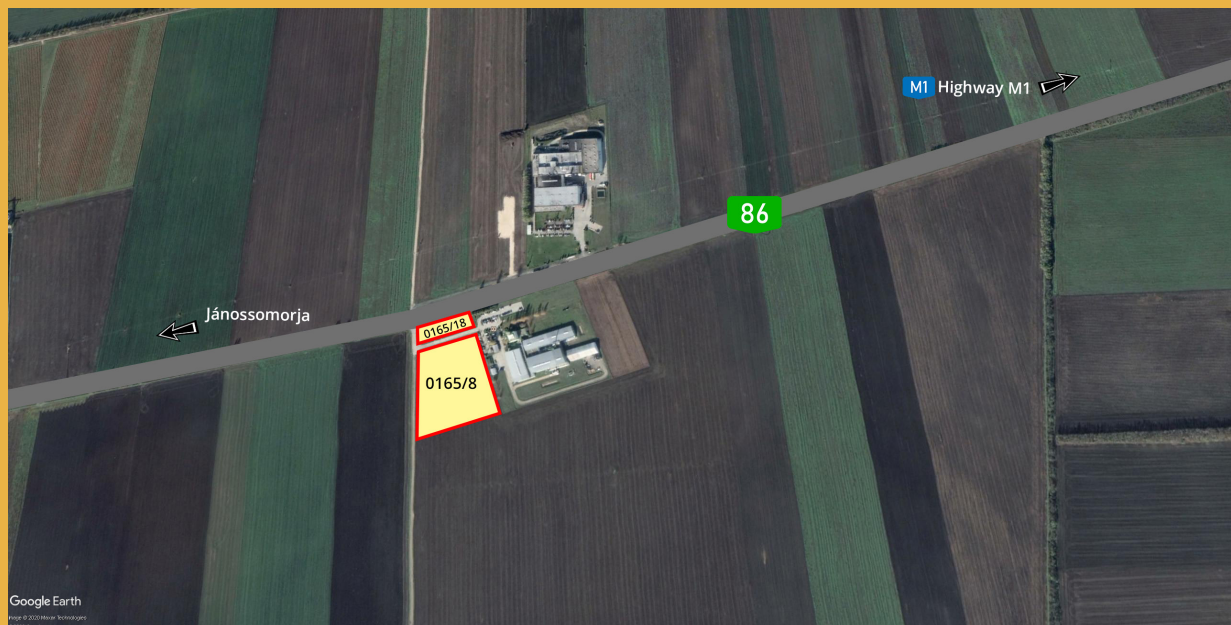


# INFORMATION GUIDE FOR THE INDUSTRIAL AREA IN JÁNOSSOMORJA HUNGARY

4th January 2021



Owner:

# KIT

**Kisbéri Ipari Terület  
Hasznosító Kft**

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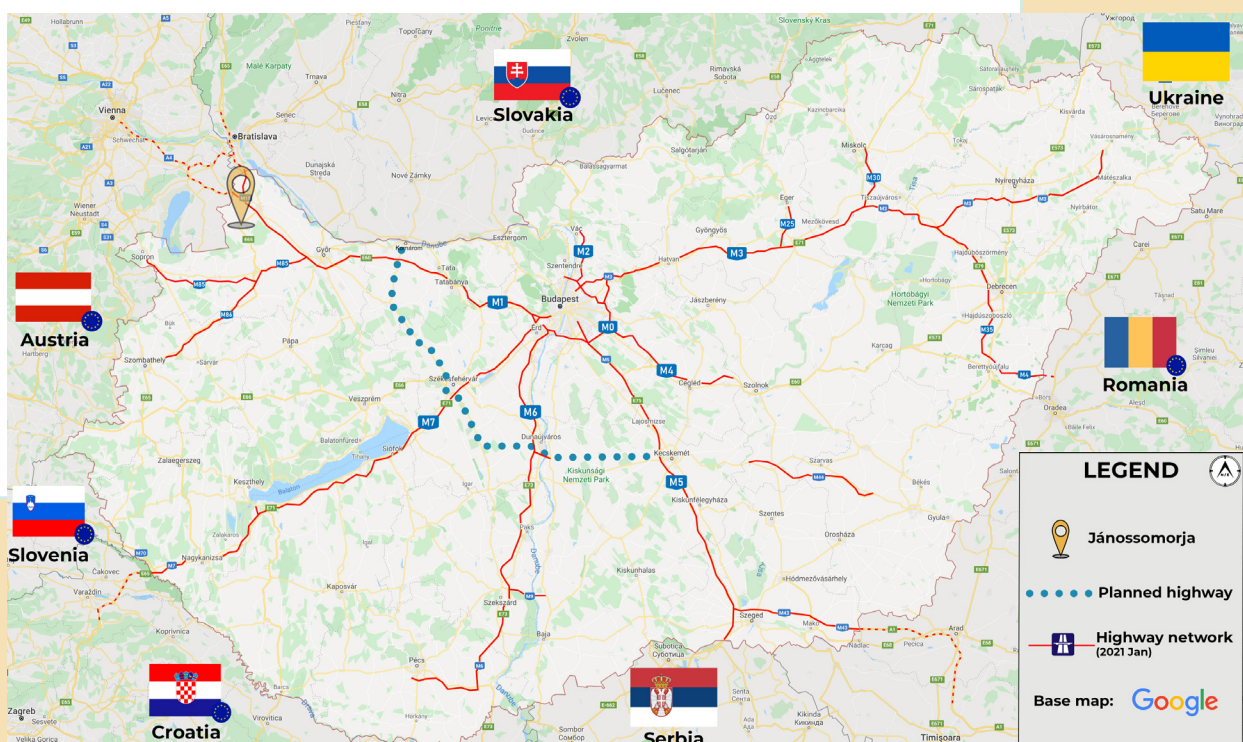
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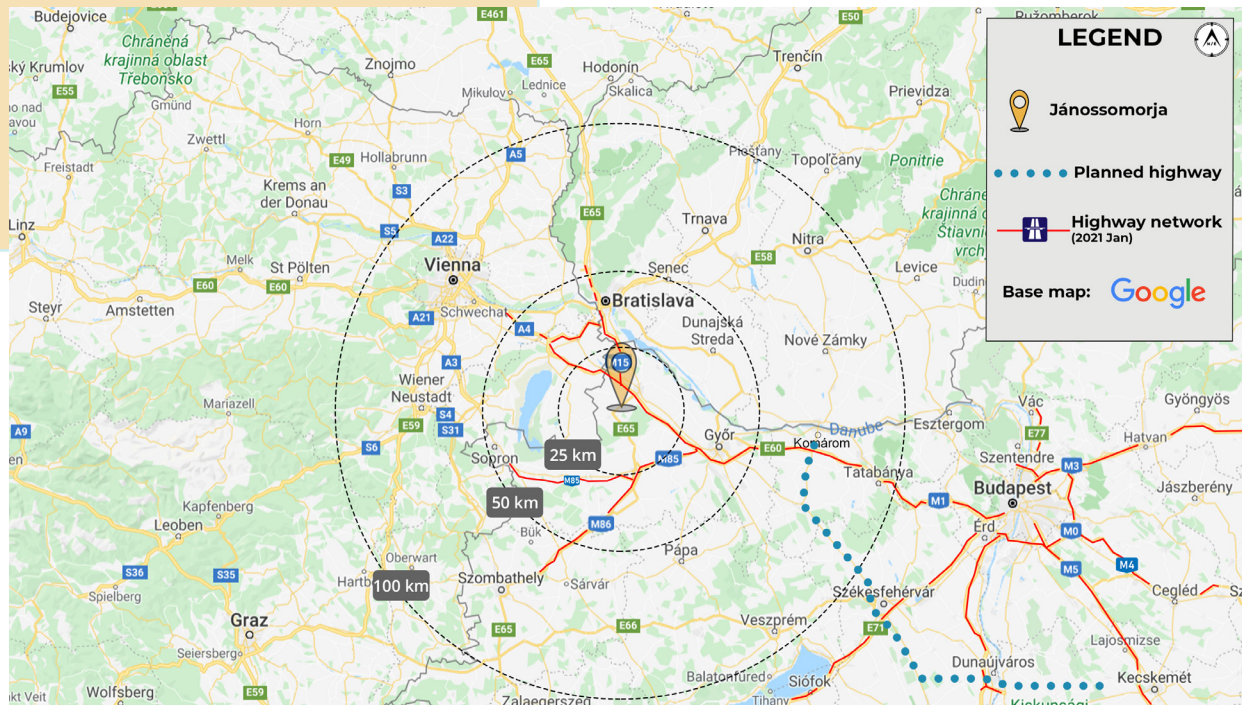
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## OPTIMAL LOCATION WITHIN HUNGARY...



## ...AND THE REGION



## DISTANCES TO MAJOR CITIES AND OTHER POINTS OF INTEREST BY CAR

### MAJOR CITIES

Mosonmagyaróvár	15 km
Győr	50 km
Bratislava (SK)	55 km
Vienna (AT)	90 km
Tatabánya	120 km
Székesfehérvár	135 km
Budapest	170 km

### CLOSEST AIRPORTS

Bratislava (BTS)	60 km
Győr / Pér	65 km
Vienna (VIE)	75 km
Budapest (BUD)	200 km

### BORDER CROSSING POINTS

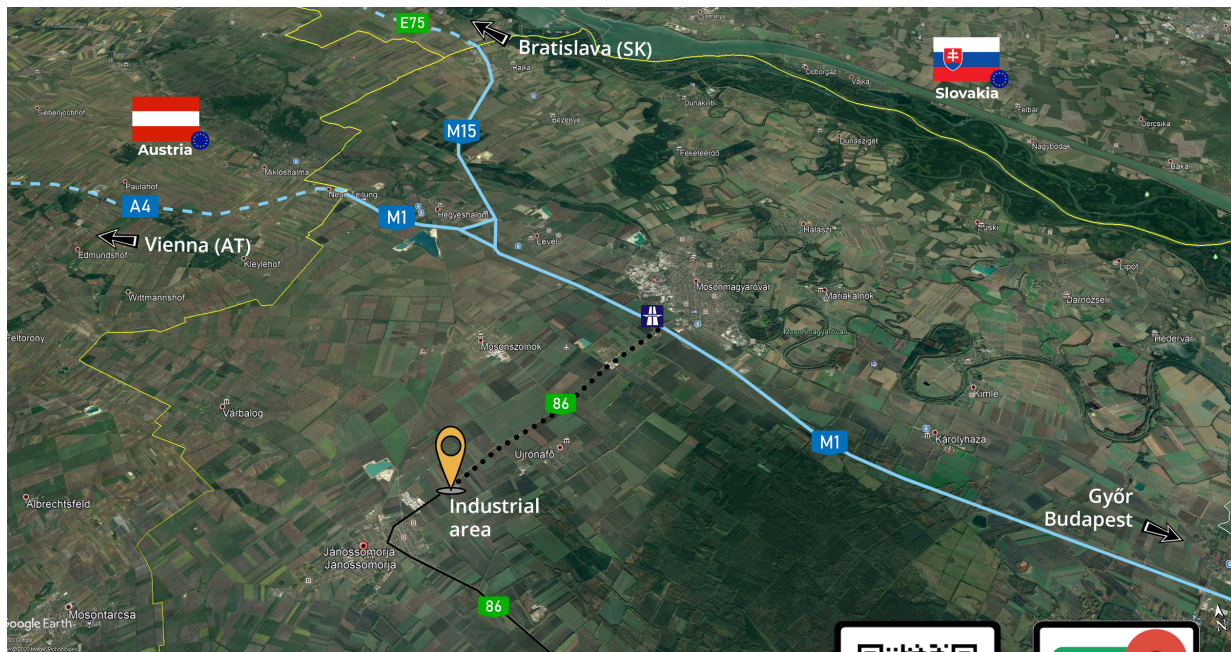
Hegyeshalom (to Austria)	30 km
Rajka (to Slovakia)	55 km
Szentgotthárd (to Austria)	150 km
Letenye (to Croatia)	200 km
Röske (to Serbia)	340 km
Ártánd (to Romania)	415 km


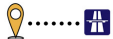
### OTHER POINTS OF INTERESTS

Railwaystation	1 km
M1 highway	8 km
Port of Bratislava (SK)	55 km
Port of Győr / Gönyű	70 km
Port of Komárom	90 km



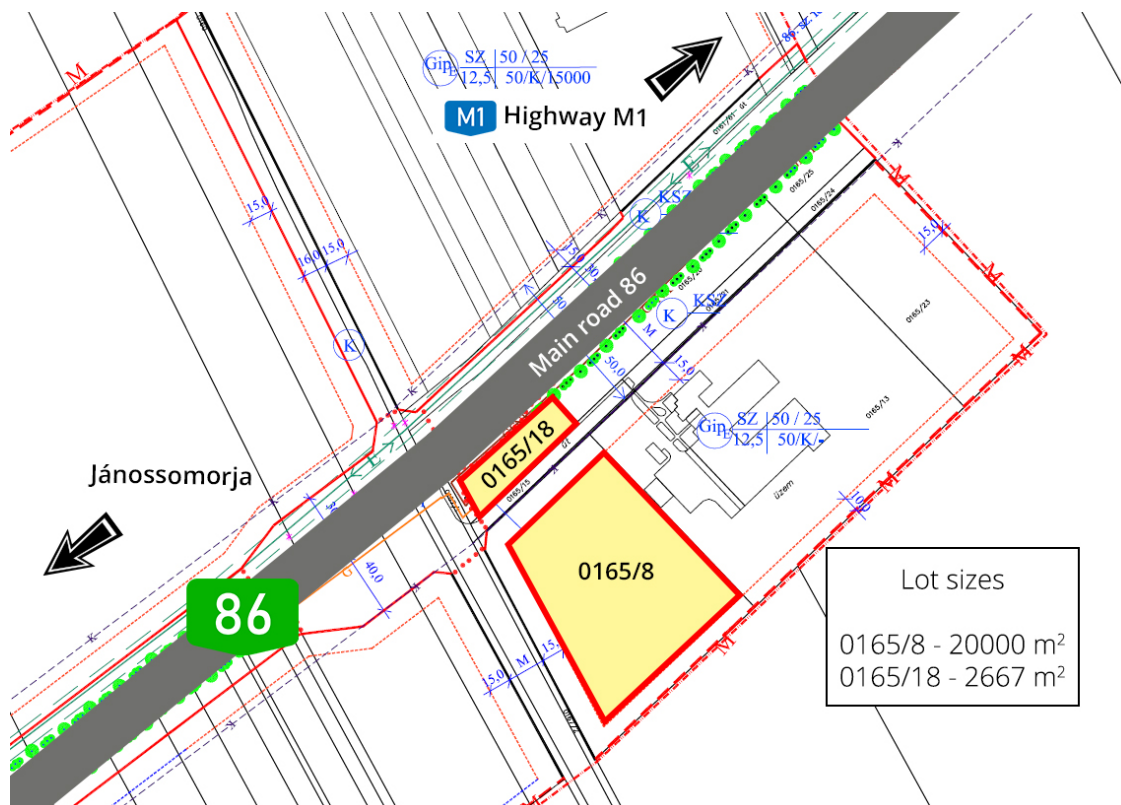
## BIRD'S-EYE VIEW OF THE LOCATION



-  Highway M1
-  Route to highway exit (8 km)



## OVERVIEW OF AVAILABLE LOTS



# PROPERTY DESCRIPTION

**Address:** H-9241 Jánossomorja, Hungary

## Available lots

0165/8 - Size: 20000 m<sup>2</sup>

0165/18 - Size: 2667 m<sup>2</sup>

**Total size: 2 ha 2667 m<sup>2</sup> (22667 m<sup>2</sup>)**

The lots may only be purchased together. A modification of the prevailing division of the lots is also possible after consultation with and approval by the seller.

## Land designation

The area is located outside of the town of Jánossomorja and constitutes land for construction. The levy for rezoning from agricultural use has been fully paid.

A zoning plan is in force for the whole area, which has to be taken into consideration in case of construction. According to this, Lot No. 0165/18 is solely to be used as traffic area.

Land designation:	"Gip1" – Commercial and industrial use
Max. degree of covered area:	50%, free-standing
Max. building height:	12,5 m
Min. green area:	25 %
Min. lot size:	15000 m <sup>2</sup> (and min. 50 m width)

Due to the zoning plan in place an application for a building permit may be submitted immediately.

## Infrastructure

The basic utilities such as electricity, water, sewerage, and gas can be found in the adjacent street. The available and necessary capacities must be evaluated individually with respect to the particularities of the planned project.

For the time being there is no rainwater channel. An optimal solution is to percolate the rainwater, for which the gravelly soil in place is most favorable.

## Soil conditions, contamination

The surface is almost perfectly level, which means that no significant landscaping is required for construction.

The gravelly soil has a high bearing capacity; therefore, no expensive building foundations have to be expected.

The property has been used as agricultural land since time immemorial, therefore contamination can be ruled out. In the meantime, the land continues to be in agricultural use.

## Traffic access

The lots are located next to the main road 86 which is part of a transit route from the Baltic Sea to the Adriatic Sea.

The nearest highway access (M1 - Vienna-Budapest) is at Mosonmagyaróvár, at a distance of 8 km's.

The distances to the nearest major cities are as follows:

Mosonmagyaróvár:	15 km
Győr:	50 km
Bratislava (SK):	55 km
Vienna (AT):	90 km
Tatabánya:	120 km
Székesfehérvár:	135 km
Budapest:	170 km

The distances to the nearest airports and airfields are as follows:

Bratislava (BTS):	60 km
Győr - Pér:	65 km
Vienna (VIE):	75 km
Budapest (BUD):	200 km

The distances to the nearest ports are as follows:

Bratislava (SK):	55 km
Győr - Gönyű:	70 km
Komárom:	90 km

The closest railway station is in the town of Jánossomorja, approx. 1 km away. The closest main railway line is in Mosonmagyaróvár (Vienna-Budapest track), approx. 11 km's away.

Description compiled by

MSc Architect András KUBINSZKY  
Managing Director  
KIT Kft.

## OPTIONAL SERVICES PROVIDED BY SELLER

The selling party – the KIT Kft. (Kisbéri Ipari Terület Kft.) – is a registered company in Hungary. The shareholders of this company are German and Hungarian individuals, who offer following services through their companies:

- industrial- and logistics-planning and consulting
- architectural and engineering services, planning and consulting
- project management, construction supervision

All of the above services are offered trilingual, in Hungarian, German and English, by the following companies:

<https://www.tksgmbh.de>

<https://www.invex.hu>

## CONTACT

Owner

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Partner Company

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We speak: Hungarian, German

We speak: German, English