

INFORMATION GUIDE FOR THE INDUSTRIAL AREA IN KISBÉR HUNGARY

4th January 2021



Owner:

KIT

**Kisbéri Ipari Terület
Hasznosító Kft**

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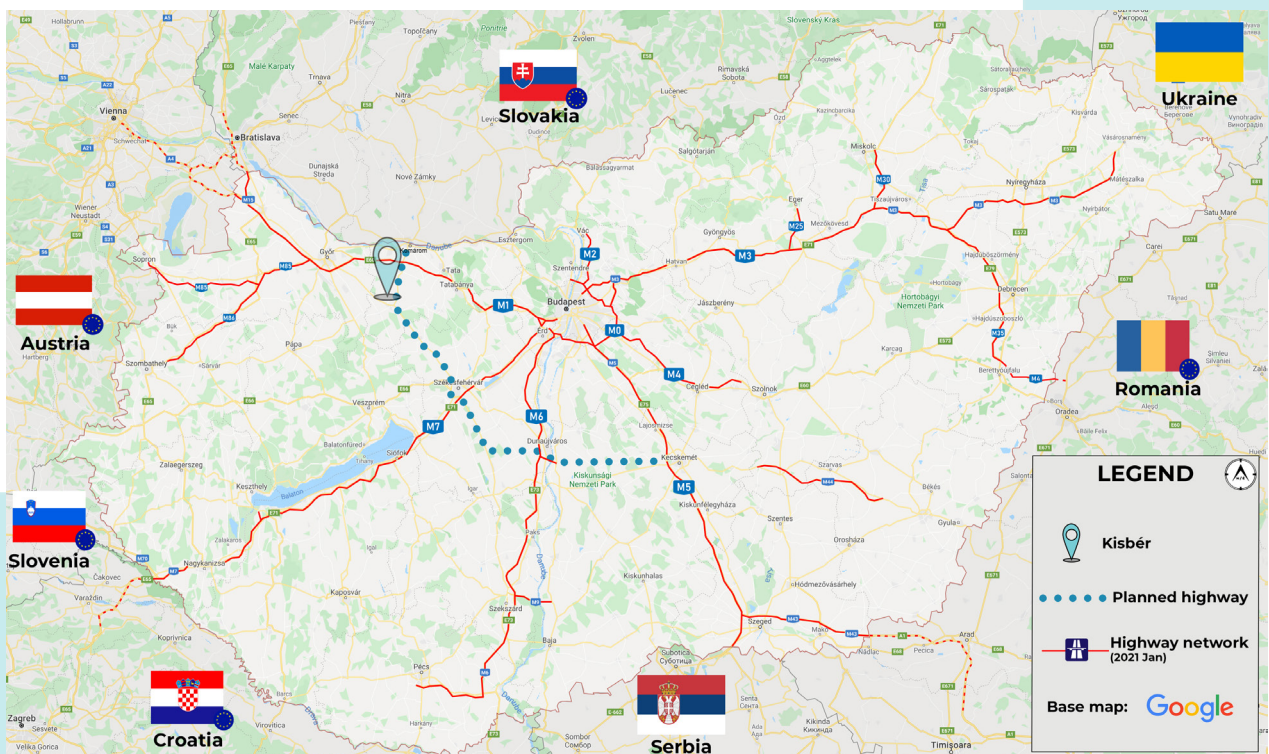
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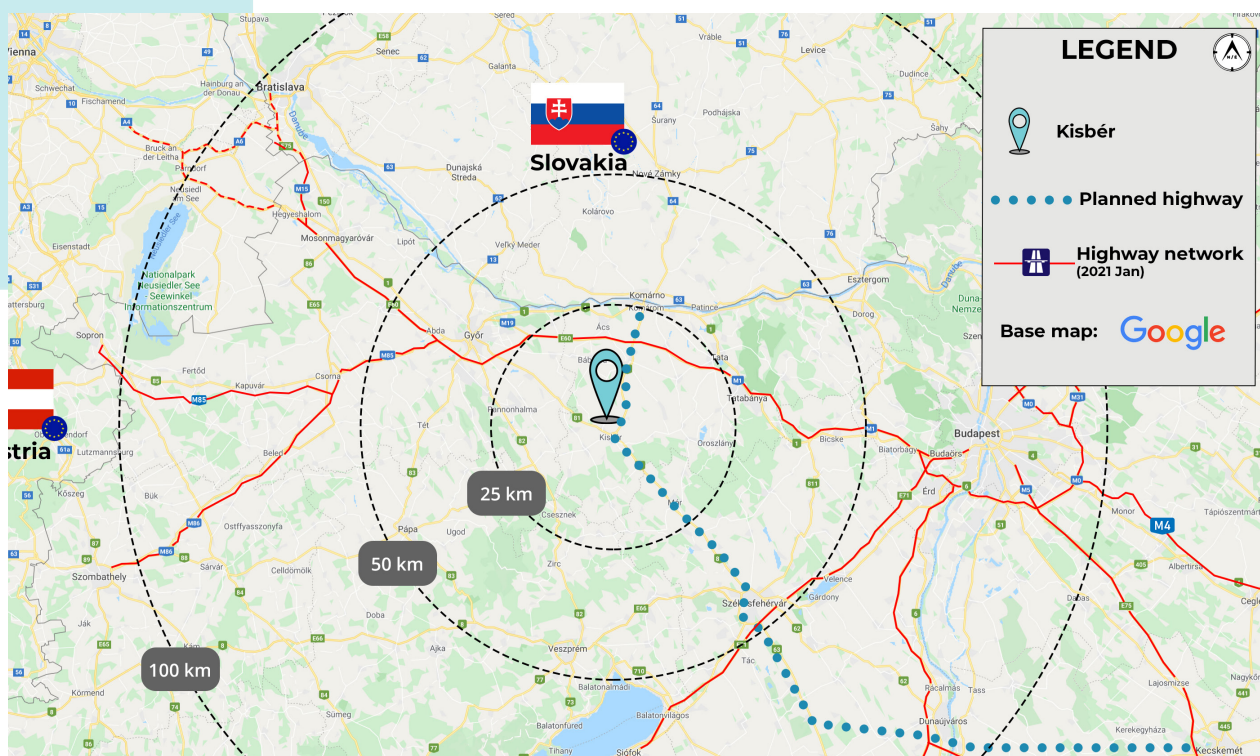
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OPTIMAL LOCATION WITHIN HUNGARY





DISTANCES TO MAJOR CITIES AND OTHER POINTS OF INTEREST BY CAR

MAJOR CITIES

Mór	20 km
Komárom	30 km
Győr	38 km
Tata	40 km
Székesfehérvár	47 km
Tatabánya	52 km
Budapest	100 km

CLOSEST AIRPORTS

Győr / Pér	23 km
Bratislava (BTS)	137 km
Budapest (BUD)	139 km
Vienna (VIE)	140 km

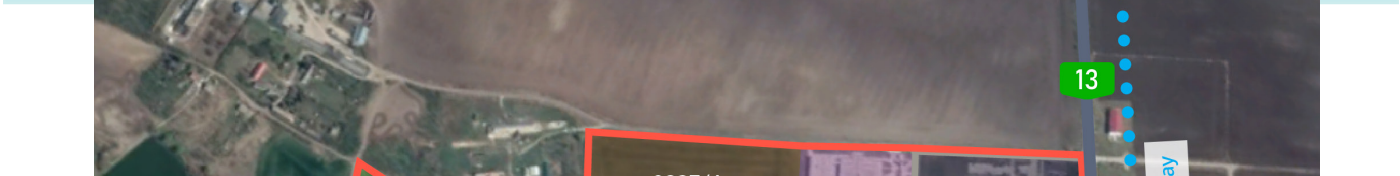
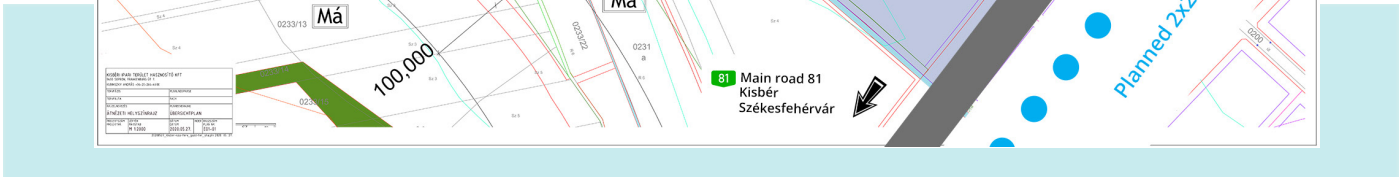
BORDER CROSSING POINTS

Komárom (to Slovakia)	30 km
Hegyeshalom (to Austria)	92 km
Szentgotthárd (to Austria)	169 km
Letenye (to Croatia)	227 km
Röske (to Serbia)	275 km
Ártánd (to Romania)	397 km

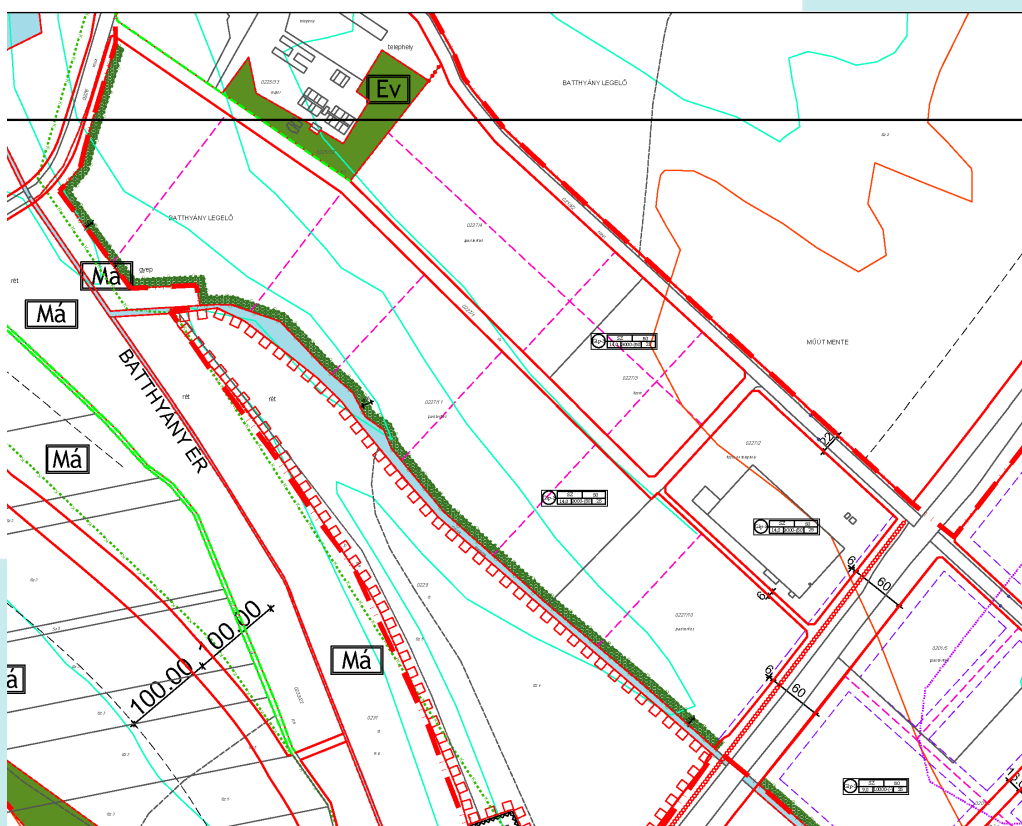
OTHER POINTS OF INTERESTS

M1 highway	19 km
Railwaystation Kisbér	5 km
Port of Komárom	31 km
Port of Győr / Gönyű	49 km
Port of Dunaújváros	95 km

OVERVIEW OF AVAILABLE LOTS



EXCERPT OF THE ZONING PLAN IN PLACE



Main building regulations:

Land designation:	"Gip-3" – Commercial and industrial (for the lot 0227/6 the designation is "Gip-4")
Max. degree of built-in area:	50%, free-standing building positioning (for "Gip-4": 30%, or with adaptation to the environment)
Max. building height:	14 m (for "Gip-4": with adaptation to the environment)
Min. green area:	25 % (for "Gip-4": 50%)
Min. lot size:	3000 m ² (and min. 50 m width); (A division under 1 ha will not be approved by the seller).

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

*Complete zoning plan available on request.

PROPERTY DESCRIPTION

Address: H-2870 Kisbér, Hungary

Available lots

0227/4	Size: 4 ha 7144 m ² (47144 m ²)
0227/6	Size: 1 ha 5260 m ² (15260 m ²)
0227/11	Size: 13 ha 8576 m ² (138576 m ²)
Total available area: 20 ha 980 m² (200980 m²)	

The lots can be purchased individually or jointly. 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 Kisbér and constitutes "land intended 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:

Land designation:	"Gip-3" – commercial and industrial (in case of the lot 0227/6 the designation is "Gip-4")
Max. degree of built-in area:	50%, free-standing building positioning (for "Gip-4": 30%, or with adaptation to the environment)
Max. building height:	14 m (for "Gip-4": with adaptation to the environment)
Min. green area:	25 % (for "Gip-4": 50%)
Min. lot size:	3000 m ² (and min. 50 m width) (Remark of the seller: a division under 1 ha will not be approved by the seller).

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

Infrastructure

The basic utilities such as electricity, water, sewerage, rainwater, and gas can be found along the central access road. The available and necessary capacities have to be evaluated with respect to the particularities of the planned project.

The before-mentioned water and sewerage lines are only located and available in the eastern part of the area. Treated rainwater can be discharged into the trench adjoining the area or can be percolated.

Soil conditions, contamination

The surface is level, with a very gentle slope towards the south. This means that no significant landscaping is required for construction. The ground 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. Soil samples with an expert opinion support the above statements.

In the meantime, the land is still in agricultural use.

Traffic access

The lots are located in the north-eastern industrial area of Kisbér, which is directly connected to the main road No. 13. Hereby a close connection to the Danube (Port of Komárom) and the highway M1 is ensured.

The main road No. 81 (Győr-Székesfehérvár connection) is only 1 km away from the area.

The nearest highway access (M1) is at Komárom, at a distance of about 19 km.

Kisbér's integration into the Hungarian highway network will be further strengthened by the planned and currently prepared construction of a 2x2 track highway along the main roads No. 81 and 13, adjoining directly our industrial area.

The distances to the nearest major cities are as follows:

Mór	20 km
Komárom	30 km
Győr	38 km
Székesfehérvár	47 km
Tatabánya	52 km
Budapest	100 km

A local railway line with a station is operating in Kisbér. The nearest main railway routes are located in the above-mentioned cities.

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

Győr / Pér	23 km
Bratislava (BTS)	137 km
Budapest (BUD)	139 km
Vienna (VIE)	140 km

The distances to the nearest ports are as follows:

Port of Komárom	31 km
Port of Győr - Gönyű:	49 km
Port of Dunaújváros:	95 km

Closing remarks

The properties described are part of an already established industrial area, where so far two Japanese companies have already settled. These are the SEWS cable manufacturer and the U-Shin (ORTECH) automotive spare parts manufacturer.

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>

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