

INFORMATION GUIDE FOR THE INDUSTRIAL AREA IN MOSONSZENTMIKLÓS HUNGARY

4th January 2021



Owner:

KIT

**Kisbéri Ipari Terület
Hasznosító Kft**

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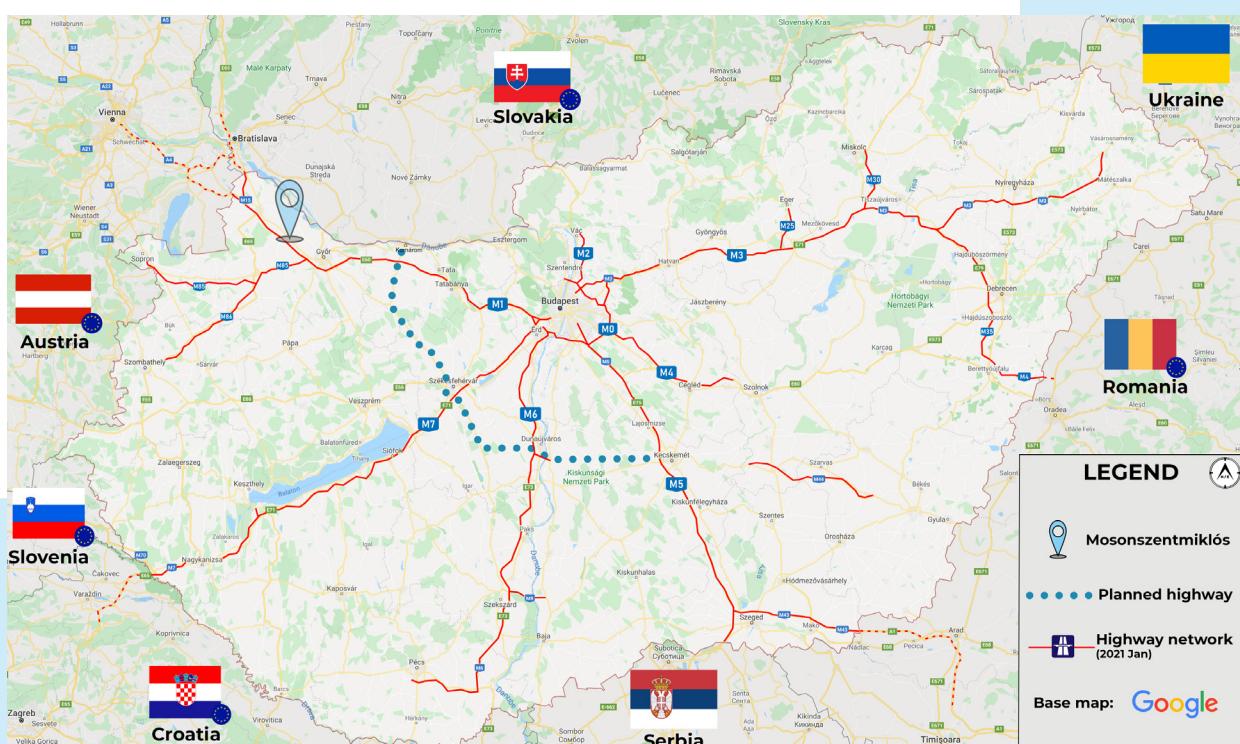
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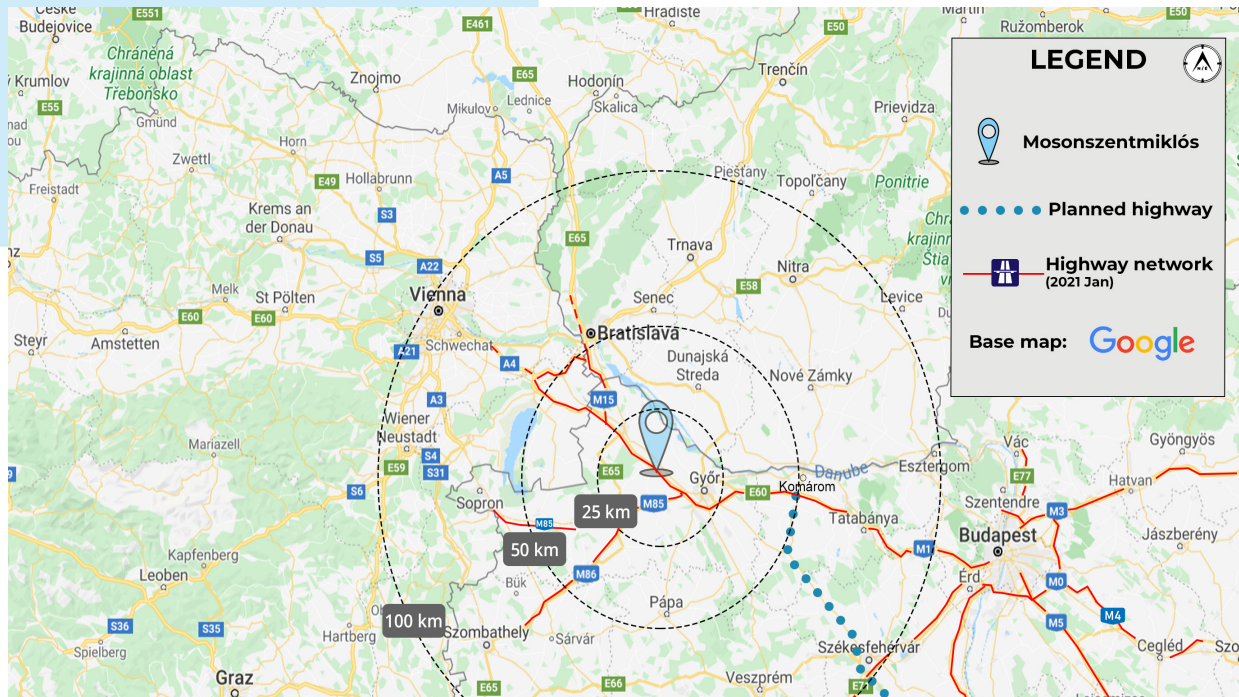
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OPTIMAL LOCATION WITHIN HUNGARY...



...AND THE REGION



DISTANCES TO MAJOR CITIES AND OTHER POINTS OF INTEREST BY CAR

MAJOR CITIES

Győr	20 km
Mosonmagyaróvár	25 km
Bratislava (SK)	65 km
Tatabánya	95 km
Vienna (AT)	100 km
Székesfehérvár	110 km
Budapest	140 km

CLOSEST AIRPORTS

Győr / Pér	40 km
Bratislava (BTS)	70 km
Vienna (VIE)	85 km
Budapest (BUD)	180 km

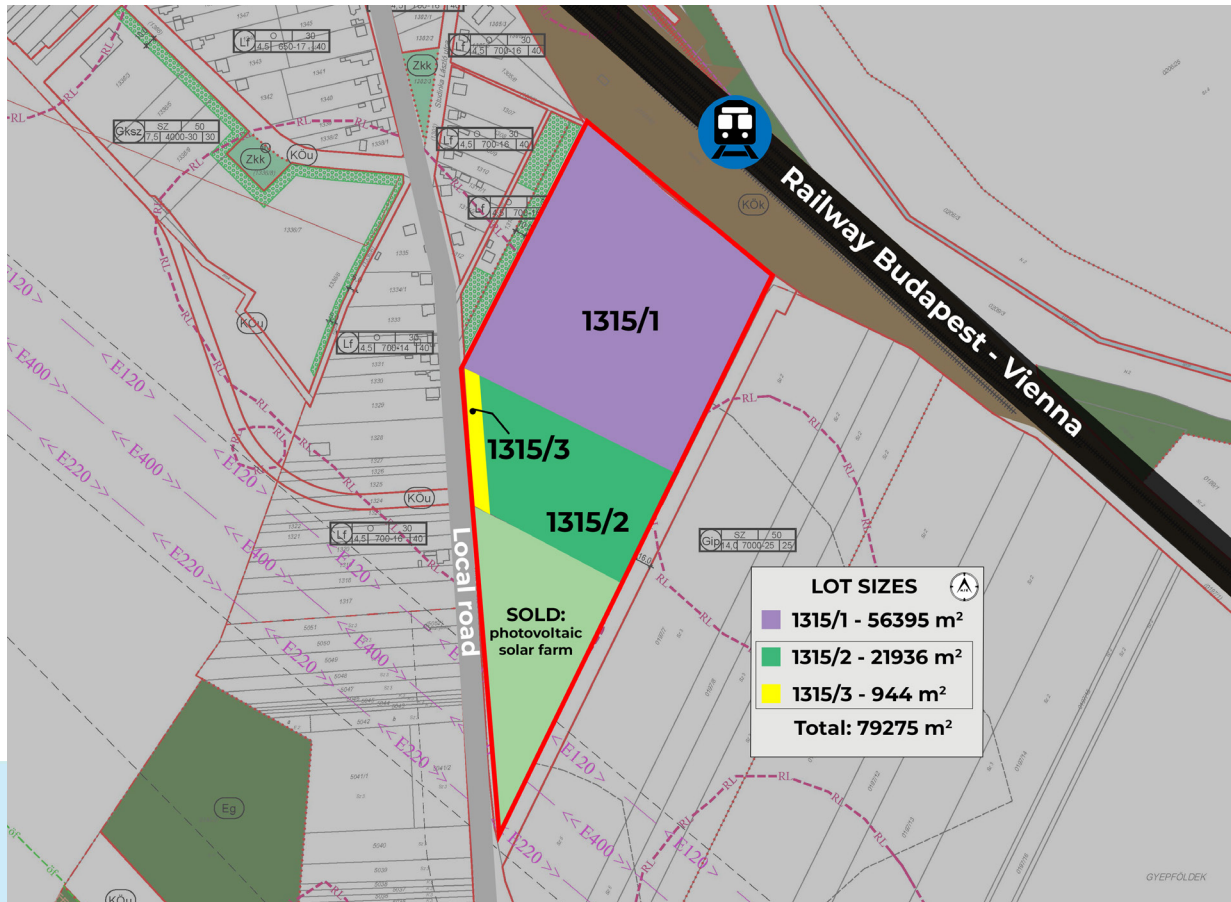
BORDER CROSSING POINTS

Hegyeshalom (to Austria)	35 km
Rajka (to Slovakia)	45 km
Szentgotthárd (to Austria)	150 km
Letenye (to Croatia)	205 km
Röske (to Serbia)	315 km
Ártánd (to Romania)	390 km

OTHER POINTS OF INTERESTS

Railwaystation	0 km
M1 highway	2 km
Port of Győr / Gönyű	40 km
Port of Bratislava (SK)	65 km
Port of Komárom	70 km

OVERVIEW OF AVAILABLE LOTS



Highway M1



Route to highway exit (2 km)



Railway station & track



SCAN ME

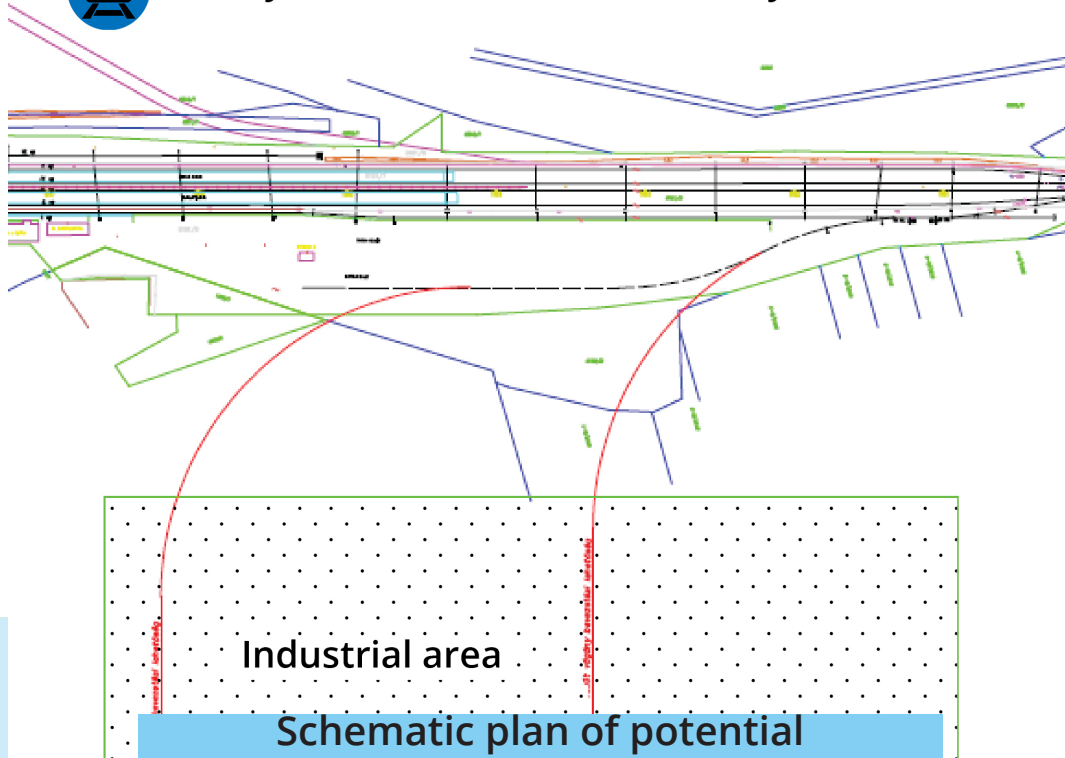


CLICK ME

ON-SITE RAILWAY CONNECTION



Lébény - Mosonszentmiklós railway station



Industrial area

Schematic plan of potential
railway track connection



Photo of the railway ramp adjacent to the
industrial area

PROPERTY DESCRIPTION

Address: H-9154 Mosonszentmiklós, Hungary

Available lots

1315/1 - Size:	5 ha 6395 m ² (56395 m ²)
1315/2 - Size:	2 ha 1936 m ² (21936 m ²)
1315/3 - Size:	944 m ²
Total available area: 7 ha 9275 m² (79275 m²)	

The lots may be purchased individually or jointly - except for lot no. /2 and /3 which 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 inside of the town of Mosonszentmiklós 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:

Land designation:	"Gip" – Commercial and industrial use
Max. degree of covered area:	50%, free-standing
Max. building height:	14 m
Min. green area:	25 %
Min. lot size:	7000 m ² (and min. 25 m width); (Remark: a division under 2 ha (20000 m ²) will not be approved by the seller).

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 Béke 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 between the M1 motorway (Budapest - Vienna) and the double-track, electrified main railway connection Budapest - Vienna.

The nearest highway access (M1) is at Lébény, at a distance of 2 km.

The distances to the nearest major cities are as follows:

Győr:	20 km
Mosonmagyaróvár:	25 km
Bratislava (SK):	65 km
Tatabánya:	95 km
Vienna (AT):	100 km
Székesfehérvár:	110 km
Budapest:	140 km

Parcel no. 1315/1 directly adjoins the railway station, which is equipped - among other facilities - with an intact car loading ramp. Due to the location of the railway tracks, it is possible to connect one or more industrial tracks to the property from here.

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

Győr - Pér:	40 km
Bratislava (BTS):	70 km
Vienna (VIE):	85 km
Budapest (BUD):	180 km

The distances to the nearest ports are as follows:

Győr - Gönyű:	40 km (via M1 48 km)
Bratislava (SK):	65 km
Komárom:	70 km

Additional remarks

According to the zoning plan and our experience to date, the lots are partly archaeologically vaffected.

Lot no. 1315/1 to an extent of approx. 25 % of the area.

Lot no. 1315/2 and /3 to an extent of approx. 80 % of the area; however these parcels have already been largely archaeologically explored and cleared.

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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