



WAŁBRZYCH SPECIAL
ECONOMIC ZONE

INVESTMENT AREA

An offer for real estate sale
in the WROCŁAW-JAWOR Subzone

WROCŁAW-JAWOR

mega-area 200 ha

Jawor, 5 Gottlieb Daimler Street
Jawor district, Lower Silesia voivodeship





WROCŁAW-JAWOR | 200 ha mega-area

is the largest macro-levelled area in Poland



railway



Mercedes-Benz
Manufacturing Poland



S3 WROCŁAW-JAWOR route



Investment area

LOWER SILESIA ECONOMIC ACTIVITY ZONE

Why Wrocław-Jawor?

It is a unique offer for investors who are looking for a large, well-prepared area with excellent infrastructure and communication. It is a place that allows for both implementation of ambitious projects and dynamic development of the company



200 ha – the largest such area in Poland

It is not only an impressive number but also a huge potential. Such a large area provides almost unlimited opportunities for development and implementation of even the most ambitious investment projects.



Macro-levelling

Area prepared for investment: a significant saving of both time and money. One does not have to allocate funds to prepare the site for construction and can start the investment immediately.



Possibility of building a rail siding

A great convenience for logistics and manufacturing companies. It allows for efficient transportation of goods, significantly reducing costs and delivery times.



The vicinity of other investment areas

A strong business cluster. You synergise with other businesses, can establish cooperation with other companies and take advantage of the already developed infrastructure.



Connection to the S3 route and the A4 motorway

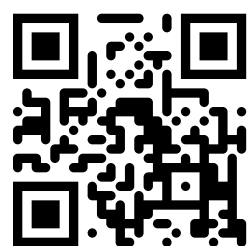
A guarantee of perfect accessibility for both employees and customers. Quick access to Europe and other regions of the country is a huge advantage for every company.

Virtual walk

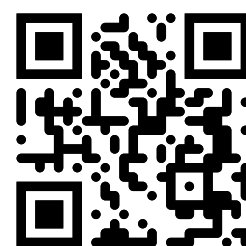
We invite you
for a trip through
the Investment area



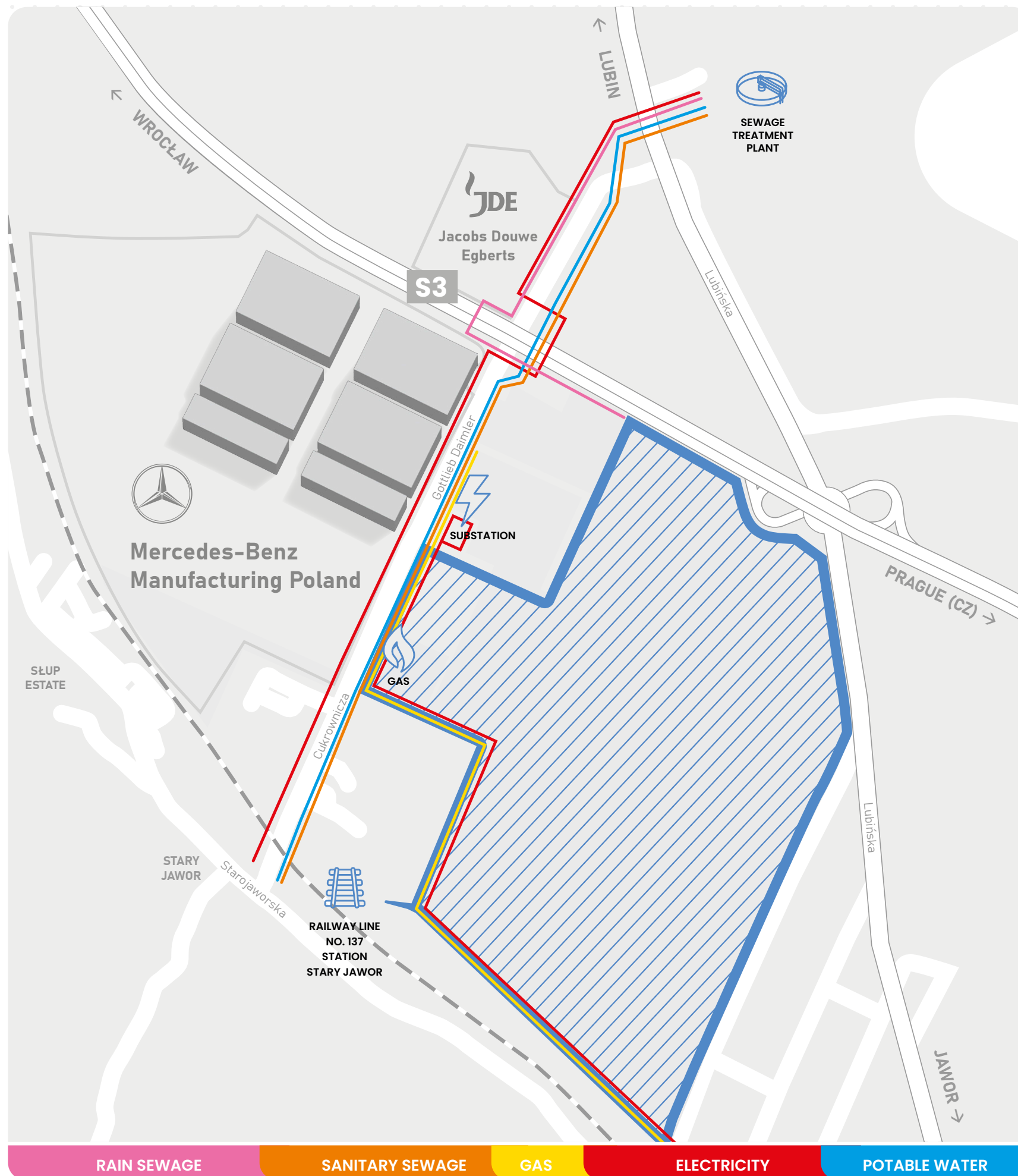
SCAN
or
CLICK



Panorama
360°



Video



Basic information

Area:	200 ha
Form of ownership:	ownership of WSSE 'INVEST-PARK'
Substation Infrastructure:	<ul style="list-style-type: none"> ✓ Power grid: YES ✓ Gas network YES ✓ Water supply network: YES ✓ Sewage network: YES ✓ Rainwater drainage: YES ✓ Telecommunications network: YES
For:	<ul style="list-style-type: none"> ▪ industrial, warehouse and service investments ▪ production buildings, warehouses ▪ service/commercial development ▪ 90% of permitted development ▪ 50 m maximum height of buildings
Transport connections:	<ul style="list-style-type: none"> access via a 15 m wide asphalt municipal road A4 motorway: A4 (E40) - 24 km away S3 expressway: S3 (E65) - 0.7 km away railway line - next to the site Seaport - Szczecin - 330 km International airport: Wrocław Nicolaus Copernicus Airport - 85 km away nearest provincial city (km) Wrocław - 80 km away

A plethora of possibilities

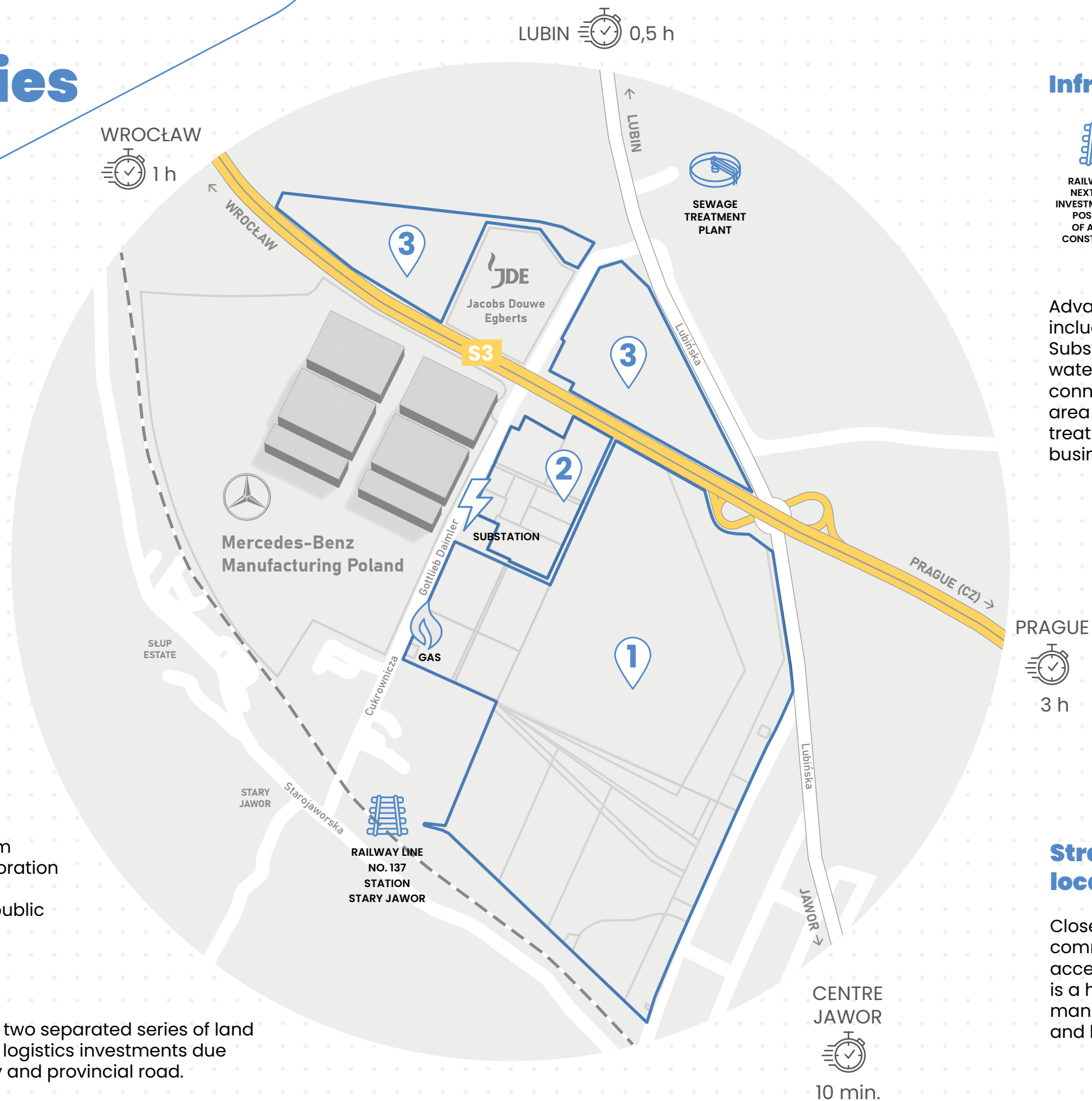
WROCLAW-JAWOR has a total area of over 400 ha, in the vicinity of important communication routes and international businesses, increasing the prestige of the location and attracting further investors.

The investment areas are covered by the local spatial development plan.

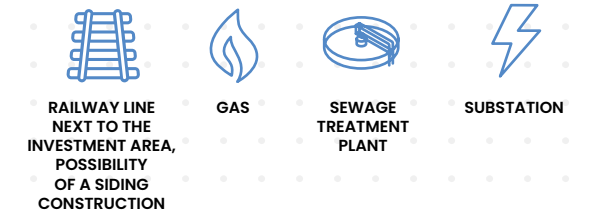
1 A 200 ha Mega area developed for industrial investments. Located next to the S3 junction and the Katowice - Legnica railway line no. 137. Access directly from municipal roads.

2 A series of smaller plots starting from 1 ha, intended for international corporation contractors in Jawor. Developed areas, with access to a public road and technical utilities.

3 Jawor Północ real estate consists of two separated series of land for industry and services. Perfect for logistics investments due to an easy access to an expressway and provincial road.



Infrastructure:



Advanced technical infrastructure, including the Main Electricity Substation (GPZ), gas connection, water and sewage system connections next to the investment area and a modern sewage treatment plant, ensure stable business conditions.

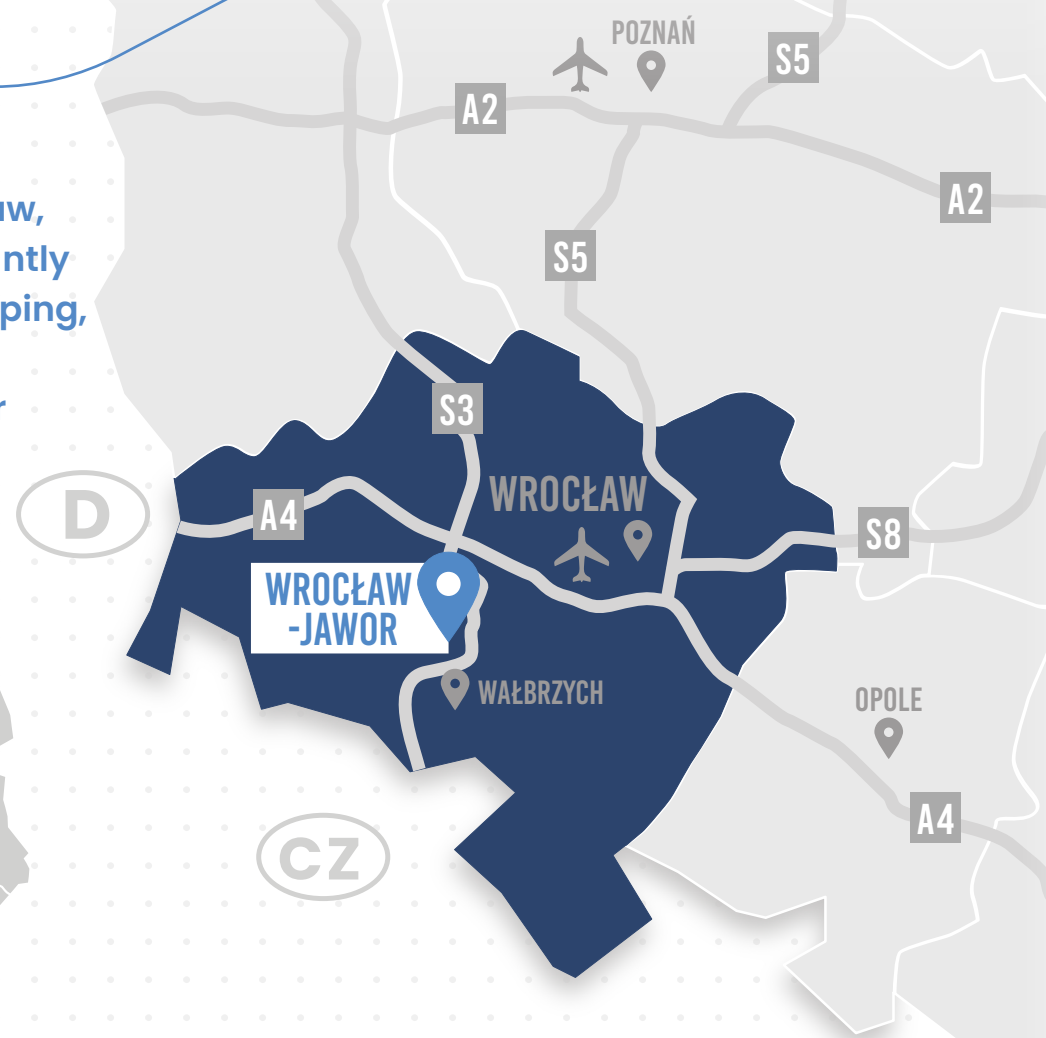
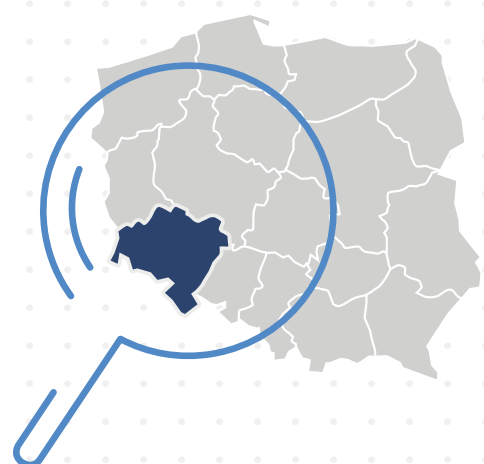
Strategic location:

Close proximity to main communication routes and easy access to Western markets is a huge advantage for manufacturing companies and logistical.

Why Lower Silesia?

the fastest growing region in Europe!

Lower Silesia, with its capital of Wrocław, is a region that is constantly and dynamically developing, attracting the attention of investors from all over the world.



JAWOR

The chemical, metal and food industries dominate the town.

Jawor has an area of 18.8 km², including: agricultural land: 66%, forest land: 0%.

The town takes 3.23% of the county's area.

20 853
inhabitants



THE LARGEST COMMUNICATION HUB IN THE REGION



INTERNATIONAL AIRPORT



STRONG ACADEMIC CENTER



JAWOR



1 h



55 min.



WROCLAW

Strategic location:



The proximity of Germany and the Czech Republic, as well as access to excellent transport routes make the region attractive for companies wanting to operate on the European market.

Academic centers:



Wrocław, as the largest city in the region, is home to many renowned universities, such as the University of Wrocław, Wrocław University of Science and Technology and the University of Economics. They provide the labor market with highly qualified specialists in various fields.

Developed economy:



The region is characterized by a diverse economic structure. Sectors such as IT, shared service centers, automotive, logistics and finance are highly developed. These are the industries that attract the biggest investors.

Communication:



Lower Silesia has an excellent connection with areas both in the country and abroad. Thanks to numerous air, rail and road connections, the region is easily accessible to investors and tourists.

Support for investors:



Regional and local authorities offer investors a number of incentives, such as tax exemptions and assistance in acquiring funds and investment support.

Why is it worth investing in Poland?

Discover the opportunities of running a business in Poland

Poland is one of the most frequently chosen business locations in Europe. Its central location, attractive labor market and facilities for foreign investors are only some of the benefits starting a business in Poland can grant.

We are in the heart of Europe

Strategic location:

Poland is located in the very center of Europe, where the most important transport routes intersect. It also has access to the sea and ports.

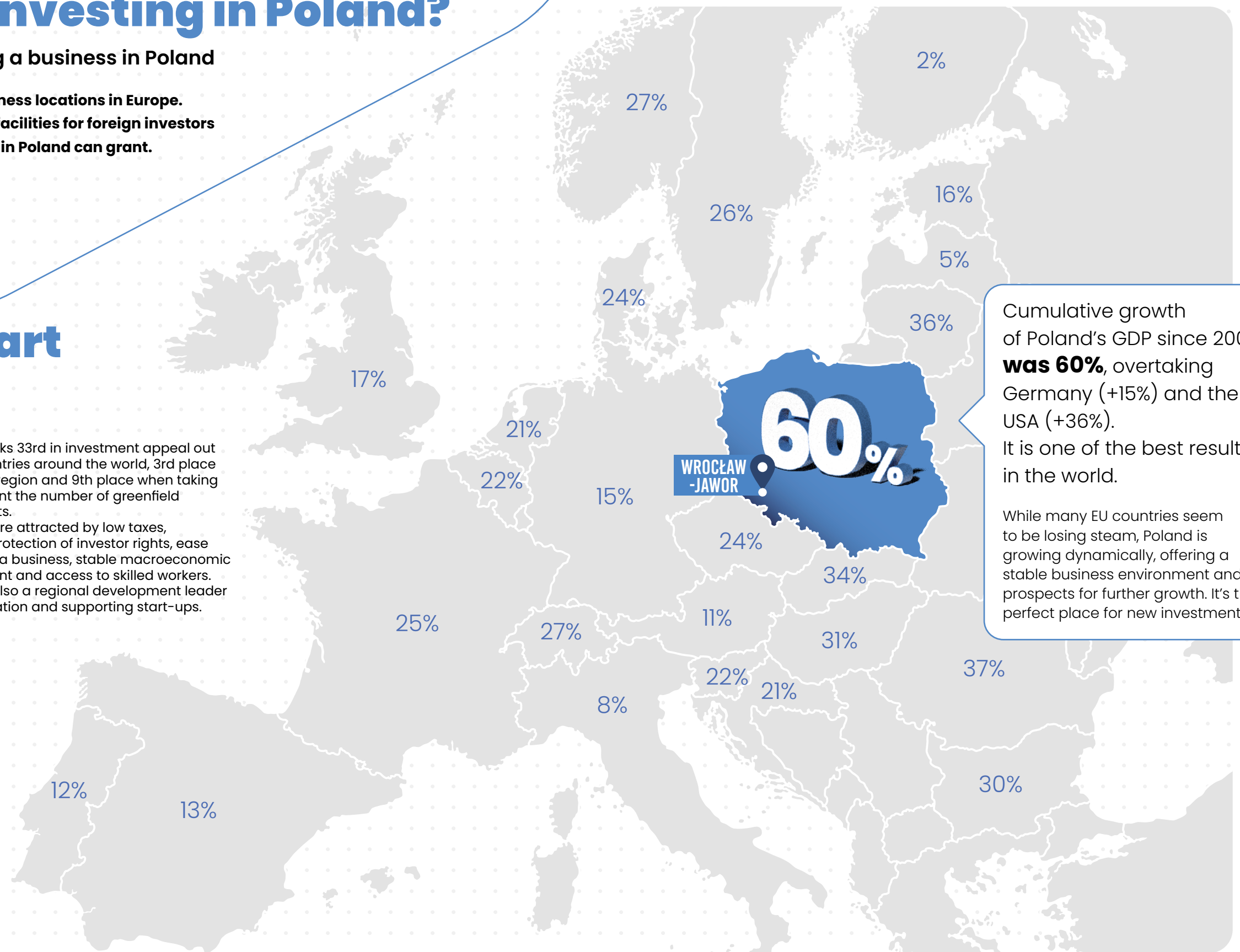
Market potential:

Poland, with its 38.43 million inhabitants, has the sixth largest population in the European Union – a significant domestic consumer market.

Investment opportunities:

Such as government grants, special economic zones, real estate tax exemptions, and support for research and development activities etc. Polish authorities actively support investors at every stage of their activity, offering assistance in the selection of location, recruitment of employees and in conducting activities related to starting a business. Institutions such as PAIH offer many advisory and information services.

Poland ranks 33rd in investment appeal out of 190 countries around the world, 3rd place in the CEE region and 9th place when taking into account the number of greenfield investments. Investors are attracted by low taxes, effective protection of investor rights, ease of starting a business, stable macroeconomic environment and access to skilled workers. Poland is also a regional development leader and innovation and supporting start-ups.



Cumulative growth of Poland's GDP since 2008 **was 60%**, overtaking Germany (+15%) and the USA (+36%). It is one of the best results in the world.

While many EU countries seem to be losing steam, Poland is growing dynamically, offering a stable business environment and prospects for further growth. It's the perfect place for new investments.

source: Oxford Economics/Haver Analytics

Great offer of
up to 200 ha!



Easy and quick
purchasing
procedures



stage **1**

Signing the letter
of intent



stage **2**

Negotiations



stage **3**

Participation
in a tender/auction



SPECIAL ECONOMIC ZONE

Check also

other investment areas offered by WSSE "INVEST-PARK" in other locations



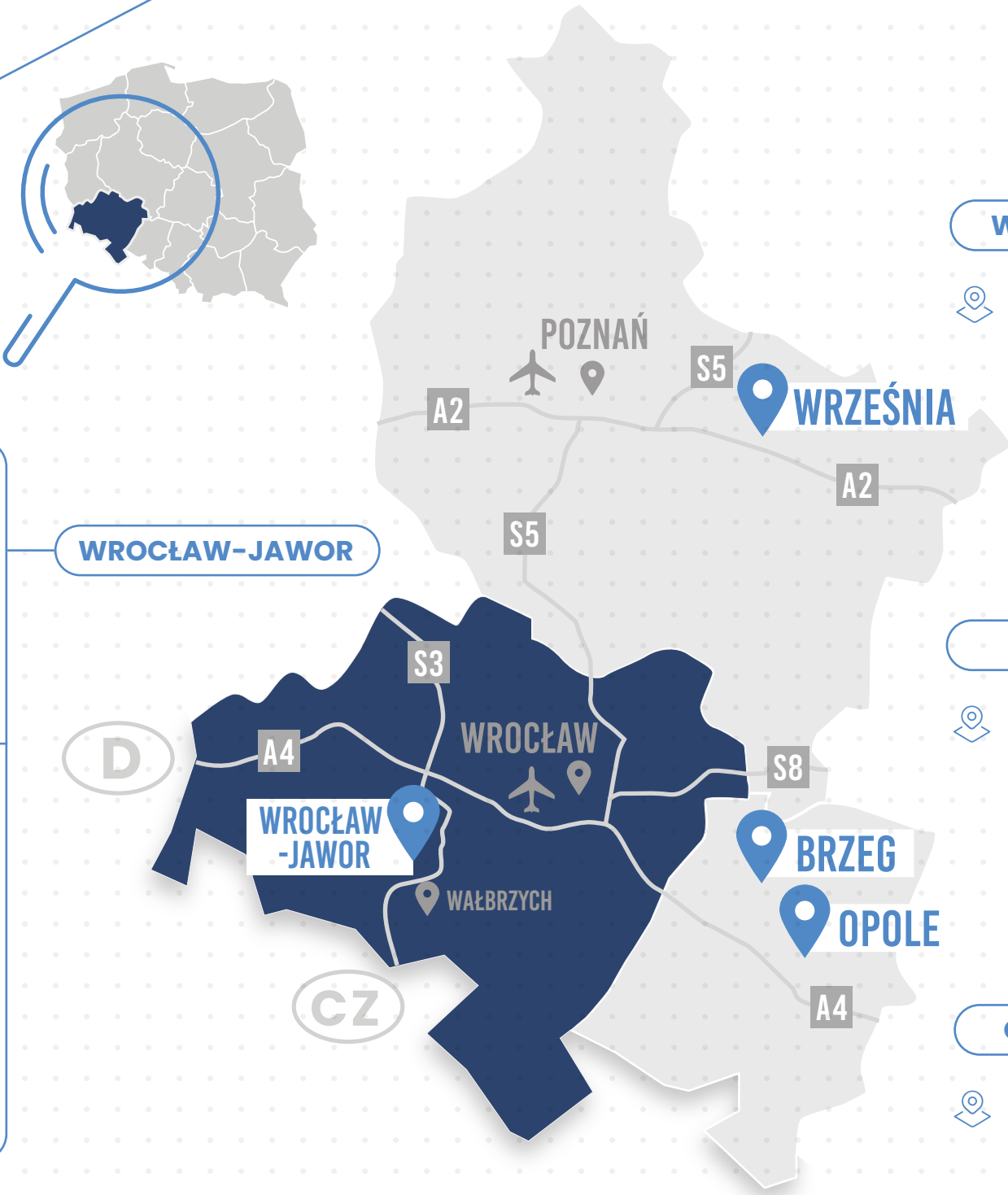
series of 21 ha plots



Jawor Północ area II 24 ha



Jawor Północ area II 31 ha



WRZEŚNIA
series of 40 ha plots



BRZEG
series of 23 ha plots



OPOLE
series of 101 ha plots



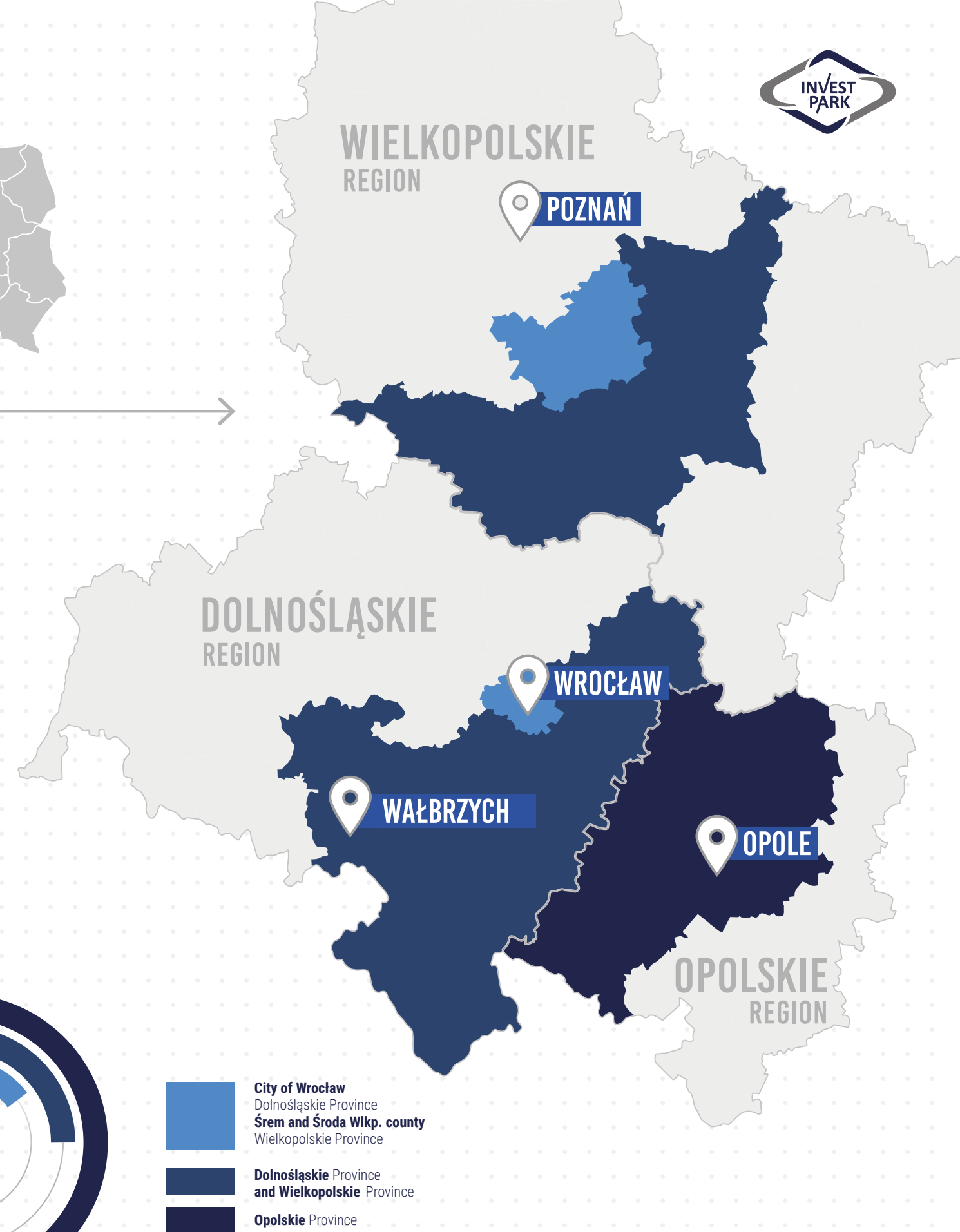
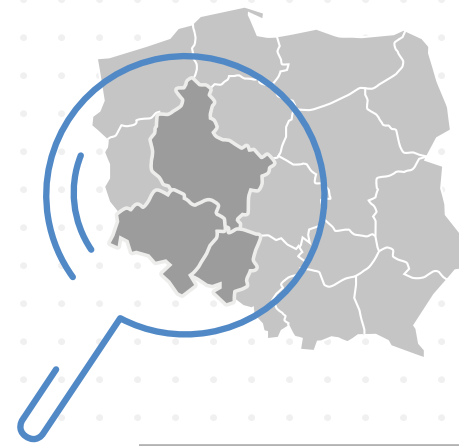
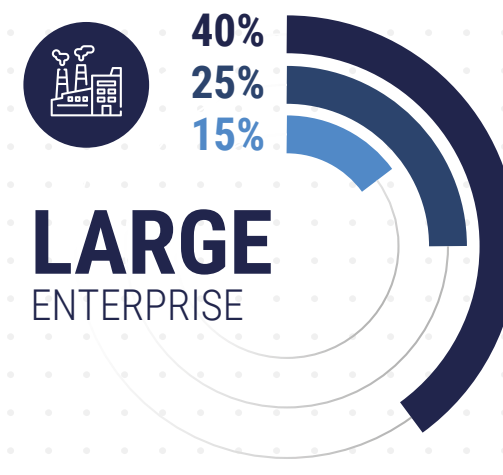
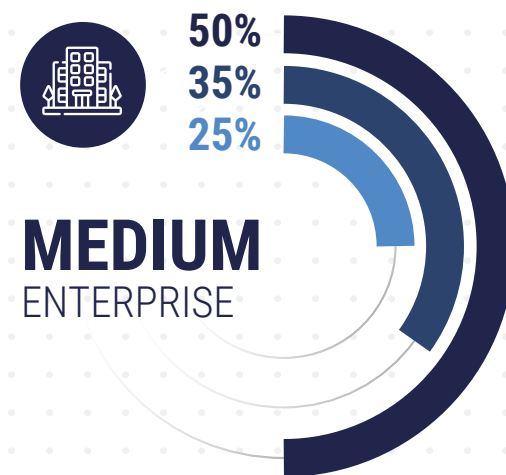
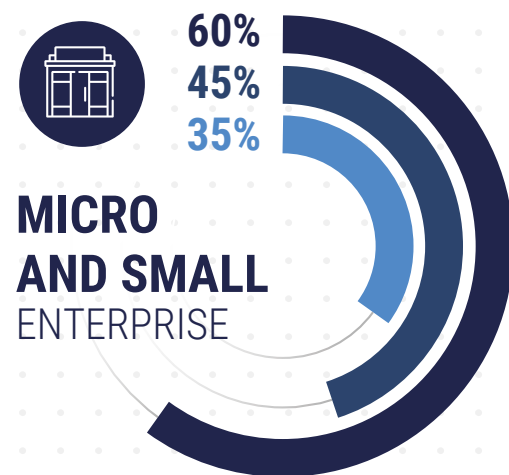
CIT/PIT exemption for entrepreneurs

Invest and develop your business without tax burdens

The Wałbrzych Special Economic Zone offers CIT/PIT exemption for entrepreneurs operating in the region.

The amount of an income tax exemption for a new investment is granted on the basis of the decision on support. It depends on the size of the enterprise and investment location.

The maximum amount of public aid is calculated as the percentage of the investment costs eligible for aid. Intensity of public aid is from 15% up to 60%. The infographic below shows the mechanism for calculating an income tax exemption in accordance with the regional aid map for 2022–2027.





WAŁBRZYCH SPECIAL ECONOMIC ZONE

Your gateway to business success!

Contact us and our experts will help you prepare an investment project and guide you through the entire procedure. WSSE INVEST-PARK is more than an economic zone. It's a partner for your business!

Do you want to take advantage of unique investment opportunities and create new jobs? WSSE INVEST-PARK is the perfect place for you!

Why is it worth to choose Wałbrzych Special Economic Zone INVEST-PARK?

- Experience and support: We have been helping entrepreneurs from all over the world to achieve success for over 25 years. Our team of experts provides comprehensive support at every stage of the investment.
- Attractive Locations: Thanks to its vast area of 3 voivodeships, you are guaranteed to find the perfect place for your business.
- Tax exemption: Take advantage of preferential investment conditions, such as income tax exemptions.
- Regional development: Be part of a dynamically developing region.
- Friendly business atmosphere: Enjoy stable business conditions and take advantage of a wide range of services.

What do we offer?

- Investment areas: Access to a wide range of investment areas tailored to various needs.
- Infrastructure: Modern infrastructure that will make running your business easier.
- Cooperation with partners: A wide network of partners who will support you in your investment.
- Promotion: Active promotion of your company on the domestic and foreign market.



Contact us



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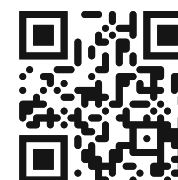
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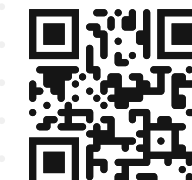
www.invest-park.com.pl



see also



**Industrial halls
with office
facilities**



**CIT/PIT tax
exemption
up to 15 years**