



THE WALBRZYCH SPECIAL ECONOMIC ZONE
"INVEST-PARK" Ltd with its seat in Wałbrzych,
58 - 306 Wałbrzych, Uczniowska 16 Street,
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as Manager of the Wałbrzych Special Economic Zone INVEST-PARK
announces an invitation to a limited written tender

aimed at selecting an entrepreneur who will acquire a real property, defined in point 2 below (in a framework of sale agreement).

1. The limited tender is aimed exclusively at entrepreneurs within the meaning of the Act of May 10, 2018 on support of new investments (consolidated text: Journal of Laws of 2025, item 469), intending to conduct on the real property production activities, allowed by provisions of local spatial development plan mentioned in point 6 below, and in accordance with the Investment Development Plan for the area managed by the Wałbrzych Special Economic Zone "INVEST-PARK" (PRI).
2. The real property covered by the auction includes an undeveloped property with area of **1.4569 ha**, consisting of plot of land **no. 830/8** and **831/12** with a total area of 1.4569 ha (arable land RIIIb), located in Lower Silesia province, Kłodzko county, Kłodzko rural municipality, record unit 020807_2, Kłodzko - municipality, precinct 0006, Jaskowa Dolna, in Jaskowa Dolna, owned by the WSSE "INVEST-PARK" sp. z o.o, for which the District Court in Kłodzko, V Land and Mortgage Register Department maintains the Land and Mortgage Register No. **SW1K/00095603/8**, hereinafter referred to as **"Real Property"**
3. The opening bid price for Real Property has been specified in the amount of PLN **PLN 1,602,590.00 (in words: one million six hundred and two thousand five hundred and ninety zlotys and 00/100)**. The price is a net price. VAT will be added to the price at the rate provided by the relevant law.
4. The condition to participate in the tender is a purchase from WSEZ "INVEST-PARK" Ltd **Specification of the Essential Terms of the Tender No. 591** and payment of tender deposit.
5. The tender deposit amounts to 10% of opening bid price of Real Property, i.e. **PLN 160,259.00 (in words: one hundred and sixty thousand two hundred and fifty-nine zlotys and 00/100)** must be paid by **August 28th, 2025** to the bank account of WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych No. 23 1020 5095 0000 5202 0007 4138 – title of the payment: "Wadium SIWP 591"**. The day of payment of the tender deposit shall be day on which tender deposit is accounted against bank account of WSEZ "INVEST-PARK" Ltd. The copy of the proof of payment of the tender deposit must be attached to the offer.
6. According to the provisions of the local spatial development plan adopted by Resolution No. 440/V/2010 of the Kłodzko Commune Council of October 28, 2010 (Official Journal of the Lower Silesian Province of January 13, 2011, item 106) on the adoption of a local spatial development plan for the area of the Wałbrzych Special Economic Zone "INVEST-PARK" subzone in the towns of Żelazno and Jaskowa Dolna, The Real Property is located in the area marked with the symbols 3P, U, UC – areas designated for production, storage and warehousing facilities, commercial service buildings and large-scale retail facilities with a sales area of 2000 m².
7. The Real Property currently has access to a public municipal road, i.e. Przemysłowa Street, located on plot no. 800, cadastral unit 0006 Jaskowa Dolna, via plot no. 831/14, which contains an internal road owned by WSSE "INVEST-PARK" sp. z o.o. In order to ensure access of the Real Property to the aforementioned public municipal road, a road easement will be established in the sale agreement of the Real Property. This easement shall consist of the right of way and passage (without the right to park or stop) over the internal road located on plot no. 831/14. In connection with the establishment of this easement, the Buyer shall be obliged to pay a one-time fee in the amount of PLN 12,732.00 (in words: twelve thousand seven hundred thirty-two zloty 00/100) net plus VAT.
8. The Real Property is not covered by a simplified forest management plan and is not covered by the decision of the Kłodzko County Administrator pursuant to Article 19(3) of the Act of September 28, 1991 on forests – Journal of Laws of 2025, item 567).
9. The Real Property is not covered by inland standing and flowing waters within the meaning of the Act of July 20, 2017, Water Law (i.e. Journal of Laws of 2025, item 960).

10. The Real Property is not designated for the purpose of in-kind contributions by the Mayor (Wójt) of the Kłodzko Commune.
11. No reprivatisation claims have been submitted with respect to the real property at the District Authority (Starostwo), nor is any proceeding pending for the return of the aforementioned property.
12. The Real Property is not located within an area subject to legal nature protection, in accordance with the provisions of the Act of 16 April 2004 on Nature Conservation (Journal of Laws of 2024, item 1478, as amended).
13. The following principles of protection of cultural heritage, historical monuments and modern cultural assets are defined for the Real Property:
 - 1) Within the boundaries of the local plan, there are no historic buildings/architecture and construction, modern cultural property and archaeological sites requiring protection.
 - 2) No conservation zones are established for the area contained within the boundaries of the local plan.
 - 3) In the event of the discovery of admissibly historic objects during the course of earthworks, it is ordered:
 - stop earthworks so as not to damage or destroy the discovered object;
 - secure the object and the place of its discovery;
 - immediately notify the Lower Silesian Regional Monument Conservator or the Head of the Kłodzko Municipality of this fact
14. The Real Property is not located within a revitalization area. The Kłodzko Municipality Council has not adopted a resolution designating a degraded area and a revitalization area as referred to in Article 8 of the Act of 9 October 2015 on Revitalization (consolidated text: Journal of Laws of 2021, item 485), nor has it adopted a resolution referred to in Article 25 of that Act — on establishing a Special Revitalization Zone within the revitalization area.
15. The Real Property is of an agricultural nature. In accordance with the provisions of the Act of 3 February 1995 on the Protection of Agricultural and Forest Land (consolidated text: Journal of Laws of 2024, item 82), the implementation of an investment project on the Real Property may require the exclusion of land from agricultural production and may involve the payment of fees related to such exclusion.
16. The specification, which contains detailed conditions of the tender, can be obtained every day - except Saturdays, Sundays and holidays - between **8⁰⁰ - 15⁰⁰** at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, 16 Uczniowska Street), after payment of **PLN 12,300.00** (in words: twelve thousand three hundred zlotys and 00/100), gross (VAT included) – to the bank account of WSEZ "INVEST-PARK" Ltd **PKO BP S.A. O/Wałbrzych no. 23 1020 5095 0000 5202 0007 4138 – title of the payment: "SIWP 591"**. No additional tender conditions are anticipated, except for those described in this invitation and in the Specification.
17. Written offers should be submitted in closed envelopes at the seat of WSEZ "INVEST-PARK" Ltd (58-306 Wałbrzych, Uczniowska Street 16 by **August 29th, 2025** until **9⁰⁰ a.m.** The manner of preparing offers is defined in Specification No. 591.
18. Offers will be opened at seat of WSEZ "INVEST-PARK" Ltd on **August 29th, 2025** at **10⁰⁰ a.m.**
19. WSEZ "INVEST-PARK" Manager may cancel tender, complete tender with negative result, close tender without selecting of offer or invalidate tender. WSEZ "INVEST-PARK" Manger will inform all offerors at same time, in writing, about invalidation of procedure, giving factual and legal reasons therefore.
20. Regarding the Real Property, the right of **pre-emption** is vested in the **Commune of Kłodzko** pursuant to Article 109(1)(1) of the Act of 21 August 1997 on Real Property Management (consolidated text: Journal of Laws of 2024, item 1145, as amended). This right may be exercised within one month from the date of notification of the conclusion of the conditional sale agreement concerning the Real Property.
21. Following may not participate in tender as:
 - a) members of management board of WSEZ "INVEST-PARK" Ltd and its supervisory board,
 - b) employees of the WSEZ "INVEST-PARK" sp. z o. o. and other persons entrusted with the performance of related activities with the tender,
 - c) the spouse, ascendants, descendants and siblings of persons, referred to in items a and b,

- d) persons who remain with person referred to in items a and b in such a legal or actual relationship that they can this raises reasonable doubts as to impartiality, objectivity and fairness of the tender.

22. The content of the following invitation in Polish and English version is published on the website of WSEZ "INVEST-PARK" Ltd: www.invest-park.com.pl in section News/Tenders - at the link:
<https://invest-park.com.pl/category/przetarg/#>