

**Land for sale in Industrial park  
Kechnec**

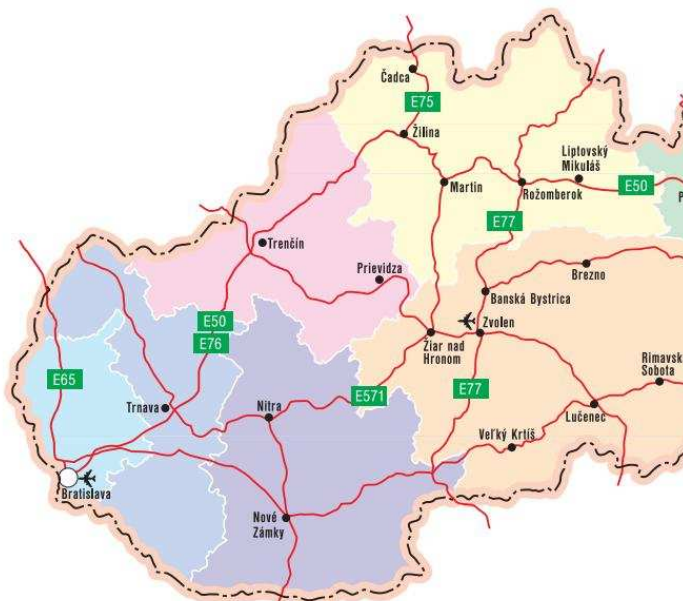


**Land for Sale  
in  
Industrial Park  
KECHNEC**

# Land for sale in Industrial park Kechnec

## Brief Characteristic of the Area

Košice as the second largest city of the Slovak Republic is situated in the eastern part of Slovakia near the border with Hungary (20 km), Ukraine (80 km) and Poland (90 km). Favourable location made Košice an important intersection of trading routes in the past. Today the city is an economic and cultural center of the region, transport intersection including rail-way and international airport. Within its administrative borders the city area is 244 km<sup>2</sup> with 234,237 inhabitants (2007). Population density reaches 964 persons/km<sup>2</sup>. Kosice is cultural and administrative seat of the region, including the seat of the Constitutional Court of the Slovak Republic, seat of the Košice Self-governing Region and seat of several universities as well. Within 30 km distance, there are 400 000 people in the productive age living in this area. Within one day's truck drive reside 350 million people. There are markets of 13 countries within 1000 km.



## Transportation and connections to Kechnec

The Kechnec area is situated in Košice region, in the southern part of the district Košice – okolie (surroundings) in a close proximity to the Hungarian border crossing. The expressway connects Kechnec with two major cities in the area - Košice and Miskolc (Hungary). The distance to Košice down-town is approximately 20 km and to Miskolc 65 km. Kosice International airport is located 18 km from the

### Schools located in Košice:

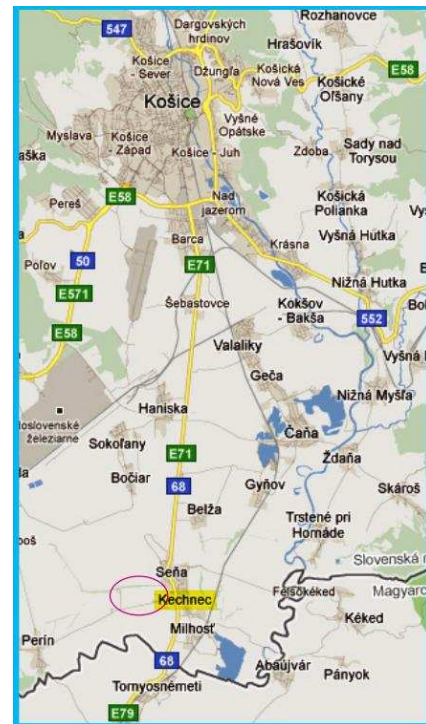
**Technical University in Košice** [www.tuke.sk](http://www.tuke.sk)  
Faculty of Mining, Ecology, Process Control and Geotechnology  
Faculty of Metallurgy  
Faculty of Mechanical Engineering  
Faculty of Electrical Engineering and Informatics  
Faculty of Civil Engineering  
Faculty of Economics  
Faculty of Manufacturing Technologies  
Faculty of Arts  
Faculty of Aeronautics

**Pavol Jozef Safarik University in Kosice** [www.upjs.sk](http://www.upjs.sk)  
Faculty of Medicine  
Faculty of Science  
Faculty of Law  
Faculty of Public Administration  
Faculty of Arts

**University of Veterinary Medicine and Pharmacy in Košice** [www.uvm.sk](http://www.uvm.sk)  
**University of Economics in Bratislava** [www.euke.sk](http://www.euke.sk)  
The Faculty of Business Economics with seat in Košice  
**QSI International School Košice** [kosice.qsischool.org](http://kosice.qsischool.org)

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zone. The Kechnec Industrial Zone is 60 km far from the connection to the European Highway System in Hungary; there are plans to finish the expressway Kosice – Miskolc in the near future. The road I/68 connects Kechnec Industrial Zone to South-East international road network „The Baltic countries – Poland – Slovakia – Hungary – the Balkans“. The railway passing Kechnec is defined in the International European Agreement on routes as international combined transportation road. This railway connects Poland, Slovakia and Hungary. The railway freight transportation to the Ukraine **requires access to the Eastern broad gauge rail-way**; 3,5 km from the Kechnec Industrial Zone the European standard gauge railway meets the Eastern broad gauge railway.



## Brief Characteristic of the Industrial Park

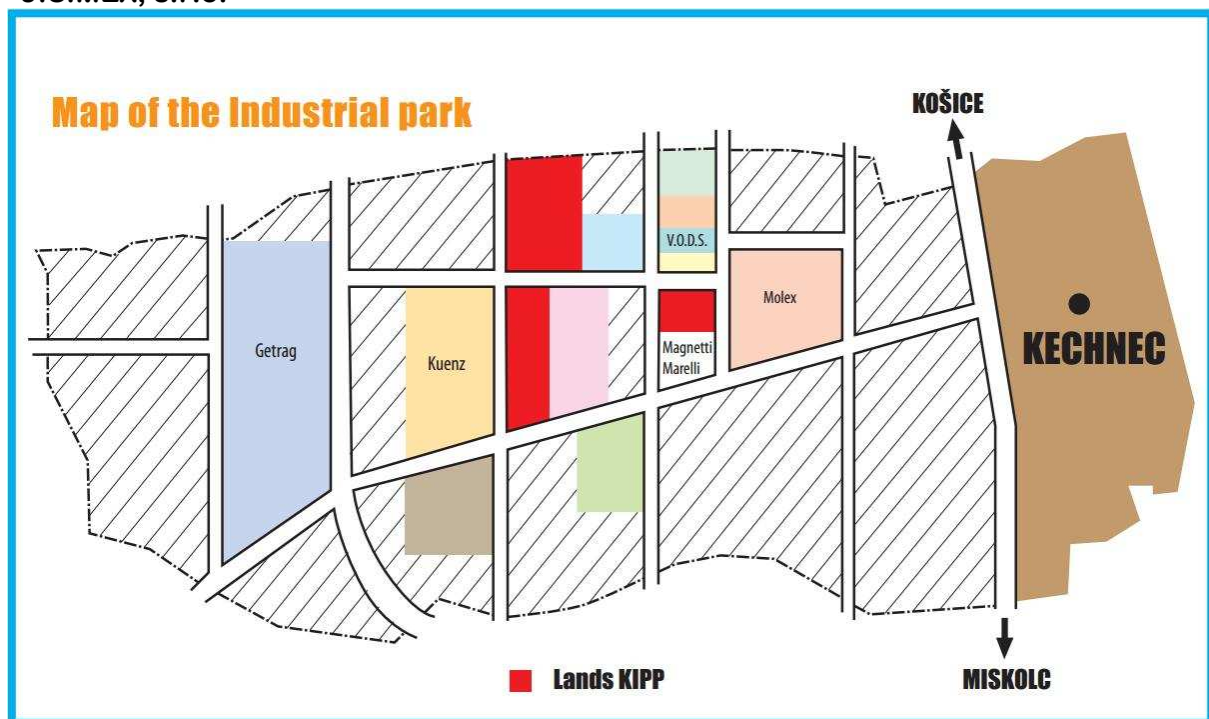
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## Companies already established in the Park:

- GETRAG FORD Transmissions Slovakia, s.r.o. – [www.getrag.de](http://www.getrag.de)
- Kuenz-SK, s.r.o. – [www.kuenz.com](http://www.kuenz.com)
- Magneti Marelli Slovakia, s.r.o.- [www.magnetimarelli.sk](http://www.magnetimarelli.sk)
- SWEP Slovakia, s.r.o. – [www.swep.net](http://www.swep.net)
- CROWN BEVCAN SLOVAKIA
- Schelling Slovakia, s.r.o. – [www.schelling.com](http://www.schelling.com)
- GEFCO Slovakia
- IEE Sensing Slovakia s.r.o. – [www.iee.lu](http://www.iee.lu)
- V.O.D.S., a.s. Košice – [www.vods.sk](http://www.vods.sk)
- Dorsvet Plus s.r.o. – [www.dorsvetplus.sk](http://www.dorsvetplus.sk)
- Doppelmayr Slovakia, s.r.o. – [www.doppelmayr.com](http://www.doppelmayr.com)
- Čamaj Transport, s.r.o.
- Evans, s.r.o.
- EUROTINPLATE SERVICE SK spol. s r.o.- [www.padovanigroup.com](http://www.padovanigroup.com)
- JISIMEX, s.r.o.



# Land for sale in Industrial park Kechnec

**There is complete infrastructure available for future development in the Park. The infrastructure includes:**

- Electric line on its border– 22 kV and 110 kV,
  - 6 transformers on its border (each able to generate 1 MW),
  - New electrical substation (80 MVA),
  - Gas regulation station with capacity 5,000 m<sup>3</sup> /hour within the zone
- Medium pressure distribution systems, high pressure one at the zone border,
- Water source capable to provide 63 litres per second; two pipelines with diameter 315 mm,
  - Drinking water distribution system with diameter 225 mm and industrial water distribution system with diameter 200 mm,
  - Sewage pipeline with diameter 300, 500 and 600 mm,
  - Capacity of waste water treatment plant is 12,000 equivalentents; currently only 25 to 30% capacity is used,
  - Surface rainwater drain with capacity for a whole area of the zone,
  - Sufficient number of telephone connecti-ons to high-speed Internet.



# Land for sale in Industrial park Kechnec

## Land for Sale Offered in the Industrial Park Kechnec

The land offered is situated directly in the area of the Industrial Park Kechnec. The land is owned by KIPP s.r.o. the Slovak Company seated in Bratislava.

The land offered is defined in Cadastral portal as follows:

Parcel no. 508/84, 508/85, 508/98, 508/99, 508/100, 508/101, 508/102, 508/103, 508/104, 508/105, 508/106, 508/107, 508/108, 508/109, 508/110, 508/111, 508/112, 508/113, 508/114, 508/115, 508/120 and 508/122.

Total area of land parcels stated above represents 154,261 m<sup>2</sup>

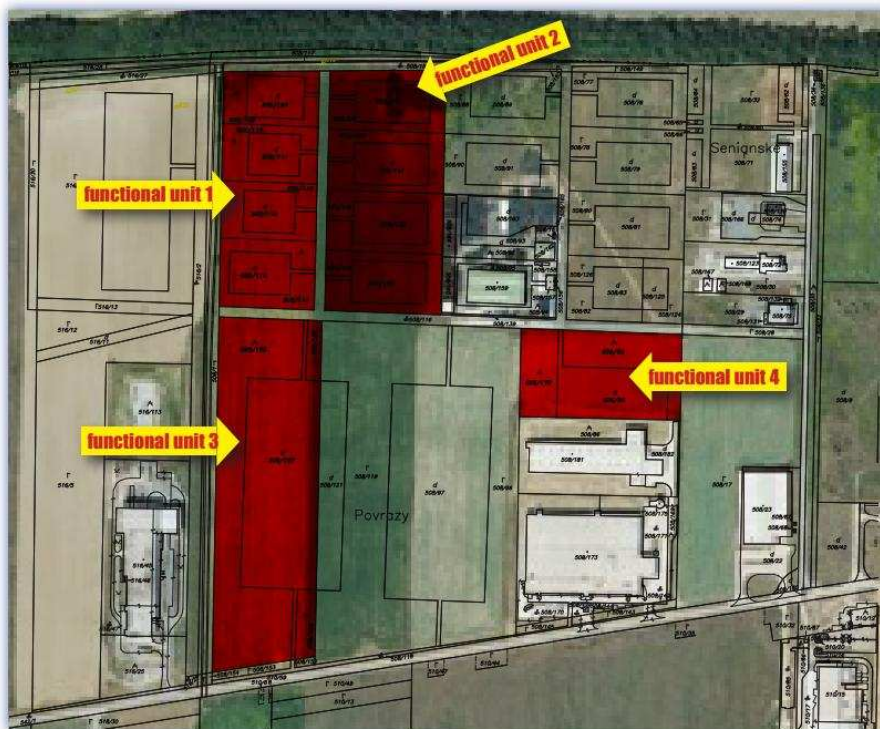




# Land for sale in Industrial park Kechnec

The land offered is divided into four individual functional units.

- Unit 1 with the total area of 3.48 hectares
- Unit 2 with the total area of 4.32 hectares
- Unit 3 with the total area of 5.46 hectares
- Unit 4 with the total area of 2.11 hectares



At present units 1, 2 and 3 are separated by land parcel 508/116. This particular land is owned by Kechnec municipality and is intended to be the future road connecting the units with the rest of the Park infrastructure. In case of investor's interest and agreement with the municipality it is possible to connect units 1, 2 and 3 into the bigger continuous area. The area of the land in that case would be as follows (including part of 508/116):

functional unit 1  
functional unit 3  
functional unit 4  
functional unit 2

- Units 1 and 2 will create continuous area of 8.1 hectares
- Units 1 and 3 will create continuous area of 9.7 hectares
- Units 1, 2 and 3 will create a continuous area of 14.3 ha

The land offered is suitable for future building of all kinds of production facilities and storing activities.

For further information please contact Ing. Milin Kaňuščák, Kami profit s.r.o, Bratislava.  
00421907777448; [milin@kami-profit.sk](mailto:milin@kami-profit.sk); [www.kami-profit.sk](http://www.kami-profit.sk)