

INDUSTRIAL ESTATE FOR SALE IN ZALA COUNTY, HUNGARY

Index:	page n°
❖ Location	2
❖ Ownership	3
❖ Dimensions	3
❖ Background	
❖ The Company's Currently Licenced Activities	3
❖ Infrastructure	3
❖ Sizes and Description of existing Structures	4
❖ Workshops	4, 5
❖ Custodians Residence	5
❖ Large Villa	6, 7
❖ Small Villa	8
❖ Condominium	8
❖ Price Guide & Breakdown	9

INDUSTRIAL PARK “TECH-GEP”

ZALA COUNTY - COMUNE OF ZALAVEG

The LOCATION: The industrial estate is located approximately 70 Km. from the Austrian and Slovenian borders, in the comune of Zalaveg. This is administered by the local city of Zalaegerzeg, which is 25 Km. away. The exit of Hoszupereszteg on the n° 8 highway from Austria to Budapest, is 8 km. away. It is about 500 km from the Italian border.



The OWNERSHIP : The ownership belongs to the Company TECH-GEP Kft (Limited Liability Company) with its registered address at Zalaveg 8792. This in turn is owned by two Italian companies, located in the Treviso Province.

The company does not have any debts, and the sole investment and interests of the owners is this Industrial Estate.

DIMENSIONS: The area of the Industrial park is 420.000 m².

BACKGROUND: The industrial park was originally used to spin hemp, which after the 1980's became uneconomical, and the park was disused. The surrounding area has a good labour force which could be called upon to assist in future production. There is currently one company renting a warehouse on the estate, which is producing furniture components and exporting them to Italy.

THE COMPANY'S CURRENTLY LICENCED ACTIVITIES:

- Demolition of buildings; Rebuilding Works
- Construction of Workshops, Bridges, Galleries, Public Services
- Construction of Roofing; Installation of Roofing Materials
- Construction of Roads, Autoroutes, Airports, Sports Fields
- Other Construction
- Electrical Installation
- Insulation
- Repair of Water, Gas and Heating Appliances
- Plastering Works
- Construction Works
- Painting Works
- Rental of Construction Materials, with personnel
- Sale of Machinery
- Sale of Spare Parts
- Wholesale stockists of varied Products
- Wholsale Stock of Foodstuffs
- Sale of Industrial Items
- Sale of clothing
- Upgrading and sale of Property
- Rental of Property
- Restructuring of buildings
- Rent of furnishing, machinery from construction
- Other Economic Services

INFRASTRUCTURE:

The actual state of the current infrastructure is as follows:

- Rebuild structures
- Buildings to be renovated
- Buildings to demolish

Currently the Industrial Estate is supplied with the following Utilities

- Electricity to a capacity of 300 Kw/h, which could be increased to 1.500/2.000 Kw/h.
- Drinking Water
- Telephone and ISDN lines



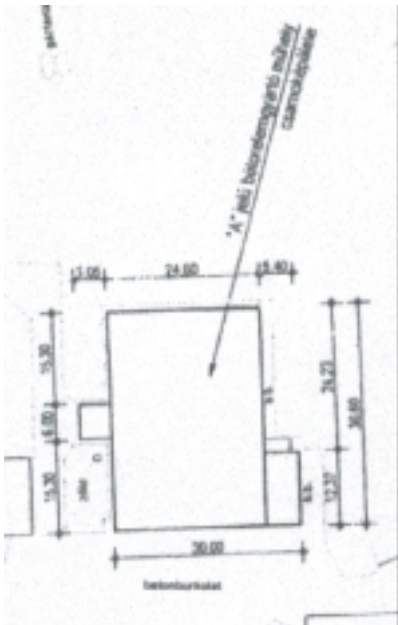
Area Map

SIZES OF THE EXISTING BUILDINGS:

Workshops Rebuilt and working:

- A building of 1.000 m², including bathrooms (one for men, and one for women), an office, and an area for construction works.

1° workshop Plan

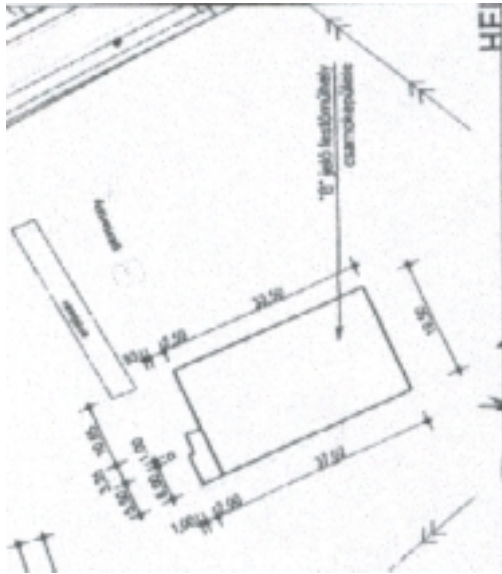


1° workshop view



- A Building of 600 m², also including bathrooms and an office.

2° Workshop Plan

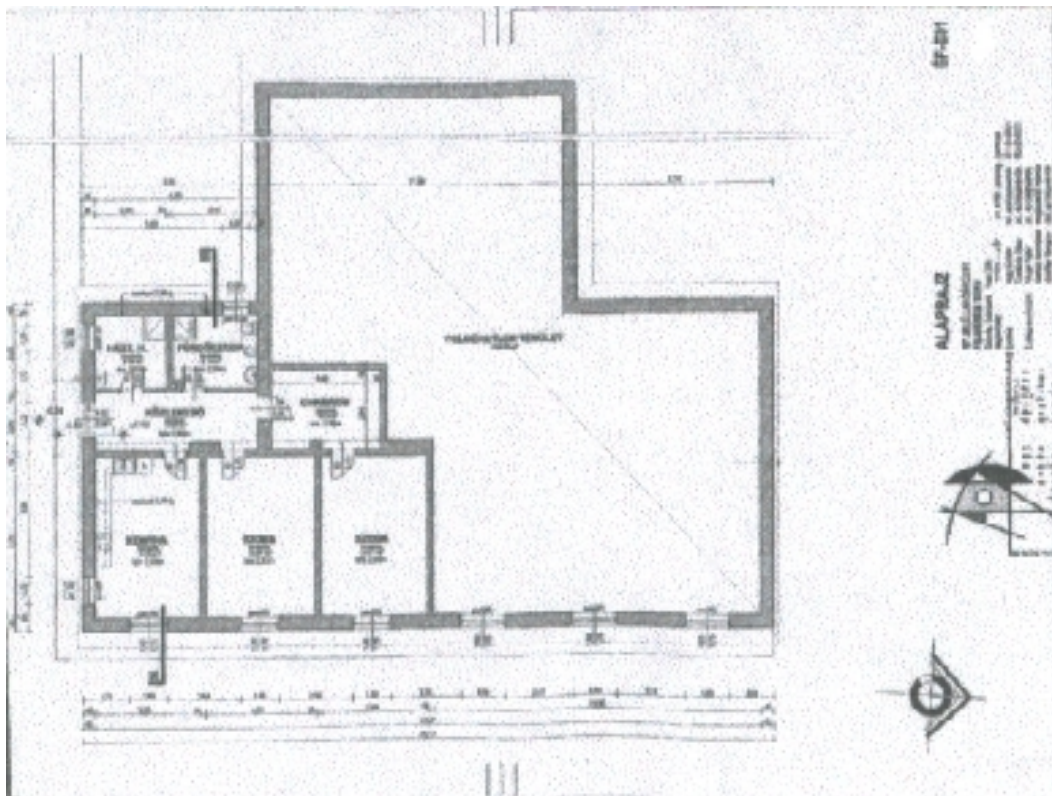


2° Workshop View



Living Accomodation:

- N° 1 **apartament** ready for living in, as a custodians quarters, and composed of 105 m², including 2 bedrooms, 2 bathrooms, 1 kitchen, 1 Living Room and a corridor



Plan of the Custodians apartment

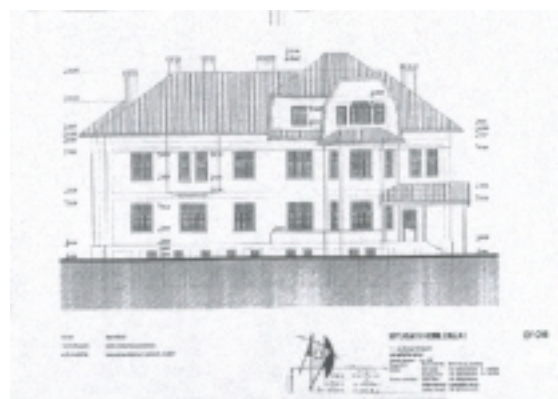
- **Large Villa** partly reconstructed, comprising of:



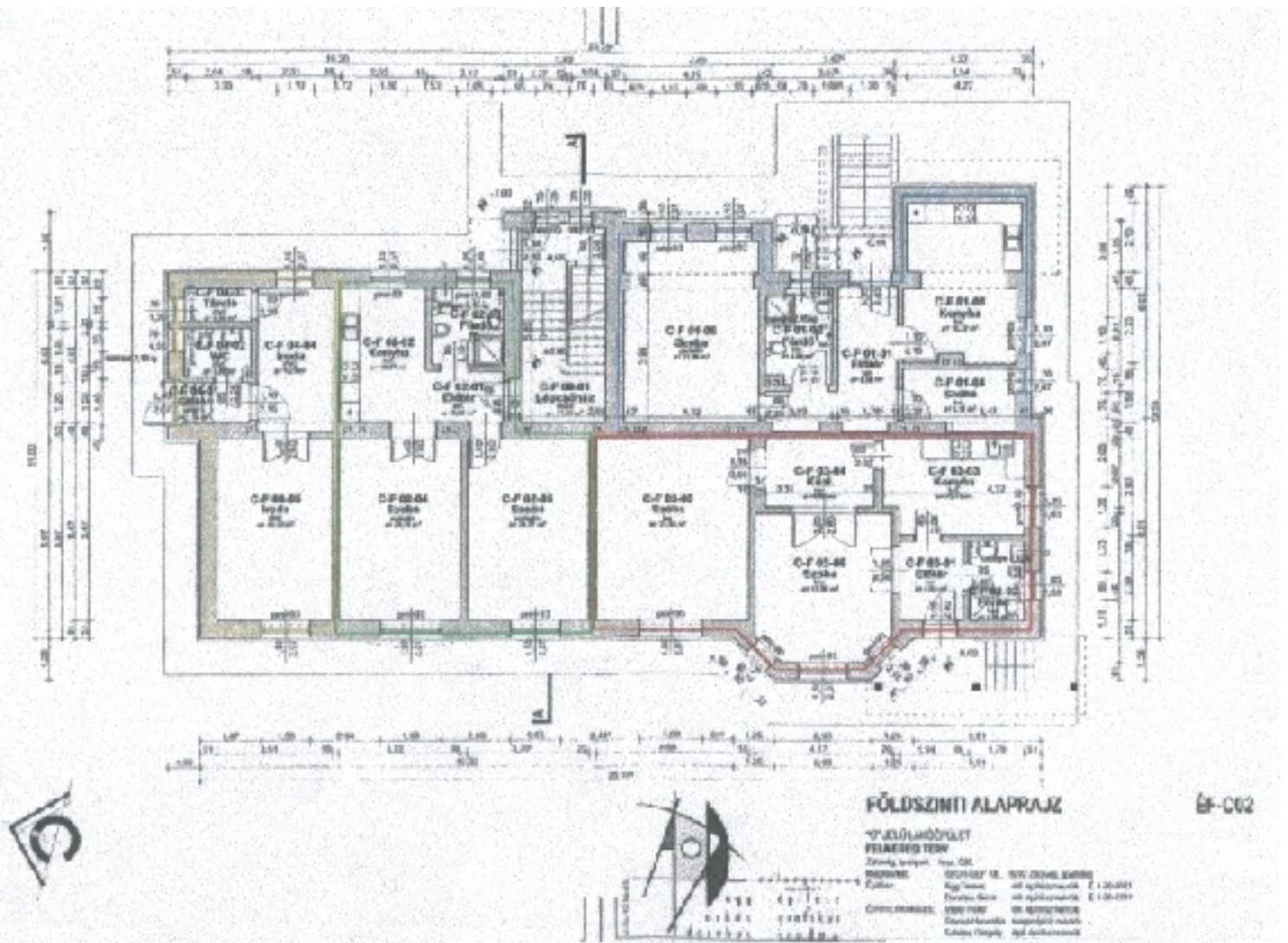
Villa photos



Front Plan



Rear Plan



First Floor Layout

- One Partly reconstructed mezzanine with brick walls laid out for a **future restaurant** for the industrial complex.
- First Floor Completely refurbished comprising of 3 apartments + 1 office:
- N° 1 **apartment in blue** of 60 m², & having 2 bedrooms, 1 bathroom, 1 kitchen, 1 entrance.
- N° 1 **apartment in green** of 60 m², & having 2 bedrooms, 1 bathroom, 1 kitchen, 1 entrance.
- N° 1 **apartment in red** of 70 m², & having 2 bedrooms, 1 bathroom, 1 kitchen, 1 entrance, and 1 corridor.
- N° 1 **office in yellow** of 35 m², having 1 Office, 1 Meeting Room, 1 toilet.
- Second Floor For complete renovation.
- Cellar Area For complete renovation

Small Villa for reconstruction:

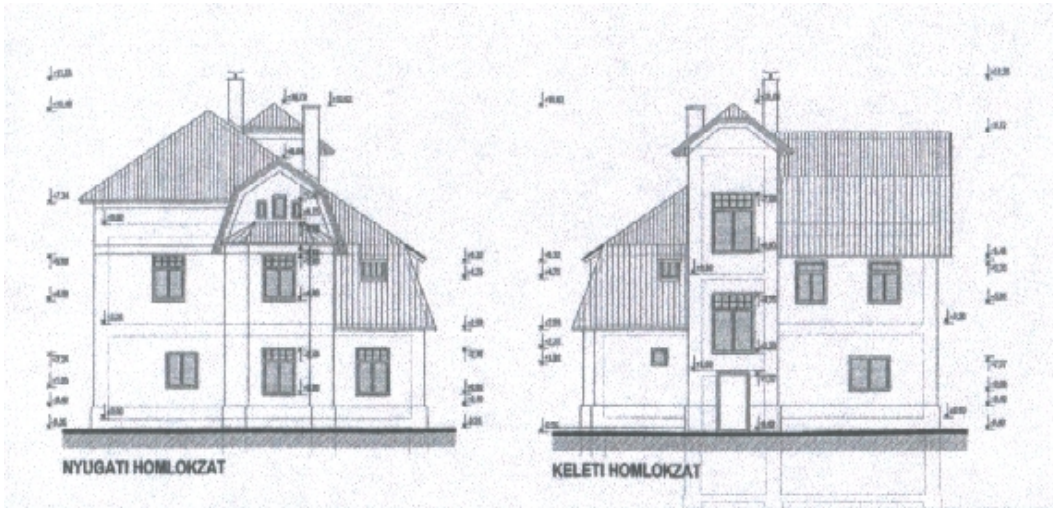
- The small villa is built on 4 levels and is for refurbishing.



Small Villa Groundplan



Small Villa Photo



Small Villa View 1

Small Villa View 2

Condominium To be reconstructed:

- Condominium on four levels to be refurbished.



Condominium Groundplan



Condominium photo

PRICE GUIDE and BREAKDOWN

1° PART

N°	Descrizione	m ² each	m ² total	Euro per m ²	Euro
15	Plots in first and second Rows	10.000	150.000	5,20	780.000
4	Plots in central area	7.500	30.000	5,20	156.000
1	Plots in central area	14.000	14.000	5,20	72.800
1	Plot in first row	6.000	6.000	5,20	31.200
1	Plot in prima row	40.000	40.000	5,20	208.000
1	Plot in seconda row	16.000	16.000	5,20	83.200

1° PART SUBTOTAL **256.000** **1.331.200**

2° PART

1	A Workshop currently working	32.000	32.000	5,20	166.400
2	A Workshop currently vacant	1.600	1.600	200,00	320.000

2° PART SUBTOTAL **32.000** **486.400**

3° PART

	1 R n°3 appartamento resid.+ 1 off.		2.800		210.000
	1 R n°2 level+ mezzanine. da ristrutturare				50.000
	2 R entrance e guardians house		7.000		75.000
	3 R annexe single house		2.200		50.000

3° PART SUBTOTAL **12.000** **385.000**

4° PART

	Remaining industrial area				
1	industrial land to the West	70.000	70.000	1,60	112.000
1	industrial land to the South	25.000	25.000	1,60	40.000
1	industrial land to the East	13.000	13.000	1,60	20.800
	Roads and Facilities	12.000	12.000	1,60	19.200

4° PART SUBTOTAL **120.000** **192.000**

GENERAL TOTAL 1+2+3+4 **420.000** **2.394.600**