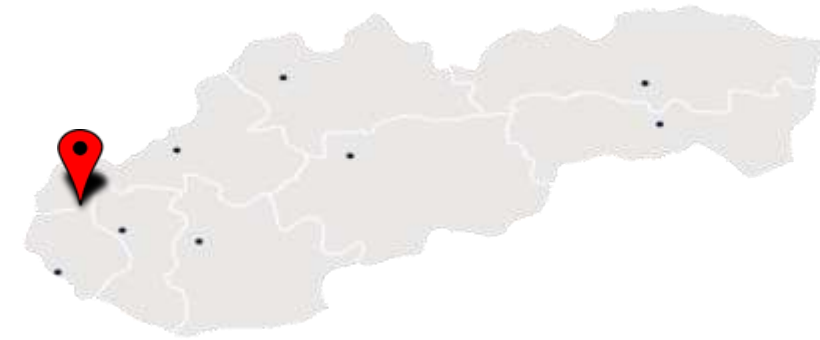


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General information

Type	Greenfield
Total plot area	106,626 m ²
Available plot area	75,000 m ²
Plot inclination	Plane (up to 5%)
GPS coordinates	48.55816, 18.19614

Transportation infrastructure

Highway access point	34 km (R1)
Railway access point	2 km
Closest airport	112 km (Bratislava)

Utilities

Power	5,6 MW
Gas	DN 160
Water	DN 150
Sewage	Upon request



Building process

Extraction from agricultural land fund	Yes-extracted
Plot infrastructure	Planned
Zoning permit	None
Building permit	None

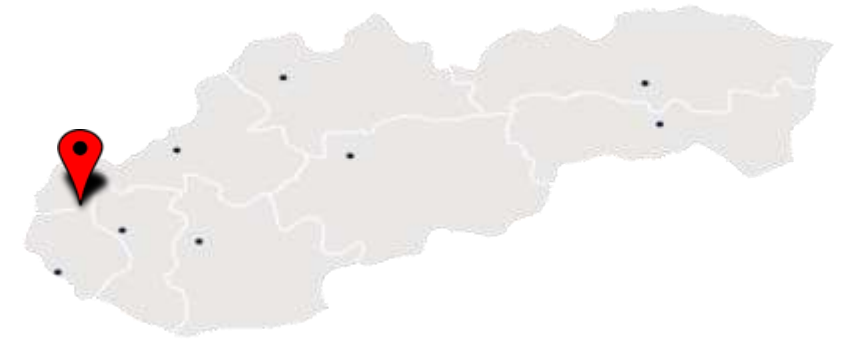
Price & availability

Sale	Upon request
Rent	Upon request
Available	Upon request



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Additional information

- The plot is located 29 km from future JLR plant
- Direct connection to primary road I/64, which connects to highway R1A near the town of Nitra
- Direct connection to road 499, which leads to town of Piešťany where it connects to highway D1
- Infrastructure (utilities, road, bridge): zoning permit obtained, construction timeline approx. 90 days
- Existing companies in the location: Pankl Automotive Slovakia s.r.o.; Brueckner Slovakia, s.r.o.



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