

I have the pleasure of presenting an offer for the sale of a very attractive plot.

The real property is situated in the city of Przemyśl, at Lwowska street and has an area of 4.96 ha. It is situated less than twenty kilometers from the Medyka border crossing. Przemyśl is the last large city located in the vicinity of the border with the Ukraine. It is a key location for an investor interested in the collaboration with the Ukrainian market with reference to a commercial centre, the seat of a company or a warehouse. The Przemyśl region is an excellent site for investment. It has a well developed infrastructure, with a good access to labour resources. The local authorities are favourably disposed towards new investors and give assistance in all issues to be solved.

The said plot can be accessed by means of urban transportation - there are number 9 line bus stops.

The plot represents an excellent offer due to a perfect location. The front part of the plot is situated at the road leading from Medyka to Lvov. The back part of the plot adjoins a local road which can be used for vehicle traffic distribution.

Its another benefit is that the area on which said plot is situated, symbol 2UC of "The Urban Plan of Spatial Land Development" is in force in conformity with which the property is intended for the development of commercial premises of the area exceeding 2,000 square meters. Besides, in compliance with "The Urban Plan of Spatial Land Development" the following investments can be situated: hotel service facilities, fuel stations, large-area commercial premises, banking facilities.

In compliance with the assumptions of the Urban Plan, a tentative concept was elaborated comprising a six stand fuel station, a parking lot for 350 cars and commercial precincts of the total area of 21,400 square meters.