

Railway connection:



Roadway connection:



MORAVIAN – SILESIA DEVELOPMENT ZONE:
ATTRACTIVE OPPORTUNITY FOR INVESTMENTS

- three attractive parks (František II, Dukla, Barbora) in one development concept
- located in the center of the triangle created by Ostrava, Karviná and Havířov
- more than 1.2 million people within one hour of transport (cca 5 mil. within 100 km radius)
- a very wide choice of investment opportunities
- mutual proximity of the three areas – important operational synergies

Competitive advantages of the Moravian - Silesian Region

- strategic location near Poland and Slovakia, and their adjacent potential
- international multimodal transport hub
- International Airport Leoš Janáček in Ostrava-Mošnov (suitable for landing large commercial aircraft)
- availability of sufficiently skilled and educated workforce

Attractive investment incentives - support from both regional and state level

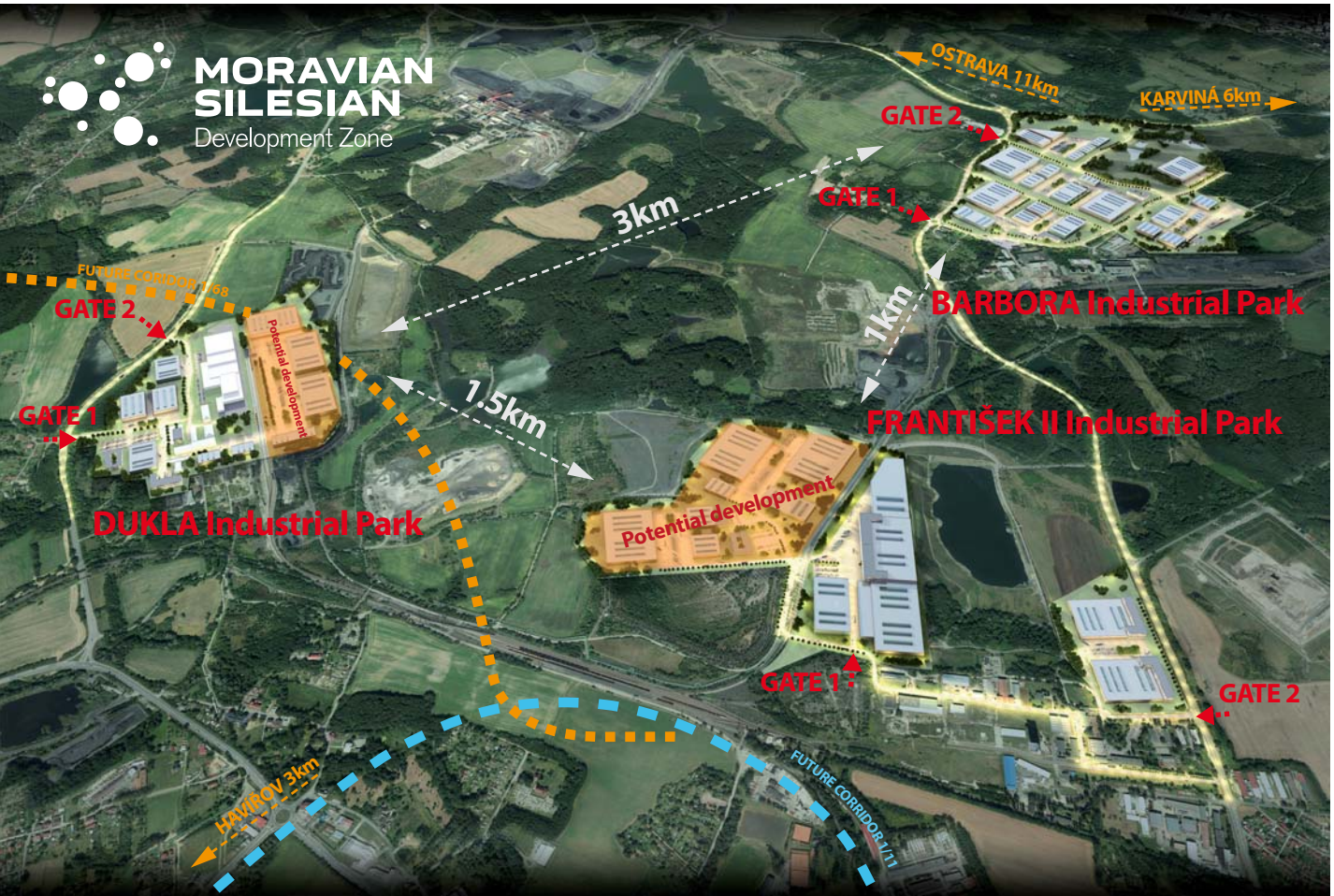
- financial incentive for each job created
- tax relief
- direct financial support for the acquisition of infrastructure and equipment
- close cooperation between the commercial and public sectors, responsive and flexible approach
- political support from municipalities and government of the Czech Republic

Education and research, the latest technology

- 32,000 students within six colleges and universities, certified schools teaching in English (1st International School of Ostrava)
- dynamic growth in research, development, innovation and advanced technologies

Improving living environment

- advanced technical, commercial, educational and social infrastructure
- a wide range of leisure activities



Multitude of foreign and local investors already successfully operating in the region

(e.g.: Hyundai Motor Manufacturing Czech, Hyundai Mobis, ABB ČR, Bang & Olufsen, Brembo Czech, Brose CZ, Continental Automotive Czech Republic, CTP, CTS Czech Republic, Cromodora Wheels, Gebrüder Weiss, GE Money, Goodyear, Grupo Antolin, HB Reavis, HP-Pelzer, ITT Holdings Czech Republic, Mahle Behr, Mölnlycke Health Care, Pegatron Czech, Plakor Czech, Siemens, SungWoo Hitech, Tatra Trucks, Tieto Czech, Visteon-Autopal)

The Region in Facts and Figures*

Population	nearly 1.25 mil.
Population within 100 km	5 mil.
The region's share on GDP of the Czech Republic	9.8 %
GDP per capita	12,460 EUR
Unemployment rate	9.8% (12/2014)
Private investment in the region (1993 - 2012)	6.87 billion EUR

* Source: Czech Statistical Office and internal sources

More information about the benefits of investing in the Moravian-Silesian Region: <http://www.invest-msr.com/en/>



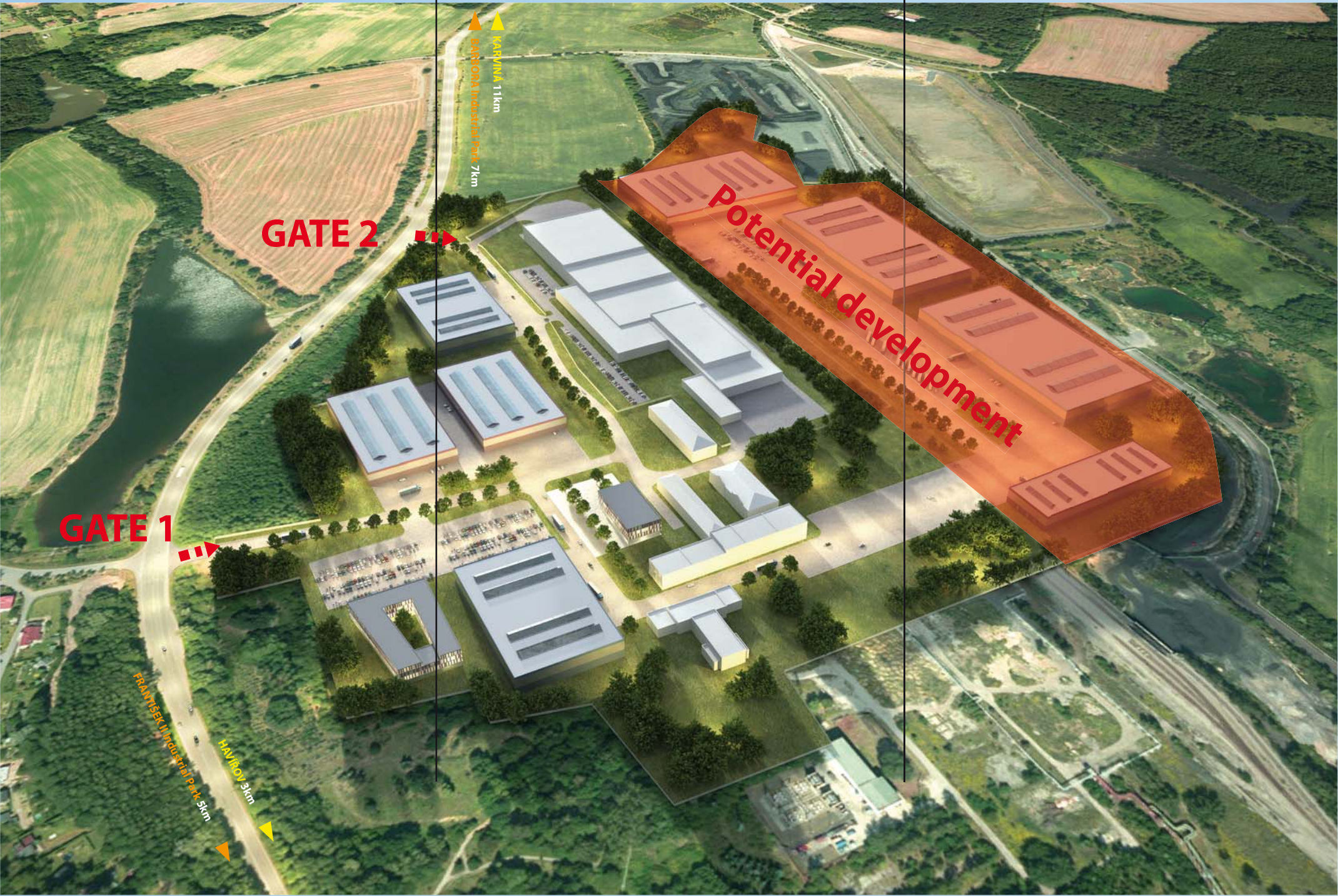
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Dukla



Project Dukla - visualization



Dukla

Location:
2 km from the center of Havířov

Surface area:
30 ha, of which 20 ha are immediately available (possible enlargement into adjacent land areas)

- Area characteristics:**
- strategic location, area connected to arterial four-lane motorways
 - new technical infrastructure completed (spring 2014) with traffic networks
 - area connected to city public transport
 - master plan zoning – light industry and commercial activities (allows for buildings of light industry, administration and commercial activities, with no height limits and no restrictions on building density)
 - 4 ha area owned by the city of Havířov

- Transportation:**
- excellent access – roads I/59 + II/474
 - excellent connection to city public transport
 - railway corridor in vicinity (4 km)
 - D1 highway (16 km)
 - International Airport Leoš Janáček in Ostrava-Mošnov (36 km)

- Technical infrastructure:**
complete technical infrastructure with sufficient capacity and with backbone communication
- electric power – 7MW
 - gas line DN 90 – 100 m³/hod.
 - water DN 150 – 15 l/sec.
 - hot water piping 25 MW
 - sewage piping DN 300

Opportunities are available to link accessory office and storage needs of investors, in this location and in others nearby, within the Aseňal Group real estate portfolio.

First investor in the area:
Mölnlycke Health Care ProcedurePak s.r.o.
„The most vital criteria during the decision process regarding our new location was the nearness of the city of Karviná, which already hosts our company in the Nové Pole industrial zone. Other aspects we had to consider were logistics, finance and human resources. Overall, Havířov and Dukla were the most attractive choice for us.”
Emmanuel Chilaud, General Manager of Mölnlycke Health Care – Karviná Factory in Karviná



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