



1 February 2010

# Commercial land for sale

On the Polish–German border

(Łęknica, Poland – Bad Muskau, Germany)

# Investment plots

on the Polish–German border, in Łęknica, by the new bypass road

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## Summary

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**Excellent investment location** for commercial facilities such as large retail outlets, services, production and warehousing facilities or petrol stations.

Land plots are **located at the roundabout of the town new bypass** (currently under construction).

**Property's total area is more than 50,000 sqm.** Individual plots can be bought separately or merged into a bigger plot.

Plots are also equipped with a very good infrastructure.

**Detailed dossiers approved by local authorities for each plot as well as for the whole complex are available on request.**

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## 1. Location details

Land plots are located on the Polish-German border in the outskirts of Łęknica (Poland)



- 10 km north from the town runs the road E36 / E40, which connects Berlin and Wrocław.
- Zielona Góra (population of 120,000) is 80km away
- German Cottbus (population of 100,000) is located 40km away
- the town of Łęknica and neighbouring Bad Muskau are famous from the biggest English-style park of Germany and Poland. (the Muskau Park - UNESCO World Heritage List)
- thousands of tourists, day trippers and commuters cross the Polish-German each day
- Łęknica hosts the biggest market place on Polish-German border which attracts lots of people every day

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## *Location details*

Land plots are located on the Polish-German border in the outskirts of **Leknica (Poland) directly opposite to Bad Muskau (Germany)**, on the Polish side of the river [Lusatian Neisse](#).

Both towns have very long common history. In 1815 a famous landscape architect Hermann von Pückler-Muskau developed here one of the most famous parks in Europe. [The Muskau Park](#) with its 750 ha is split into two parts on the German and Polish side. In 2004 the UNESCO inscribed the park on the World Heritage List.

Thousands of tourists, day trippers and commuters cross the Neisse River each day between the two cities. Huge market place in Leknica with its large selection of various goods attracts lots of people every day.

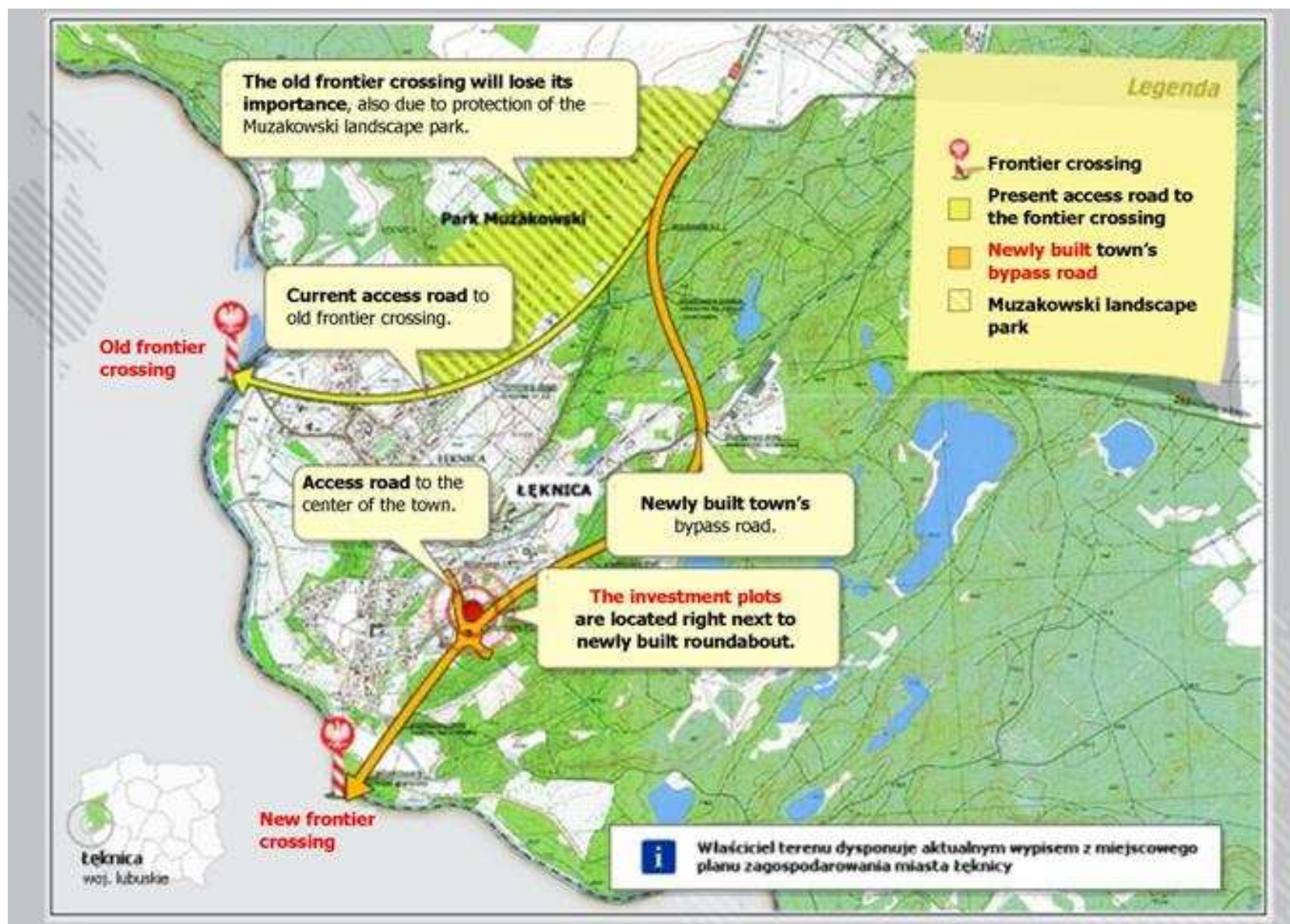
Just 10 km north from the town runs the road E36 / E40, which connects [Berlin and Wrocław](#). Most of this way is a highway. Distance to Berlin is around 150 km and to Wrocław 180 km.

**The commercial plots are located on the newly built bypass road of Leknica at the new large roundabout, which creates a very attractive access to each of the plots.**

## Location details – map of Poland



## *New bypass road of the town of Łęknica*

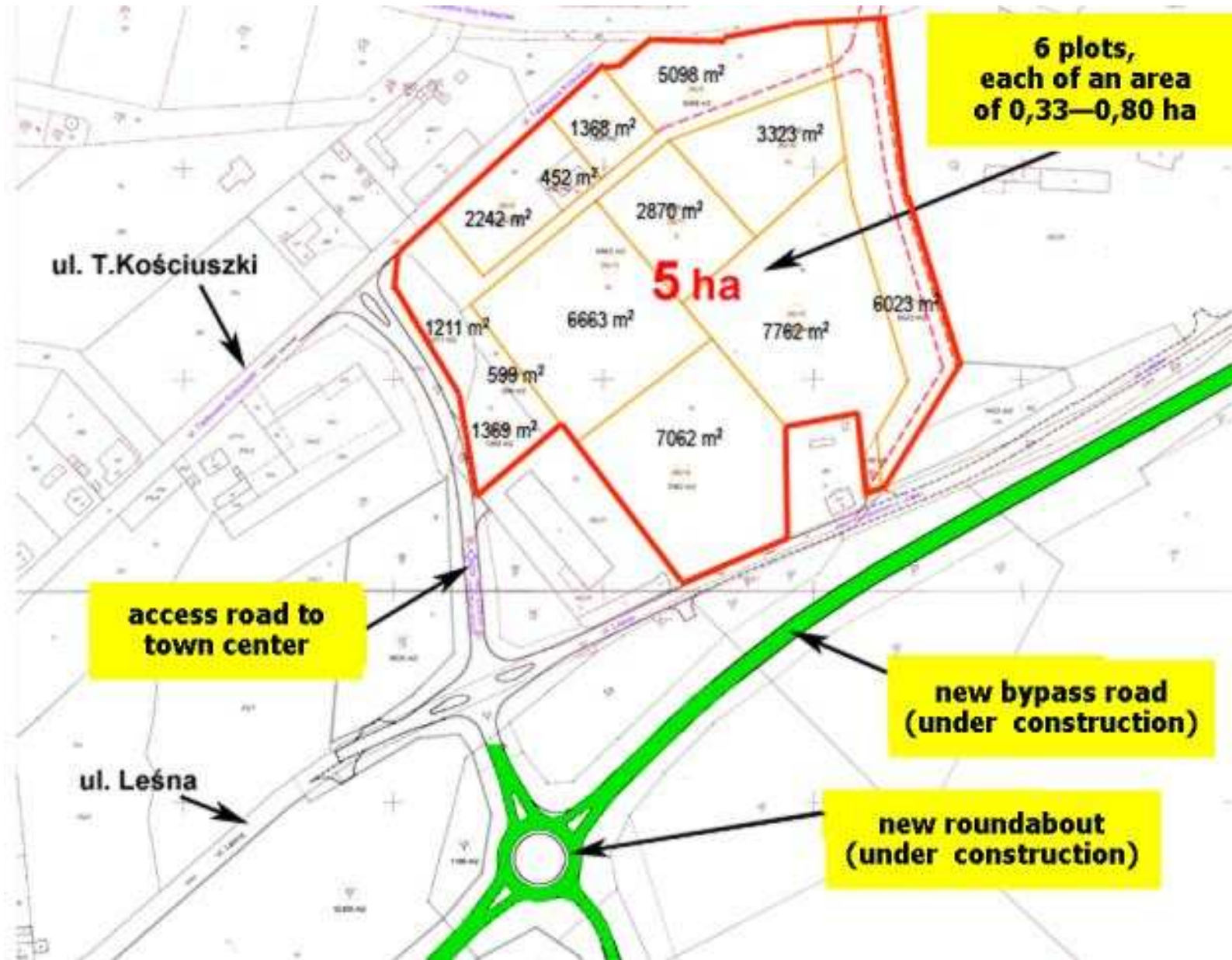


*Location details – satellite view*



*the area has been  
already cleared, the  
building no longer exists*

## *Location details – the plots on the town's plan*



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## *2. Land plots area*

The whole complex' area **exceeds 5 ha**

and is divided into **6 plots**, each with an area of **0,33 - 0,80 ha**.

According to particular needs individual plots can be bought separately or can be merged into a bigger plot.

The owner can provide an official plan for each plot as well as for the whole complex.

## *3. Officially approved possible use of the plots*

**Primary possible use:** commercial buildings, large retail outlets with shop floor area exceeding 2000 m<sup>2</sup>

**Optional possible use:**

- commercial services
- production and storage facilities
- other services
- petrol stations

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## *4. Infrastructure*

The whole investment complex has independent infrastructure connections:

- external water drainage Ø 80
- sanitary sewerage
- storm water drainage
- installation against fire (fire hydrants Ø 110)
- power connection with power 50 kV
- independent power transformer station 15 / 0,4 kV

## Contact

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