INVESTMENT OFFER

Regional Economic Fund JSC
(Regionalny Fundusz Gospodarczy S.A.)

July 2012
Land property developed with a holiday resort
„Baltic Dream” located in Łeba
(Lębork district, Pomeranian voivodeship)
Łeba is one of the most well-known holiday resorts in north Poland. It is located on the centre coast of the Baltic sea, in Pomeranian voivodeship, Lębork district, at the river mouth of Łeba river, between lakes Łebsko and Sarebsko.

It is characterized by a health climatic zone with the large content of salt and iodine in air as well as great solar exposure. The place owes the wonderful climate to the closeness of the sea, lakes and pine forests.
This small city, with almost 4000 inhabitants is famous from beautiful beaches, clear water, and the Slovincian National Park put by UNESCO on the world's list of Biospher Reserves, where it is possible to see shifting sand dunes, known in the whole Europe.
Łeba is also a perfect place for sport activities, especially windsurfing (a numerous international competitions are held there), sailing, fishing or horse riding.
The advantages of the city are also very well prepared bicycle routes and hiking trails, that enhance the attractiveness of the stay for visitors.

**Bicycle trails:**
- Green
- Red
- Yellow
- Around the Sarebsko lake

**Hiking trails:**
- a walk on a sand dunes
- a walk on the west beach
- a walk to the Nowęcin and Łeba Jurassic Park of dinosaurs
- a walk to the Stilo
The area includes a developed land with a holiday centre „Baltic Dream”, marked in the land register as the site number 93, an area of 1.8172 ha. The site is located in the seaside zone in a distance of about 400 m from the beach, at Nadmorska street in Łeba (Lębork district, Pomeranian voivodeship), along which holiday centres, hotels and camping sites are localised.
According to the study of conditions and directions of the spatial development for the City of Łeba approved with the City Council Resolution No. 169/XXVII/00 of 28th December 2000 – the area is located in a sanatorium and holiday zone, marked with symbol „ D ”.

Fully developed area:

✓ water – connections to existing buildings,
✓ electricity – connections to existing buildings 230, 38 kV,
✓ sewage system – connection to existing city network,
✓ gas – 3 containers for a liquid gas of 670 m³ capacity are located on the site,
✓ phone – connection to TP S.A. network.
Existing building development

The area is built-up with a holiday centre „Baltic Dream”. 
The holiday centre is in a very good technical condition, after a major renovation. It has its own car park, it is fenced and lighted, lanes are paved, with benches.
There are 5 residential pavilions with luxury apartments and rooms of a hotel standard, all with balconies and bathrooms.
✓ Holiday Pavilion No. 1, usable area of 547.80 m² (10 double rooms),
✓ Holiday Pavilion No. 2, usable area of 547.40 m² (14 double rooms),
✓ Holiday Pavilion No. 3, usable area of 547.80 m² (19 double rooms, 3 triple rooms),
✓ Holiday Pavilion No. 4, usable area of 738.30 m² (17 triple rooms, 11 five-person rooms),
✓ Holiday Pavilion No. 5, usable area of 547.80 m² (8 double rooms, 10 triple rooms).

Total number of accommodation places - 250
Additionally on the area there are:

✓ administrative and social building, usable area of 934.90 m² with an air-conditioned dining room, café and training room with full audio – visual equipment,

✓ warehouse, usable area of 302,50 m²,

✓ 6 camping houses „Grzes”, each of usable area of 42,00 m².
The area has a very good transport links:

- access road to the area – Nadmorska Street (asphalt road, width - 8 m),
- the nearest national road – national road No. 6 (Szczecin – Gdańsk) about 55 km,
- railway – Łeba about 1.5 km,
- airport – Gdańsk about 110 km,
- the nearest cities – Słupsk - 60 km, Trójmiasto - 90 km.
Distinguishing factors of the holiday centre:

- attractive location close to the beach,
- attractive green development of the area,
- cosy character of the building development,
- location at hiking trails.
Land property developed with facilities of
Conference and Training Centre PORAJ
located in Jastrząb near Poraj
(Myszków district, Silesian voivodeship)
The characteristics of location

Jastrząb is located in the distance of 3 km from Poraj. It is situated on the north – western coast of Poraj lake, which is a storage reservoir on the Warta river.

The area of the lake is of approximately 550 ha and is an attractive place for water sports activity.
The area is situated on a picturesque Kraków-Częstochowa Upland.

Due to the beauty of the landscape it is regarded as one of the most attractive tourist regions in Poland.
The location of the Conference and Training Centre gives an opportunity for an active leisure. It is a perfect base for water sports activity, climbing, paragliding, hiking and cycling.
The area constitutes the Conference and Training Centre PORAJ, located in Jastrząb next to Poraj (Myszków district, silesian voivodeship), total area of 3,6500 ha.
According to local spatial development plan of Poraj commune, passed with Resolution No. 60/VIII/07 of Poraj Commune Council, of 23rd August 2007, it is an area of functions marked as UCt – tourism service and leisure, KDd – access roads, ZL – forest areas.

Fully developed area:
- water – connections to existing buildings,
- electricity – connections to existing buildings 230 kV, 38 kV,
- sewage system – own sewage treatment plant Biokon,
- gas – connection to existing city network,
- telephone – connection to the TP S.A. network.
Existing building development

- Gastronomic building, usable area of 2066.05m²
- Hotel pavilion No 1, usable area of 445.79m²
- Hotel pavilion No 2, usable area of 445.79m²
- Hotel pavilion No 3, usable area of 445.79m²
- Hotel pavilion No 4, usable area of 445.79m²
- Building of the back for the pool, usable area of 65m²
- Garage and outbuilding
The Centre offers 140 accommodation places located in four pavilions.

92 places in rooms of a hotel standard located in 3 pavilions:

- 31 double rooms
- 6 triple rooms
- 6 apartments for 2 people

48 accommodation places in rooms of a basic standard:

- 12 triple rooms
- 4 shared rooms
Total area of Conference and Training Centre PORAJ is fenced and developed.
Investors interested in purchase of the areas are kindly asked to contact:
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