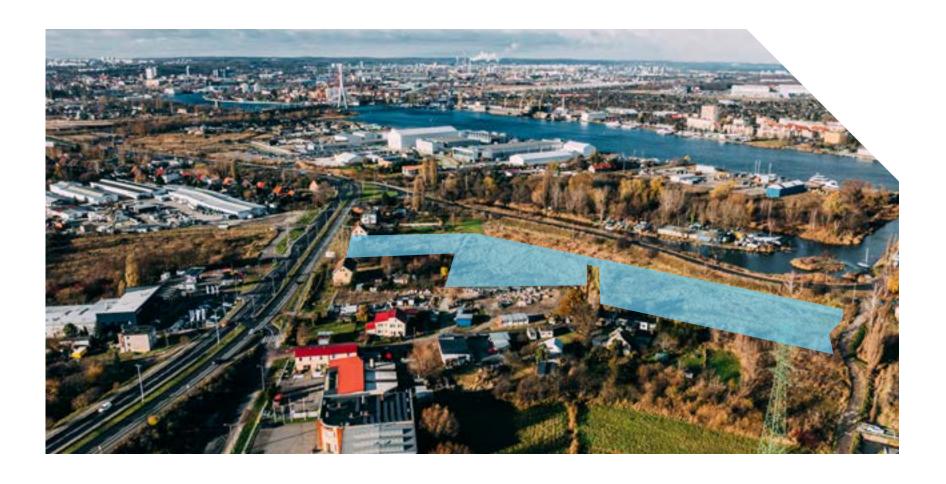
# SZTUTOWSKA INVESTMENT SITE





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Available Area 1,75 ha

Plot Nos. 28/2, 47/3, 48/2, 47/6, obr. 116

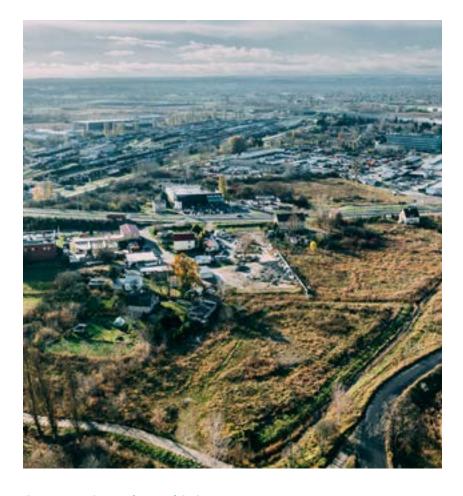
Preferred Sectors Construction, services

#### TRANSPORT LINKS

Airport 20 km PKP/PKM Railway 5 km

City Centre 5 km Port of Gdańsk 6 km

S6 Ring Road 13 km Baltic Hub 6 km



Any questions about this investment? We will answer them all!

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### SZTUTOWSKA INVESTMENT SITE



#### **MPZP**

## **INFRASTRUCTURE**

MPZP No.	1525, Area Card 03.1P; in preparation (as at January 2025)	Functions Excluded	establishments with increased or high risk of a major indu- strial accident, as defined by other applicable regulations; undertakings that are always likely to have a significant
Footprint Area	max. 70%		environmental impact, as defined by other applicable regulations; open-air storage of loose materials (including, for example, under shelters or tarpaulins) at a distance of less than 100 m from existing residential buildings; service and retail buildings with a usable floor area of over 500 m2, excluding office or welfare buildings serving production and storage establishments and located on the same premises as those establishments
Biologically Active Area	min. 10%		
Development Intensity	max. 3.0		
Building Height	max. 30 m		
Overall Height	for structures, min.: no restrictions, max.: no restrictions	Electricity	low-voltage electricity network in Elbląska Street
		Water	Ø 90 water main in Elbląska Street
		Gas	Ø 110 gas network in Elbląska Street
		Sewage Discharge System	$\emptyset$ 200 sewage discharge system in Elbląska Street
		Storm Water Drainage System	storm water drainage system in Elbląska Street
		CT Network	ICT network in Sztutowska Street

