**Spółka Akcyjna w Katowicach**

**(Katowice Special Economic Zone Co. in Katowice)**

**40-026 Katowice, Wojewódzka 42**

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**as the managing company of Katowicka Specjalna Strefa Ekonomiczna (Katowice Special Economic Zone)**

**Announces the invitation for the written unlimited tender aiming at:**

* choosing an entrepreneur who will receive the permission to conduct a business activity within the territory of the Katowice Special Economic Zone and
* sale of the ownership right to the property described below.
1. The subject of the tender is the ownership right of the property located in Czestochowa, Strefowa street district, within the KSEZ, „Kusiecka” area, of **1,1557 ha**, for which the district court in Czestochowa, Department IX for Land Registers keeps the Land Register KW nr CZ1C/00082396/2 consisting of following plots:
	* 44, area 143, of 0,5072 ha,
	* 45, area 143, of 0,6485 ha.
2. According to the entries in the above mentioned Land Register, the plot subject to the tender is in the ownership of Czestochowa commune, is not encumbered with the limited right in property and is not a subject of liabilities.
3. The property in question has a regular shape, similar to a trapezium. The property area is overgrown with self-cultivation of trees and shrubs. The property has access to a newly built road, side street from ul. Strefowa.
4. The property has access to technical infrastructure, whereby the detailed conditions and place of connecting the utilities are determined by the infrastructure owners by issuing, at the request of the investor, the technical conditions for connection to the network. The Municipality of Częstochowa and the Manager are not responsible for any items that may be located on the network plot, which have not been identified and disclosed on the maps. The buyer should identify the network on its own, and any restrictions, difficulties or costs that may arise for the buyer from these networks burden the risk of the buyer and do not constitute flaws in the property.
5. The property being the subject of the tender is intended for the implementation of industrial and service investments in the Katowice Special Economic Zone. In accordance with the valid local spatial development plan approved by the resolution of Częstochowa City Council No. 862 / XLIX / 2014 of February 20, 2014 regarding the local spatial development plan for the area located in Częstochowa in the Zawodzie - Dąbie district, in the vicinity of Legionów and Kusięcka streets, part of the property is located in the areas marked with the symbol PU5 - areas of production and service buildings. The northern part of the property with an area of ​​about 970 m2 is located in the area marked with the IT symbol - technical infrastructure. Detailed conditions for the development of the property (including prohibitions) are included in the provisions of the above-mentioned local zoning plan, which should be read in the Municipal Urban Planning and Planning Workshop of the City of Częstochowa.
6. According to the entry in the land and building register, the property is used for Bp (0.9379 ha) and RIVa (0.2178 ha).
7. The starting price for the real estate is **PLN 945,400.00** net (in words: nine hundred and forty five thousand four hundred zlotys). The VAT rate will be added to the price offered by the bidder at the rate of 23%, and if it is changed at the rate applicable on the day of sale.
8. Participation in the tender is conditioned by:
9. submitting the written offer along with the conditions included in “Specification of essential conditions of the negotiations”, **by 23.04.2018, 16.00 PM,** in the seat of the negotiations manager.
10. the payment of the tender guarantee in the amount of 10% of the calling price, that means **94 540,00 PLN (in words: ninety four thousand five hundred and forty 00/100) to the bank account of the Czestochowa commune nr 77 1030 1104 0000 0000 9325 1013** **in Bank Handlowym in Warsaw S.A. till the 23.04.2018 The date of paying the tender guarantee is the day of putting down money on the bank account.**
	1. The offer should include, ia.
* name and surname of the tenderer (name of the institution and the seat)
* date of the preparation of the offer
* statement declaring that the offerer has read and understood the tender conditions, status of the property and the specification, and accepts it with no reservations
* offered price and the method of payment
* proposed way of fulfilment additional conditions of the tender
* the power of attorney, if applicable
* the copy of the proof of paying in the tender guarantee

10. The tender to sale the property and issue the permit will take place on **27.04.2018 at 13.00 PM** in the seat of KSEZ Co., Wojewódzka street 42, Katowice.

11. Additional conditions of the tender, criteria of the offer assessment in terms of the planned investment, detailed description of the property and the information regarding the available infrastructure are included in the “Specification of essential conditions of the negotiations,” to be purchased in the headquarters of the negotiations manager from Monday to Friday, 9.00 AM to 4.00 PM. The price for this document is **10.000 PLN (in words: ten thousand 00/100)+23% VAT payable to the bank account of the KSEZ Co. Deutsche Bank PBC S.A. 09 1910 1048 2501 9911 2936 0001.**

12. The tender guarantee paid by the participant who wins the tender is included in the sales price (with no interest rates) on the day of payment of the full amount for the property. Tender guarantee will be given back to the other participants (with no interest rates).

13. President of the city of Czestochowa will inform the buyer of the property about the date and place of signing the sale agreement, maximum within 21 days from the finalizing the tender.

14. In case the entity who won the tender will not sign the sale agreement (with no excuse) on the date proposed by the president of the city of Czestochowa, the president can abstain from signing the agreement, and the tender guarantee will be forfeited.

15. The Managing Company claims the right to close the negotiations without choosing any of the offers.