

CONTACT



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THE REAL ESTATE COMPANY

BASIC DATA

object number: **3056/1378**
object type: **Commercial**
state: **Nyugat-Dunántúl**
address: **9121 Győrszemere**
price: **€ 3,520,000.-**
Effective area: **220,000.00 m²**

DESCRIPTION

COMMERCIAL/INDUSTRIAL AREA FOR SALE IN THE SOUTH OF GYŐR

The commercial - industrial area for sale in the area of 9012 Győr with an approved plot area of 22 ha is located approx. 9 km from the Vienna-Budapest motorway and will be accessible by the end of 2023 via a newly built expressway.

This commercial - industrial area is approximately equidistant from Vienna and Budapest (approx. 130 km in both directions) and 80 km from Pozsony/Pressburg/Bratislava. This commercial - industrial area is an ideal location and hub for delivery and trade with Central and Eastern Europe. Győr is also considered the strategically favorable gateway to Western Europe and the Western European motorway network.

This commercial - industrial site is ideally suited for the following sectors:

- Logistics centers, freight forwarders
- Automotive industry suppliers
- Processing and manufacturing companies
- Wholesalers
- Agricultural and forestry machinery trade
- Construction machinery dealers or service centers
- Elevating and aerial work platform companies
- Gas station with service center (Autohof) (heavy truck traffic at the logistics center Rail Cargo Hungaria Zrt)
- Restaurant with motel / truck stop for trucks
- Car wash (the only petrol station within a radius of 15 km)

A notice!

In the Hungarian railway development concept, the main line that relieves Budapest will run through Győr. Besides Budapest, the city of Győr is an important economic and commercial center in Hungary with the headquarters of many German and European companies such as;

- Audi Hungary Zrt,
- MAN,
- Liebherr,
- DANA and many other companies operating in the Győr area.

In addition to the proximity to the motorway, the industrial site is connected to the federal road network, which has meanwhile been very well developed and created in western Hungary. The industrial site is surrounded by three roads and driveways. In "Pápa", 40 km away, NATO operates its largest airport in Eastern Europe and the NATO logistics center for supplies. The access road to this

price: € 3,520,000.-

Buyer's comm.: 4% plus 27% VAT

Effective area: 220,000.00 m²

condition: very good

Location: Outskirts, Green location, Village centre; **Public transport:** Railway, Bus

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Imprint

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