



***INVESTMENT OFFER***

***MUNICIPALITY CZŁUCHÓW***



*Dear Investors,*

Człuchów is an ideal place to invest and developing business. Thanks to the fact that Człuchów is conveniently located at the crossroads of two major transportation routes (state road no. 22 and 25) thousands of people who are traveling through the town visit Człuchów every year. Lots of these people make a resting stop in our town and look for attractive places to spend their leisure time. Człuchów with various landscape gives them a wide range of ways for recreation: from swimming, yacht-sailing, kayaking to bicycle trips and hiking. This offer is complemented by the possibility to visit the Medieval Teutonic castle and regional museum, as well as the visit and having fun in the mini-zoo, bowling club or go-kart track. Unspoiled nature surrounding the town provides the places for resting in quiet and silent places, where people can find ideal conditions for collecting mushrooms and fishing.

Places to visit in Człuchów:

- tower of Teutonic castle;
- monumental church of Saint Jacob the Apostle;
- „Luiza Groove” Park with swamp bridge and viewpoint;
- public sport fields, playgrounds and skatepark;
- swimming-pool with the fitness and saunas;
- bowling club;
- gas station Canpol with rich gastronomic offer, zoo and go-kart track.

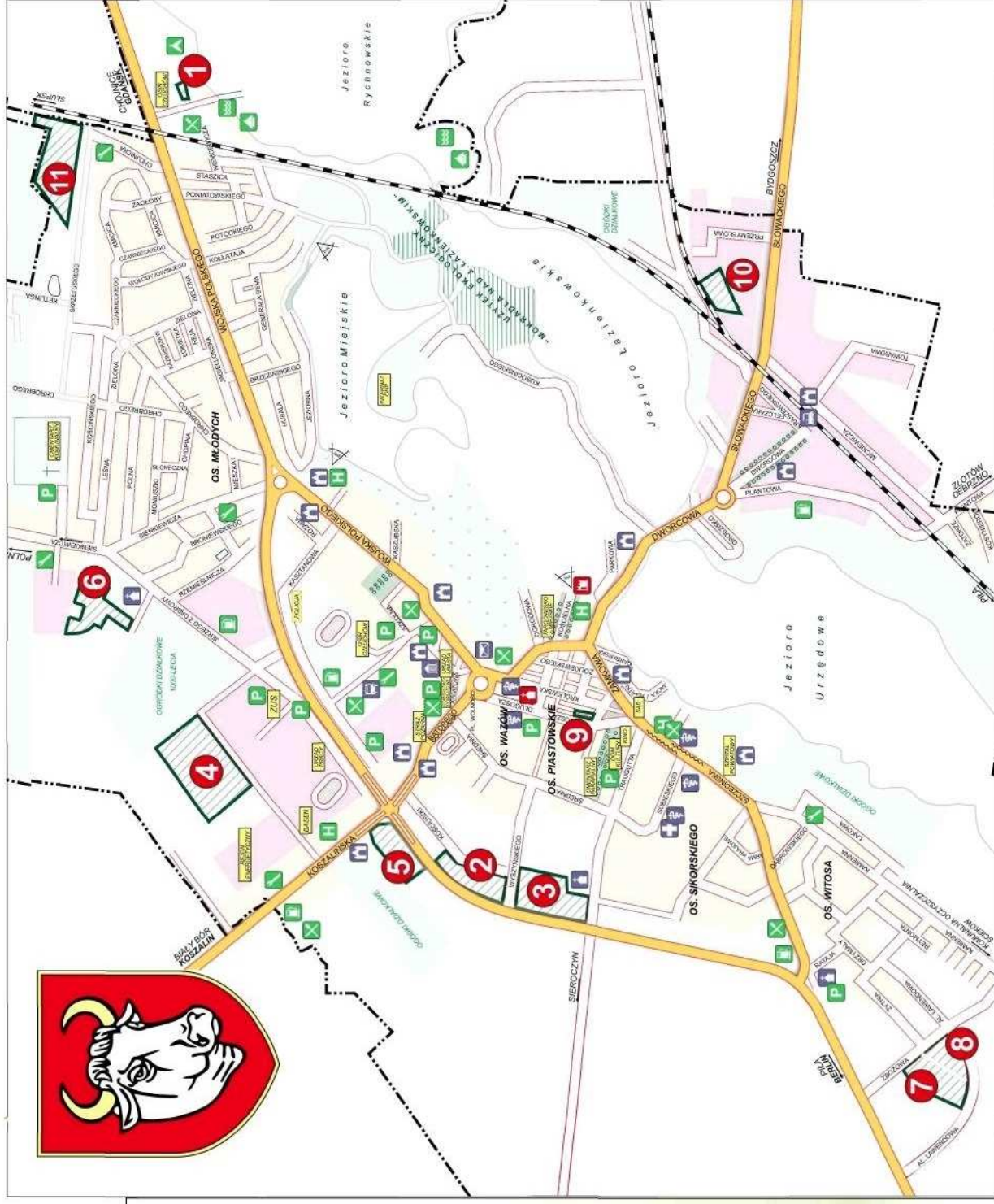


Citizens of Człuchów are well-known in the region for their hospitality and openness. Tourist are delighted by the experience they find in our town. Lots of people find our cuisine delicious. Old Polish and modern dishes from different regions with strong influences from German, Ukraine and Kashubian cuisine. Better and better conditions of stay and rest are offered to the guest. Well used European Union Funds, also investments connected with tourism, provides for the good quality of sports facilities in Człuchów (swimming-pool, sports fields, tartan tracks, tennis courts, gyms, ice rink, toboggan run) and recreation facilities (“Luiza Groove” Park with alleys, swamp bridge with viewpoint, places for playing chess and picnic area).



## REAL ESTATE INVESTMENT OFFER FOR SALE

- 1 aleja Wojska Polskiego
- 2 ulica Kościuszki
- 3 ulica Traugutta
- 4 ulica Koszalińska
- 5 ulica Koszalińska/aleja Jana Pawła II
- 6 ulica Jerzego z Dąbrowy
- 7 osiedle Witosza
- 8 osiedle Witosza
- 9 ulica Długosza
- 10 ulica Słowackiego
- 11 ulica księdza Kordeckiego



# INVESTMENT AREA NO. 1

## – ALEJA WOJSKA POLSKIEGO

**LOCATION:** aleja Wojska Polskiego – plot no. 2/4

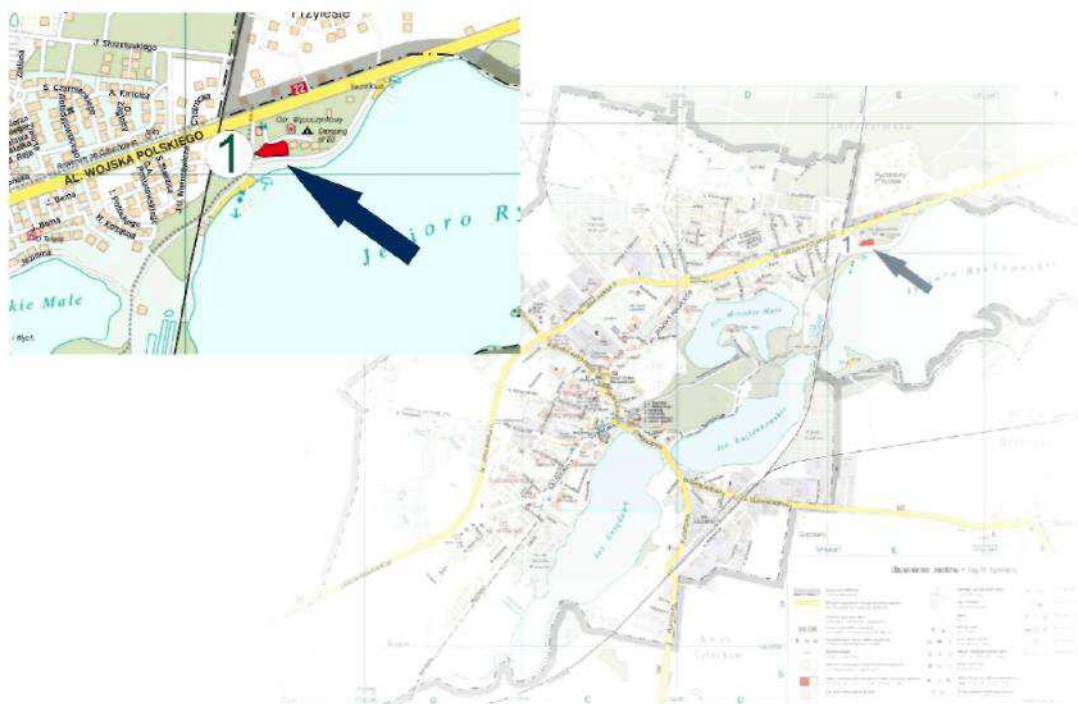
**AREA:** 0,3290 ha

**DEVELOPMENT PLAN SYMBOL:** 74 US/ZP

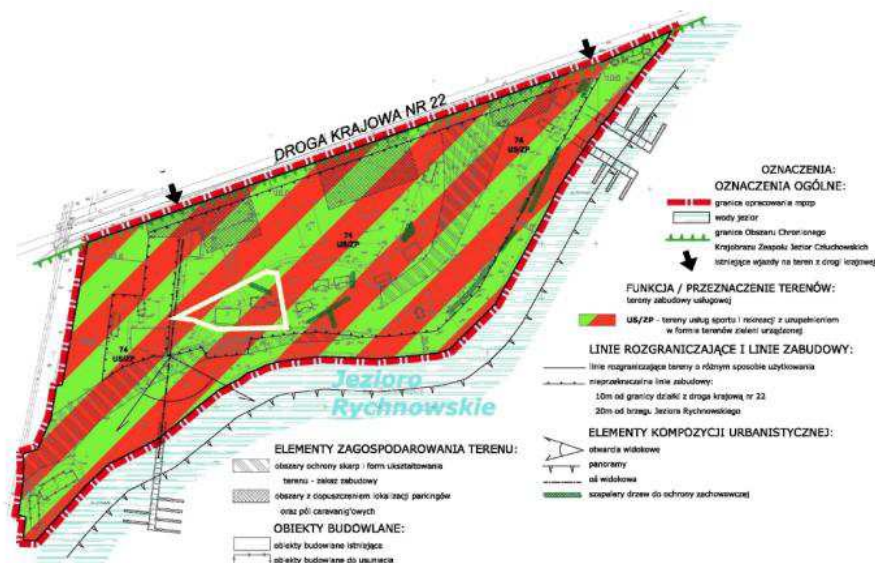
**PURPOSE:** areas of sport and recreation services

**INFRASTRUCTURE:** water supply about 120 m, sewerage - 110 m

**ACCESS:** Yes, directly at the plot,  
and 150 m to the state road no. 22.







**ADDITIONAL INFORMATION:** In the vicinity of the plot there is investment "Land of Clean Lakes and Rivers " – building public touristic infrastructure in the communities of: Przechlewo, Municipality Człuchów, Country Człuchów, Debrzno, Koczała and Rzeczenica" co-funded by the RPO WP 2007 - 2013. Thanks to the EU funds there was created miniature golf course, ropes course, sanitary point with changing room, operating point for recreational park and pier. There is also mini aqua park and recreation zone with barbecue and pond. In mini aqua park there are three big water slides: pipe, kamikaze and family (from which four people can slide at the same time). This is the place where whole families with children, youth and elder people can rest, relax and have good fun.





## INVESTMENT AREA NO. 2

– ULICA KOŚCIUSZKI

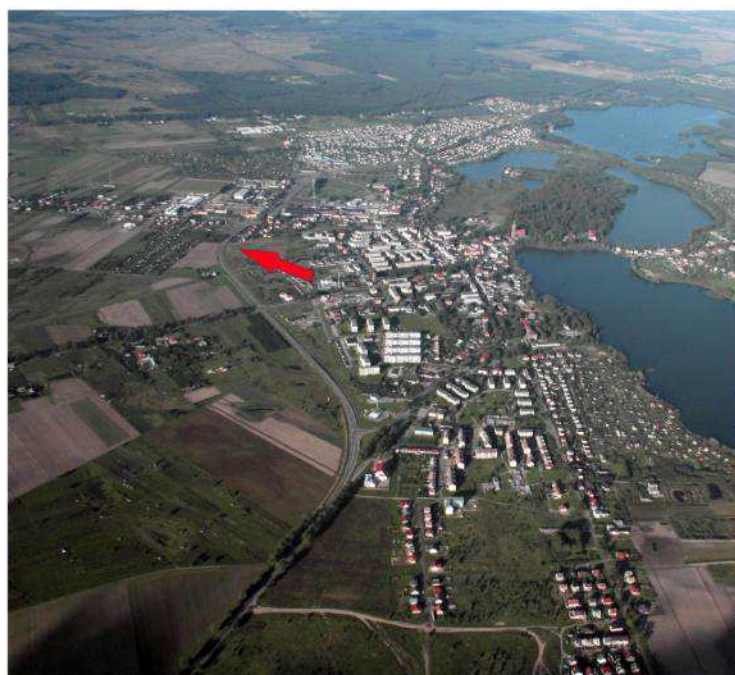
**LOCATION:** ulica Kościuszki - plot no. 73/3, 73/4 i 73/5

**AREA:** 1,143 8 ha

**DEVELOPMENT PLAN SYMBOL:** 8UP

**PURPOSE:** service-production buildings (including trade)

**INFRASTRUCTURE:** water supply 40 m, sewerage 40 m





## INVESTMENT AREA NO. 3

## – ULICA TRAUGUTTA

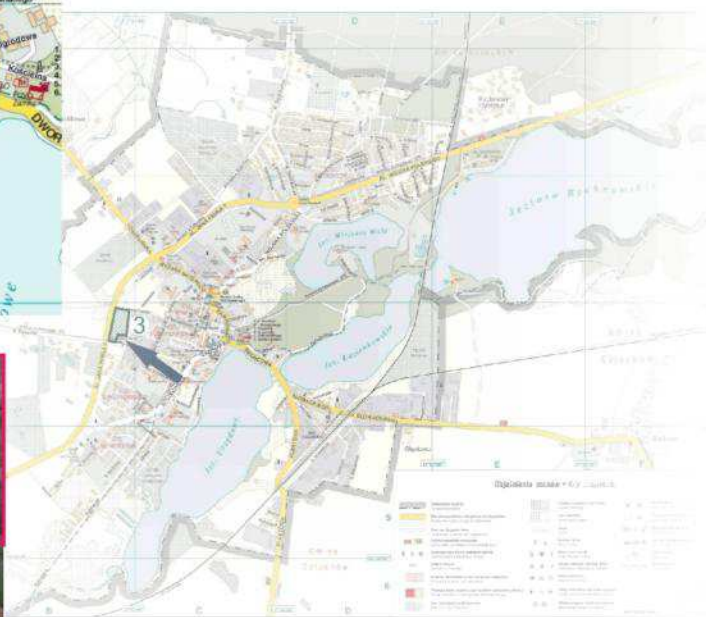
**LOCATION:** ulica Traugutta (dz. 3/85) – plot geodesic undistributed

**AREA:** 1,85 ha

**DEVELOPMENT PLAN SYMBOL:** 9UP

**PURPOSE:** service-production buildings and industry with allowing of implementation of service facilities (including trade) to separate according to the needs

**INFRASTRUCTURE:** water supply 90 m, sewerage 100 m





## INVESTMENT AREA NO. 4

### – ULICA KOSZALIŃSKA

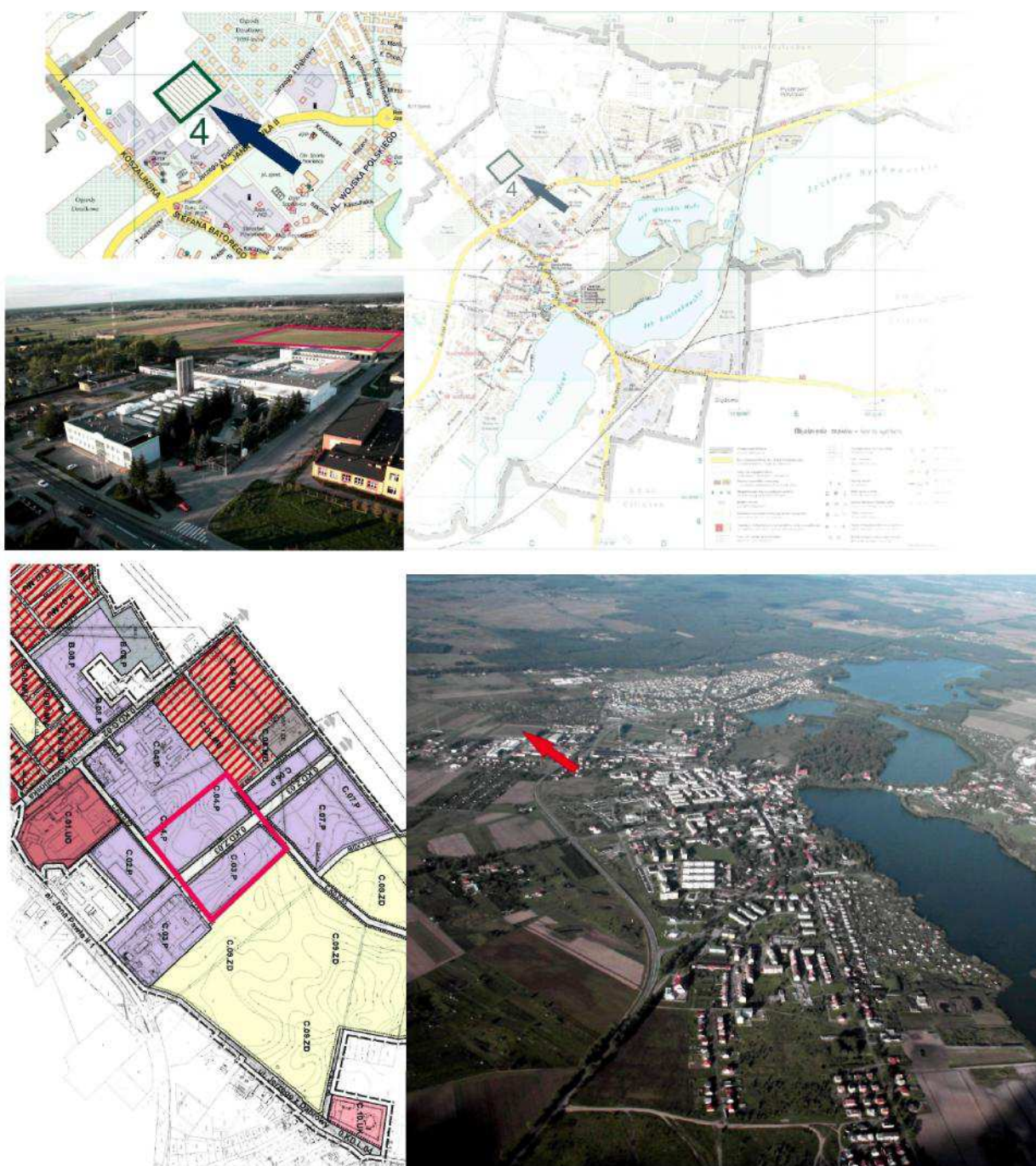
**LOCATION:** between ulica Koszalińska and ulica Jerzego z Dąbrowy - plot no. 103/7 and no. 99

**AREA:** 6,3340 ha

**DEVELOPMENT PLAN SYMBOL:** C.03.P and C.04.P

**PURPOSE:** industry buildings

**INFRASTRUCTURE:** water supply about 20 m, sewerage - 20 m





# INVESTMENT AREA NO. 5

## - ULICA KOSZALIŃSKA / ALEJA JANA PAWŁA II

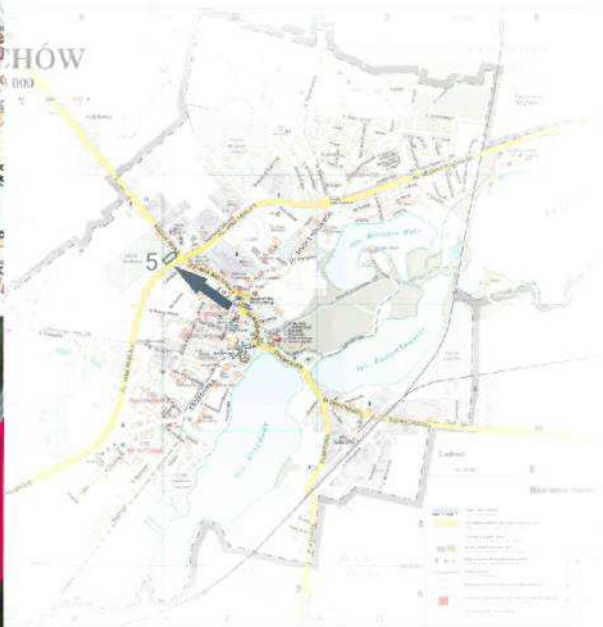
**LOCATION:** ulica Koszalińska – plot no.2/7, 2/8, 2/9 and 2/10

**AREA:** 0,7072 ha

**DEVELOPMENT PLAN SYMBOL:** B.05.MU

**PURPOSE:** buildings for services without the residential function

**INFRASTRUCTURE:** water supply 20 m, sewerage 20 m





## INVESTMENT AREA NO. 6

### – ULICA JERZEGO Z DĄBROWY

**LOCATION:** ulica Jerzego z Dąbrowy

**AREA:** 0,50 ha

**DEVELOPMENT PLAN SYMBOL:** 7 MN,UR; 8 MN,UR; HU, 12U, 10 UR

**PURPOSE:** 7 MN,UR; 8 MN,UR – area for residential buildings with craft services

11U, 12U – services area, 10 UR – craft facilities buildings area

**INFRASTRUCTURE:** water supply 20 m, sewerage 20 m





# INVESTMENT AREA NO. 7

– OSIEDLE WITOSA

**LOCATION:** osiedle Witosza

**AREA:** 0,51 ha

**DEVELOPMENT PLAN SYMBOL:** 47.UG/UH

**PURPOSE:** function

- main – area for service buildings, mainly from the range of trade, gastronomy, small services for people, cultural, health-care and social-care service, administration, bank and financial service, etc.; creating service center for the house estate area inside the area – representative public with the area of about minimum 500 m<sup>2</sup>, designed a public space with plants accordingly composed, small architecture, allowing for location of e.g. fountain, monument, artistic installations etc.
- permissible - facilities, networks, systems, technical infrastructure, support area or areas adjacent, residential function as a companion function for service facilities e.g. for the upper floors; garages and parking lots that support main functions, including multi-level or underground parking,
- excluded – industry, production, wholesale trade, warehouses, outbuildings functions.

**INFRASTRUCTURE:** water supply 20 m, sewerage 20 m



# INVESTMENT AREA NO. 8

## – OSIEDLE WITOSA

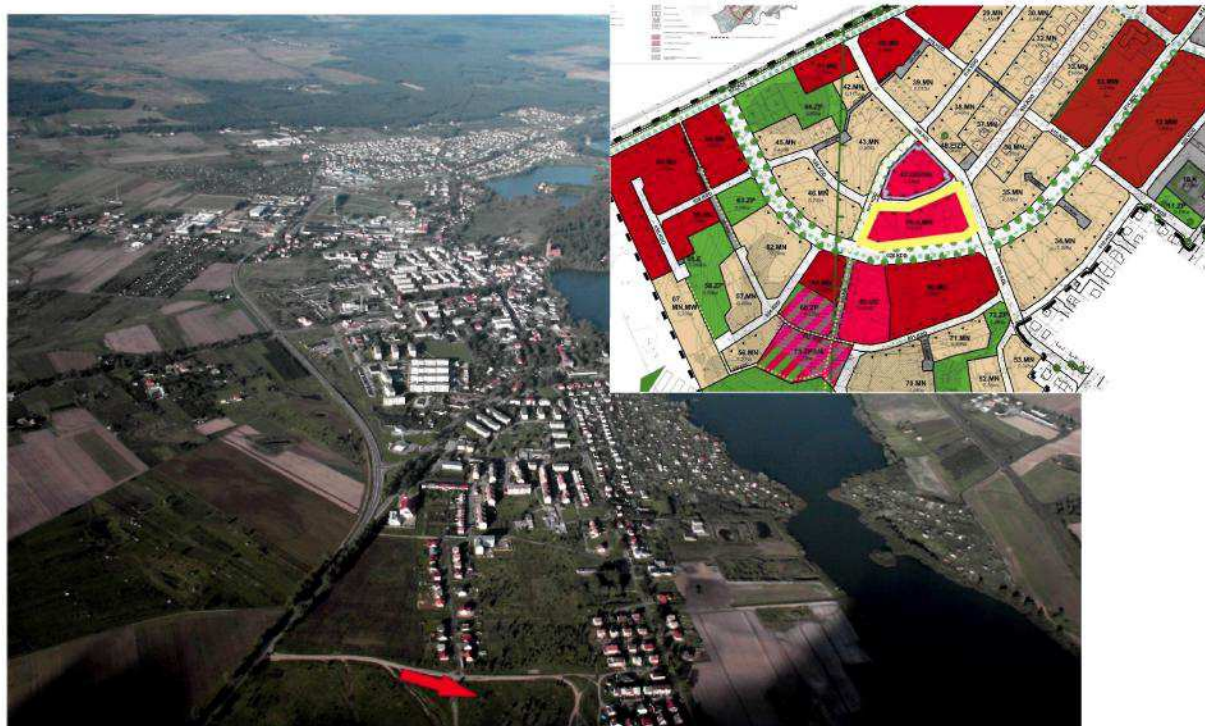
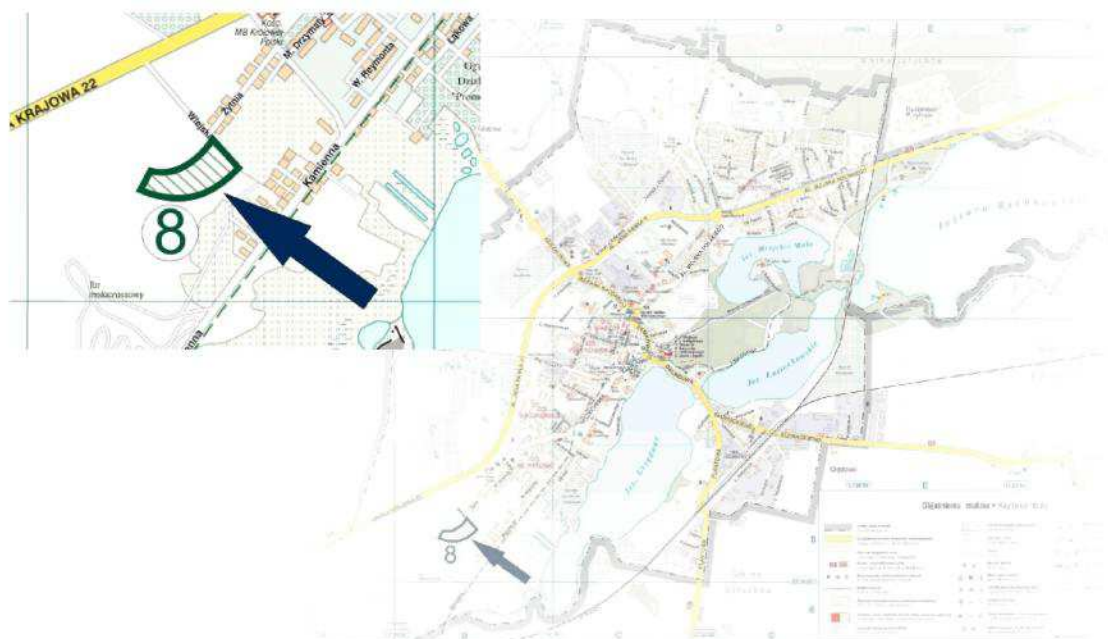
**LOCATION:** osiedle Witosa

**AREA:** 0,81 ha

**DEVELOPMENT PLAN SYMBOL:** 74 U, MN

**PURPOSE:** preferred function: service facilities area, unobtrusive service or alternative (as the reserve area in case of absence of need for realization of the preferred function facilities) single-family housing facilities with permission for service facilities

**INFRASTRUCTURE:** water supply 15 m, sewerage 15 m





## INVESTMENT AREA NO. 9

### – ULICA DŁUGOSZA

**LOCATION:** ulica Długosza - 4 plots geodesic undistributed

**DEVELOPMENT PLAN SYMBOL:** (in preparation) 38.UM

**PURPOSE:** area for service-housing facilities

**INFRASTRUCTURE:** water supply 5 m, sewerage 5 m



## INVESTMENT AREA NO. 10

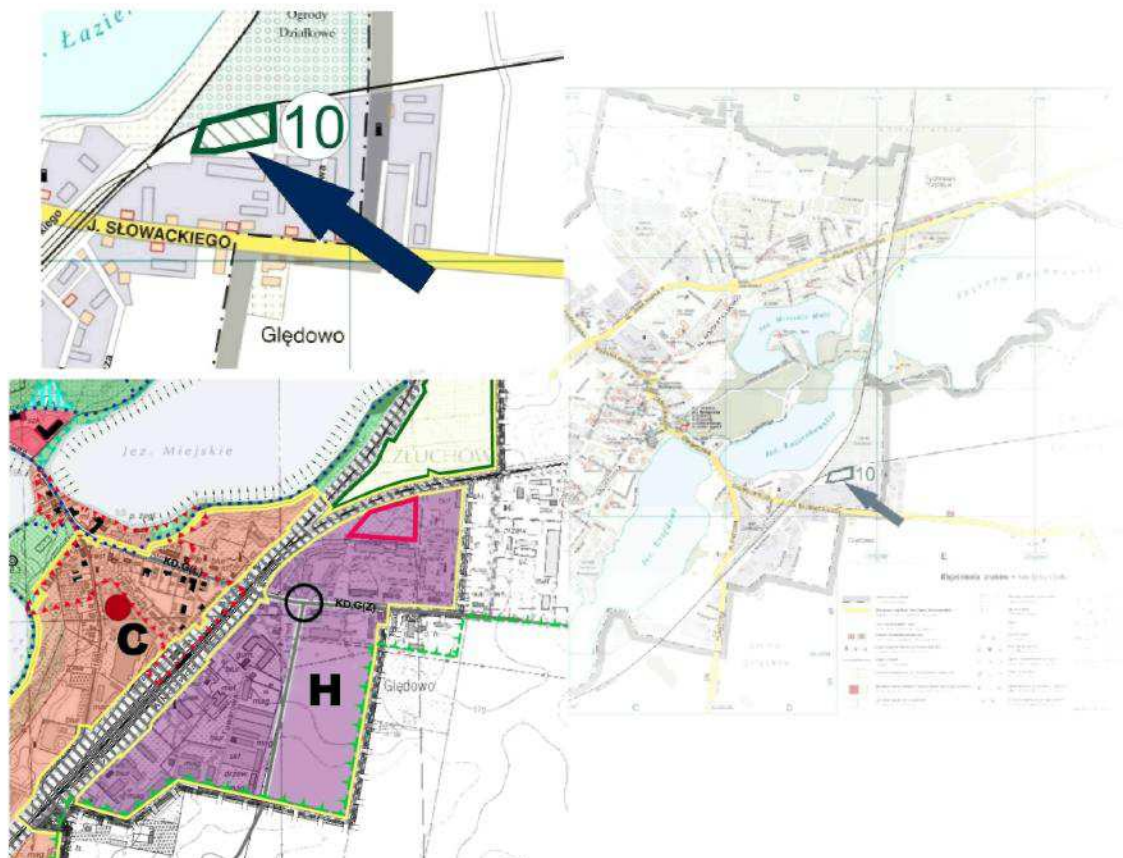
### – ULICA SŁOWACKIEGO

**LOCATION:** ulica Długosza - 4 plots geodesic undistributed

**DEVELOPMENT PLAN SYMBOL:** (in preparation) 38.UM

**PURPOSE:** area for service-housing facilities

**INFRASTRUCTURE:** water supply 5 m, sewerage 5 m





# INVESTMENT AREA NO. 11

## –ULICA KORDECKIEGO

**LOCATION:** ulica księdza Kordeckiego

**AREA:** 3,00 ha

**DEVELOPMENT PLAN SYMBOL:** 52 MN (RE)

**PURPOSE:** area for housing buildings, including plots for residences

**INFRASTRUCTURE:** water supply 50 m, sewerage 40 m



# CONACT



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