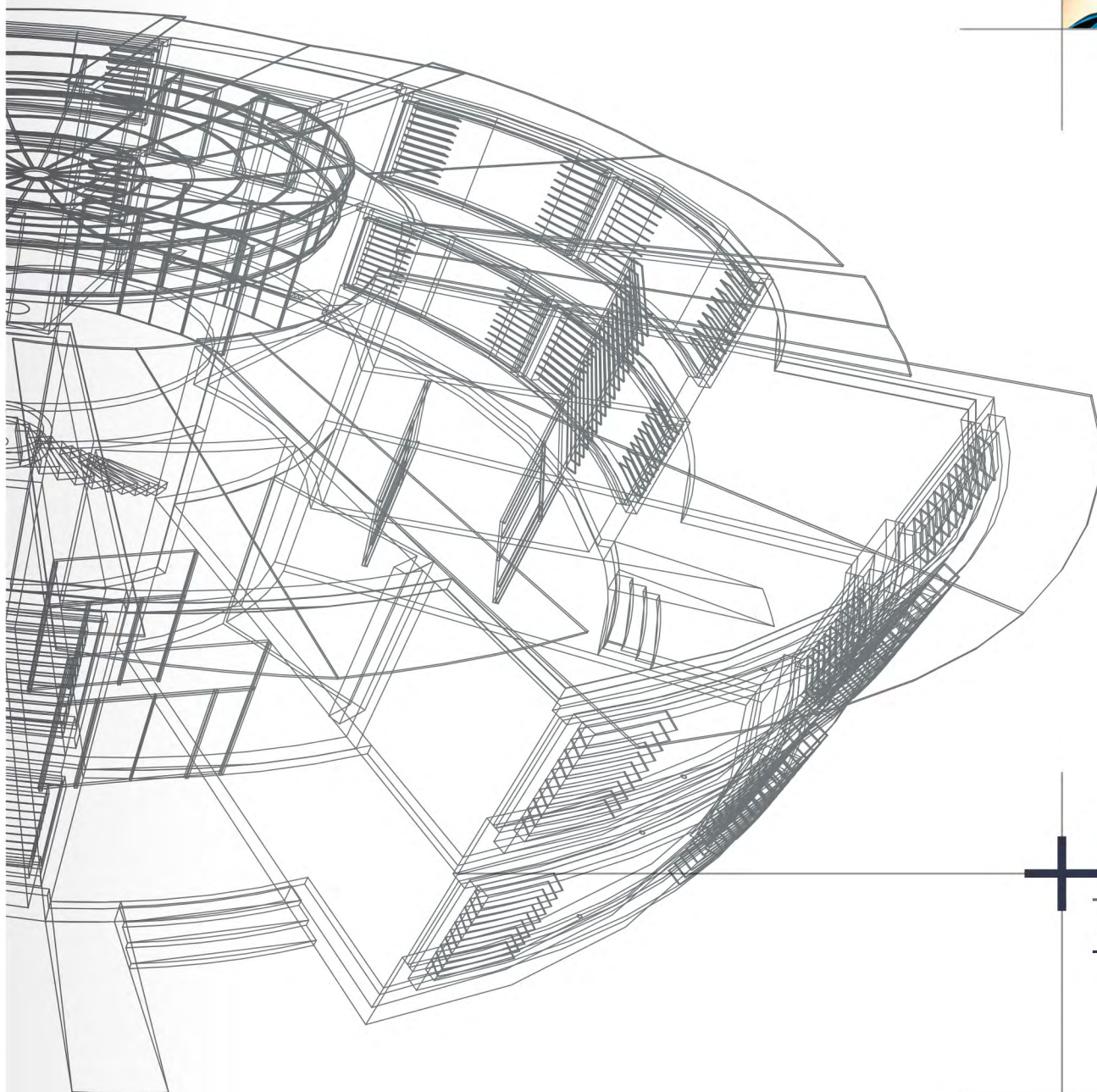
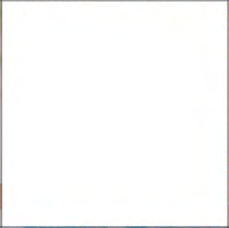
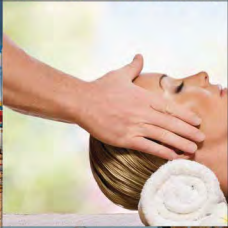
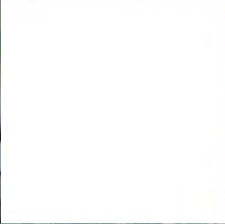
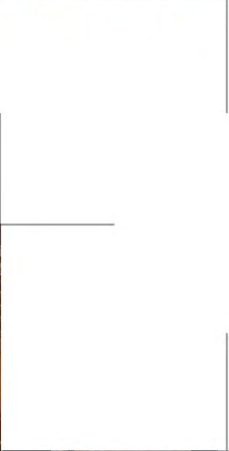
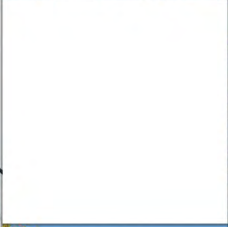
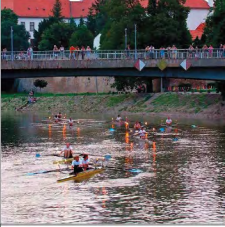
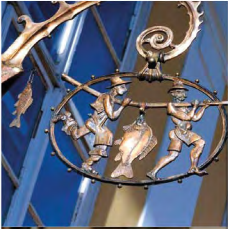
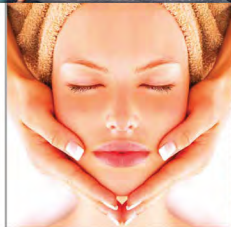
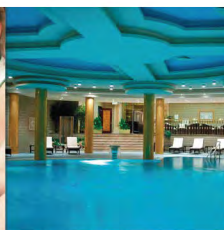


+ PALATINE CITY

THE NEW GATEWAY TO GYŐR







PALATINE CITY

THE NEW GATEWAY
TO GYŐR



6. Overview of Centrope & the region of Győr

8. The future is being built in Győr

11. Area Site in Győr

12. Description of the area

14. Outline of development options within the catchment area

16. Potential development of the area

21. Conclusion





Investing in Győr, one of the main towns of Centrope, means investing in the long term potential of central Europe.

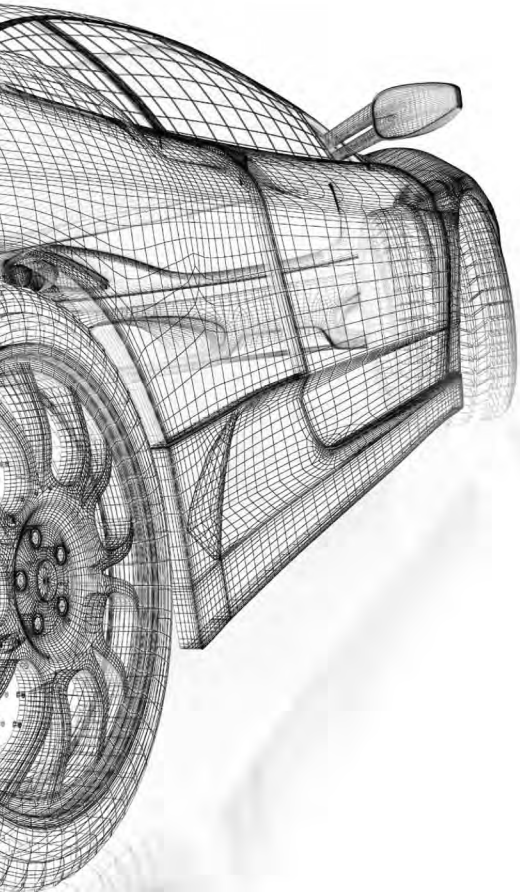
Overview of Centrope & the region of Győr

Most Important investments within the Győr region

+ Audi (Germany) Engel Group (Israel) Doxeon (Cyprus) Leier (Austria) Interbonum (Germany) Alphapark (Austria) Proventha (Germany) Ritofrank (Germany) Prologis (USA), ECE Project Management (Germany).

+ The importance of Győr is linked within the framework of the region of Centrope including the cities of Vienna, Bratislava and Győr.

+ The Centrope region is considered the economic hubs of their respective countries in terms of business activity and development, and have a history of outperforming the EU average in growth. Due to its location, Centrope benefits strongly from its positioning as a gateway between EU markets with high purchasing power and the dynamic markets of younger and aspiring EU member states within central and eastern Europe. The general competitiveness of the region is set to improve further, thereby strengthening Centrope as an attractive business location.





COMMERCIAL CORRIDORS

INFRASTRUCTURE



The future is being built in Győr

Why should companies choose Győr?



+ In the two decades following the systemic economic and political changes in Hungary, the economic structure of the city transformed. Győr was always considered a wealthy part of the country, given its western orientation and location, with a diverse number of light industry (textile and food processing). However, this segment declined or even ceased to exist during several periods. However, new sectors within commerce and financial services began to replace former industries. These new segments were reinforced by the rapid expansion of the commercial, banking and insurance networks.



+ The most intensive growth, however, was induced by the machinery sector including automotive industry, resulting from the large scale investment of the Audi company, which encouraged other related firms to establish a presence.



+ „The future is being built in Győr”, is the motto of the city, which demonstrates their belief and strengths of Győr and an image they want to portray to others. The county seat of Kisalföld (small plain) has become the most dynamically developing and innovative city in Hungary, with a solid financial background, well qualified market-oriented labour force and a stable economic environment that supports these enterprises.

+ The geographical location of Győr is advantageous being on the Vienna–Bratislava–Budapest innovation axis and conveniently halfway between Vienna and Budapest. In addition, its well serviced and connected within the Vienna– Budapest international railway line.

+ A number of international airports provide an air link to the city, with Budapest 130 kilometres, Vienna–Schwechat airport 90 kilometres, and Bratislava airport is only 60 kilometres from Győr. In Pécs, which is only 15 kilometres from Győr, there is a small airport suitable for aircrafts of up to 75 passengers.

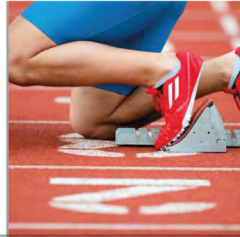
+ The river port of Gönyű located 20 kilometres away allows access to the city via a port linked to sea waterway.

VIENNA
120 km
75 min

BRATISLAVA
80 km
55 min

BUDAPEST
130 km
75 min

GYŐR



10



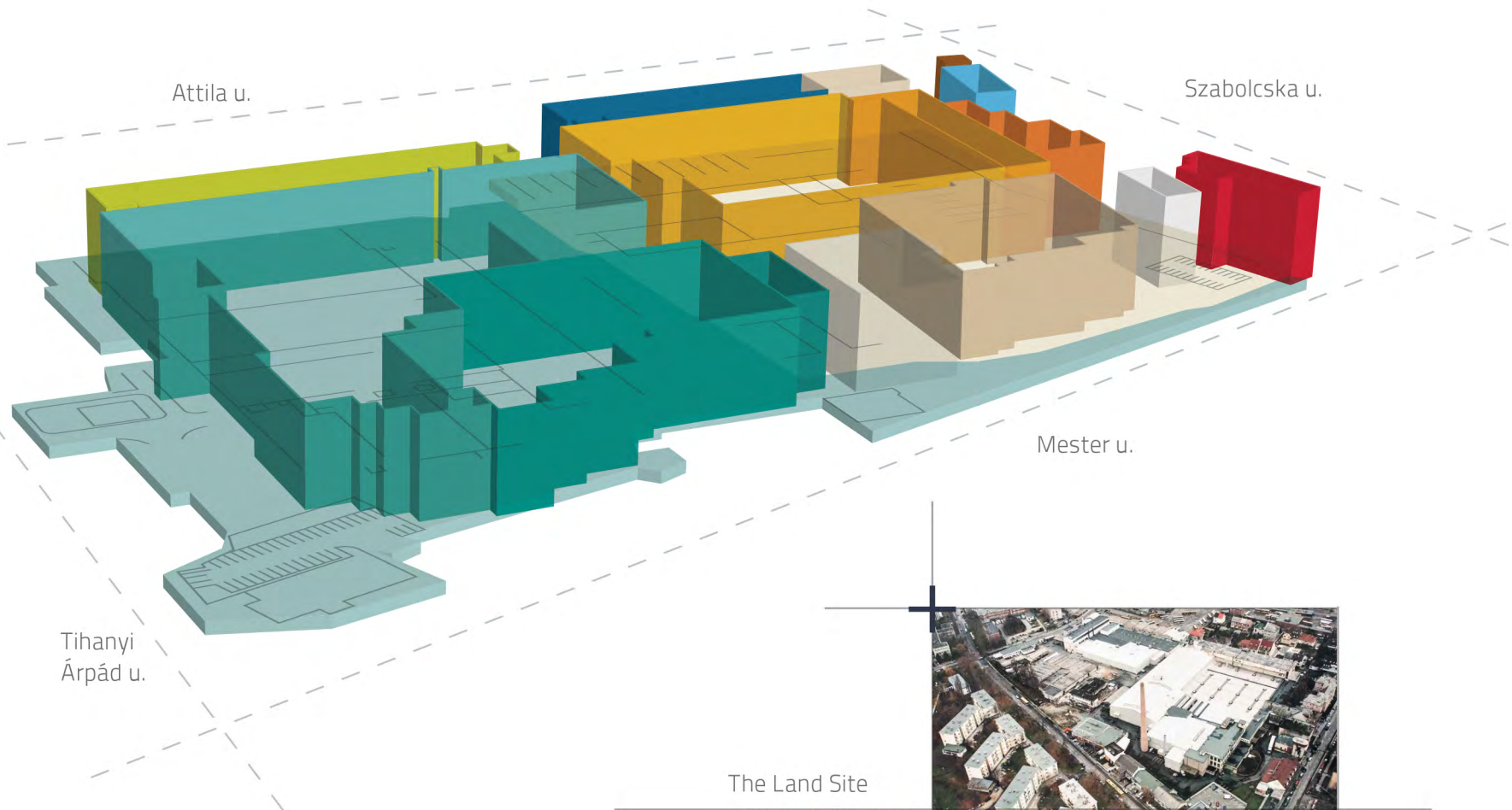
+ Győr is Hungary's second wealthiest town, in terms economic and historic buildings after Budapest. Győr was presented with an European award for the protection of historic buildings, in acknowledgement of the reconstruction of the Baroque old town centre. The palaces, museums, characteristic corner-balconies and narrow lanes are all reminders of a historic past.

1 km distance

1 km distance



NORD

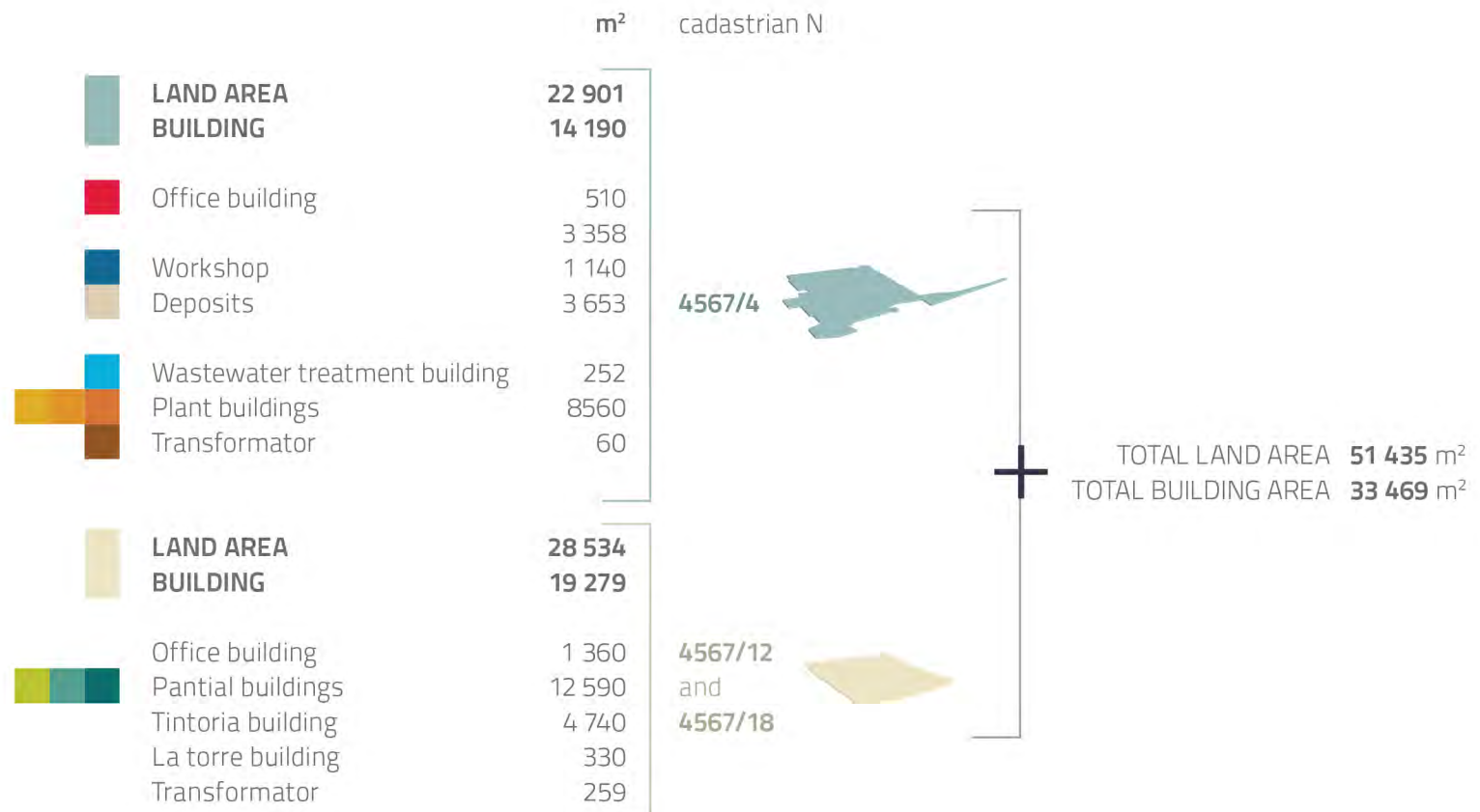


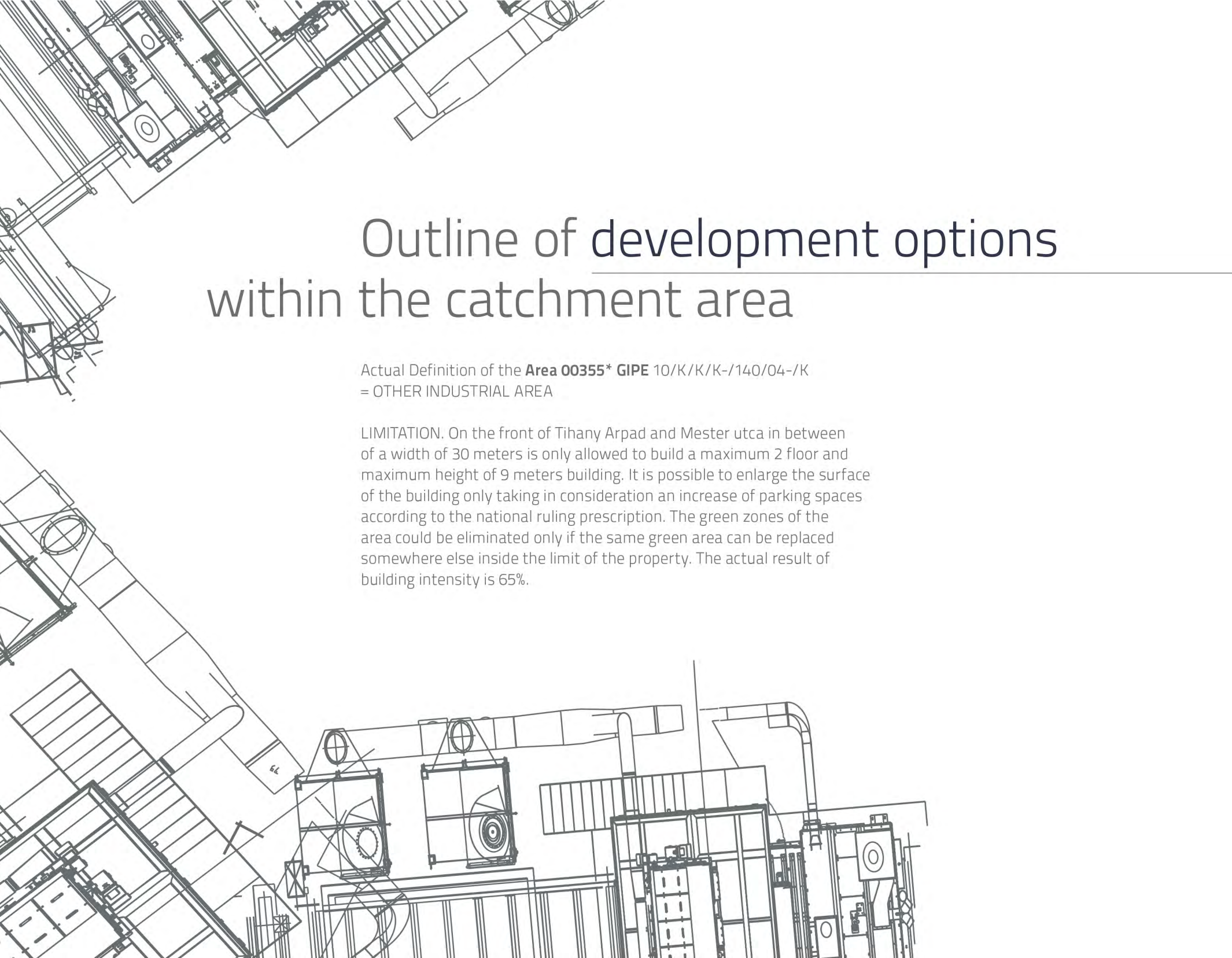
The Land Site



Description of the Area

13

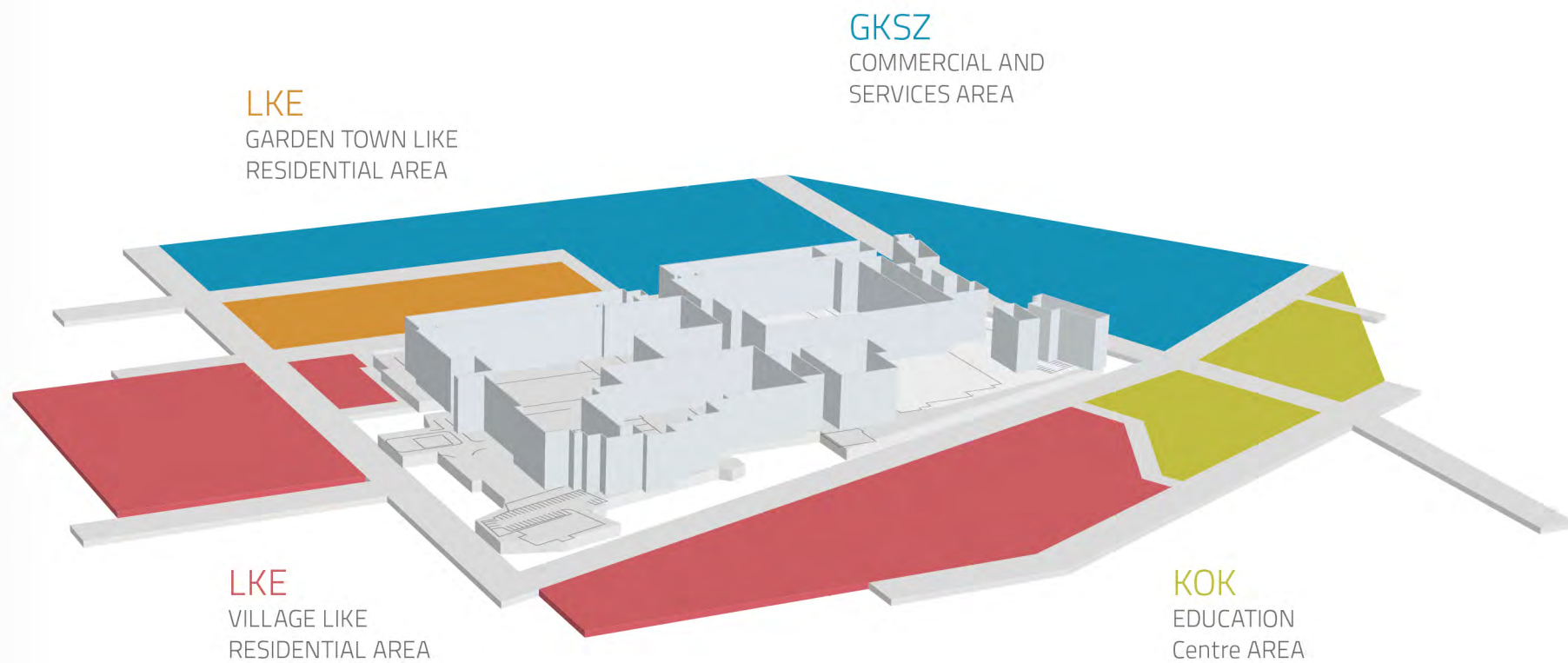




Outline of development options within the catchment area

Actual Definition of the **Area 00355*** GIPE 10/K/K/K-/140/04-/K
= OTHER INDUSTRIAL AREA

LIMITATION. On the front of Tihany Arpad and Mester utca in between of a width of 30 meters is only allowed to build a maximum 2 floor and maximum height of 9 meters building. It is possible to enlarge the surface of the building only taking in consideration an increase of parking spaces according to the national ruling prescription. The green zones of the area could be eliminated only if the same green area can be replaced somewhere else inside the limit of the property. The actual result of building intensity is 65%.



Potential development of the area

THE CURRENT POSSIBILITIES IN ACCORDANCE WITH THE CITIES MASTERPLAN

OPPORTUNITY TO MODIFY THE CURRENT RULES ON THE DESTINATION AREA

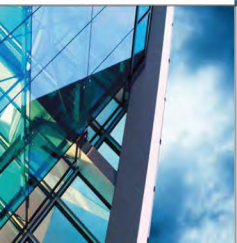
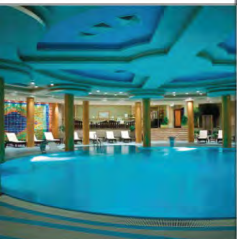


- 1) Educational centres
- 2) Health centres
- 3) Social use building
- 4) Up to 2500 sqm commercial retail shops
- 5) Religious building

According to the actual and prospective situation of the market in Győr we consider the residential market as stagnant with no short term needs for significant development due to limited demand.

The change of destination that could provide the most viable opportunity is the conversion to a Lk („little town like residential area”).

*The actual ruling destination should be changing the City's master plan.





THE OPPORTUNITIES OF DEVELOPMENT WITHIN AN „LK” AREA.
IT IS POSSIBLE TO BUILD A STRUCTURE NO MORE THAN 9 METERS HIGH
WITH NO MORE THAN TWO FLOORS

- 1) Services building linked with the concept of temporary offices, with a professional services
- 2) Restaurant building linked with the new presence of person in the area
- 3) Sport services building also because of a lack of big surface gym in the city centre of Győr
- 4) Educational buildings as in the actual destination with the same development opportunity
- 5) Health services buildings

AND IF THE DESTINATION DO NOT
DISTURB THE NEARBY AREA IT IS
POSSIBLE TO BUILD

- 1) Hotel
- 2) Administration centres (office)
- 3) Gas station



The current site provides an opportunity to “create” a new mixed-use destination in Győr. The current buildings could be utilised to convert the area according to the services and concepts that are in demand and appropriate for the site.

ENTERTAINMENT DISTRICT

Part of the site could be dedicated towards a restaurant, café and bar district that will attract locals and patrons within the surrounding area of Győr.

PRIVATE HEALTH AND MEDICAL CENTRE

There is a gap in the market for a private health and medical centre for the region. Within Centrope there is a growing number of potential patients with disposable income that can afford private care. However there is presently no offer on the market that could cater for general and day care services and dental within one building.

COMMERCIAL CENTRE

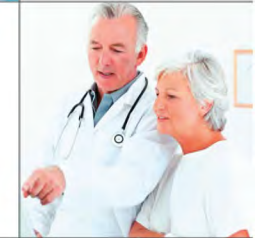
There is also the potential market for a shopping destination attracting both independent and branded shops and services within a modern industrial atmosphere. It would be the alternative place to the old town, but still located in the heart of the city. It would be a multi-purpose area not only for shopping, but also temporary offices, fitness and recreation and a family friendly atmosphere.

PRIVATE STUDENT CENTRE

There is a lack of development of student services in Győr, including more superior accommodation and places for entertainment where students can spend their leisure time.

HOTEL

There is an opportunity to convert part of an existing building infrastructure to an aparthotel for long-term stay, a serviced apartment concept that is not present in the town.



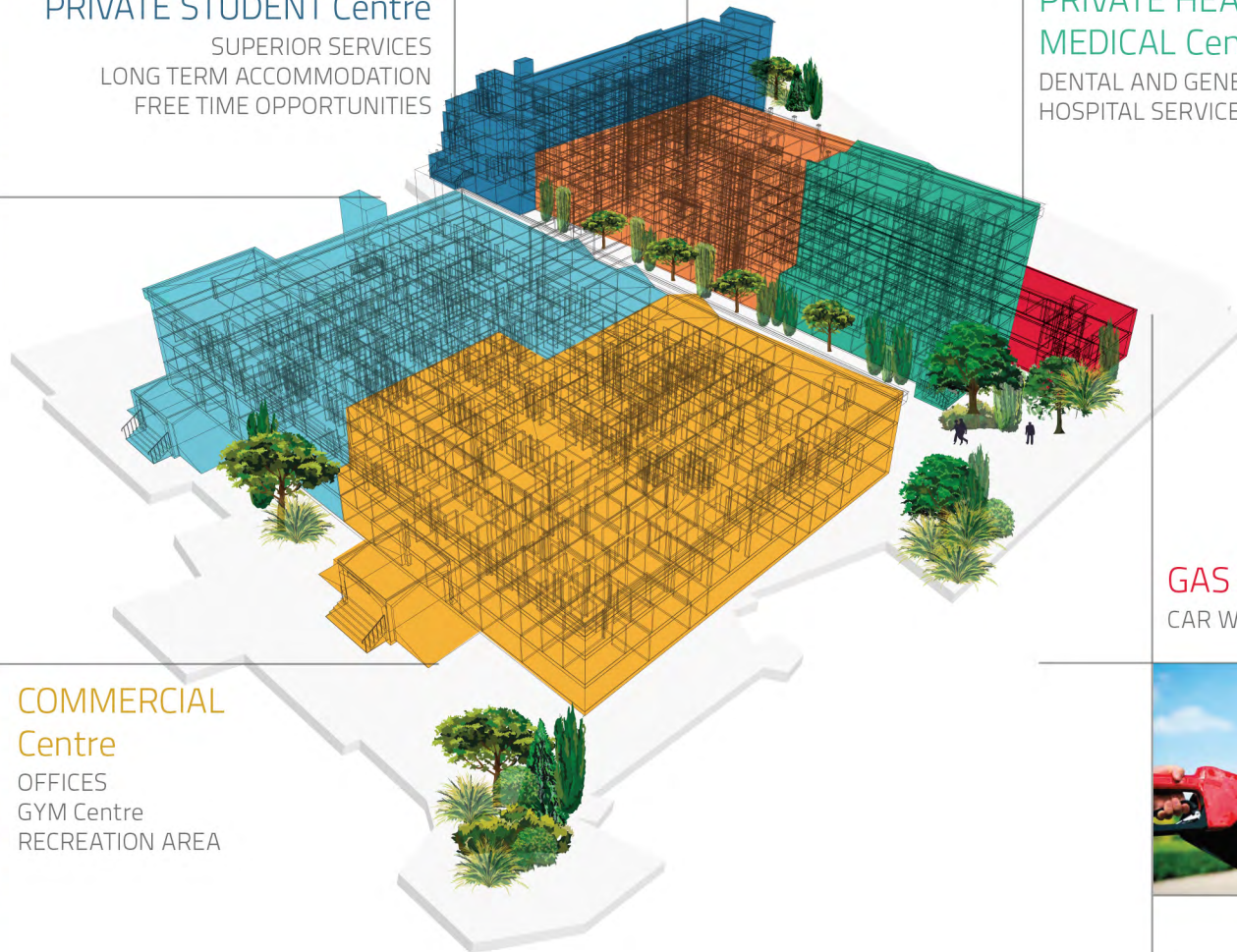
HOTEL
APARTMENT HOTEL
FOR LONG STAY



PRIVATE STUDENT Centre
SUPERIOR SERVICES
LONG TERM ACCOMMODATION
FREE TIME OPPORTUNITIES

**PRIVATE HEALTH AND
MEDICAL Centre**
DENTAL AND GENERAL
HOSPITAL SERVICES

**ENTERTAINMENT
DISTRICT**
BARS
RESTAURANTS

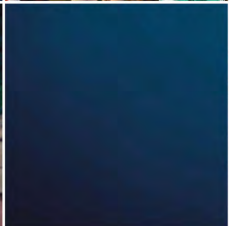
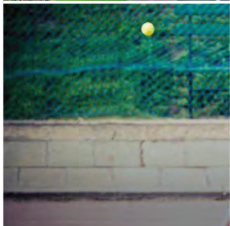
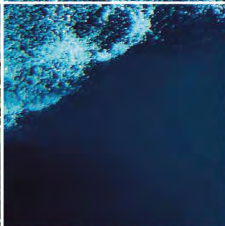
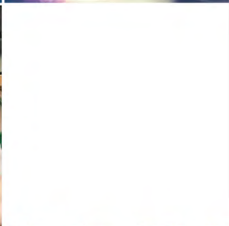


GAS STATION
CAR WASH



**COMMERCIAL
Centre**
OFFICES
GYM Centre
RECREATION AREA





Conclusion

Győr Due to the development path the city has taken over the past two decades following the systemic change – the city has become the second largest in Hungary after Budapest in terms of economic competitiveness and industrial potential. The dominant factor in this economic development has been the automotive industry, but other industries have confirmed their commitment to the town. Its geographical location and transportation endowments are excellent, well developed infrastructure provides investors the opportunity to invest not only in a city but a region that is economically vibrant. The local government has an open and long term view in continuing to enhance the city and provide the support needed to influence new investors on their decision to locate their investment in Győr.

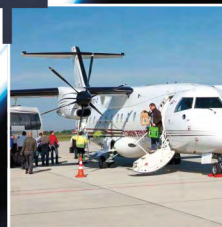
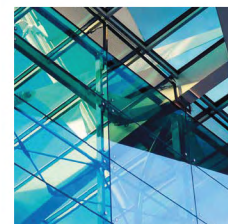
Palatine City

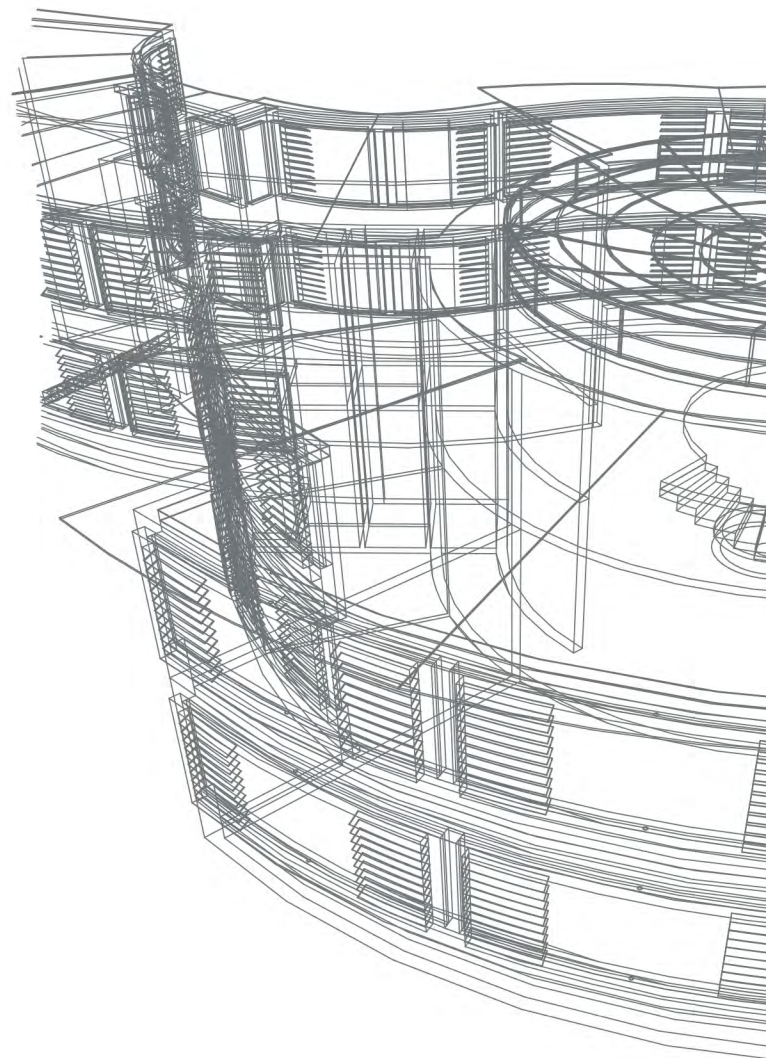
The current site that is for sale could be utilised to develop and transform this part of Győr into a new destination for mixed-use purposes. A place where inhabitants from the extended region (approx 500.000) could visit to shop, eat, stay and be entertained. There are a number of mixed-use purposes that could be created at Palatine City with a view in reducing investor risk and maximising returns.

For further information please take CONTACT



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