

TRAINING AND HOTEL CENTRE WITH AGROTOURSIM BACK UP FACILITIES

A real estate is in possession of Kempa Invest Sp. z o.o. of Warsaw which has got the right for perpetual usufruct of the lots and land and property right for buildings and structures located on this land. The total area of land covered by the complex is 11.6 ha.

The training and hotel centre comprises the following:

Diversified land with heights. Part of the land developed with halls, hotel, administration building, transformer station and cased umbrella roof, three stand on another part of the land. The entire land fenced with a coated wire mesh on steel post. An entry gate made of steel and with automatic opening. The site is provided with electricity, water and wastewater system. The land is surrounded with forest. The place Miroslaw is a village in the Ujście Community.

Buildings

Item	Name of building
1	Administration building with a gate house and boiler- room.
2	Hotel and conference building
3	Transformer station – store
4	Store-room
5	Hall with social back up facilities and boiler-room
6	Old boiler-house - store
7	Office and store building
8	Wooden umbrella roof – grill stand
9	Small store-room

Structures

Item	Name of structure
1	Fencing with an entry gate
2	Water piping
3	Wastewater system
4	Energy power network
5	Transformer station

Buildings

1. Administration building with a gate house and boiler- room:

A building with a ground floor without cellar, with flat roof. Heavy repair in 2001 and 2002..

- 1. Development area**
- 2. Usable area**
- 3. Cubic capacity**

$$\begin{aligned}A_d &= 131.76 \text{ m}^2 \\A_u &= 104.13 \text{ m}^2 \\V &= 448 \text{ m}^3\end{aligned}$$

2. Hotel and conference building

A building in compact settlement, one and two-storey building without cellar. Flat roof. Construction year 2002. There is a terrace located above the ground floor. The building houses guest rooms, all of them accompanied with bath-rooms, a lecture room with audio equipment, kitchen equipped in a modern manner with a kitchen elevator, exhibition room, tv room with a billiard-table, ladies' and men's toilets.

1. Development area	$A_d = 533.8 \text{ m}^2$
2. Usable area	$A_u = 808.7 \text{ m}^2$
3. Cubic capacity	$V = 3164 \text{ m}^3$

3. Transformer station – store

A ground floor building without cellar, with flat roof covered with roofing paper. Used as a store-room at present.

1. Development area	$A_d = 51.18 \text{ m}^2$
2. Usable area	$A_u = 43.37 \text{ m}^2$
3. Cubic capacity	$V = 153 \text{ m}^3$

4. Store-room

An arch hall, ground floor without cellar.

1. Development area	$A_d = 104.83 \text{ m}^2$
2. Usable area	$A_u = 104.83 \text{ m}^2$
3. Cubic capacity	$V = 173 \text{ m}^3$

5. Hall with social back up facilities and boiler-room

A building in compact settlement, one-storey, without cellar, two-bay, with gable roof covered with trapezoid sheet.

High bay

1. Development area	$A_d = 936.46 \text{ m}^2$
2. Usable area	$A_u = 955.57 \text{ m}^2$
3. Cubic capacity	$V = 3746 \text{ m}^3$

Low bay

1. Development area	$P_z = 692.05 \text{ m}^2$
2. Usable area	$A_u = 678.48 \text{ m}^2$
3. Cubic capacity	$V = 2076 \text{ m}^3$

6. Old boiler-house - store

A building belongs to the main hall building, the building's protrusion divides the hall into two parts, boiler-house's former facilities have been removed and scrapped.

1. Development area	$A_d = 53.59 \text{ m}^2$
2. Usable area	$A_u = 44.30 \text{ m}^2$
3. Cubic capacity	$V = 150 \text{ m}^3$

7. Office and store building

A detached building, without cellar, one-storey , with one-bay, with gable roof covered with trapezoid sheet.

1. Development area	$A_d = 354.68 \text{ m}^2$
2. Usable area	$A_u = 323.98 \text{ m}^2$
3. Cubic capacity	$V = 1206 \text{ m}^3$

8. Wooden umbrella roof – grill stand

A free standing umbrella roof, without cellar, in hexagonal form

1. Development area	$A_d = 259.8 \text{ m}^2$
2. Usable area	$A_u = 259.8 \text{ m}^2$
3. Cubic capacity	$V = 996 \text{ m}^3$

9. Small store-room

A ground-floor building without cellar, with flat roof covered with roofing paper.

1. Development area	$A_d = 13.76 \text{ m}^2$
2. Usable area	$A_u = 10.17 \text{ m}^2$
3. Cubic capacity	$V = 39 \text{ m}^3$

Structures

1. Fencing with an entry gate

The site is fenced with a coated wire mesh and three layer of barbed wire stretched on steel coated posts of height $H=2.50$ inserted in concrete foundation with intervals of $B= 2.50$.

1.Length of fence	$L = 1585.00 \text{ m}$	$H = 2.50 \text{ m}$
2. Number of posts	$l = 634 \text{ pcs}$	$H = 3.00 \text{ m}$
3. Gate with automatic opening	$L = 4.50 \text{ m}$	$H = 2.00 \text{ m}$

Technical status Very good technical status

2. Water piping

Steel pipes connecting all the buildings.

3. Wastewater system

PVC pipes of 150 mm ID, connecting all the buildings in the site

4. Energy power network

Underground network in the developed area, connecting all the buildings and constructions.

5. Transformer station

A transformer station marked with a number K03-2164, of power 200kW on reinforced-concrete posts connected with outer aerial electrical line and connected to internal electrical underground installation.

**PRICE OF THE TRAINING AND HOTEL CENTRE
WITH AGROTOURSIM BACK UP FACILITIES
EUR 400,000**

In addition,
a possibility exists to annex additional adjacent land or some land in vicinity of the training and hotel centre.

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