

PROPERTY IN NORTHERN-EAST POLAND FOR SALE



The company is looking for investors interested in purchasing a real estate situated in a beautiful forest setting of Knyszyn Forest Landscape Park (Podlaskie voivodeship, North-eastern Poland, "green lungs of Poland"). The property is designed for a rehabilitation and wellness center with hotel, conference and restaurant facilities, but at the moment the final use of property depends on investor's ideas and needs.

The property is located in Rybniki village in the Landscape Park of the Knyszyn Forest in Podlasie, in the close distance from national road E 67 Białystok-Augustów and border crossings to Lithuania and Belarus, about 13 km from Białystok (capital city of the voivodeship) border and about 200 km to Warsaw (capital city of Poland).

On the map: 53°16'00.5"N 23°08'56.6"E 53°16'00"N 23°08'56"E

Plot area: 2,6478 ha

Total area of the building: 10.763,60m²

Form of ownership: ownership

Two **options of cooperation** are suggested:

1. Purchase of the real estate in current phase of construction
3 000 000 EUR (net price)
2. Sale of shares in the new company and finishing the project (controlling interest)
5 300 000 EUR (net price)

It is possible to complete the construction, to install the equipment and to launch the facility in the period of 7 to 11 months after receiving funding.

Characteristics of the building

Mixed-structure building, with 2-3 storeys and usable attic, partly cellared, made in traditional technology. The building has separated parts: main entrance, hotel, restaurant, conference rooms, swimming pool and saunas, SPA rooms and technical rooms and utility rooms.

Construction works are ongoing since March 2013. Currently the whole building is in a state of raw semi closed, and about 30% of the roof is covered with ceramic tiles. A sanitary installation was made in the outer part of the building and inside central heating and hot water was partially installed. A part of the sewer system underneath the access road was installed.

Additionally, the following components are ready to be assembled: 64 pieces of windows, 5 pieces of entrance door, 2 pieces of door to basement, 2 pieces of door to the treasury, balustrades for 4 technical staircases, metal railings on 23 balconies. The whole area of 2.6 ha has a metal fence on the concrete foundation. Detailed description of investment and costs is available and can be shared with the investor.



Basement – 2003,30m²: night club with buffet, meeting room, kitchen warehouses with refrigerators, washrooms, locker rooms, storage rooms, hydropower, ventilator, boiler room with oil storage, aggregate room, room under the swimming pools with chemicals stores - 385.8m², technical rooms related to the functioning of the building.

Ground floor – 2,469.9m²: halls, bar, buffet, restaurant, kitchen with storage and sanitary facilities, swimming pool hall - 297.5 m² with sanitary facilities and relaxation rooms, therapeutic rooms, saunas and baths, hotel rooms with bathrooms, offices.

1st floor – 2,240,30 m²: halls, therapeutic rooms, two conference rooms, hotel rooms with bathrooms, storage and auxiliary facilities for hotel service.

Attic – 1,275,80m²: halls, hotel rooms with bathrooms, apartments, storage and auxiliary facilities for hotel service.

Number of hotel rooms

A total of 148 beds:

1. double rooms - 69,

2. apartments:

Double rooms – 3

Room for 4 people – 1.







