



# Industrial area Ostrov

## Asset Overview

- Compact large built-up land allowing for heavy industrial constructions
- Land plot size **383 433 sqm**
- Zoning plan allows to build heavy industrial constructions
- 43 959 sqm of industrial buildings are rented
- Water supply, canalization, gas, electricity on the land, sufficient for new construction
- No significant historical contamination in place

## Location

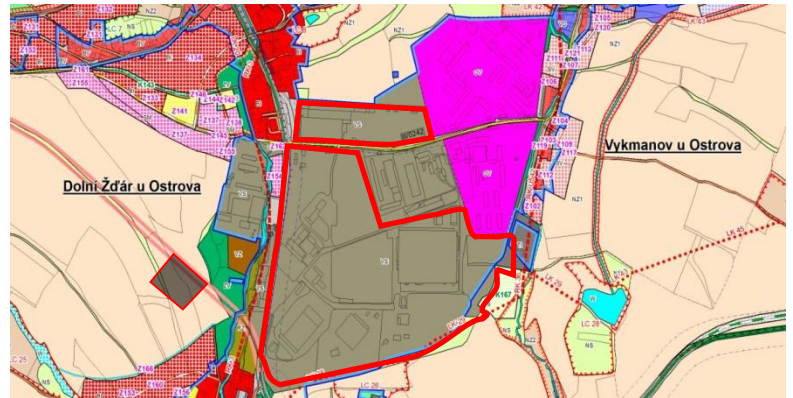
- Land plot is located in Ostrov nad Ohří (Horní and Dolní Žďár), north from Karlovy Vary
- Close to speedway R13 connecting with D6 Prague – Karlovy Vary – Cheb - Germany
- Land is only 20km from German borders with great connection to highway D6 and Ostrov nad Ohří Railway station



- 1 Site
- 2 Ostrov nad Ohří
- 3 R13
- 4 R25
- 5 D6 (Karlovy vary)



## Zoning Plan



- Total area **48 736 sqm**,  
**1** Built-up area 16 500 sqm to be demolished  
Connection to electricity, water, sewerage, gas
- Total area ca. **115 000 sqm**,  
**2** Built-up area 3 275 sqm  
Connection to electricity, water, sewerage, gas
- a** ca. 8 000 sqm - option to purchase from  
Karlovarsky region
- 3** Total area of buildings **49 094 sqm**,  
93% rented
- 4** Waste dump, can be used for demolitions  
and construction
- 5** Boiler house
- 6** Gatehouse



## Transaction Process

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- The owner is considering selling the asset
- Deloitte is engaged as an advisor of the owner
- Parties interested in participating in the potential transaction process are requested to express their interest in writing to Deloitte
- We kindly ask you to keep the provided information strictly private and confidential

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