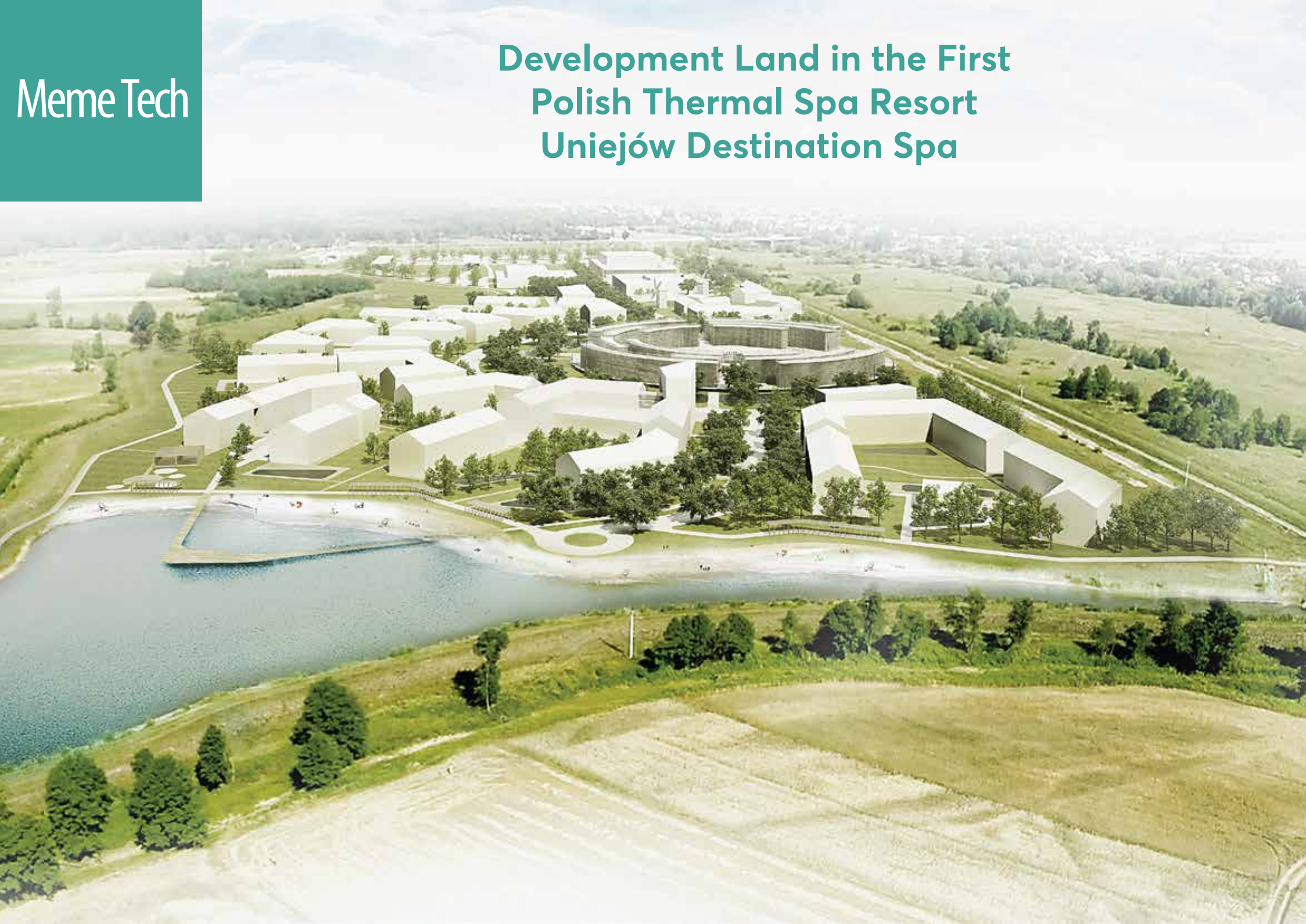
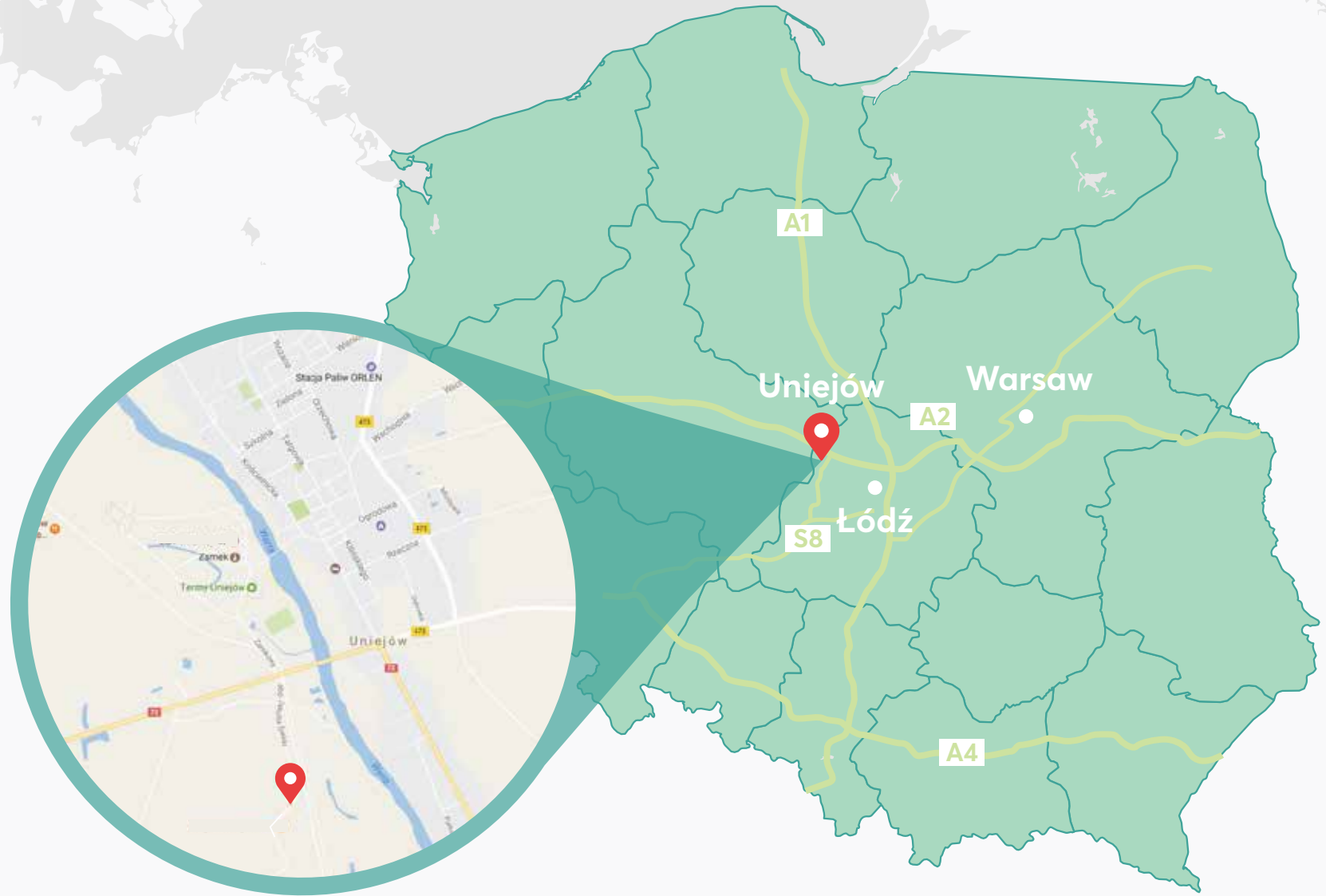


# Development Land in the First Polish Thermal Spa Resort Uniejów Destination Spa



# Location



56 km	<b>Łódź</b>
162 km	<b>Poznań</b>
170 km	<b>Warsaw</b>
203 km	<b>Wrocław</b>
269 km	<b>Katowice</b>
313 km	<b>Gdańsk</b>
417 km	<b>Berlin</b>



# Land Information



## Location

Uniejów, ul. Abp. Jakuba Świnki, łódzkie voivodeship, Poland



## Land Use Function

Land zoned for spa treatment, sports, and recreation development, including service facilities and green areas (according to the Study on Land Use and Conditions and Directions of the City and Municipality of Uniejów)



## Surface Area - 5,83 ha

(lots: 2146/21, 2146/23, 2146/25, 2146/27, 2146/29, 2146/31)



# Land Information



## Lot Utilities

The land is connected to the following utility networks:

- Electric power
- Water
- Storm water drainage
- Sanitary sewers
- Municipal heating network
- Geothermal water pipeline



## Main and Access Roads

The property is located 12 km from the A2 motorway (Dąbie hub) and 60 km from the junction of motorways A1 and A2 (Stryków hub). About 1000 m south of the property runs country road 72 connecting Uniejów with Łódź Aleksandrów Łódzki, Turek, and Konin. Access to the property is via a paved and lit local road – ul. Abp. Jakuba Świnki.



## Description

A flat, undeveloped area, located in spa zone B in Uniejów, west of the Warta river, south-west of the Uniejów urban area, south of the Castle and the Termy Uniejów recreational facility (ca. 1500 m).

Southern part of the area (lots 2146/29 and 2146/31) is adjacent to a reservoir whose water level is regulated by a sluice connecting it to the Warta river. The Struga Spycimierska creek flows ca. 100 m south of the reservoir



## Notes

An area zoning plan is in preparation (Uniejów City Council Resolution no. LXVIII/438/2014 of September 19th, 2014).

Enactment is planned for Q4 2017.

The property is located in the Warta Nature Park and in a Nature 2000 area. However, the Łódzkie Voivodeship Council has reduced the strictest development restrictions in relation to this area.



# Property Development Concept

This concept represents the maximum capacity of the land according to the Local Zoning Plan. The concept provides for the construction of the following buildings: hotels \*\*\* and \*\*\*, apartment blocks with rental apartments, spa facilities, senior housing.

**Stage I: construction of two buildings: Convention Hotel \*\*\* and Senior Housing;**

**Stage II: construction of two buildings: Spa Hotel and apartment block;**

**Stage III: construction of two buildings: Hotel \*\*\*\* and apartment block;**

**Stage IV: construction of three buildings: Rental apartments.**

Other development is possible subject to the Zoning Plan.



# Development Stages



## Stage I — 17 217 m<sup>2</sup>

### Convention Hotel \*\*\*

Number of rooms	106
Number of parking places	122

### Senior Housing

Number of rooms	64
Number of parking places	54

## Stage III — 15 902 m<sup>2</sup>

### Hotel \*\*\*\*

Number of rooms	109
Number of parking places	115

### Apartment Block

Number of rental apartments	22
Number of parking places	32

## Stage II — 7 877 m<sup>2</sup>

### Spa Hotel

Number of rooms	28
Number of parking places	38

### Apartment Block

Number of rental apartments	26
Number of parking places	41

## Stage IV — 14 537 m<sup>2</sup>

### Apartment Block I

Number of rental apartments	20
Number of parking places	45

### Apartment Block II

Number of rental apartments	40
Number of parking places	57

### Apartment Block III (penthouse) with mini-spa area

Number of rental apartments	6
Number of parking places	12

# Total Development Potential

Gross covered area (m <sup>2</sup> )	15 583
Total number of hotel rooms	243
Total number of rental apartments	114
Total number of senior housing rooms	64
Number of floors	3 with dominant feature up to 6
Total number of parking places	516



# Uniejów – Resort Potential



## Since 2012

Spa Resort status



## First Polish

destination spa with thermal springs



## Natural Resource

- therapeutic saline springs



## PLN 90 million in EU funding

invested by the municipality in 2007-2013



## Development

of geothermal infrastructure and facilities– Termy Uniejów, hotels



## Local Restoration Program

implemented by the municipality, planned for 2014-2024





# Uniejów – Hot Saltwater Springs



## Saltwater

at temperatures of 68 C, recovered from a depth of 2000 m



## Multiple Uses of Thermal Waters

including therapies, recreation, heating (municipal heating network), and heating of the municipal sports pitch



## Therapeutic Minerals

sulfur, fluoride, iodine, radon, metasilicic acid – particle concentration higher than in sea water



## Saltwater Use and Effects

- Treatment of rheumatic and degenerative disorders
- Treatment of respiratory tracts
- Post-surgery convalescence
- Anti-inflammatory and purifying effects (inhalation therapy using saltwater)
- Improved immunity (copper and iron compounds)
- Increased vitality (radon)
- Improved skin color and elasticity (metasilicic acid compounds)



# Uniejów – the City



## History

One of the oldest cities in Poland

City history closely tied with the Archbishops of Gniezno

Founder – Archbishop Jakub Świnka



## Location:

12 km from motorway A2 (Dąbie hub)

60 km from A1 and A2 motorway junction (Stryków hub)

Near country road 72 connecting Uniejów with Łódź, Aleksandrów Łódzki, Turek, and Konin.



## Main Tourist Attractions

Hot spring baths "Termy Uniejów":

- Indoor and outdoor baths with saltwater
- External area of 1238 m<sup>2</sup> – including a saltwater therapeutic bath with deck chairs and hydro massage
- Internal area of 303 m<sup>2</sup> – including an indoor bath, saltwater graduation tower, and a sauna zone
- Facility owned by the Municipality of Uniejów

Archbishops' Castle:

- One of the most interesting historical sites of the Łódź area in terms of architecture, history, and view
- The former seat of the Archbishops of Gniezno. Today it serves as a venue for meetings and recreation, with hospitality and dining facilities
- Site owned by the Municipality of Uniejów



# Development Status



- Application for Decision on Environmental Conditions of Approval of an Undertaking filed;
- Obtained technical requirements from public utilities;
- Enactment of the Local Zoning Plan for spa zone B – Q4 2017



# Interested in Cooperation?

## Contact us

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