

# KEŽMAROK

industrial zone

everything for  
**YOUR BUSSINESS**



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## Mayor's foreword



KEŽMAROK

Dear business partners and investors!

This publication serves as the introduction of the Town of Kežmarok and its region as a fitted and suitable locality for the implementation of your investment plans. The Municipality representatives have tried their utmost to prepare and arrange such business environment that could create the optimal and best-fit conditions to stimulate the investement inflows.

Our continual intention is to improve and optimize the conditions for the contented and full-value life of our resident – and one of the most significant condition for such life means the suitable job oportunities.

We realize that the cooperation and collaboration with the investors are very important for our success – and we can offer and provide you the expertness, reliability and support in your business.

The Town of Kežmarok is delighted to have the oportunity to invite you to join the reciprocally advantageous partnership!

Ing. Igor Šajtlava  
Mayor of the town

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## Introduction

### WHY TO CHOOSE KEŽMAROK

- Advantageous and profitable position near-by the border on Poland and its huge progressive market.
- Industrial park of Kežmarok – Pradiareň is ready to offer you existing places and space for your business and/or the opportunity for development of new buildings in the area of the industrial park.
- Attachment to the prospective highway D1 near-by the city of Poprad (15 km).
- Air transport – 18 km (Poprad Intl. Airport).
- Attachment to the railway network direct from the industrial park area.
- Skilled and qualified manpower.
- Low labor cost level.

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## Slovakia - general data

<b>area</b>	49,035 km <sup>2</sup>
<b>capital</b>	Bratislava, population 446,819 (2004)
<b>administrative division</b>	8 regions with 79 state-administration districts
<b>population</b>	5,382,178 (48,5% men, 51,5% women) (2004)
<b>population density</b>	110 inhabitants per km <sup>2</sup>
<b>labour force</b>	2,658,600 (49,4% total population) (2004)
<b>unemployment level</b>	12,58% (as of June 30, 2005)
<b>average monthly salary</b>	€ 395 (2004)
<b>gdp</b>	€ 33.1 bilion at current prices; € 6,150 per capita (2004)
<b>growth of gdp</b>	5,5% (2004)
<b>currency</b>	Slovak koruna (SKK)
<b>exchange rate</b>	1 \$ = 32,255 SKK / 1 € = 40.045 SKK (2004)
<b>inflation</b>	7.5% (2004)
<b>interbank rate BID/OFFER (12M)</b>	2,57% / 2,86% (august 2005)
<b>fdi stock</b>	€ 9,754 bilion (2004)
<b>fdi inflow</b>	€ 716 milion (2004)
<b>growth of industrial output</b>	4,1% (2004)
<b>sovereign rating (S&amp;P)</b>	A (2004)
<b>merchandise trade</b>	export 22,4 bilion/import 23.5 bilion (2004)
<b>membership in major international organization</b>	EU, NATO, OECD, WORLD BANK, UNO, WTO, OSCE, IMF

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## Slovakia - infrastructure

**Road network  
(highways)**

1185 km

**Main roads  
Railways  
Airports**

685 km

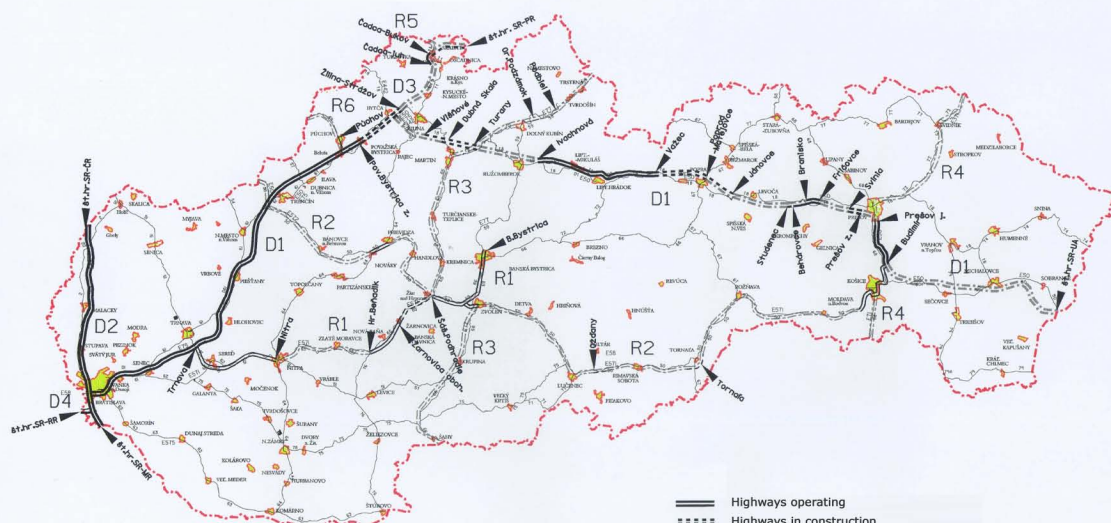
3657 km

Airport M.R.Štefánika - Airport Bratislava, BTS  
Airport Košice, KSC  
Airport Piešťany, PZY  
Airport Poprad - Tatry, TAT  
Airport Šliač, SLD  
Airport Žilina, ILZ

**Maximum number  
of travelers by air transport**

860 480 for the year 2004

## Highways and main roads year 2006



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The district KEŽMAROK- profile

## Basic information



**Mayor:** Ing. Igor Šajtlava

## Population

**Population total** 17049  
**Thence:**  
**men** 8222  
**women** 8827  
**In productive age** 11921

## Education

Kindergartens - 5  
 Elementary shools - 4  
 Art schools - 2  
 Special / ESN schools - 6  
 High schools - 1

## Healthcare

Hospital - 1  
 Pharmacies - 5  
 Privat surgeries  
 First aid / emergency

## Unemployment

Total unemployment rate to March 31 2006

12,59 % (town of Kežmarok)  
 27,03% (county of Kežmarok)

education level / area	The town of Kežmarok	% rate of JA of the town of Kežmarok	Kežmarok district	% rate of JA of the Kežmarok district
Without education	69	7,54%	979	14,30%
Compulsory education	211	23,06%	3625	52,94%
Skilled	332	36,28%	1424	20,80%
Vocational schools with Matura 3-year	9	0,98%	23	0,34%
Vocational school with Matura	73	7,98%	236	3,45%
Grammar school	27	2,95%	88	1,29%
Specialized college	145	15,85%	354	5,17%
University education I. level	5	0,55%	15	0,22%
University education II. level	44	4,81%	103	1,50%
Scientific	0	0	0	0
<b>Total of unemployed for the period by 31 August 2006</b>	<b>915</b>	<b>100,00%</b>	<b>6847</b>	<b>100,00%</b>

JA – job applicant



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## Transport connection

### Road transport

Kežmarok – Bratislava	343 km
Kežmarok – Banská Bystrica	139 km
Kežmarok – Košice	135 km
Kežmarok – Poprad	15 km
(attachment to highway D1, now in construction)	
Kežmarok – SK/PL border	32 km



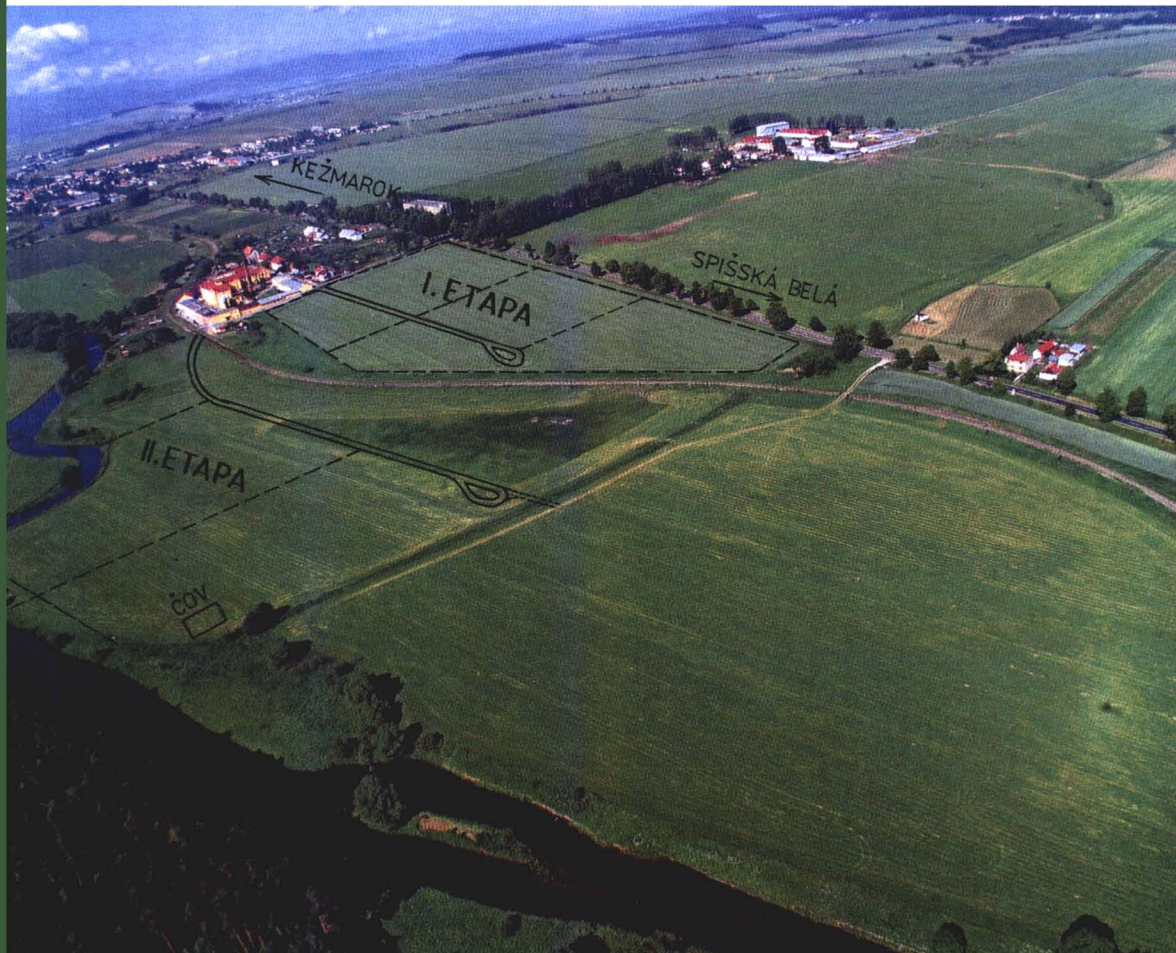
### Air transport

International airport Poprad	18 km
International airport Košice	135 km

### Railway transport

Railway junction Poprad (15 km) – international corridor Košice – Praha

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## KEŽMAROK city information

### history

The Town of Kežmarok – in the past known as a free royal town, nowadays one of the 17 Urban Heritage Reservations in Slovakia, important center of cultural life in the region of Spiš, county seat and significant tourist destination near-by the High Tatras Mountains.

The origin of the town dates back to the 13th century – in those times the unification of the Slavic and German settlements occurred. First literary record from 1251, in 1269 the town obtained the privileges of the free royal town (the right to organise two annual fairs, the right to stock, ius gladii, the right to use its own coat-of-arms etc., all gained during 15th century). Forty guilds were active in the town until 19th century – Kežmarok belonged to the most important economical center of the Medieval Hungary.

Also the architecture reflects the long – more than 730-year-old – existence of the town that is considered a treasury of historical monuments as the Evangelical Wooden Church from 1717 and the Lyceum from 1776 (both official National Cultural Monuments), the Basilica of the Saint Cross with valuable campanile (Renaissance), picturesque houses in the old town or unusual building of the New Evangelical Church.

### geography

The climate is moderate – more continental than oceanic – with cold winters and occasional rapid weather changes caused by neighborhood of the mountains (the High Tatras, Gerlach 2655 m). The elevation above sea level is 626 m.

The environs of Kežmarok are very woody (pine *Pinus sylvestris*, spruce *Picea abies*, larch *Larix decidua*), only smaller part of the area is agriculturally exploited – mostly to grow potatoes, cereal, fodder, flax. The animal kingdom is relatively poor (more usual is fox *Vulpes Vulpes*, wild hare *Lepus europaeus*, smaller species of deer).



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## SWOT analysis

### CITY OF KEŽMAROK

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#### Strengths

- capacity for infrastructure and industry development (gas, energy, water networks, water cleaning station)
- suitable age structure with the good prognosis to the future
- work skills of the manpower
- well-preserved state of the environment
- presence of the vocational schools in the town
- capacities for retraining of the existing manpower
- adaptable and conformable manpower



#### Weaknesses

- high share of population with elementary education and unfinished secondary education
- crisis of the textile industry
- stagnation of the food industry
- limited road accessibility
- lack of the finance capital in the region

#### Opportunities

- growth of the export in connexion with the membership in EU
- raised interest of the foreign investors
- increase of the competability in connexion with modern technologies, quality control systems etc.
- improvement of the communication among investors, development organizations and State institutions
- municipal and regional motivation for investors
- better publicity of the region
- increase of the adaptability of the manpower
- development of the tourism

#### Threats

- weak coordination in the cooperation of the single subjects
- lack of the financial sources of the Municipality and Self-government Region of Prešov
- disinterest of the State to improve the road accessibility of the region
- low purchasability of the population
- leaving of perspective and young people for abroad

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Real estate proposal

<b>REGION</b>	Prešovský	<b>District</b>	Kežmarok
Town	Kežmarok	Distance to Bratislava	350 km
Area	200 000 m2	Expansion	100 000 m2
Price of land	6,40 euro/m2	Cost of extraction form	
Ownership	Town Kežmarok	Agricultur lanf Fund	0 euro
Zone	Industrial zone	Shape of property /L:W/	571:350
Former use	No	Flooding area	No
		Earthquake area	No
<b>Infrastructure / conection /</b>			
Power supply conection	8 MWh	Main roads	Yes
Gas pipe line	3 900 000m3/year	Higway	Poprad -22 KM
Water supply line	25 l/s	Railway	to border
Sewage system	Yes	Airport	Poprad-22 km
Water treatment facility	Yes	River transport	350 km Komárno
Heating	No	Telecommunication	24 fiber optic cabel
Waste disposal facility	Yes	Other	

## photography



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## Real estate proposal

### Land Property

#### Area

<b>Property Structure</b>	330 000 m <sup>2</sup>
- Town	70 %
- Slovak Land Fund	30 %

### CHARACTERIZATION OF THE INDUSTRIAL PARK LANDS

<b>Location</b>	Kežmarok – Pradiareň, cca 1 km out of the residential areas
<b>Total area</b>	17,74 ha, momentary at disposal 10, 6 ha

### Infrastructure of the Industrial Park Lands

<b>Electric energy</b>	distribution of 22 kV circuit of transmission 110 kV Kežmarok
<b>Introduction of gas</b>	gas main High Tatras – Kežmarok – Spišská Belá
<b>Potable water</b>	waterworks network of Spiš – Poprad area
<b>Waste water cleaning</b>	separate sewerage cyclic waste water cleaning in self-contained water cleaner station
<b>Solid waste</b>	communal solid waste dump Žakovce (13 km)

## Contacts



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