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**PANNOVA GROUP – AVAILABLE PROPERTIES**

**Pécs, Edison Road**

**Property overview**

The site is located on the southern side of Route 57, the Pécs–Mohács road, close to Kozármisleny and the motorway junction, within the administrative boundaries of Pécs.

It comprises eight separately registered, adjoining plots in an industrial zone. The total site area is **43,567 m²**. The land is almost level, with a gentle slope to the south.

**Access**

The site is approximately 5 km from the M6 and M60 motorways. Main Road 6, the principal east–west route through Pécs, is approximately 3 km away, providing convenient access towards Kaposvár and the Croatian border. Route 57 runs directly alongside the site.

The site can be approached from two directions: from Route 57 along its southern boundary and from Edison Road, a municipally owned asphalt road, along its western boundary.

An access road intended to serve the subdivided plots (cadastral parcel number **2341/29**, formerly **/19**) is currently being designed and submitted for approval. Once the necessary permits are in place, it could be constructed within a few months in line with an investor's requirements. Vehicular entrances from Edison Road may also be provided for the plots along the site's outer edge.

**Utilities**

**Electricity:** An electricity connection point is located within the site (cadastral parcel number **23419/30**, formerly **/23**), with a capacity of **3 × 63 A**. Work is under way to provide connections for a further six plots, each with an initial capacity of **3 × 16 A** that can be expanded. The grid connection agreement for this development was signed in April 2025.

**Water and wastewater:** Water and wastewater connections with a stated capacity of **105 m³ per day** have been installed in the south-eastern part of the site to serve the entire area. Mains water is measured by individual meters housed in a shared central meter chamber. Wastewater is collected in a shared pumping chamber and transferred from there to the utility provider's network. Individual pipes from the connection point towards the plots have been partially installed. Further development of the pipe network will depend on the requirements of the intended use.

**Gas:** There is currently no gas connection on the site. The gas main is a few hundred metres away. According to a quotation from E.ON, a connection with a capacity of **150 m³ per hour** could be installed at an estimated cost of **HUF 15 million**.

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**Borehole:** The site also has a **300 m deep borehole** (cadastral parcel number **23419/23**) with a yield of **100 litres per minute**. As a general operating principle, abstraction for domestic use is limited to 66% of its capacity to maintain the long-term sustainability of the water supply. The source material states that this equates to **50 m$^3$ per day**. This volume could meet the needs of uses that do not require substantial quantities of process water. If a water-intensive process is planned, utilisation of the borehole could be increased from 66% to 80% for process water.

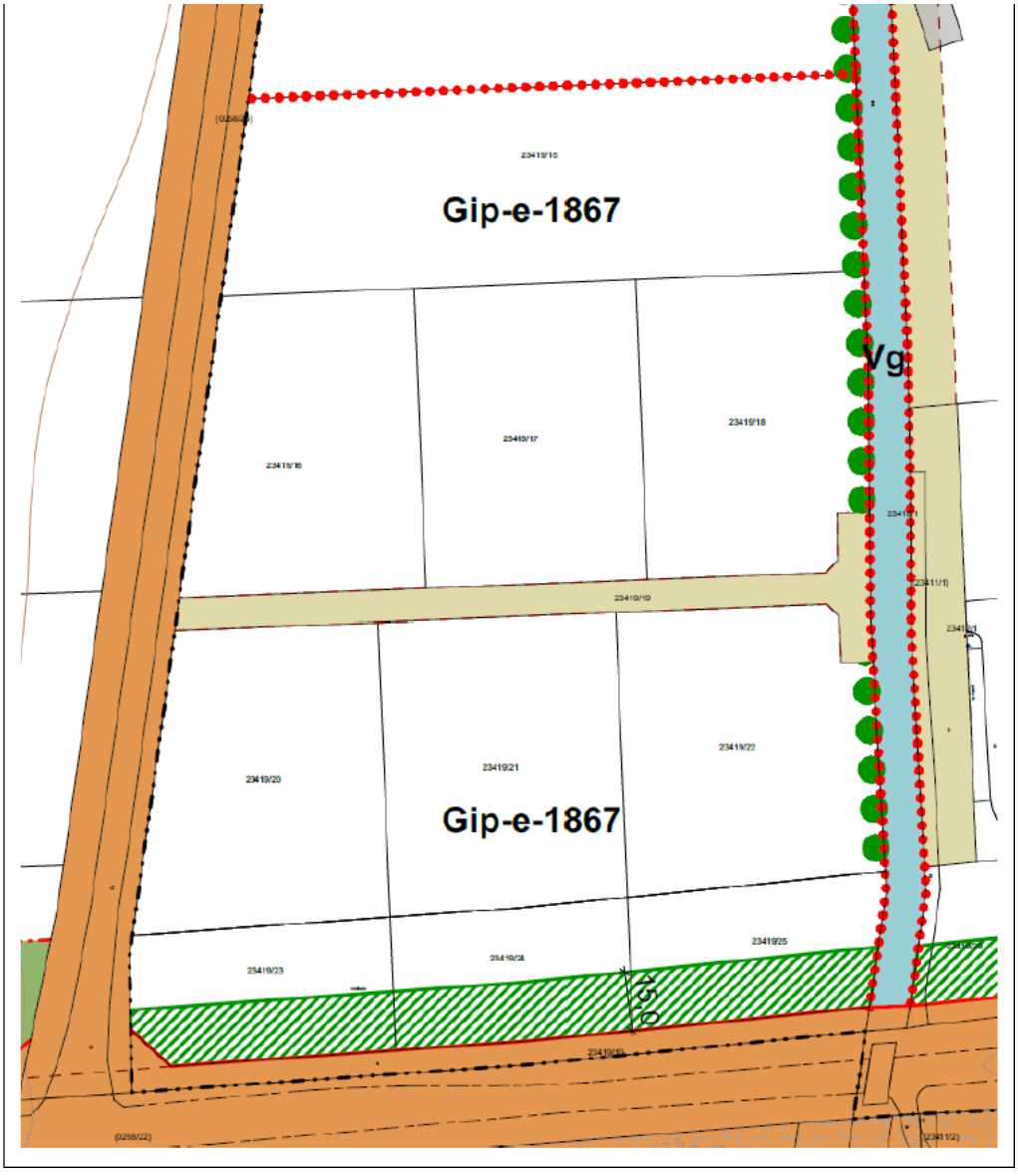
**Surface water drainage:** The Üszögi drainage ditch along the eastern boundary of the site is available as a receiving watercourse for surface water. The approvals required will depend on the proposed use of the site.



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## LAND REGISTRY DATA AND PLANNING REGULATIONS

The applicable provisions of the Local Building Regulations (**HÉSZ**) for zoning designation **Gip-e-1867** are as follows:



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| **Planning parameter** | **Applicable provision** |
|---|---|
| Building arrangement | Free-standing, campus-style development |
| Minimum building plot area | 2,500 $m^2$ |
| Minimum plot width | 40 m |
| Minimum plot depth | 50 m |
| Maximum site coverage | 50% |
| Minimum green space ratio | 20% |
| Floor area ratio | 3.5 |
| Maximum building height | 15.5–20.5 m |

Key: SZTM – floor area ratio (FAR); values in brackets apply to corner plots; ÉM – building height.
Building arrangements: SZT – free-standing, campus-style; SZÁ – general free-standing;
O – along a side boundary; Z – continuous row; ZK – perimeter block; I – semi-detached.

| Gip-z GIP-e | Zoning code | Special provisions code | Building arrangement | Plot | | | Above ground | Maximum floor area ratio (SZTM) | Minimum green space (%, corner plots) | Building height (ÉM, m) | | | | Front setback | Number of uses per plot | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | min. | max. | | | | | |
| | | | | Minimum plot area ($m^2$) | Minimum plot width (m) | Minimum plot depth (m) | Maximum site coverage (%, corner plots) | | | | At street frontage | Within the block | Building on a side or rear boundary | | Divisor | Maximum number |
| 21 | **1867** | | SZT | 2,500 | 35 | | 50 | 3.25 | 30 | 15.5 | 20.5 | | | | | |

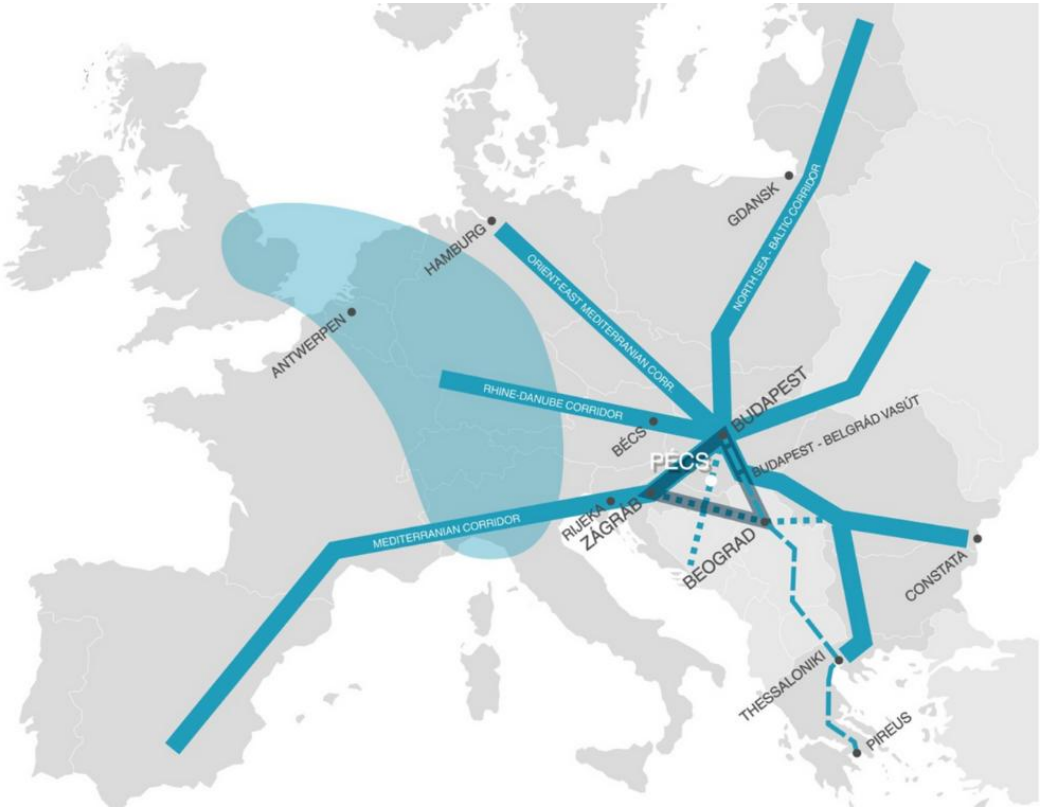
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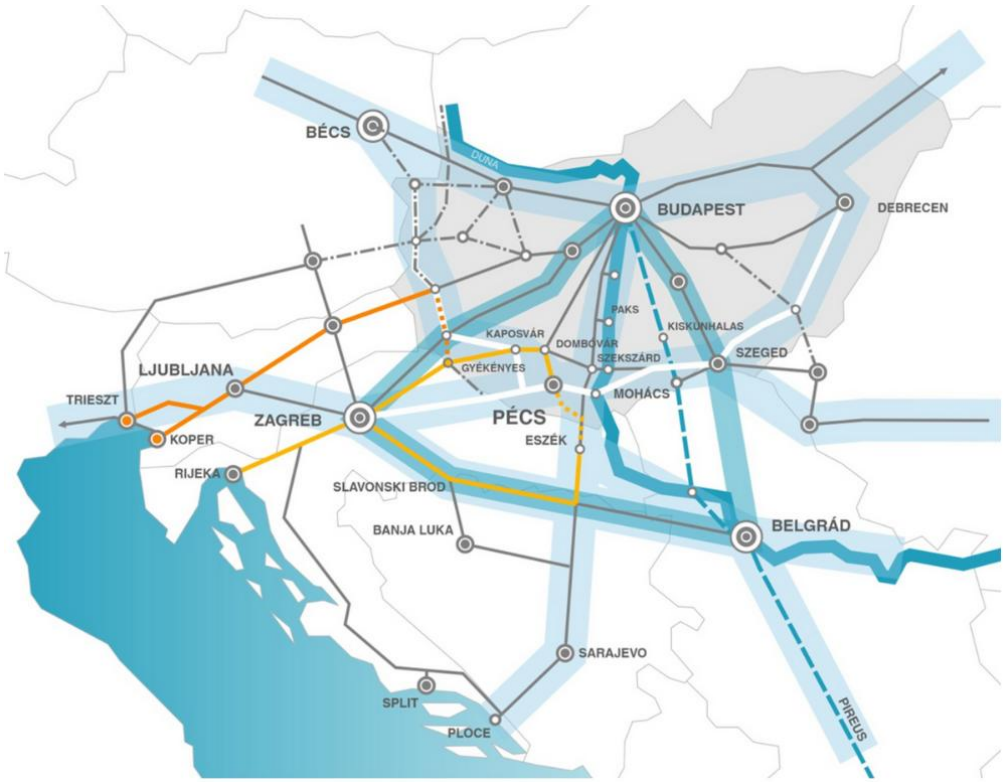
**Annex 1 – Photographs and location maps**




| Változás előtti állapot | | | | | | Változás utáni állapot | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Helyrajzi szám | Alrészlet jele | Alrészlet mű. ág | Terület Min.o. | Terület ha. m² | AK | Helyrajzi szám | Alrészlet jele | Alrészlet mű. ág | Terület Min.o. | Terület ha. m² | AK | Szolgalmi és egyéb jogok |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 23419/16 | | kivett beépítetlen terület | | 0.4311 | | 23419/16 | | kivett beépítetlen terület | | 0.4075 | | |
| 23419/17 | | kivett beépítetlen terület | | 0.4312 | | 23419/17 | | kivett beépítetlen terület | | 0.4129 | | |
| 23419/18 | | kivett beépítetlen terület | | 0.4312 | | 23419/18 | | kivett beépítetlen terület | | 0.3870 | | |
| 23419/19 | | kivett közforgalom elől elzárt magánút | | 0.1664 | | 23419/19 | | kivett közforgalom elől elzárt magánút | | 0.3400 | | |
| 23419/20 | | kivett beépítetlen terület | | 0.4459 | | 23419/20 | | kivett beépítetlen terület | | 0.4258 | | |
| 23419/21 | | kivett beépítetlen terület | | 0.4458 | | 23419/21 | | kivett beépítetlen terület | | 0.4262 | | |
| 23419/22 | | kivett beépítetlen terület | | 0.4458 | | 23419/22 | | kivett beépítetlen terület | | 0.3980 | | |
| | | | | 2.7974 | | | | | | 2.7974 | | - |

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