

PANNOVA GROUP

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PANNOVA GROUP PROPERTIES AVAILABLE FOR FLEXIBLE USE – PÉCS, SIKLÓSI ROAD

PROPERTY DESCRIPTION

The plot is located in the southern part of Pécs, within the inner urban area, alongside the four-lane road leading towards the airport, Route 58. The site is situated in one of Pécs' prominent and rapidly growing areas, with easy access to both the motorway and the city centre.

The surrounding area includes residential properties and retail units, including JYSK and Tesco, while a rapidly expanding residential zone further strengthens the value of the location.

Pécs Southern Industrial and Technology Park is located between the airport and the plot, approximately 4 km from the site.

Plot size: 71,645 m^2
Land registry plot numbers: 23812/17 and 23812/22

ACCESSIBILITY

The site is located only 3 km from the M60 motorway and 5 km from Pécs-Pogány Airport, alongside the four-lane road leading towards the airport, Route 58. The subject site is situated in the southern part of the city, close to all major transport nodes, and benefits from excellent accessibility and connectivity.

Road access is already in place. The site is bordered by public roads to the north, east and west, and by a privately owned road open to public traffic to the south. With the exception of the western side, the plot can be accessed from all sides, and entrance points may be constructed where required.

The plot can also be accessed from Postagalamb Street through the JYSK store site, registered under land registry plot number **23812/16**, on the basis of a registered right of way.

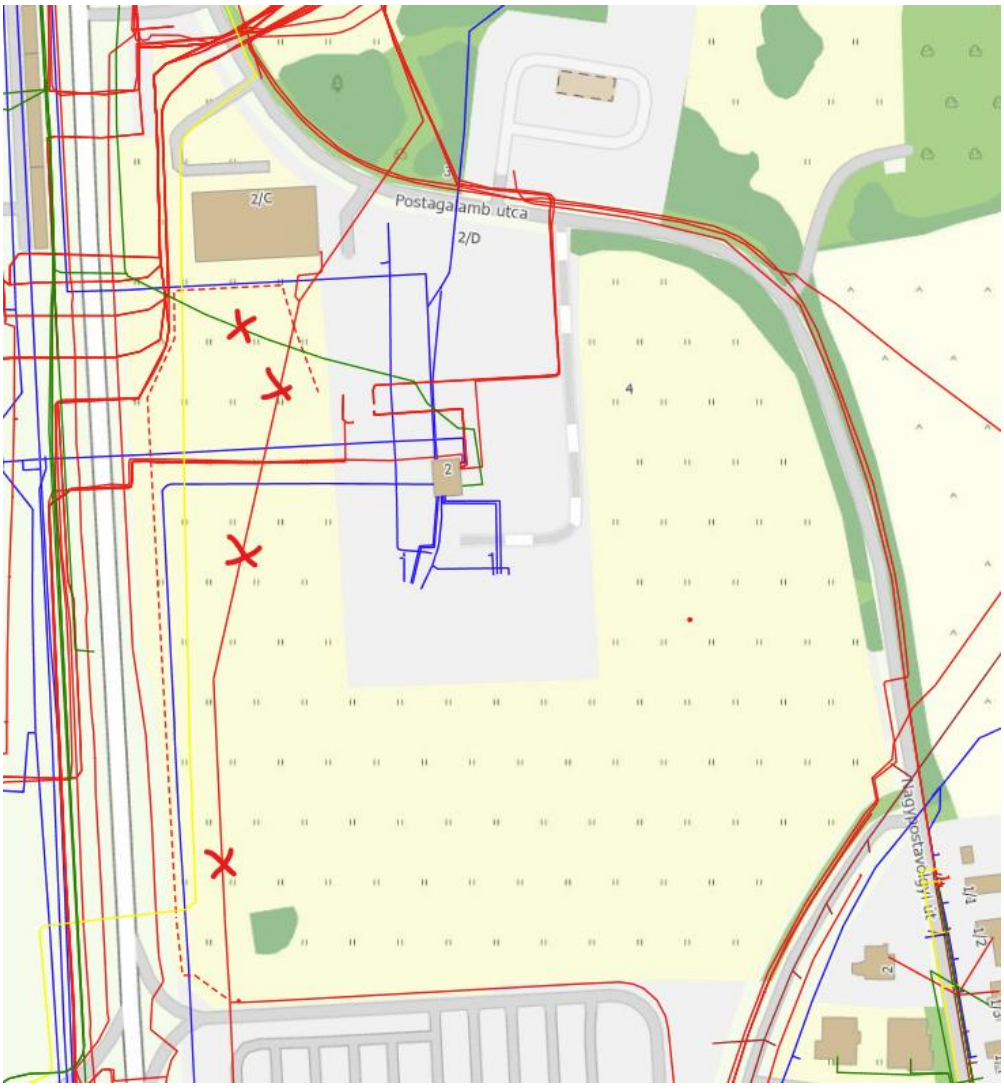
UTILITY INFRASTRUCTURE

There are currently no utility connection points installed on the plot; however, all utilities are present on the site. Accordingly, connection points can be established quickly and cost-effectively, depending on the intended use.

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According to the utility map, an **E.ON medium-voltage overhead line** runs in a north–south direction along the western side of the plot. This has already been diverted into an underground cable; however, the change has not yet been reflected on the utility map.
The same applies to the **Telekom telecommunications cable** crossing the same part of the site, which has also already been diverted. An empty protective duct has been installed in the western part of the plot, with its far end terminating in a nearby Telekom chamber. As a result, connection to Telekom's fibre-optic network can be provided without significant earthworks.

Utility Map – Current Status:



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LAND REGISTRY DATA AND PLANNING REGULATIONS

The site comprises two land registry plots:

Land registry plot number	Land registry designation	Area
23812/17	exempted area: 2 other buildings and yard	**70,000 m²**
23812/22	exempted road	**1,645 m²**

In the **Central Mixed-Use Zone (Vt 1876(S))**, where the regulatory plan does not indicate, by way of a specific label, any function that may be exclusively located within the zone, buildings with uses defined under the national regulations may be placed.

The zone is typically intended for residential buildings comprising multiple functional units, as well as administrative, commercial, service, hospitality, accommodation, religious, educational, healthcare and social buildings, together with sports facilities, provided that such uses do not generally have a disruptive impact on the residential function:

Parameter	Requirement
Minimum plot size	**2,500 m²**
Maximum site coverage	**60%**
Permitted building height	**12.5–15.5 m**
Minimum green area ratio	**20%**

SPECIFIC PROVISIONS

Specific provisions applicable to the site:

16. Specific provisions applicable to the area between Siklósi Road – Nagypostavölgyi Road and Siklósi Road – Árnyas Road (S)

Section 67/A

(1) In Central Mixed-Use and Institutional Mixed-Use Zones, the following uses may not be located within a distance of **50.0 m** measured from the boundary of garden-city and small-town residential areas:

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– petrol filling station
– car wash
– used vehicle dealership

(2) In the zone marked **Vt-195X(S)**, **90% of vehicle parking spaces** must be provided within the plot. The remaining **10%** may be provided on another plot within a maximum distance of **50 m** from the plot boundary, either in a car park, a multi-storey car park, or by using part of a privately owned road opened to public traffic.

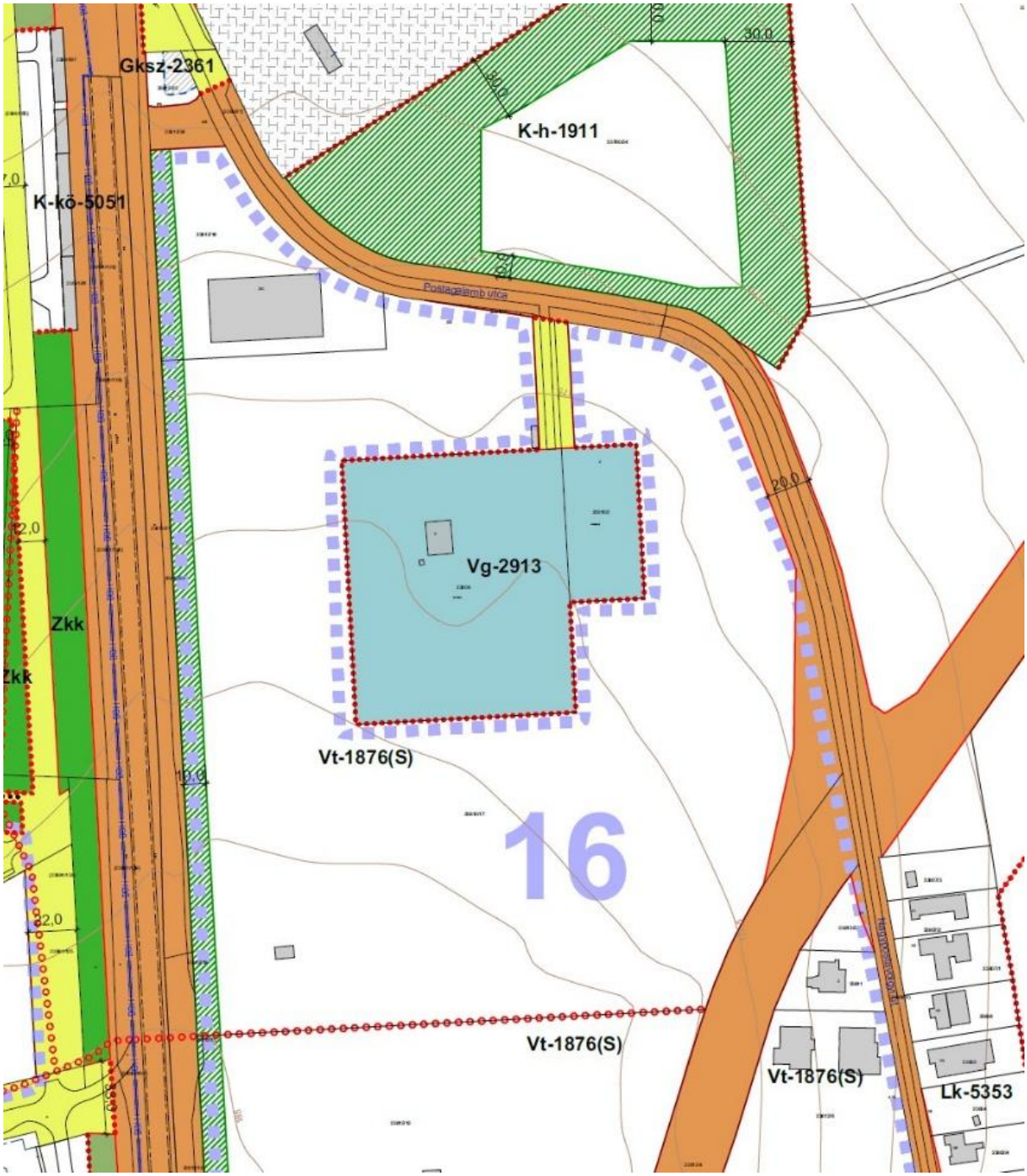
Explanation: SZTM – floor area ratio, (.) – value applicable to a corner plot,
ÉM – building height

Building arrangements: SZT – detached, estate-type layout, SZÁ – detached, general layout,
O – side-boundary building arrangement, Z – continuous street frontage layout,
ZK – continuous perimeter-block layout, I – semi-detached layout

Vt	Zoning code	Code of specific provisions	Building arrangement	Plot			Above ground level	Maximum permitted floor area ratio (SZTM)	Minimum green area ratio (%)	Building height (ÉM)			Front setback (m)	Number of permitted uses per plot	
										min.	max.				
				Minimum plot area that may be formed (m^2)	Minimum plot width that may be formed (m)	Minimum plot depth that may be formed (m)	Maximum permitted site coverage (%)			Along the street frontage (m)	Within the inner block area (m)	For a detached building on a side or rear boundary (m)		Rt.	max.
27	**1876**	**(S)**	SZT	2,500	35	–	60	3	20	12.5	15.5	–	–	–	–

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Excerpt from the Regulatory Plan showing the zoning classification, permitted building parameters and transport connections of the subject property:



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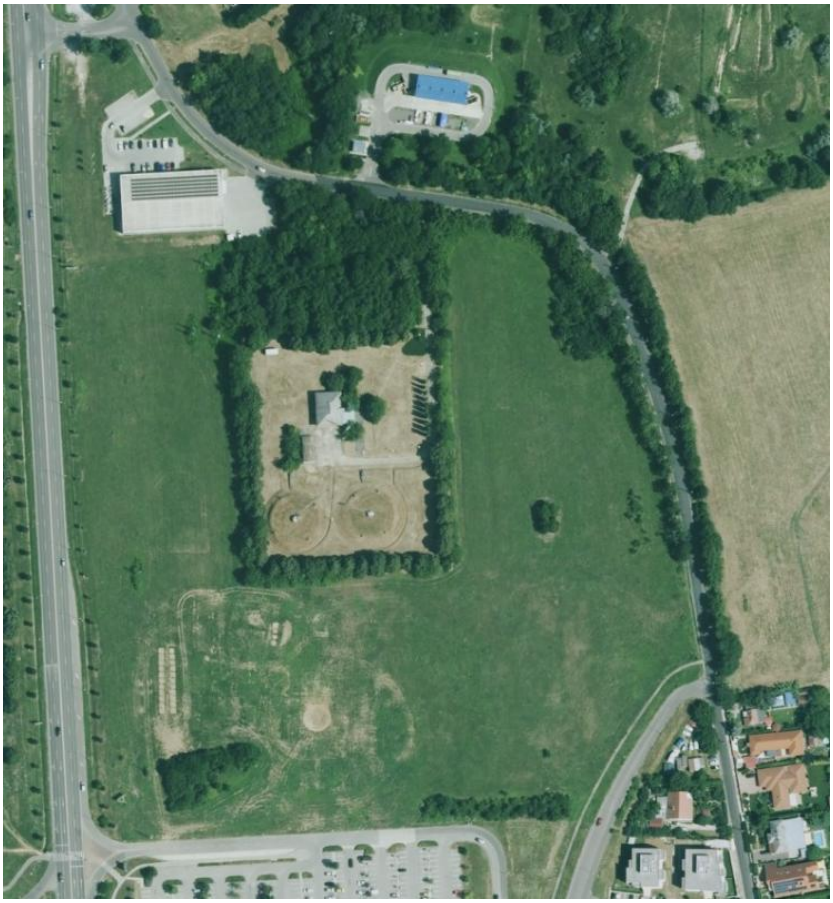
Appendix No. 1 – IMAGES, SKETCH MAPS





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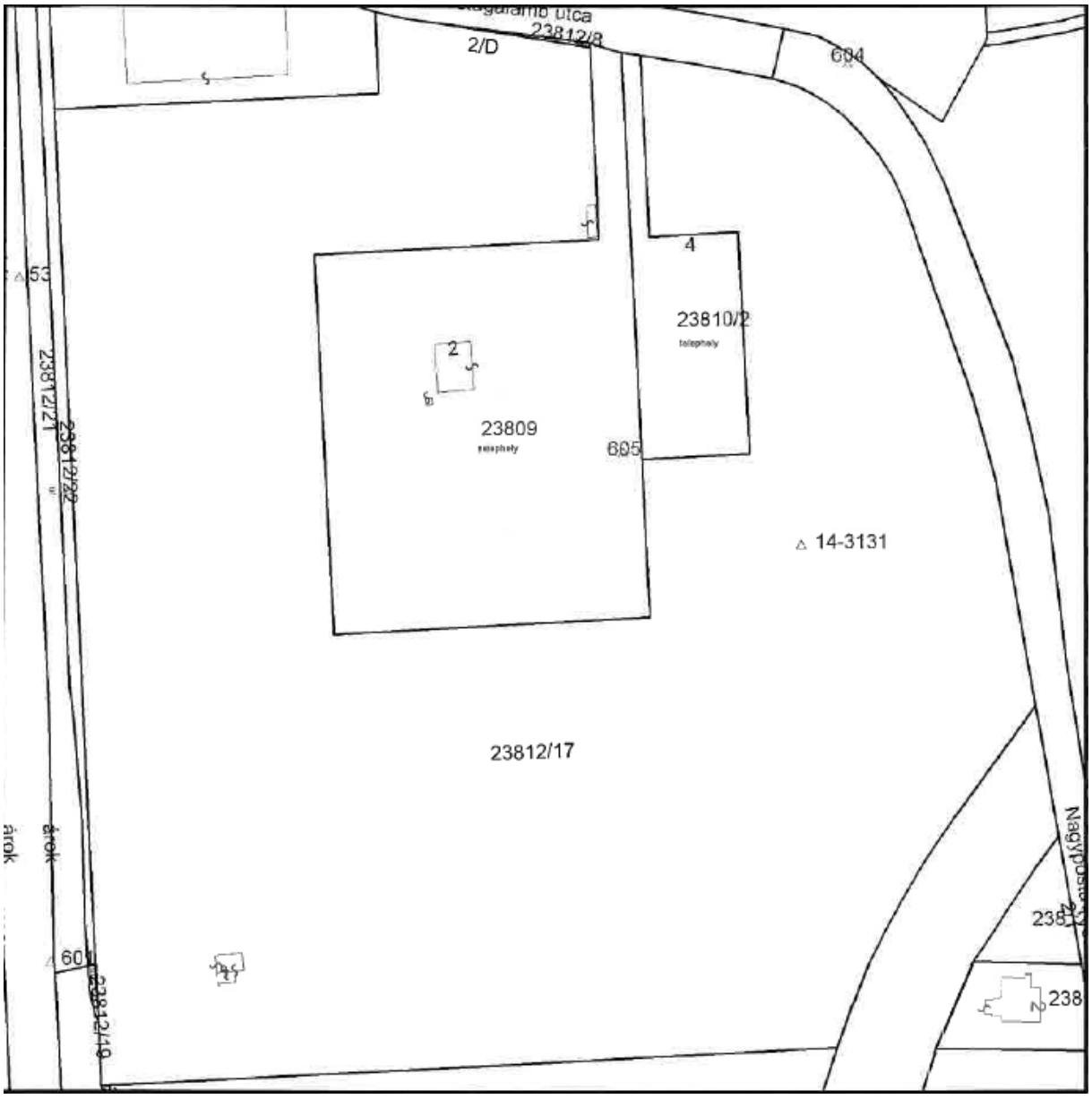




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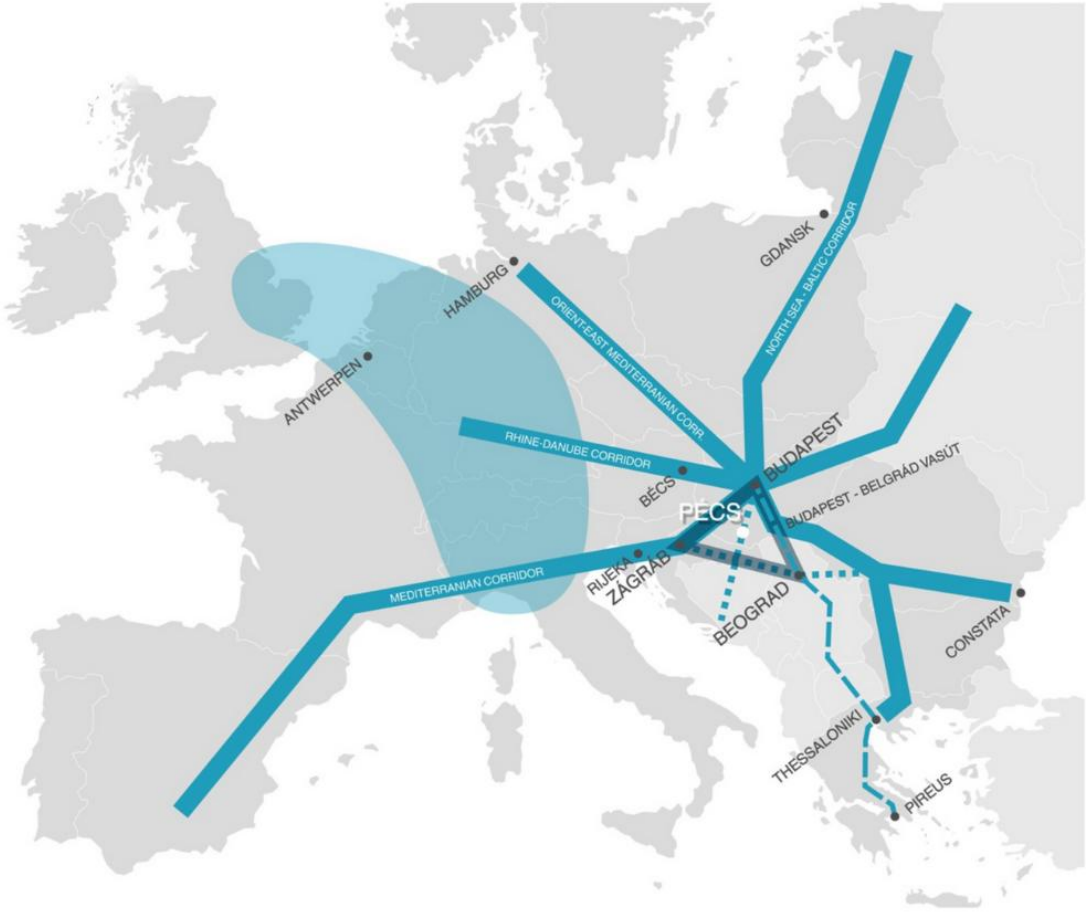
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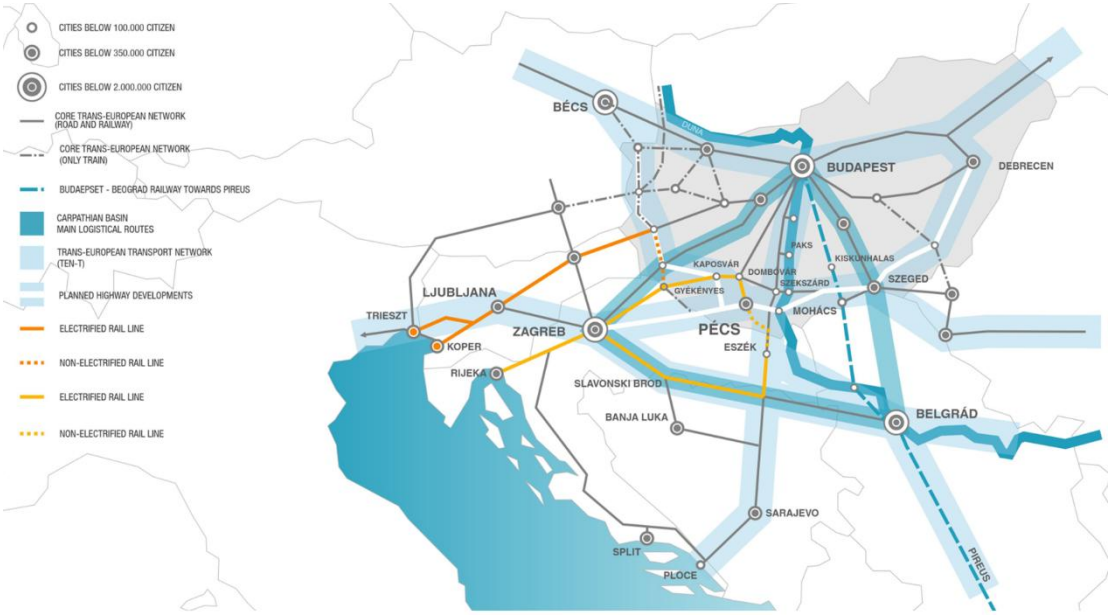


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