



Augustów – the best place to live ...and invest!



Augustów is located in the north-eastern part of Poland, in the Podlaskie Voivodeship, in the area of “Green Lungs of Poland”, between the Wigry and Biebrza National Parks. The city is surrounded by numerous lakes, mostly connected by the Augustów Canal.

Augustów is the 48th city in Poland in terms of area – 80.90 km² of space provides great opportunities for economic development among greenery, lakes and untouched nature.

The undoubted advantages of Augustów include the diversified economic structure. This is due to the strongly accentuated industrial profile of the city with a developed public service sector and the presence of a tourist function, including a sanatorium. The city is also the main tourist center of Podlaskie Voivodeship and at the same time one of several dozen urban centers in the country with the highest intensity of tourist traffic.

Augustów is a great place to lead a healthy lifestyle close to nature – forest bicycle paths, great natural conditions for swimming, canoeing, water and cross-country skiing and horse riding make it a great place to live and relax. Each employee will be able to regenerate his strength in the surroundings of forests and lakes – even the hardest day at work will be rewarded with the charms of nature!

The municipal government is trying to create the best climate for business development in Augustów. Low taxes, constant development of technical and social infrastructure and a high level of education are the priorities of investor-friendly activities. Entrepreneurs coming to Augustów can count on full support at every stage of the investment process – from purchasing plots, through infrastructure and obtaining the necessary permits, to starting production and recruiting employees.

Augustów – location

Augustów is the capital of the Augustów district, located in the north-eastern part of the Podlaskie province.

The town's area is 80.90 km² and is surrounded by the Augustów Forest on three sides.

Augustów is located at the junction of national roads.

Distances:

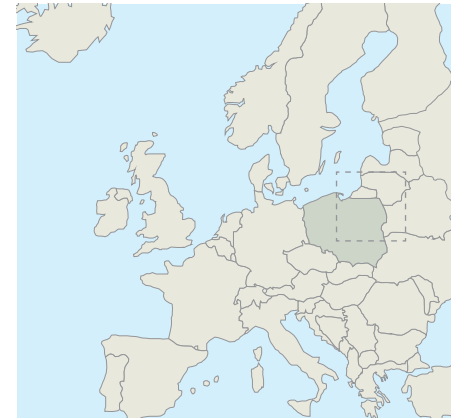
Augustów - Białystok: 80 km
Augustów - Warsaw: 250 km
Augustów - Grodno: 100 km
Augustów - Vilnius: 200 km

Nearest airports:

Kaunas - 150 km from Augustów
Warsaw - 250 km from Augustów

Waterways:

the Augustów Canal – connects the Vistula River basin with the Neman River.



The Augustów Canal



The Augustów Canal is an outstanding work of Polish military engineering. It was built between 1823-1839, according to the design of general Ignacy Pradzyński. This cross-border technical monument is located in Poland and Belarus. Its total length is 103 km (80 km in Poland). In order to compensate for differences in water levels, 35 km of the Netta and Czarna Hańcza rivers were regulated, over 40 km of drifts, 18 locks and 23 dams regulating the water were constructed. In 2007, the Augustów Canal joined the List of Historical Monuments in Poland.



Augustów, due to its favourable natural conditions, has become a thriving center for boatbuilding. Three large boatyards currently operate here, producing laminate boats and yachts with cutting-edge technology. The offered products, thanks to high utility and aesthetic quality, are recognized brands both locally and abroad. Most boats produced in Augustów are exported.



Economic potential

One of Europe's most modern **tobacco factories**, which is owned by British American Tobacco, also operates in Augustów. The town thrives on the **wood industry**. There are also other large manufacturing plants, e.g. the agricultural machinery manufacturer POM, or Augustowianka - a mineral water producer. A vast development potential is connected with the **hotel industry** - Augustów is annually visited by approx. 100 thousand tourists who prefer to spend their time on water: in kayaks, motorboats, or sailboats. The Augustów Canal connects the largest lake of the Augustów area: Lake Necko (an area of 400 ha; max. depth 25 m) Lake Rospuda (an area of 104 ha; max. depth 10.5 m), Lake Białe (an area of 476.6 ha; max. depth 30 m) and Lake Studzieniczne (an area of 251 ha; max. depth 30.5 m). The largest of the lakes is Lake Sajno (an area of 522 ha; max. depth 27 m). Augustów, due to its **health resort status**, also has a huge potential to open sanatoriums, retirement homes, or offer medical services. Certified, high-quality peat mud deposits are conducive to the cosmetological industry.

AUGUSTÓW ECONOMIC ACTIVITY ZONE

9.6625 ha of free land

Augustów EAZ is one of the most important pro-development investments carried out by the local government of Augustów. The investment areas are located at the intersection of national roads towards Warsaw (DK 61) and Białystok (DK 8). Fully developed investment areas significantly increase the investment attractiveness of Augustów and are of key importance for the economic development of the city.

Local Spatial Development Plan:

No surveyors. 717/18, area 1.1082 ha

No surveyors. 717/31, area 2.7795 ha

No surveyors. 1979, area 1.8197 ha

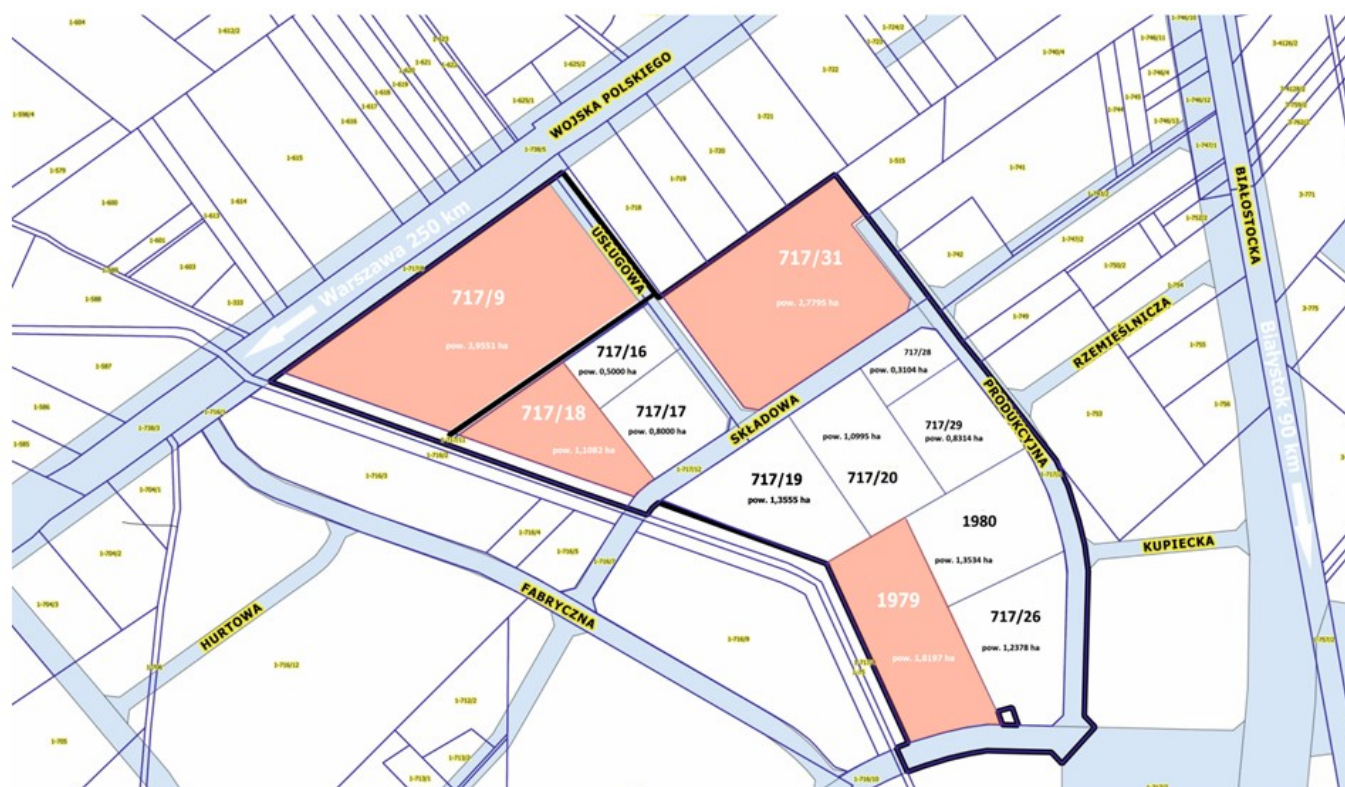
The plots are intended for industrial and storage areas, including production and craft plants, bases, wholesale warehouses, construction companies, other bases and back-up facilities.

No surveyors. 717/9, area 3.9551 ha

Purpose in the local spatial development plan: service areas – commercial facilities with a sales area of less than 2000 sq.

Location advantages

"Augustów is a good place to invest," says Mayor Mirosław Karolczuk. "A few years ago, we divided the city into districts – thanks to this, we freed ourselves from the strict regulations of the law on health resorts, which inhibited the economic potential. Today, we can boast about the start of investment processes of our entrepreneurs who have been waiting for years for the possibility of developing their companies in Augustów, as well as invite new investors to this group. The Augustów Economic Activity Zone is primarily a ready, advanced infrastructure, great location and a good atmosphere for investing in a dynamically developing city. I encourage you to become interested in our real estate sale offer and take part in tenders," explains the Mayor.



 Investment areas for sale

Contact:

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 35 Młyńska Str., 16-300 Augustów
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Why should you invest in Augustów?

- the best place to live for your employees, surrounded by clean lakes and green forests
- low taxes
- authorities open for cooperation
- a high level of education
- family-friendly social infrastructure (nurseries, kindergartens)



- its cross-border location – proximity to eastern markets (Lithuania, Belarus)
- good conditions for business development – well located investment areas
- support of the District Employment Agency in upskilling employees
- attractive leisure activities