

REAL ESTATE IN EUROPEAN UNION

Date: 01.08.2023



SLOVAKIA

STEEL CONSTRUCTION FACTORY

with technology & equipment for **SALE** or **RENT**

The factory was previously used for production of:

Steel construction for architecture, Pressured tanks production, Steel frames, Steel silos for agriculture & other agricultural technological constructions, Steel and metal components for robotics, steel bending, cutting, welding, sandblasting, painting.

COUNTRY:	Slovakia
ADDRESS:	Steel Factory Grznar Odbojarov 22 Topolcany 95501
BUILD	2004 - 2005
RENTED FROM	2006 – 2021 by construction company Grznar
OWNER / SELLER:	Miriam Itahashi , Brezova 2247 Topolcany 95501 Slovakia Tel: +421 917 333320

Introduction:

Hereby we are sending you the details about the Topolcany city Factory which is located about 1,5 hours from Bratislava the capital of Slovakia. (Other distances: Vienna, Austria – 2.5 hours, Budapest, Hungary - 3 hours, Brno, Czech Republic – 3 hours. Katowice, Poland – 4 hours)

For the past 15 years, the factory was used by construction company Grznar that was producing mainly for Norway, Denmark and Germany until company had to close due to inability of the owner to find a replacement for his position. (The owner was 76 years old). The surrounding areas which are also subject of the sale and are already included in this price offer. Real estate properties are registered in Kataster in the names of Miriam Itahashi, Vladimir Grznar, Emilia Grznarova and Vladimir Jencurak, who all act together and are open for negotiations represented by Miriam Itahashi.

The buyer of this REAL ESTATE can also purchase NEW LIMITED COMPANY (Ltd.) registered in business register of Slovakia in 2021 and with issued STEEL CONSTRUCTION PERMIT and business licence to operate in the building industry sector of Steel processing.

Areas of factory	Previous use	m²
Block C	Sandblasting, Painting, Drying oven	1050
Block B & A	Welding, Bending, Plasma, Cutting, Drilling	1025
Office space	Office, Small Kitchen, Designers block	453
Entrance lands	Entrance areas, Access areas	1214
Old Block	Steel storage, Housing areas for up to 7 employees, Lockers & Showers	3708
Front Land	Final product storage for export - Jencurak	1752
Total size		9202

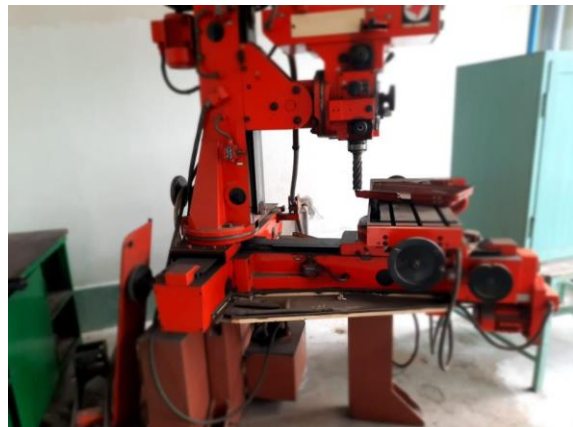
This company could therefore immediately apply for working permits of future foreign employees. (Upon request, we can assist the real estate buyer with application for the work permits for employees of this factory. The cost of each successful work permit from non-EU

country is 1800 Euros. EU countries employees will be required only standard registration which is in the cost of 33 Euros.)

The factory is designed for construction company with 35 to 75 employees.

The previous renting company employment structure was as follows:

Welders – between 8 to 10
Locksmith – between 7 to 8
Mounting workers between 20 to 30
Plasma cutting machine technicians – 2
Painters / Coating specialists between 2 to 4
Sandblasting workers 2
Drivers of Volvo Truck 2
Buyer supplier 1
Security Guards 2
Cleaning staff 2
Assistants to professionals between 4 to 6
Technician and Designer 2
Quality manager 1
Director of production 1
Manager of production 1
Accountants and Secretary 3
Director 1



Electrical connection of Factory:

Factory building - 250A circuit breaker of around 174kw 3- phases

Offices F.G. 80A circuit breaker of around 54kw 3- phases

There are 2 cranes in the central hall with hight of 6 meters and weight of 8 tons and 2.5 tons

There is 1 crane in the side hall with hight of 4.35 meters and weight of 2.5 tons

Small side hall has no cranes and has tilted roof of height between 3,7 till 4,4 meters

The monthly fixed costs for previous renting company were:

- Energies – depending on the production amount. The electricity, gas, heating and water were on average between 2000 Eur to 4000 Eur per month.

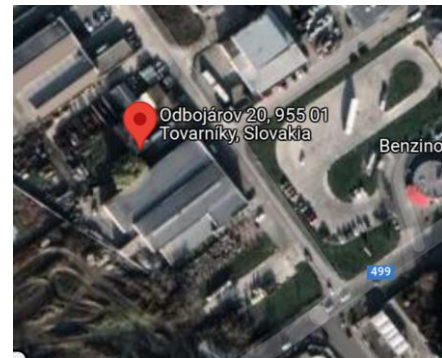
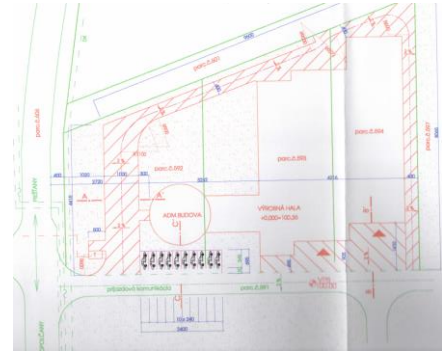
- Municipality Land and Building Tax – 2340 Eur per year. (The company was built in Topolcany city, but in the year 2009 the Topolcany has changed its city borders and the left side of the road on which the factory is located started to belong to the municipality of Tovarniky village. This transaction of the city boarder lines lowered the tax of the land and the factory building significantly)

The factory price and machinery

The prices of the factory's land and factory machinery are included in the total price. All interior equipment and technologies, all material storage, all tools in the storage, steel on the land are also included in the price of the factory.

The sale is not including 14 containers of stone carvings, which are presently stored in the front part of the land. These stone carvings will be removed to the end part of the land, which will not be part of the sale.

There is no any leasing or loan on the factory or on the company. The sale will be without any debt of the property and unencumbered.



List of machines as of today are:



In German:

- 3670 Kran mit Schienen 1
- 3671 BOMAR quer 610 440 DGM Metallbandsäge
- 3672 GEKA Stanzhydraulikschere
- 3673 Kamera-Sicherheitssystem
- 3674 ASD 47 Kompressor
- 3675 Matrize HESSE mod CNC HAP 40320
- 3676 FORMIG 459 FW 3 Stück Schweißgerät
- 3678 Kran 8t Krantechnik 3
- 3679 Manipulator
- 3680 DUOMAX 9000 Spritzgeräte und Zubehör
- 3681 Kran mit Schienen 2

3682 Schweißmaschinen FORMIG 4 Stück

3683 Kronenbohrer KBM32Q

3685 Kran für Dach

3686 Schweißmaschine

3687 Winkelschleifer

3688 MH X90 Hydraulikhammer- / Servicegeschäft

3689 MH X90 Hydraulikeinheit / Servicegeschäft

3690 HKE 141 Hammer

3691 MHX70 Hydraulikhammer

3692 HKE 141 Hammer

rchitectural Factory Zeichnungsdrucker

3698 Schweißmaschine FORMIG 459 FW 3 Stück

3702 BOMAR quer 610 440 DGM Metallbandsäge

3714 Fimer TT 250 AC / DC WIG-Schweißer

3715 Wechselrichterplasma CITOCUT 40 iC

3716 HiFocus 100 Plasmaquelle

3717 Sandstrahlrüstung

3718 MHAX90 Hydraulikeinheit

3719 MHX90 Hydraulikhammer

3720 HKE 141 Hammer

3724 Universeller Teleskoplader

3725 Schweißmaschinen FORFEED 4 Stück

3667 Heizung owen / zum Trocknen von Holz oder Folien mit einer Dehnung von bis zu 100 Grad Celsius

3668 Pneumatischer Hahn

3669 Faltblatt

3670 crain with rails 1



In Slovak

3671 pasova pila na kov BOMAR transverse

3670 crain with rails 1

3672 Hydraulicke noznice s dierovacom GEKA

3673 kamera security system

3674 kompresor ASD 47

3675 matrica HESSE mod CNC HAP 40320

3676 zvaracka FORMIG 459 FW 3 pieces

3678 Crain 8t Krantechnik 3

- 3679 Manipulator
- 3680 Striekacie zariadenie DUOMAX 9000
- 3681 Crain with rails 2
- 3682 Welding machines FORMIG 4 pieces
- 3683 Korunkova vrtacka KBM32Q
- 3685 Crain for roof
- 3686 Welding machine
- 3687 Uhlova bruska
- 3688 MH X90 Hydraulicke buracie kladivo
- 3689 MH X90 Hydraulicky agregat
- 3690 HKE 141 Buracie kladivo
- 3691 MHX70 Hydraulicke buracie kladivo
- 3692 HKE 141 Buracie kladivo
- 3694 Architectural Factory Drawing printer
- 3698 Welding machine FORMIG 459 FW 3 pieces
- 3702 pasova pila na kov BOMAR transverse DGM
- 3714 Fimer TT 250 AC/DC Zvaracka TIG
- 3715 Invertorova plazma CITOCUT 40 iC
- 3716 Plazmovy zdroj HiFocus 100
- 3717 Pieskovacka / tryskacie zariadenie
- 3718 MHAX90 Hydraulicky agregat
- 3719 MHX90 Hydraulicke buracie kladivo
- 3720 HKE 141 Buracie kladivo
- 3724 Univerzalny teleskopicky manipulator
- 3725 Welding machines FORFEED 4
- 3667 Heating oven / for drying up to 100 celcius
- 3668 Pneumaticky zavitorez
- 3669 Ohrnovacia lista

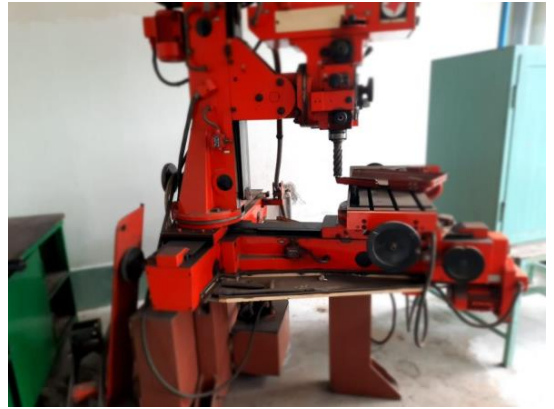


Central Block B / 2 crains



Block A

Maria Cerkavskaya
+421 917 333 319
cherkavskaya@skycontinent.com



Central Block C / 1 crain



Maria Cerkavskaya
+421 917 333 319
cherkavskaya@skycontinent.com



Office area

Maria Cerkavskaya
+421 917 333 319
cherkavskaya@skycontinent.com



Maria Cerkavskaya
+421 917 333 319
cherkavskaya@skycontinent.com