

U STYKU 3 GRANIC

"This is more than an investment - it is a joint effort to create a modern technology hub in the heart of Central Europe."

Investment
Land

For Sale

(Prime development sites with secured green energy supply)

Prime Investment Land for Sale

We are pleased to present 2 353 900 m² of premium investment land, fully equipped with secured energy infrastructure, located at the unique intersection of Poland, Germany, and the Czech Republic.

This is a rare investment opportunity in a highly strategic location, offering excellent potential for large-scale industrial projects, advanced technologies, or high-volume production facilities.

The site guarantees a minimum of 100 MW of green energy supply, sourced from renewables – solar, wind, and hydrogen. Energy will be delivered through dedicated underground cable lines, eliminating high distribution costs and ensuring reliable supply.

With a net energy cost of just 600 PLN/MWh, this is among the most competitive offers on the energy market, perfectly tailored for investors seeking long-term cost efficiency and sustainable growth.

Investment Area

- Primary Investment Site 1A (Kopaczów district) – 261 200 m²
- Primary Investment Site 1B (Kopaczów district) – 123 700 m²
- Primary Investment Site 2A (Bogatynia III district) – 763 000 m²
- Primary Investment Site 2B (Bogatynia III district) – 856 000 m²
- Additional Investment Site 3 (Bogatynia III district) – 350 000 m²

Zones 1A, 1B, 2A, 2B – designated for production and service facilities, with full access to infrastructure and secured energy supply.

Zone 3 – ideally suited for residential housing (single-family or multi-family) or hospitality developments (hotels, guesthouses).



Gmina Bogatynia, powiat zgorzelecki

LEGENDA

- Granica państwa
- Tereny inwestycyjne
- Drogi wojewódzkie
- Drogi łączące tereny inwestycyjne





Location

The investment area, covering a total of 2 353 900 m² with secured energy supply, is located in the Lower Silesian Voivodeship, Zgorzelec County, Bogatynia Municipality, right at the intersection of three borders – Poland, Germany, and the Czech Republic.

The sites are situated within the Kopaczów and Bogatynia III districts, along DW332 road, connecting the German city of Zittau with the Czech city of Liberec, and providing direct access to Bogatynia city (PL) and further to Zgorzelec city (PL) via DW352 road.

Alternative access is available through the cross-border German road network, offering convenient connections to Görlitz, Berlin, Cottbus, Chemnitz, Dresden, and Leipzig. The Czech capital Prague is just 140 km away, with close proximity to Austria, the Adriatic region, and the Balkans.

Secured Energy Supply

We guarantee a minimum of 100 MW secured energy capacity, with the potential to expand up to 500 MW, fully supported by renewable energy sources – solar, wind, and hydrogen.

Energy is delivered through our dedicated underground cable infrastructure, eliminating excessive distribution costs.

The net energy cost of 600 PLN/MWh represents one of the most competitive energy offers available on the market, ideally suited for investors in large-scale manufacturing and advanced technologies.

Investment Opportunity

Our offer is tailored for companies across multiple sectors, with particular emphasis on:

- Automotive industry, especially in autonomous vehicles and electric-powered agricultural machinery (hydrogen and green NH₃ based)
- Drone manufacturers
- Electrolyzer and hydrogen solution producers, with a focus on green ammonia production
- Data centers and logistics hubs
- Pharmaceutical industry
- Artificial intelligence developers
- Enterprises seeking a strategic location in the heart of the European Union, with direct access to three key markets simultaneously

Why Invest?

- Direct road access via DW332 & DW352 – close to Bogatynia (PL), Zittau (DE), Liberec (CZ) and Zgorzelec (PL)
- At the heart of Europe – a truly strategic location at the junction of three borders.
- Affordable green energy – minimum 100 MW, expandable up to 500 MW from solar, wind & hydrogen.
- Own underground cable network – no distribution costs.
- Highly competitive price – only 600 PLN/MWh (net).
- Prime geographical position – central Europe, connected to major EU markets.
- Greenfield development opportunity – build infrastructure from scratch to the highest standards.
- Innovation & jobs creation – strong regional support in Poland, Germany & the Czech Republic.

- The synergy, a well-developed business ecosystem, and the strong presence of British companies in the region—such as Zotefoams (Wałbrzych) and Signature Flatbreads (Ząbkowice Śląskie)—create a highly attractive environment for investment.
- Low operating costs, effective budget optimisation, and strong support from the European Union, as well as local government and administrative authorities.”
- Building strong, long-term strategic partnerships between the United Kingdom and Poland.

Contact

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We invite you to get in touch for further details and to arrange a site presentation.



Phone Numbers:

+48 505 118 802 (PL, EN, 中文)



E-mail:

stykgranic@gmail.com