

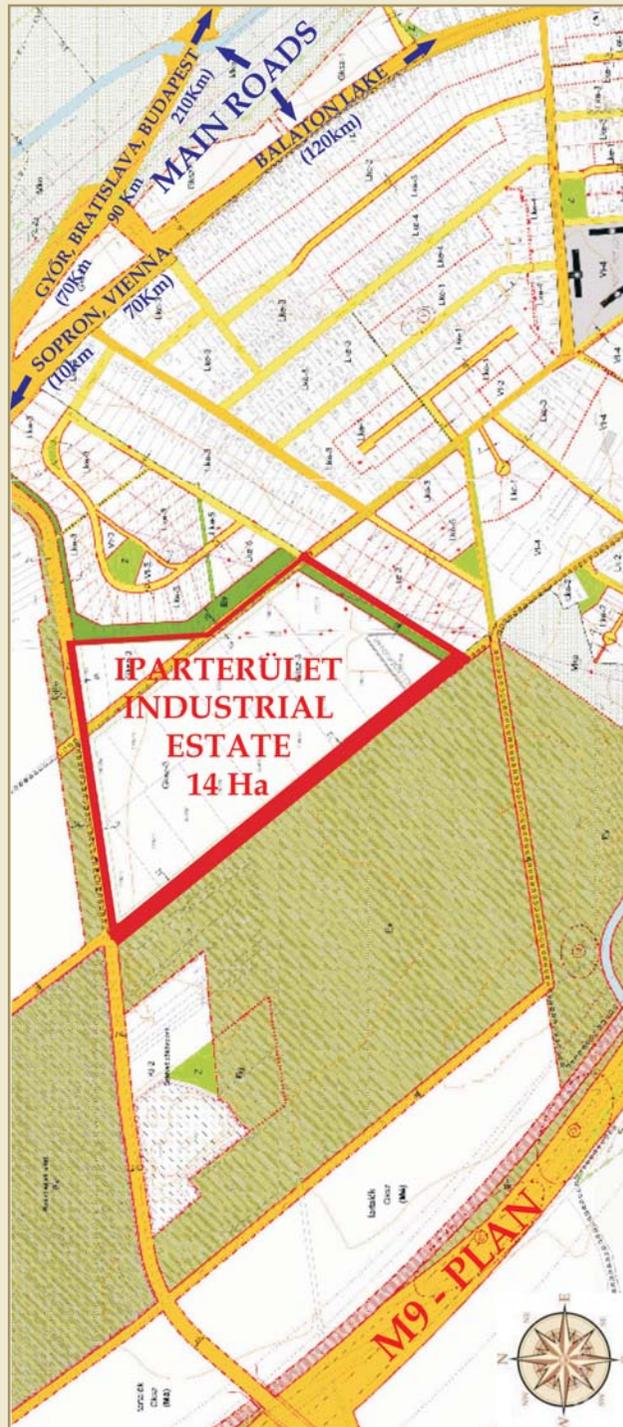
potential. The proximity of the capital cities of Austria and Slovakia, along with existing cross-border links and EU programmes offer excellent opportunities for the development of this microregion. Part of the favourable geographical location is the Sopron rail hub of regional significance. GYSEV is an Austrian-Hungarian railway infrastructure, freight and passenger services operator well linked with the networks of both countries. Lines recently taken over by them are about to be developed significantly mainly to facilitate inter-regional freight transit.

Austrian-Hungarian cooperation programmes established with the support of the European Regional Development Fund will be a leading factor in expanding the economy. The main aim of these cooperation programmes are to strengthen economic, social, tourist and environmental protection alongside the border, as well as to improve regional competitiveness, and to reduce differences. The Sopron-Fertőd Microregion is participating with 5 Hungarian and 10 Austrian microregions in the Regionet Active programme, the aim of which is to enhance economic cooperation by the border and to create joint economic development programmes.

Rail access to the microregion is equally well developed on the Hungarian and Austrian side, with links to major cities and to the capitals. The role of rail transport within the region is set to increase. The Sopron – Győr line traditionally operated by GYSEV is part of the Hungarian main network, and they now also operate the Sopron – Szombathely – Szentgotthárd main line.

As of recent years numerous Intercity and Euroregio trains operated by GYSEV terminate in Austrian cities. The significance of the Sopron rail hub is increased by the fact that some Austrian service pass by the city which is thus part of the Austrian network. Sopron is Hungary's westernmost freight station and amongst the most significant logistics hubs of the country.

One of Europe's most important airports, Wien-Schwechat, is just 70km away. The Fertőszentmiklós airport has a substantial regional potential. Fertőszentmiklósi repülőtér.



# Nagycenk

## INTRODUCING THE NAGYCENK INDUSTRIAL ESTATE

*Name and address of owner:*  
Nagycenk Municipality (100% owner),  
H-9485 Nagycenk, Gyár utca 2.

*Contact:* János Csorba, mayor

*Telephone:* +36-99-532-030; +36-30-942-7716

*Fax:* +36-99-360-012

*E-mail:* polgarmester@nagycenk.hu

*Website:* www.nagycenk.hu

## Nagyecenk – The Hungarian Mecca

**Geographical location:** The town lies 60km from Vienna, 90km from Bratislava, and just 12km from the border city of Sopron, at the junction of main routes 84 and 85. In addition to these two main roads the settlement of 1,900 inhabitants is also accessible on the Sopron – Szombathely – Szentgotthárd railway line operated by GYSEV.

**History:** Over the past two hundred years the settlement has been linked to the influential Széchenyi family. Count Ferenc Széchenyi, founder of the Hungarian National Museum and his son, Count István Széchenyi, leading politician of the age of reform – “the Greatest Hungarian” in the words of Lajos Kossuth – lived and are buried here. Széchenyi memorials to this heritage are preserved in our village.

Two parts of Nagyecenk belong to the World Heritage. Assessors of the unity and harmony of the built heritage declared the Nagyecenk Széchenyi palace and its park as worthy of World Heritage status, along with the Avenue of linden trees and surroundings, linking the settlement to the Lake Fertő landscape.



## Details about the industrial estate

*(size, access, location)*

The Nagyecenk Industrial Site is located in the village, right next to the main routes 84 (Sopron – Lake Balaton) and 85 (Sopron – Győr – Budapest), a few hundred metres from the border with Austria, next to the planned M9 motorway. The estate's size is 14 hectares (35 acres), and it is a green field site. There are no public utilities but plans for providing utilities are underway.

### Building regulations:

- **Minimum/maximum plot size:**

Smallest plot size 1500 m<sup>2</sup>,  
no maximum limit.

- **Site coverage**

Largest site coverage: 25-35%  
Minimum green area: 40-50%  
Tallest building height: 8 metres

### Property prices:

**1,500 - 2,500 HUF (5-9 EUR / 7-12 USD)/m<sup>2</sup>**

Above prices are guide prices. Actual prices depend on the location and size of the plot purchased.

### Why it is worth investing in the Nagyecenk Industrial Estate:

#### Strengths

- Outstanding transport (main roads, railway line) and infrastructure
- Well-skilled labour
- Superb geographical location (near Vienna, Bratislava and Győr)
- Favourable and flexible sales offers tailored to needs of investors

## Factors in favour of the area:

Nagyecenk belongs to the Sopron-Fertőd Microregion, part of the Western Transdanubia Region and located in western Győr-Moson-Sopron County. The area is bordered by Austria to the west and north. The features of the Sopron-Fertőd Microregion, along with the cultural and historical heritage, are outstanding on a national scale too.

It is also the place where grapes are grown for the famous wine regions of Sopron and Fertő and the vineyards are a distinctively beautiful part of the landscape.

The area has three cities, Sopron (57,000 inhabitants), Fertőd (3,400 inhabitants) and Fertőszentmiklós (3,800 inhabitants).

### Area's strengths:

- outstanding geographical location
- variety of unique natural assets
- world heritage site
- significant historical and cultural heritage and traditions
- ethnic diversity, cross-border relations
- the treasure of thermal water
- historic wine region
- institutions of regional importance
- high proportion of people in work, well-skilled labour

### Significant businesses in the area:

GYSEV railway company, Heineken Hungaria, ROTO-ELZETT CERTA, Wienerberger, IMS, Swedwood Sopron, VELUX, AUTOLIV

High standard agricultural production and strong forestry sector in our towns and villages.

All banks that operate in Hungary are represented in the region, mainly in Sopron. The headquarters of Sopron Bank Burgenland, which is represented through much of Hungary, are also here.

The favourable geographical location defines economic opportunities and future options for the microregion. In accordance with the European Union concept for regionality the position at the border signifies great economic