



# THE INDUSTRIAL ZONE SENICA

*basic information for investors*

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## LOCALIZATION OF THE ZONE



- ▶ Country: The Slovak republic (EU)
- ▶ Region: Trnava
- ▶ City: Senica
- ▶ Locality: southwestern part of the city - „KAPLINSKE POLE“
- ▶ Area: cca. 220 ha
- ▶ Situation: 80 km away from Bratislava (the capital city of SR)  
110 km away from Vienna  
280 km away from Prague and 210 km away from Budapest  
30 km away from borders (CZ, A)

### Localization in Europe



Localization in the SR

### Situation of the industrial zone within the frame of city of Senica



## MACROLOCALIZATION AND TRANSPORT INFRASTRUCTURE



- ▶ High potential of combined transport in the district of Senica, the site is advantageous for creating of logistic centres

### Railway transport

- ▶ accessibility of international railway corridors (Kuty 23 km, Trnava 45 km) via railway line Trnava - Kuty
- ▶ distance to railway station - 0,5 km
- ▶ accessibility of railway – railway siding going through lands of the industrial zone

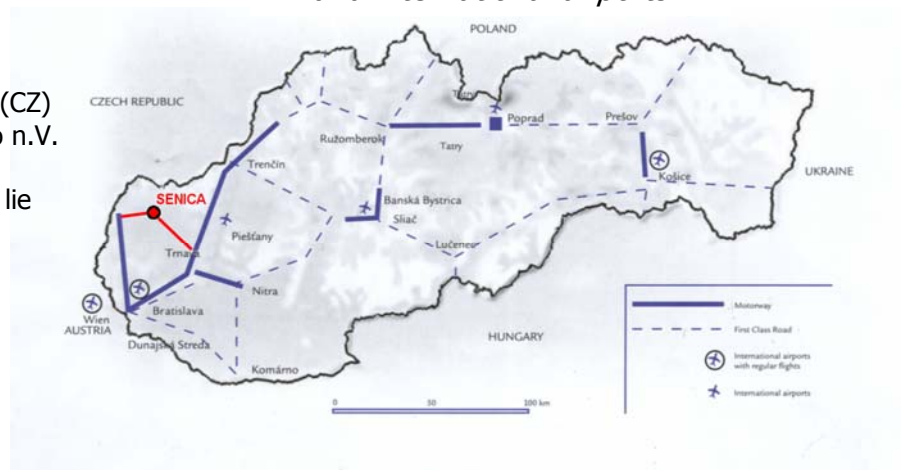
*Railway corridors in the SR*



### Road transport

- ▶ distance to the motorway Bratislava – Praha: 30 km (Kuty), to the motorway Bratislava – Zilina: 43 km (Trnava),  
- points are a part of Paneuropean corridors
- ▶ connecting roads to motorways:  
Senica – Trnava (1st class),  
Senica – Kuty (2nd class)
- ▶ crucial roads:  
Trnava – Senica – Hodonin (CZ)  
Kuty – Senica – Nove Mesto n.V.
- ▶ roads enabling truck transit lie in immediate vicinity of the lands

*Road corridors and international airports*



### Air and water transport

- ▶ distance to an international airport: Bratislava – 80 km, Vienna – 110 km, Piešťany – 50 km
- ▶ distance to the closest airport (WFR): Senica - 2 km
- ▶ distance to a port: Bratislava - 80 km

## LOCALITY „KAPLINSKE POLE“ - UTILIZATION OF THE LAND



**Site Area** cca 175 ha

### Utilization of the land

- ▶ current utilization of the site: agricultural land with intensive utilization
- ▶ planned utilization of the site: industrial zone/park (industry and storage facilities – general city plan)

### Surrounding of the site

- ▶ The site is in line with current build-up area and it is intended for industrial production and logistics
- ▶ North: Arcelor Slovakia SSC [1] – distributional and steel service centre, Former military barracks [3] – zone of the small local companies, Light industry [4] - Senická mliekaren , a.s. – dairy factory, Senicke pekarne, a.s. - bakery, Belar-Zahoran, Dema Senica a.s., 101 Drogerie
- ▶ Northwest: Light industry [6] - area SAD (Slovak bus transport), SPP (Slovak gas industry), Segum Invest a.s. Light industry [5] - TS Senica (Technical Services Senica), Haco ArcelorMittal Construction Slovakia [2] - trapezial sheet by cutting and bending
- ▶ East: agricultural and cultivated fields [8]
- ▶ South: agricultural and cultivated fields [8]
- ▶ West: forest stand [7]

*The site „Kaplinske pole“ and its surrounding*



## TRANSPORT INFRASTRUCTURE OF THE SITE



### Roads

- ▶ Crucial roads (highlighted by yellow colour) are accessible through local roads up to 0,5 km (highlighted by green), or may be accessible immediately after construction of a city bypass in 2012-2014 (highlighted by light blue)

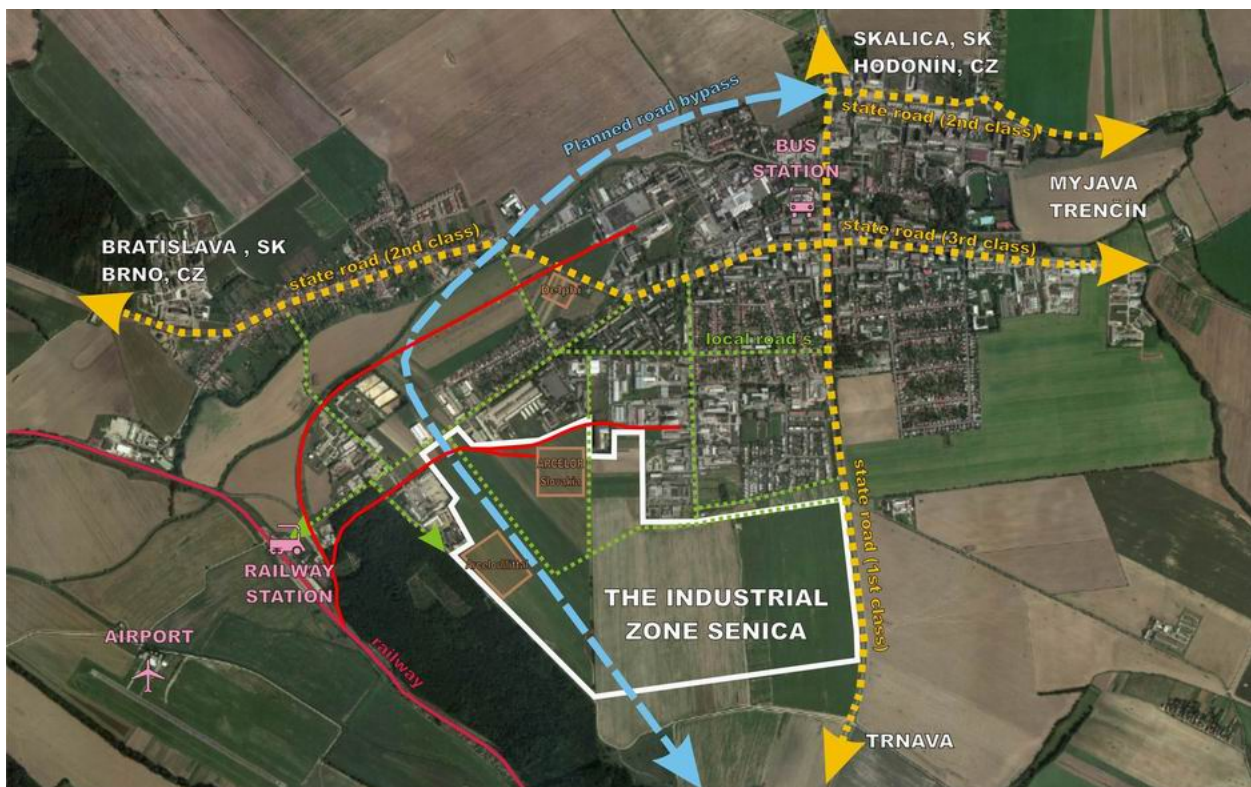
### Railways

- ▶ Railway station with a transshipment point is accessible through a railway siding leading to the northern part of the site (highlighted by red), or through a local road (up to 0,5 km)

### Airport

- ▶ With landing runway for small private airplanes (up to 12 persons, with wing span to 16 m) and with possibility to hangar airplanes and it is accessible through a local road (up to 1 km)

*The site „Kaplinske pole" and transport infrastructure in the city*



## UTILITIES IN THE SITE



### Water

- ▶ Possibility to connect to the public water piping (highlighted by blue) DN 300 - 100

### Sewage system

- ▶ Possibility to connect to the sanitary sewage system DN 300 with connection to the public sewage system DN 800
- ▶ Possibility to connect to the rainwater sewage system DN 300 – 1 400 with connection to the conduit regulators with capacity 3 000 m<sup>3</sup> and flow through the drain mount into Teplica brook
- ▶ Waste water treatment plant in the city – sufficient capacity

### Gas

- ▶ Possibility of connection to the high-pressure gas conduct DN 200 with the pressure 4 MPa (highlighted by green), regulation station has capacity 5000 m<sup>3</sup>/hour, mid-pressure gas conduct DN 160 is going from the regulation station with the pressure 300 kPa

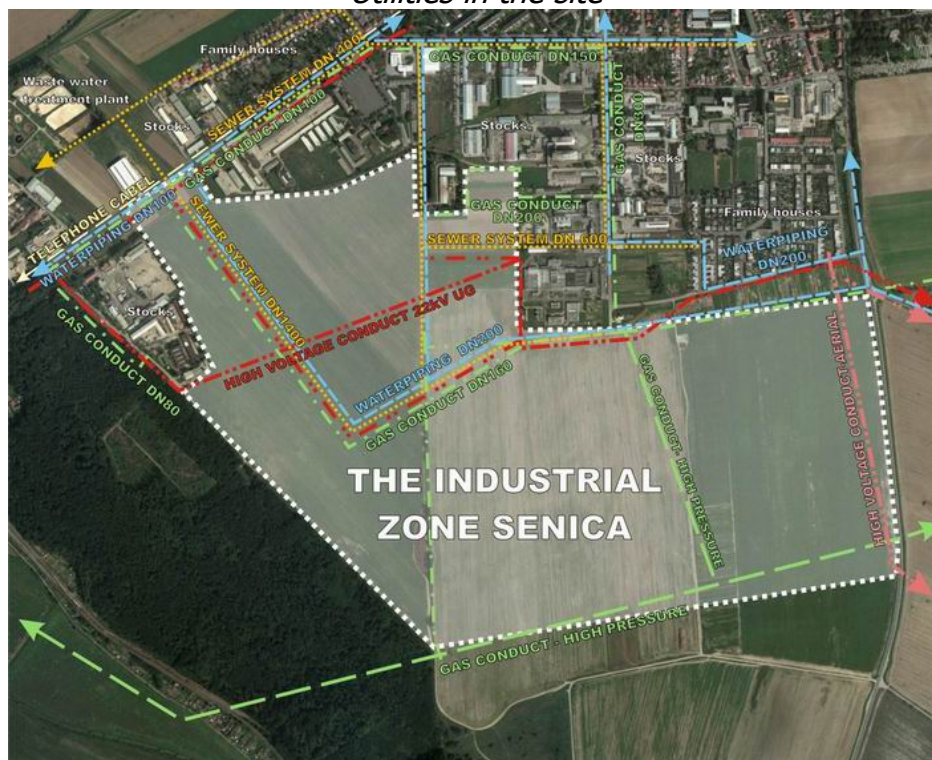
### Electricity

- ▶ Possibility of connection to VN 110/22 kV (highlighted by red) through the transformation stations, which are connected from the regulation station VVN/VN Senica

### Telecommunications

- ▶ Signal coverage GSM 900/1800 (Orange and Eurotel)
- ▶ Possibility of connection to the telecommunication net of the T-Com (highlighted by light yellow) including xDSL
- ▶ Possibility of wireless connection to the internet

### *Utilities in the site*



## GEOMORPHOLOGY AND GEOLOGY OF THE SITE



### **Geomorphologic characteristics of the site**

- ▶ Geomorphologically integrated in: Borska lowland – Chvojnicka upland – Senicka upland
- ▶ character of the relief: relief of undulating plains
- ▶ site terrain: flat to hilly , cultivated agricultural soil
- ▶ altitude: cca 200 m above the sea level

### **Geologic characteristics of the site**

- ▶ quarternary nappe: to 0,5 or 2,5 m under the surface (proluvial-fluvial sediments), material: sandstones fine - grained (size 1-3 cm) heavily loamed, loamy sands and clayey loams
- ▶ subbase of the neogene: from 3,2 under the surface and deeper, material: light sandy semi solid marls to marlstones, upper layers – clayey and loamy, lower layers – solid claystones
- ▶ deposits of raw materials: there are none in the immediate surrounding
- ▶ geodynamic phenomena: appearance unnoticed, site is on flat land
- ▶ seismicity in the locality: building construction loading - 7th grade of the scale MSK-64 according to Slovak Technical Norm 730036
- ▶ freezing of soil: to 1,03 m

## CLIMATIC AND HYDROLOGIC CONDITIONS, SOIL



### **Climatic conditions in the site**

- ▶ climatic area: T4 (warm, moderate dry, with moderate winter)  
T6 (warm, moderate damp, with moderate winter)
- ▶ number of summer days: 50
- ▶ min. average temperatures: > -3,0 °C (January)
- ▶ max. average temperatures: < 20 °C (July)
- ▶ annual average precipitation total: 650 mm (predominantly in summer months)
- ▶ air circulation: NW, N and SE prevails
- ▶ wind velocity: average max. wind velocity - 60 km/h ( exceptionally in wind gusts - 120 km/h)

### **Hydrologic conditions in the site**

- ▶ surface flows/rivers: Myjava (2 km due west from the site) – Qr2002: 0,746 m<sup>3</sup>/s  
Teplica (1 km due north from the site) – Qr2002: 0,872 m<sup>3</sup>/s
- ▶ surface outlets: 5 – 10 l/s per km<sup>2</sup>
- ▶ ground waters: surface in the depth 3–5 m under the surface (more in the geologic survey)
- ▶ mineral waters: no appearance in the site

### **Soil in the site**

- ▶ character of the soils: brown soils cultivated, loamy soils, eroded
- ▶ retention ability: high
- ▶ permeability: medium

## ENVIRONMENT OF THE SITE



### Quality of air

- ▶ the site does not belong to extremely burdened areas dealing with air pollution
- ▶ good diffusion conditions
- ▶ the biggest polluter of the city is Slovensky hodvab Senica, Inc., but it attenuates its production activities
- ▶ moderately increased dustiness in consequence of wind erosion of arable soil beyond vegetation period and operation of Agricultural Cooperative Senica's haymaker

### Quality of soil

- ▶ hygienic limits of observed risk elements are not exceeded (all-Slovak state monitoring in the year 1999)
- ▶ there are not any signs of strong contamination
- ▶ potential source of pollution – only agricultural activity
- ▶ appearance of wind erosion in non-vegetation period

### Noise

- ▶ possible sources of noise: railway siding, technology of a haymaker, transit of agricultural machines

### Quality of ground waters

- ▶ the quality of ground waters is influenced only by intensive agricultural activity (possible areal pollution through various forms of nitrogen)

### Protection of the land

- ▶ the locality is not a part of protected land
- ▶ Grade of land protection : I.
- ▶ No appearance of protected species of plants or animals

## RESIDENTIAL STRUCTURE IN THE REGION



- ▶ Natural attraction zone of the city of Senica – action radius cca 20 km away from Senica (crow –fly distance) – districts: Senica (SE), Skalica (SI) and Myjava (MY)
- ▶ City of Senica – natural business, economic, administrative, cultural and social centre of the northern part of Zahorie region
- ▶ Distance of Senica to the border of region: cca 20 km (crow-fly distance)
- ▶ Number of settlements in the area: 69
- ▶ Number of residents: 136,600 inhabitants (in the year 2006)
- ▶ Area: 1 369 km<sup>2</sup>
- ▶ Residential density in the area: 99,6 inhabitants/km<sup>2</sup>
- ▶ Town inhabitants: 50,1 %
- ▶ The largest settlements and their size:
  - Senica (20 321 inhabitants)
  - Skalica (14 980 inhabitants)
  - Myjava (12 459 inhabitants)
  - Holíč (11 240 inhabitants)
  - Brezová p. Bradlom (5 372 inhabitants)
  - Gbely (5 095 inhabitants)
  - Šaštín-Stráže (4 934 inhabitants)

### *Senica – the centre of the region*



## POPULATION IN THE REGION



- ▶ Population (2008): of the city of Senica – 20 321
- ▶ Population in the district (2008): district of Senica – 60 789  
district of Skalica – 47 282  
district of Myjava – 28 240
- ▶ share of Economically Active People - EAP (district of Senica 2008): 72,9%
- ▶ Economically active people - EAP (2008): in the city of Senica – 14 057
- ▶ Economically active people in the district (2008): district of Senica – 32 051  
district of Skalica – 25 051  
district of Myjava – 13 741
- ▶ Share of females in EAP in the district of Senica (2008): 49,8%
- ▶ Age structure of population, the basic age groups according to EU (district of Senica, 2008):  
pre-productive age (0-14) 15,1% (9 170 inhabitants)  
productive age (15-64) 73,3% (44 536 inhabitants)  
post-productive age (65-) 11,6% (7 083 inhabitants)
- ▶ Education structure of SR EAP (2008):  
Universtiy education – 14,3%  
Secondary school education – 77,9%  
Primary school education – 7,8%
- ▶ national structure of population (district of Senica, 2008):  
Slovak - 97%  
Czech – 1,2%  
Roma – 0,9%  
Other – 0,9%
- ▶ net migration (the district of Senica, 2008): +5 inhabitants
- ▶ average age of inhabitants of district of Senica (2008): 38,12 (the Slovak republic = 37,99)

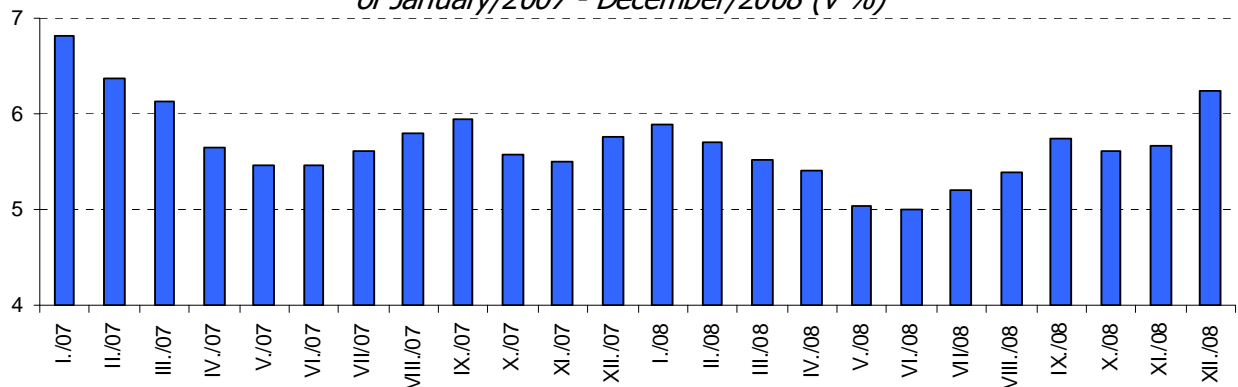


## UNEMPLOYMENT IN THE REGION



	The district of Senica	Up to 20 km (districts SE, SI, MY)
▶ Economically active people basic age categories (2008):	32 051	70 843
▶ Unemployment rate (2008):	6,24%	5,3%
▶ Job applicants (2008):	2 376	4 578
including females	54,4%	52,2%
graduates	7,6%	7,6%
registered up to 12 months	68,4%	71,9%
▶ Available number of job applicants (2008):	2 001	3 942

*Trend of registered unemployment rate in the district of Senica in the term  
of January/2007 - December/2008 (v %)*



**Note:**

*More detailed information on unemployment in the district of Senica as well as in the whole region are provided in the attachment*

## THE LARGEST INDUSTRIAL ENTERPRISES IN THE REGION



► In Senica:

Delphi Slovensko, Ltd.	production and assembly of electric cables for cars (more than 2 000 employees)
Arcelor Slovakia SSC	cutting of the plane steel product, distribution centre of the Central Europe (cca 80 employees)
ArcelorMittal Construction Slovakia, Ltd.	subsidiary company of the multinational company Arcelor Mittal Construction production of the trapezoidal sheet by cutting and bending, without surface modifications (cca 30 employees)
Slovkord Inc.	Production of viscose and polyester fibres of textile character, polyester technical fibres, polyester granulate and preforms for polyethylene bottles (cca 500 employees)
OMS Ltd.	production of lights and lighting bodies (495 employees)
Segum Invest Ltd.	Production of rubberised coir ( or rubberised coconut fibre) plates, filtration cartridges for air-oil filters, products of rubber and polyurethane (mattresses, soundproof walls, seats ...)
Molcik, Ltd.	the production program is aimed at producing tilting superstructures for utilities vehicles and at producing agricultural machinery

► In the radius of 20 km:

INA Skalica Ltd.	producer of roller and needle bearings, as well as devices and materials for their production, production of equipment and accessories for automobile industry (2200 employees)
Grafobal Inc. Skalica	production of packaging and printing products (726 employees)
Didaktik, cooperative	production of boiler components, printed circuits, cutting and pressing tools, forms of injection moulding presses, lifting platforms for trucks, pressing of metal sheets, plates and plastics (cca 450 employees)
Protherm Ltd.	production of heating devices
Slovarm Inc.	Production of valves and taps for distribution of water, steam, heating devices components, small sanitary fittings, jointing components and regulation fittings
SAM Holding Inc.	Production of sanitary devices from plastic
PFS Inc.	Production of springs and cold coiled flat springs made from annealed strip steel (including spring pins, spring washers etc.), ceiling systems for construction industry (more than 400 employees)
KANAPA Ltd.	production of upholstered furniture (corner suites, sofas, armchairs, couches, mattresses, ottomans) - 320 employees



## EDUCATION SYSTEM

### **Secondary schools and vocational / training schools in the region:**

#### ▶ **District Senica**

- Business academy Senica
- Secondary grammar school of Ladislav Novomesky Senica
- Secondary private business school in Senica
- Secondary vocational/training school in Senica (mechanics and repair of machines and devices, motor vehicles, chemical and other fields of study)
- Secondary grammar school of Jan Bosco, Sastin-Straze

#### ▶ **District Skalica**

- Secondary grammar school Skalica
- Secondary school for medical assistant in Skalica
- Secondary school in Skalica (machine engineering and metal cutting)
- Secondary school of agriculture, Holic
- Secondary vocational school of agriculture, Holic
- Secondary private school Humanus via in Holic (private business, trade, tourist industry, informatics)
- Secondary vocational school of electrical engineering in Gbely

#### ▶ **District Myjava**

- Secondary grammar school Myjava
- Secondary technical school of machine engineering in Myjava (mechatronics, machine engineering, electrical engineering, informatics)
- Secondary vocational school of machine engineering in Myjava (machine engineering, metal cutting etc.)
- Secondary school of agriculture in Myjava
- Secondary school of M.R. Stefanik in Brezová p. Bradlom (transport, machine engineering, metal cutting, car electrics)

### **Universities and their distances:**

- ▶ Senica: Economics University of Bratislava – a distant branch (economic specialization)  
Trencin University – a distant branch
- ▶ Trnava (45 km): Trnava University (arts)  
University of ss. Cyril and Methodius in Trnava  
(arts and natural sciences)
- ▶ Trencin (80 km): Trencin University (technical and economic specialization)
- ▶ Bratislava (80 km): Slovak University of Technology in Bratislava (technical specialization)  
Comenius University Bratislava (arts and natural sciences)  
Economics University Bratislava (economic sciences)
- ▶ Nitra (90 km): Slovak University of Agriculture in Nitre (technical and economic specialization besides others)  
University of Constantine the Philosopher (arts)
- ▶ Zilina (165 km): Zilina University (technical specialization)

## NATURAL RESOURCES IN THE DISTRICT OF SENICA



- ▶ Wood: forest stand - 215,84 km<sup>2</sup>
- ▶ Sands: suitable for glass, foundry and construction industry (Sajdikove Humence, Sastin-Straze), mining : Kerkosand, Ltd.
- ▶ Gravels and stones: mining for construction industry (Hradiste pod Vratnom, Jablonica, Podbranc)
- ▶ Oil, natural gas: high - quality, reserves, rationally mined and used (Gbely)
- ▶ Turfs: at present mining is stopped
- ▶ Lignite: for energetic usage, Bana Zahorie (Cary)
- ▶ Mineral waters: utilized in spa cure (Smrdaky)
- ▶ Brick clays



## WHY TO INVEST IN SENICA?

- Advantageous geographic position for business/trade with Austria, Hungary and Czech Republic
- Good transport availability to Bratislava, Vienna, Brno, Budapest
- High potential of combined transport suitable for establishment of logistic centres
- Quality basic infrastructure
- Industry tradition and qualified manpower
- Developed industry, agriculture and services
- Presence of foreign investors
- High educational potential and educational system
- Centered general and specialized state administration
- Guarantee of trouble free administrative-technical process on approving of territorial permit and building permit to submitted project documentation that meets conditions of feasibility
- Provision and mediation of necessary administrative capacity, contact with state administration, ministries/secretaries, tax bureau, labour office and bureau of customs, law services and consultancies
- stabile political and economic situation of city
- priorities in the field of reconstructions, revitalization of territory and new investitions
- general city plan is conceived and updated for the purpose of stimulating economic and social development
- good quality of life
- low expenses/costs in comparison with other European countries
- unified 19% tax that is not influenced by the amount of income

FOTODOCUMENTATION



# THE INDUSTRIAL ZONE SENICA – STUDY

