



Your place to invest



SZCZYTNO

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Szczytno

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Ladies and gentlemen,

We have been concentrating our efforts on making our town appealing to investors for a number of years. Szczytno is the ideal location for business due to its favourable geographic location at the intersection of the main traffic routes (national roads No 57, No 53 and No 58) and an attractive concessions system. Additionally, the town works with the Olsztyn – Mazury Airport, which is 10 kilometres from Szczytno. In comparison to other towns in the Warmia and Mazury region, Szczytno has a socioeconomic advantage due to its close proximity to the airport. One of the factors that makes the areas near the airport attractive to new investment is their easy accessibility. The airport is one of the key drivers of the region's socioeconomic development, which benefits the area by boosting employment and income.

Additionally, we put a lot of effort into fostering facilities for sport, recreation, and culture, as well as improving the environment and providing opportunities for active and family-friendly leisure time.

Our strong point is effective and competent administration. The time required to obtain the legally necessary permits or arrangements has been drastically cut down, which definitely speeds up the investment process.

Dear Ladies and Gentlemen, you can successfully invest in capital and expand your business in Szczytno. I suggest getting in touch with Town Hall personnel.

I am confident that the Investor and the Town Hall will work well together and benefit all parties involved. I urge you to look through the brochure and come see us. We look forward to having you visit Szczytno.



Krzysztof Mańkowski

Mayor of Szczytno

Location and economic structure

Szczytno is surrounded by forests and crystal-clear lakes on all sides. There are two lakes in Szczytno: Domowe Małe and Domowe Duże, where visitors can relax at the town pier and beach. Szczytno is a desirable town for both residing in and making investments. The town's primary economic and development trend is its focus on tourism and tourist-related transportation. The rural borough of Szczytno encircles the town on all sides.

THE TOWN'S GREATEST ECONOMIC ADVANTAGES ARE:

- its close proximity to the Olsztyn-Mazury Airport
- the low price of plots of land
- the development of the timber industry
- the extensive infrastructure
- the layout of national roads and railway lines
- numerous bus connections



20 ° 59 07" east

53° 33 46" north

THE DISTANCE FROM SZCZYTNO TO THE NATIONAL BORDERS

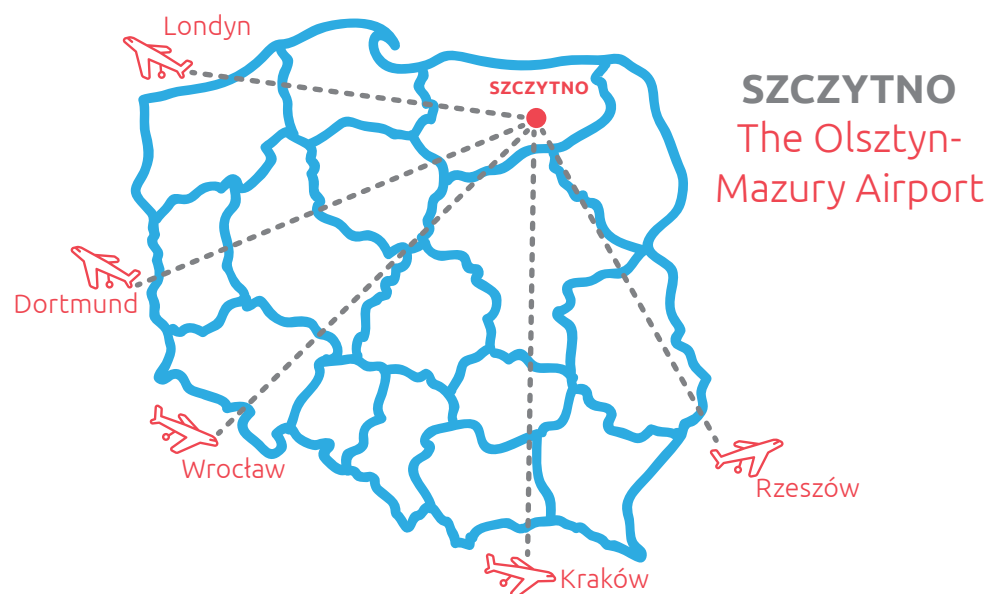
Lithuania (Ogrodniki)	206 km
Ukraine (Dorohusk)	433 km
Germany (Świecko)	549 km
The Czech Republic (Cieszyn)	554 km
Slovakia (Barwinek)	550 km

THE DISTANCE FROM SELECTED CITIES

Olsztyn	50 km
Warsaw	175 km
Białystok	175 km
Poznań	378 km
Gdańsk	216 km
Zakopane	584 km
Kraków	462 km

SZCZYTNO IN NUMBERS

Total area in km ²
10,60 km²
Total population
22 813
Population per 1 km ²
2 148 osób/km²



All roads lead to Szczytno

Within the town limits, the national roads No 57 from Warsaw to Bartoszyce, No 53 from Olsztyn to Ostrołęka, and No 58 from Nidzica to Mrągowo intersect.

Two sidings, Olsztyn-Pisz and Olsztyn-Ełk, allow for communication between passenger and freight trains. The closest international airports are in Warsaw, which is 170 km away, Gdańsk, which is 250 km away, and the Olsztyn-Mazury Airport, which is in Szymany, about 10 km from Szczytno's centre and 50 km from Olsztyn.



The Olsztyn-Mazury Airport

An airport strategic to development

Located in the centre of Warmia and Mazury, the Olsztyn-Mazury Airport is a cutting-edge international airport. The airport has increased the area's tourist appeal and provided new business opportunities.

CARGO The airport has obtained the Air Handling Agent Certificate (AHAC) and Registered Agent Status needed for CARGO air operations, i.e. the transport of goods and mail. The Olsztyn-Mazury Airport is fully prepared to handle both air freight and the clearance of goods intended for ground transport based on the licence issued by the Civil Aviation Office. The inclusion of CARGO operations as part of the Olsztyn-Mazury Airport's business profile creates the conditions for further development of the regional airport.

A NOD TO BUSINESS The Olsztyn-Mazury Airport is the second airport in Poland to offer premium services to passengers flying on private aircraft (GA) within designated zones. With the highest level of service, the GA Premium service aims to give business travellers access to priority check-in. This is possible thanks to the so-called Special Zones, unique in the country, which are located within the restricted area of the airport. They allow passenger and luggage control procedures to be reduced to a minimum while ensuring the necessary safety standards for people and aircraft.

WELL-CONNECTED The airport is well connected with the most important cities in the region, including Olsztyn, the capital of Warmia and Mazury, 50 kilometres away. From the airport to Olsztyn, the rail-bus

journey takes about 45 minutes. Additionally, there are bus and taxi companies that provide transportation throughout the area for tourists. 400 spaces for passenger vehicles are available in a first-rate parking infrastructure at the passenger terminal. (The Olsztyn-Mazury Airport) ...is the second airport in Poland to offer premium services to passengers flying on private aircraft (GA) within designated zones. With the highest level of service, the GA Premium service aims to give business travellers access to priority check-in. This is possible thanks to the so-called Special Zones, unique in the country, which are located within the restricted area of the airport. They allow passenger and luggage control procedures to be reduced to a minimum while ensuring the necessary safety standards for people and aircraft.

CONNECTION NETWORK Passengers at the airport can take advantage of both domestic and international connections. The current flight schedule and connection network of the airport in Szymany are available on the airport's official website.

CONTACT The Olsztyn-Mazury Airport
Szymany 150, 12-100 Szczytno
tel.: +48 544 34 34
e-mail: info@mazuryairport.pl
www.mazuryairport.pl



Schools and education programmes

The Stanisław Staszic SCHOOLS COMPLEX No 1 in Szczytno

TECHNICAL SCHOOL

accounting technician
logistics technician
mechanical technician
IT technician

FIRST LEVEL VOCATIONAL SCHOOL

machine tool operator
mechanic - operator of
woodworking machines
multi-profession programme

The Jędrzej Śniadecki SCHOOLS COMPLEX No 2 in Szczytno

HIGH SCHOOL

dietary education
humanistic education

TECHNICAL SCHOOL

hotel industry technician
tourism technician
nutrition and
food service technician

VOCATIONAL SCHOOLS

first level school, profession: chef
first level school, profession: confectioner

The Jan III Sobieski SCHOOLS COMPLEX No 3 in Szczytno

HIGH SCHOOL

polytechnic programme
medical programme
geographical programme
humanistic programme



In Szczytno, there are four primary schools and three high schools educating young people in Secondary Schools of General Education, Technical Schools and Vocational Schools. Additionally, the town is home to the Szczytno Police Academy. One of Poland's two such institutions, it trains aspiring police officers. The University of Warmia and Mazury is located in Olsztyn, a town about 50 kilometres from Szczytno, and it offers appealing academic programmes that are tailored to the demands of the labour market. The working-age population in Szczytno makes up about 60% of the total.



Free time and leisure

The Castle of the Teutonic Order and other tourist attractions

Szczytno is a town that delights visitors both historically and in terms of leisure and cultural pursuits, as it provides both a visit to historical structures and leisure facilities as well as involvement in a wide range of cultural events.

The restored Castle of the Teutonic Order, the seat of the Teutonic procurator since the 14th century, is unquestionably the greatest of Szczytno's monuments. It is situated between the lakes: Domowe Duże Lake and Domowe Małe Lake. The building once served as a watchtower, an administrative and military centre, the seat of the prince's starost and, finally,

the hunting lodge of the Prussian princes. The Castle's revitalization to replicate its 14th century appearance started in 2018. In June 2021, the revitalization was finished. Since that time, the Castle has played host to a range of cultural occasions, including performances, workshops and private viewings. You can view the artefacts discovered during the project in the Exhibition Hall, which is open all year long.

The castle was made famous by the first Polish Nobel Prize winner in literature - Henryk Sienkiewicz, who located part of the plot here in his novel "Krzyżacy". In 1908, Sienkiewicz paid a visit to Szczytno as well.

The first written information about the Teutonic Castle in Szczytno comes from 1360.



The Castle of the Teutonic Order and other tourist attractions

THE HISTORICAL OFFER OF SZCZYTNO ALSO INCLUDES:

- The Town Hall from the 1840s and the Museum of Masuria in Szczyt-no from 1945, which houses collections of archaeological, art historical, ethnographic, numismatic, and natural history, and whose permanent exhibitions are devoted to the history and material culture of the Mazurians.
 - The Masurian Cottage from the middle of the 19th century. It is a remnant of the Bartna Strona village's earlier wooden structures.
 - The 1898–1899 construction of the Neo-Gothic Church of the Assumption of the Blessed Virgin Mary.
- The "Letnie Granie" event cycle is the main cultural event in Szczytno.

Throughout the tourist season, a variety of events are held as a part of this cycle, drawing visitors from all over Poland. The "Dni i Noce Szczyt-na" event, which lasts for three days and allows you to meet well-known artists from the Polish music scene, is the biggest event of the season. Additionally, there are many different recreational activities available in Szczytno. The Town Sports Centre offers city bikes that can be used to ride around the Szczytno lakes' pedestrian and cycle paths, in addition to water sports gear like pedalos, canoes, sailing boats and SUP boards. The annual Christmas Market, where you can meet Santa Claus, listen to Christmas music, and purchase hand-made Christmas decorations, is yet another wintertime attraction for locals and visitors to Szczytno.



Friendly business environment

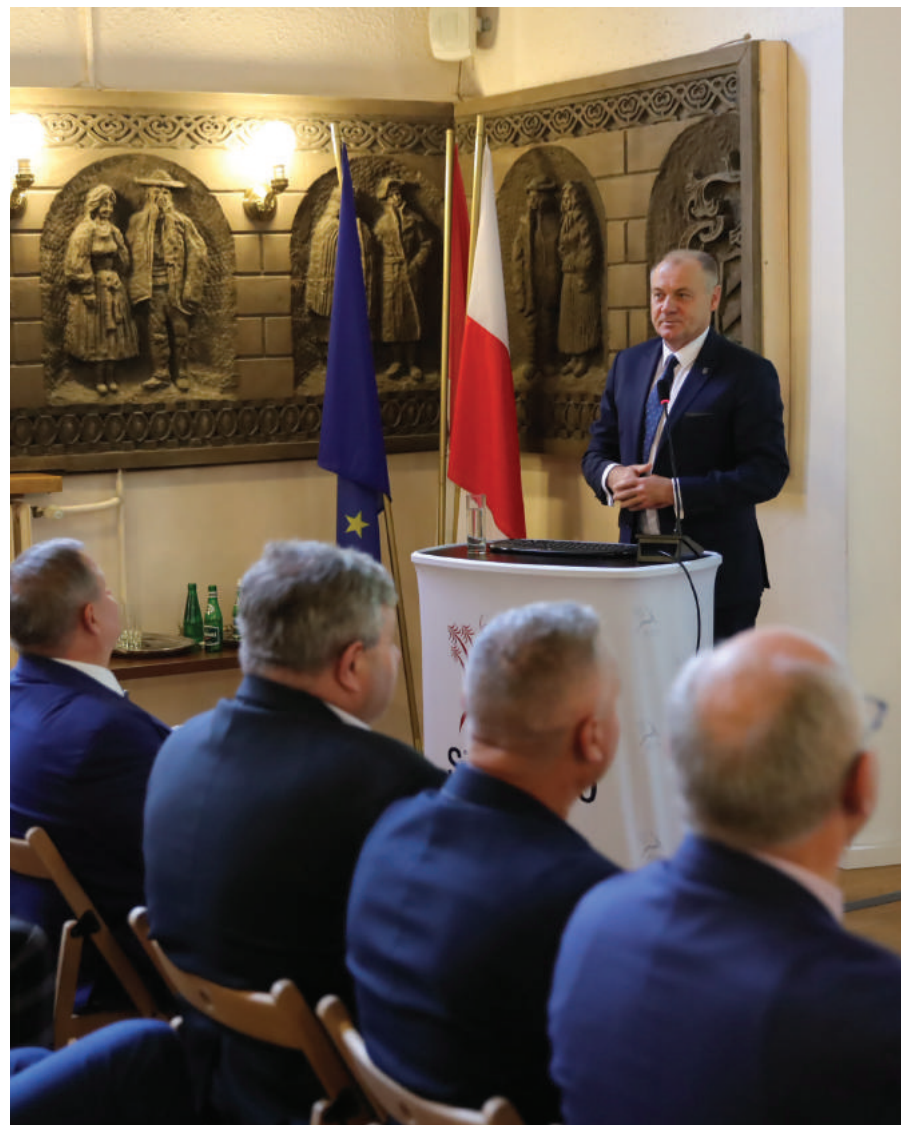
Town of Great Possibilities

The Economic Council serves as the Mayor of Szczytno's advisory and consultative body on issues pertaining to the city's economic development. The Presidium of the Council meets with the Mayor every month to discuss the state of the economy in the city and to address any new issues that are brought to their attention by business owners. Additionally, meetings with the Mayor of Szczytno and the entire Economic Council are held for this purpose.

Szczytno is also hosting the Local Government Entrepreneurship Forum. Development and Economy, which gives local business owners a chance to collaborate on discussions about the future of the local economy. The event also offers a forum for debate for business owners, industry representatives and management, employment and obtaining European funds experts.

The Mayor of Szczytno
and the Economic Council

Local business owners who are members of the Economic Council provide us with advice. In addition to promoting economic development, the Council's role is to express opinions and make proposals to encourage entrepreneurship.



Friendly business environment

Exemptions and investment allowances



investment expenditure in years:

2022	22.332.274	19% expenditure
2021	25.940.862	18,6% expenditure
2020	23.269.009	18% expenditure
2019	11.913.555	11% expenditure
2018	12.266.684	12% expenditure
2017	7.936.847	9% expenditure
2016	7.453.859	8% expenditure
2015	5.483.596	8% expenditure
2014	5.701.725	8% expenditure
2013	5.559.315	8% expenditure

Main companies

FM BRAVO

SAFILIN

NOVUM

WARMIA I MAZURY

STOLMET SZCZYTNO

LAC-MET

CETCO-POLAND

ZELBO SZCZYTNO GOŁĄB

Stop Shop, Jurand Shopping Mall

Arkadia Park Shopping Mall

The strongest industries

Food production and trade, construction, warehouses, wholesalers, shopping centres, shipping and transport, gastronomy

Szczytno supports the development of entrepreneurship. The town is proposing property tax exemptions as de minimis aid, and the possibility of a long-term lease of land needed for business development. The investment land has a total area of almost 25 hectares. Property tax exemption applies to any land, buildings or components thereof related to the conduct of business that are situated in the Municipality of Szczytno and on which a new investment has been made, or to any existing buildings and structures that have been expanded or rebuilt in accordance with the provisions of the Construction Law. Buildings, structure, and the land on which the investment was realised are all exempt in the case of a new investment.

All information on exemptions is available under:

Resolution No XXV/176/2017 of the Town Council of Szczytno dated April 27, 2017.

The period of exemption from property tax depends on incurring, after January 1, 2017, capital expenditures with respect to the objects of taxation according to the resolution, and is as follows:

1 year	in the event of expenditures of at least ≤ PLN 500.000	2 years	in the event of expenditures of at least ≤ PLN 1.000.000 zł	3 years	in the event of expenditures of at least ≤ PLN 2.000.000 zł
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Property tax rates:

Tax on land related to business activities - PLN 0.72 per 1 m ² area.	Tax on buildings or their parts connected with conducting business activity - PLN 19.41 per 1 m ² of the usable area	Tax on a building 2% of its value.
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Bartna Strona investment area

Area: approx. 0.67 ha

Owner: the town of Szczytno

Type of right: ownership rights

Location: It is a vacant plot of land and it is located directly on the Domowe Duże Lake.

Existing condition: vacant plot

Immediate vicinity: There is single-family housing in the vicinity and a pedestrian and cycle path on the side of the reservoir.

Accessibility: Access to the plot is on an extension of Bartna Strona Street, one kilometre from the national road.

Utilities: gas, water and sanitary sewerage system approx. 100 m away, electricity.

Spatial development plan: A local development plan is in force for this area; the primary use of the land is to locate a recreational green space with the possibility of outdoor mass events and guesthouse development.

Purpose: On the property, there is potential for development of a guesthouse. A maximum of three above-ground storeys and a usable attic are allowed. A building can only be 400m² in size.

plot No:
146/3
146/4
146/5
~~146/6~~



Jarostawa Dąbrowskiego investment area



plot No:

~~187/1~~

187/2

183/3

187/4

187/10

187/7

187/8

187/9

187/5

Area: 3,64 ha

Owner: the town of Szczytno

Type of right: ownership rights

Location: The plot is located in the southern part of the town.

Existing condition: A vacant plot consists of building plots ranging from 0.29 ha to 1.13 ha with the additional possibility of extending the area with an internal road of 0.20 ha.

Immediate vicinity: The plots are located in a production and service area.

Accessibility: Access to the plot is possible from Jarostawa Dąbrowskiego Street.

Utilities: electricity, water, sanitary sewerage system.

Spatial development plan: There is no local development plan for the investment area in Jarostawa Dąbrowskiego Street. In the study of spatial development conditions and directions, the plots are located in an area intended for industrial and warehouse development.

Purpose: The area is intended for service and manufacturing development.



Lemańska investment area

Area: 0,5 ha

Owner: The town of Szczytno

Type of right: ownership rights

Location: The plot is located in the north-eastern part of Szczytno.

Existing condition: The plot of land in Lemańska Street is a vacant plot.

Immediate vicinity: The plot is located in the immediate vicinity of residential development - single-family, multi-family and service development. There is also a primary school in the vicinity.

Utilities: electricity, water, pumped sewage system.

Spatial development plan: There is no local development plan for this area. In the study of spatial development conditions and directions, the plot is located in an area intended for residential, service and multi-family residential development.

Purpose: The area is intended for residential and service development and multi-family residential development as well as light commercial services.

plot No:
10/61



Przemysłowa I investment area



plot No:
~~425/10,~~
425/11
425/12

Area: 1,36 ha

Owner: the town of Szczytno

Type of right: ownership rights

Location: The plot is located in the southern part of the town, close to national road No 57.

Existing condition: Three plots located in Wincentego Pola Street, vacant plots ranging from 0.4 to 0.5 ha, with an agricultural drainage ditch running through one of the plots.

Immediate vicinity: The property is located in the immediate vicinity of service and industrial development.

Accessibility: The plots have a direct connection to the public road - Wincentego Pola Street.

Utilities: electricity, water, sanitary sewerage system, gas 100 m away

Spatial development plan: There is a local development plan in force for the area, with the primary intended use - services, and the secondary intended use - production, warehouses, storerooms.

Purpose: The maximum development height allowed in this area is two storeys above ground. The size of the building plots cannot be less than 0.2 ha, and each front must be at least 40 m long. Every 1,000 m² of service floor space must have a minimum of 30 parking places.



Przemysłowa II investment area

Area: 1,61 ha

Owner: the town of Szczytno

Type of right: ownership rights

Location: The plot is located in the southern part of the town, in close proximity to national road No 57.

Existing condition: The plot in Wincentego Pola Street, located in the southern part of the town, is a vacant plot.

Immediate vicinity: The property is located in the vicinity of service and industrial development.

Accessibility: The plot has a direct connection to the public road - Wincentego Pola Street.

Utilities: electricity, water, sanitary sewerage system, gas 100 m away

Spatial development plan: There is a local development plan in force for the area, with the primary intended use - industry, production, warehouses and storerooms, and the permitted use - services.

Purpose: The maximum development height allowed in this area is three storeys above ground. The size of the building plots cannot be less than 0.2 ha, and each front must be at least 40 m long. Every 1,000 m² of service floor space must have a minimum of 30 parking places.

plot No:
425/22



Wielbarska investment area



plot No:
425/16

Area: 5 ha

Owner: the town of Szczytno

Type of right: ownership rights

Location: The plot is located in the southern part of the town, right next to the national road No 57.

Existing condition: The plot in Wielbarska Street is a vacant plot. It is possible to divide the land as well as to separate an internal road to facilitate communication.

Immediate vicinity: The property is located in an area adjacent to service and industrial developments in the vicinity of national road No 57.

Accessibility: Access to the plot is possible directly from the national road No 57 or public road - Wincentego Pola Street to Przemysłowa Street.

Utilities: electricity, water, gas and sanitary sewerage system 100 m away

Spatial development plan: There is a local development plan in force for the plot in Wielbarska Street. According to it, the intended use of the plot is service development. The secondary intended use is production activities, warehouses and storerooms. Only light commercial services are allowed.

Purpose: The development regulations state that structures built on this plot may rise up to three storeys above the ground. The minimum size of the building plot may be 0.2 ha with a plot front of not less than 40 m. For every 1,000 m² of usable floor space, 30 parking places must be set aside if a service company is housed on this property.



Wołyńska investment area

Area: 1,16 ha

Owner: the town of Szczytno

Type of right: ownership rights

Location: The plot is located in the northern part of the town.

Existing condition: A vacant plot with eight plots that are between 0.13 ha and 0.18 ha in size.

Immediate vicinity: The plots are located in the vicinity of residential and service development.

Accessibility: Access to the plots is possible from Wołyńska Street via Pomorska Street.

Utilities: electricity and sanitary sewerage system in the street, water

Spatial development plan: There is no local development plan for this area. In the study of spatial development conditions and directions, the plots are located in an area intended for commercial objects supplementing the residential function. Decisions on development conditions establishing the location of residential and service development have also been made.

Purpose: The area is intended for commercial objects supplementing the residential function and for residential and service development.

plot No:

~~68/1~~

68/2

68/3

68/4

68/5

68/18

~~68/7~~

68/8



Generała Władysława Andersa investment area



plot No:
316/17
316/9
316/10
329

Area: target investment area of approx. 0.44 ha

Owner: the town of Szczytno

Type of right: ownership rights

Location: The property is located in the centre of Szczytno.

Existing condition: the separation of plots is carried out in accordance with the development plan.

Immediate vicinity: The neighbourhood is mainly residential, service and service/residential development.

Accessibility: Access to the property is possible from Generała Władysława Andersa Street and Jana Lipperta Street in the immediate vicinity of the national road.

Utilities: electricity, water, sanitary sewerage system, gas, telecommunications systems
Spatial development plan: There is a local development plan in force for the area, with the primary intended use - services with housing permitted on the upper floors.

Purpose: The area is intended for compact terraced housing. The development principles allow for building heights of up to 3 or 4 storeys above ground. The area is located in the area of cultural stratification of the Old Town of Szczytno, entered into the register of monuments on the basis of the decision of the Warmińsko-Mazurskie Voivodship Conservator of Monuments.



Jaśminowa / Sybiraków investment area

Area: 2,64 ha

Owner: the town of Szczytno

Type of right: ownership rights

Location: The plots are located in the northern part of the town.

Existing condition: A vacant plot consists of plots that are between 0.11 ha and 0.28 ha in size

Immediate vicinity: The plots are located in an area of single-family residential development; some of the plots are located next to the national road No 57.

Accessibility: Access to the plots from the internal Sybiraków Street leading from the north to the national road No 57 and Jaśminowa Street connecting Bartna Strona Street with Sybiraków Street.

Utilities: water, sanitary sewerage system, gas, electricity

Spatial development plan: The plots are located on the area covered by the provisions of the amendment to the local development plan "The town of Szczytno - Bartna Strona" constituting the content of the Resolution No XXV/211/2013 of the Town Council of Szczytno dated June 27, 2013. Pursuant to the binding development plan, the plots are intended for single-family detached and semi-detached residential development with services.

Purpose: The area is intended for commercial objects supplementing the residential function and for residential and service development.

plot No:

92/20 92/28

92/21 92/29

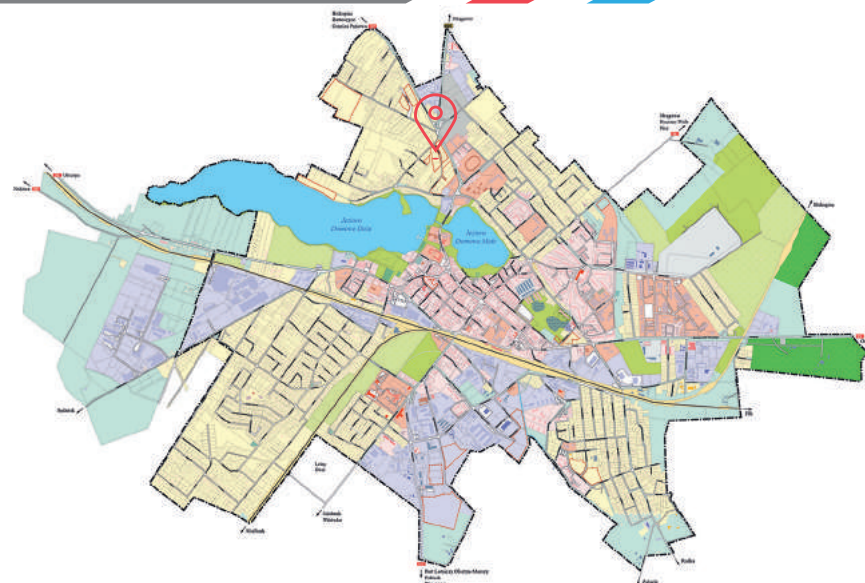
92/22 92/16

92/23 94/2

92/24 94/3

92/26 94/4

92/27 94/5



Królowej Jadwigi investment area



plot No:
621
622/2

Area: 2 ha

Owner: the town of Szczytno

Type of right: ownership rights

Location: The area is located in the south-eastern part of the town.

Existing condition: The investment area consists of three vacant plots.

Immediate vicinity: The neighbourhood includes multi-family development and single-family houses.

Accessibility: Access to the plot is possible from Królowej Jadwigi Street and Lidzbarska Street.

Utilities: full utilities nearby

Spatial development plan: There is no local development plan for the area in Królowej Jadwigi Street. In the study of spatial development conditions and directions, the plot is located in an area intended for commercial objects supplementing the existing residential development.

Purpose: There is potential to locate both single-family detached, terraced or semi-detached housing and multi-family housing in this area. The detailed principles of development will be determined by an administrative decision.



Polska / Sportowa investment area

Area: 0,62 ha

Owner: the town of Szczytno

Type of right: ownership rights

Location: The property is located in the eastern part of the town next to the national road No 53.

Existing condition: The property consists of seven plots.

Immediate vicinity: Multi-family and service buildings are located in the immediate vicinity. The "Mała Biel" ecological use area is also located nearby.

Accessibility: Access to the area is possible from Sportowa Street.

Utilities: full utilities in the vicinity

Spatial development plan:

There is a local development plan in force for the area, with the primary intended use - residential and service development.

Purpose: The development regulations state that buildings of up to 3 storeys above ground can be built in this area.

plot No:

1/16

1/19

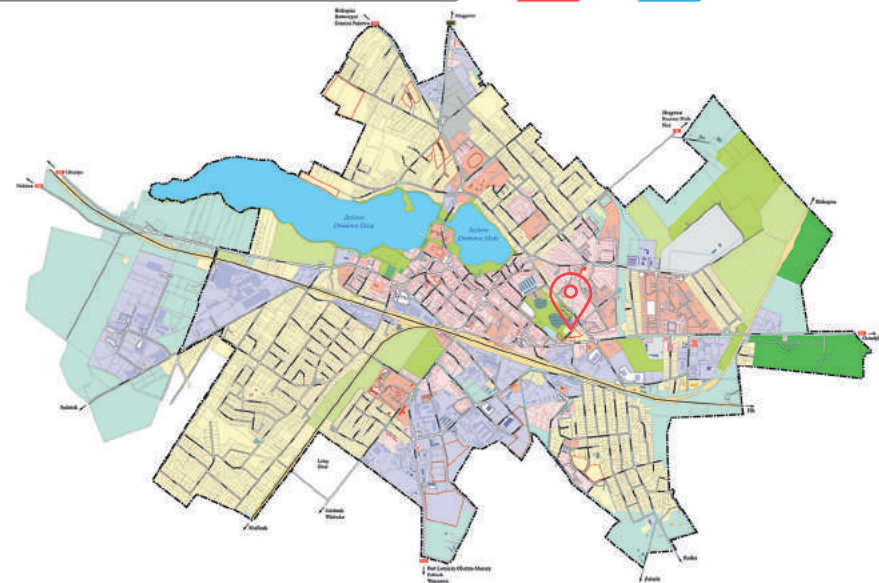
1/2

1/3

1/4

1/5

1/6





plot No:
69/6
69/7

Area: 4,5 ha

Owner: the town of Szczytno

Type of right: ownership rights

Location: The plot is located in the northern part of the town.

Existing condition: The area in Pomorska Street is a vacant plot.

Immediate vicinity: There is single-family and multi-family residential development in close proximity.

Accessibility: Access to the plot is possible from Pomorska Street.

Utilities: water, electricity, water, sanitary sewerage system, gas in Pomorska Street

Spatial development plan: There is no local development plan for this area. In the study of spatial development conditions and directions, the plot is located in an area intended for commercial objects supplementing the residential development.

Purpose: Pomorska Street has the potential to accommodate both single-family (detached, terraced and semi-detached) and multi-family development. The development regulations for this area will be determined by an administrative decision.







Szczytno

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 [zamek_krzyzacki_szczytno](https://www.instagram.com/zamek_krzyzacki_szczytno)



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SZCZYTNO