



KOŠICE  
SLOVAKIA

**PERFECT PLACE FOR  
YOUR INVESTMENT**



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## GENERAL INTRODUCTION

Košice is one of those cities which has enjoyed a rich and famous history. The first written reference to Košice dates back eight hundred years. Its early history was influenced to a great extent by the fact that the city was an important crossroads of medieval trade routes.



ST. ELISABETH'S CATHEDRAL

In 1290 the city gained various privileges and the right to protect itself with fortified walls. In 1369, King Ludovicus Magnus granted to Košice a coat of arms which was a modification of the royal symbol of the Anjou family. It is the oldest armorial warrant for a city in the whole of Europe. In the mid-15th century Košice obtained further privileges that raised its status to one of the leading cities in the Hungarian Empire.

With its economic and political influence the city ranked among the most significant European cities throughout the medieval period. In the 14th and 15th centuries Košice experienced a boom in crafts and trade with metal, fur and other goods.



STATE THEATRE

In 1657 the Košice University was founded, which later changed into a Royal Academy in 1777 with a printing press center. In the 19th century several workshops were established, which later turned into factories. In the second half of that century the city became one of those with the most developed industry in Hungary. In the period between the world wars the city changed into an industrial, garrison and administrative center.

The powerful post-war development of the city was clearly activated in the 1960's when the mammoth metallurgical complex of the East Slovakian Steelworks was built. This stimulated massive migration to Košice from the whole of the former Czechoslovakia. As a result, the city expanded in its number of inhabitants as well as in its area. At present it is the second largest city in Slovakia with 234 000 residents.



## TERRITORIAL AND TECHNICAL ADVANTAGES OF THE CITY

The rich history of the city was significantly influenced by the fact that in the past Košice was a strategic crossroads of important trade routes. We would like to continue in this tradition by creating favorable conditions to attract foreign investors and businesspeople so that under mutually beneficial arrangements they could help our city integrate into wide international economic cooperation.

The following are some of the territorial and technical advantages of Košice:

- Its geographic position close to the borders with Ukraine (at 90 km), Poland (at 80 km), and Hungary (at 20 km). There are road, rail and air connections with these states.
- The railway network connects western and eastern Europe. The railway tracks are of two types: normal gauge (European standard) and a wide-gauge railway line (eastern European standard). The latter ends in Košice, so there is also a reloading station here.
- In the direction north - south, the city is connected to the AGTC railway line connecting Hungary and Poland.
- Connections to routes E 50 (Bratislava-Košice-Ukraine) and E 68 (Hungary-Košice-Prešov) exist with a view to linking up with the south-west European highway system crossing Hungary and reaching all the way to the Baltic Sea. This can only be done on condition that the "Amber Route" in the direction Košice-Rzeszow is reopened.
- There is an international airport located 6 km away from the city center, which is used for passenger and cargo transportation.
- A duty-free zone has been set up here, due to the fact that Košice is seen as the meeting place of the central and eastern areas of Europe.

## PRESENT TIME, FUTURE PROSPECTS AND INTERNATIONAL CONTACTS

In our city we consider it a historical milestone having the American company U. S. Steel (since July 1, 2001, United States Steel LLC) take over the East Slovakian Steelworks. This enabled U. S. Steel Košice to become the leading industrial company not only in the city but also in the whole of Slovakia.

The city's economic foundations are made up of more than 20 000 business units (including sole traders) which together account for more than 9 % of Slovakia's gross domestic product. There are more than 600 companies with foreign capital interest in Košice, such as Siemens, Ford Getrag, Rautaruukki Finland, Valeo Slovakia, Howe Slovensko, NESS Slovensko, JOBELSA Slovensko, Kosit, Východoslovenská energetika, Inžinierske stavby Košice, Eurovia – Cesty, Tesco, Optima Corporation and others.

Košice is also rich in natural sources of raw materials and geothermal water. Among the most significant are the deposits of high-quality magnesite. These used to be gained by means of underground mining; however, at present the mining has been temporarily stopped.

Use of geothermal water in the Košice Basin appears to have very good prospects for the future. The range of water temperatures varies from 27°C to 182°C. Hot geothermal water could become one of the main heating sources for the Košice city central heating system, or it may be used for other energy-generating purposes as well.



AUPARK



HERINGEŠ

Košice is involved in sister-city cooperation with more than a dozen cities in Europe and America. These twinning relationships form an important part of the life and development of the city.

Through cross-border cooperation the city is developing closer relations with the Hungarian city of Miskolc, and the Polish city of Rzeszów. By reopening the so-called “Amber Route” we could connect to express roads leading to the European highway system through Budapest as well as through Poland up to the Baltic Sea.

Within its international cooperation, the city of Košice makes use of experience from cooperation with its sister - cities: Wuppertal, Cottbus, Miskolc, Mobile, Raahe, Rzeszów, Užhorod, Sankt Peterburg, Budapest, Verona, Ostrava, Bursa, Niš, Plovdiv. The cooperation within the sister-cities’ relationships has had a great influence upon our local government, particularly in the field of experience exchange on local government practices.



CASSOVAR

## POTENTIAL AREAS FOR CIVIC FACILITIES DEVELOPMENT



### 1. POLYFUNCTIONAL ZONE ŤAHANOVCE - MAGNEZITÁRSKA AND AMERICKÁ TRIEDA

- Area: cca. 870 000 m<sup>2</sup>.
- Originally a large industrial zone of the old Magnesite Works/Magnezitka and some other smaller companies along the river Hornád and the railways with flatland area.
- The neighbouring sloping land south-west from the street Americká trieda – the main city road communication of the housing estate Ťahanovce.
- Possibilities of the utilisation for civic facilities with significance for the citywide and supra-urban purposes, multi-storey residential buildings and green zone – administrative purposes, hotels, shops and shopping centers, services, houses-flats with facilities in parterre, terrace houses, schools, children playgrounds.
- Direct transport connection with the superior city transport system and highway feeder Košice – Prešov and with the integrated transport system using the existing railway corridor.
- The plots are owned by private persons.



### 2. POLYFUNCTIONAL ZONE BEHIND THE RIVER HORNÁD

- Land area cca. 570 000 m<sup>2</sup>.
- Originally an industrial zone situated in flatland area.
- Utilisation of the area for the purpose of civic facilities with citywide and supra-urban relevance in combination with housing functions in closed yards with green zone located in more distant territories from the main transport corridors.
- Direct transport connection onto the superior city transport system and highway feeder.
- Nearby railway station – need for connection over the river and railway track.
- Utilisation of the bank of the river Hornád for recreation with green zones.
- Possible connection with the existing system of the technical infrastructure.
- The concerned plots are owned by private persons.



### 3. TERASA DISTRICT CENTER

- Area: approx. 140 000 m<sup>2</sup>.
- Lucrative area to the west of the city center that connects the historical downtown with the new city suburb "Košice - Západ"; walking accessibility.
- Idea of creating a new focus of the city - area for civic facilities - retail shops, services, offices, culture facilities, temporary accommodation, public parks, housing...
- A regulatory plan has been prepared for the area.
- Approx. 50% city ownership of the property.
- City Hall is preparing to invite public tenders for development.



### 4. POLYFUNCTIONAL ZONE - MILITARY BARRACKS / KASÁRNE MALINOVSKÉHO

- Land area cca. 45 000 m<sup>2</sup>.
- Territory of the former military barracks with buildings from the end of the 19th century – this time not used.
- The territory is situated on the boundary of the central city area with accessibility of the pedestrian zone of the Hlavná ulica/Main Street on foot within 5 minutes.
- Possibility of using for polyfunctional buildings by means of sensitive integration of the existing facilities.
- Their appropriate functions would be for civic facilities – of cultural character, public-beneficial institutions and recreational areas with green zones. For residential purposes only limited possibilities.
- Transport services are ensured through the city communications and tramway.
- The owner of the plots is the city.



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## 5. NEMOCNICA I POLYFUNCTIONAL ZONE

- Area: approx. 50 000 m<sup>2</sup>.
- Originally part of the area of L. Pasteur Hospital (hospital blocks, medical faculty and outpatients' health care buildings).
- Lucrative premises at the upper edge of the Terasa residential complex.
- Assigned for polyfunctional construction - multi-storeyed residential buildings, facilities with relation to the hospital (convalescent/rehabilitation hospital, possibly also temporary accommodation).
- Private property.

## 6. POLYFUNCTIONAL ZONE VŠEŠPORTOVÝ AREÁL - MULTI SPORTS COMPLEX

- Land area cca 120 000 m<sup>2</sup>.
- The originally planned and gradually built up monofunctional sports-complex is being under reconstruction for the purposes of wide ranged polyfunctional center in the city. It joins the original sport functions with the business tasks, and services and environmentally friendly production.
- The superior transport network and technical infrastructure has already been accomplished.
- There has been a regulation plan elaborated for the concerned area.
- The plots are owned by private persons.

## INDUSTRIAL ZONES



### 7. PEREŠ INDUSTRIAL PARK

- Area: 1 900 000 m<sup>2</sup>.
- Strategic location near to the southern city entrance, 4 km from the city center.
- Possibility to launch high-tech industry operations, scientific and technical parks, a business and information zone for starting entrepreneurs, a logistics, education and research zone, and activities related to aircraft operation.
- The area is adjacent to the international airport for passenger and cargo transport.
- Direct connection to the route E 571 Košice - Bratislava and to highway feeders Košice - Hungary, Košice - Prešov (and further to Poland) and Košice - Ukraine.
- Direct connection to the city public transport system (U. S. STEEL high-speed tram line, public city bus transport with prepared connection to the regional transport network).
- Accessibility from essential Košice residential areas (approx. 2 - 3 km).
- The new plant of the company VALEO on an area of app. 6 000 m<sup>2</sup> is in full development.
- Part of the industrial park - IMMOPARK premises (650 000 m<sup>2</sup>) is owned by the IMMOPARK company and is being prepared for investors.
- Necessary technical infrastructure is being prepared.
- Background in well developed school basis for ensuring the professionally qualified labour force.



KOŠICE



## 8. BOČIAR - INTERPORT INDUSTRIAL ZONE

- Area: approx. 6 000 000 m<sup>2</sup>.
- The area is located in the southern environs of the city, 14 km away from the city center.
- The area is situated inbetween the U. S. STEEL works and existing manufacturing areas in the city's southern part.
- Advantage of 2 railway systems crossing - standard and wide gauge lines and the latter's terminus /transship center/ - possibility of connection with the markets to the east of the European Union.
- Possibility of transport connection to roads of international status (Bratislava - Košice and Košice - Hungary) as well as to the R2 and R4 expressways and to the highway D1 towards Ukraine.
- Possibility of transport connection to the nearby international airport with cargo transport.
- The Interport company is located in this area.
- Part of the area (approx. 150 000 m<sup>2</sup>) is planned for combined transport terminal usage.
- Possibilities of zone usage - logistics center creation, industrial park.
- Private property premises.

## ALTERNATIVES OF RESIDENTIAL CONSTRUCTION



### 9. ĽAHANOVCE IV - V RESIDENTIAL COMPLEX

- Area: approx. 380 000 m<sup>2</sup>.
- Area in the northern part of the city; part of the original residential complex above Ľahanovce village.
- The area is slightly sloping, near a forest park, and it is attached to the existing residential complex I - III.
- Possibility to connect to existing road system.
- Possibility to connect to existing technical infrastructure.
- Assigned for residential development - low-storeyed and multi-storeyed buildings - apartment houses, family houses, basic civic and servicing facilities, green parks.
- A regulatory plan has been prepared for the area.
- Private property.



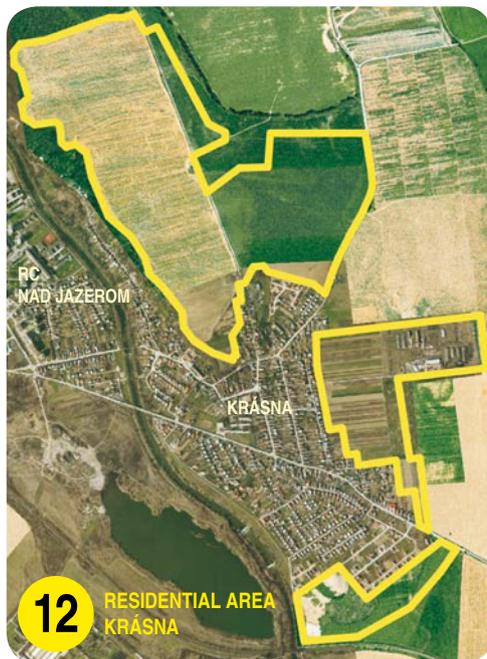
### 10. GIRBEŠ RESIDENTIAL COMPLEX

- Area: approx. 1 100 000 m<sup>2</sup>.
- The area is located in the north-west part of the city between settled residential complexes KVP, Myslava and a forest park.
- New area for developing in a pleasant natural environment.
- Assigned for residential development (with prevailing multi-storeyed residential buildings), for civic facilities and green parks, for building apartment houses, family houses, markets, service and office buildings, culture facilities, schools, green parks, sport and recreational facilities.
- Possibility to connect to existing road system.
- Private property.



## 11. RESIDENTIAL AREA HERINGEŠ

- Land area: cca. 680 000 m<sup>2</sup>.
- Lands situated in the eastern part of the city, southward from the housing estate Furča on the natural elevation with a view onto the entire city and to the open countryside on the East.
- New development territory for construction works in a nice countryside.
- Designed for housing prevalingly with flats in multi-storey buildings and partly also in one-floor buildings, with purpose of civic facilities and public green zone – construction of residential houses, family houses, shops, services, office-buildings, culture, schools, public parks and sport – recreation facilities.
- Possible connection with the existing communication system and planned extension of the highway D1.
- The plots are owned by private persons.



## 12. RESIDENTIAL AREA KRÁSNA

- Land area: cca. 200 000 m<sup>2</sup>.
- It is a new territory in south-eastern part of the city connected with the one-floor residential area of city ward Krásna nad Hornádom.
- Designed for residential purposes in prevalingly multi-storey buildings and also in one-floor buildings with basic and higher-class civic facilities.
- As for the transport, the area is connected with the existing communications with planned connection on the highway feeder creating the great city transport circuit from the direction of South-East.
- This area will be developing in the framework of the so-called Eastern City up to the planned residential complex Heringeš.
- The plots are owned by private persons.

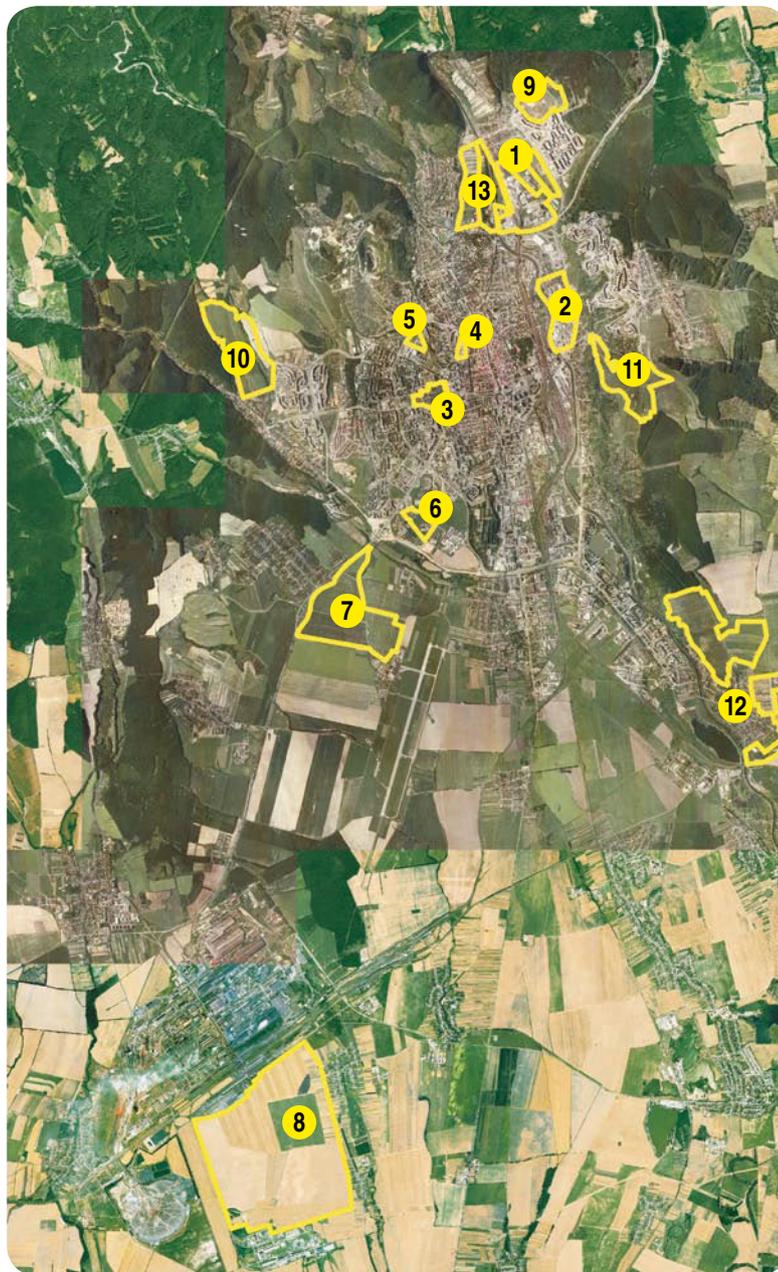
# POTENTIAL FOR RECREATIONAL AND SPORTS ACTIVITIES



## 13. ANIČKA RECREATION AND SPORTS AREA

- Area: approx. 300 000 m<sup>2</sup> in quality environment.
- The area is located in the northern part of the city in direct connection to the Ryba water recreation center, the nearby river Hornád and the Ťahanovce residential complex.
- Traditional resort for sports and relaxation purposes with additional residential function and civic facilities with value for the whole city and its wider surroundings (amusement park, thermal swimming pool, social and catering services, accommodation, sports facilities...).
- Good possibilities of connection to the city roads and superior public transport system.
- Possibility to connect to existing technical infrastructure.
- Private property.





## POTENTIAL AREAS FOR CIVIC FACILITIES DEVELOPMENT

1. POLYFUNCTIONAL ZONE ŤAHANOVCE - MAGNEZITÁRSKA AND AMERICKÁ TRIEDA
2. POLYFUNCTIONAL ZONE BEHIND THE RIVER HORNÁD
3. TERASA DISTRICT CENTER
4. POLYFUNCTIONAL ZONE - MILITARY BARRACKS / KASÁRNE MALINOVSKÉHO
5. NEMOCNICA I POLYFUNCTIONAL ZONE
6. POLYFUNCTIONAL ZONE VŠEŠPORTOVÝ AREÁL - MULTI SPORTS COMPLEX

## INDUSTRIAL ZONES

7. PEREŠ INDUSTRIAL PARK
8. BOČIAR - INTERPORT INDUSTRIAL ZONE

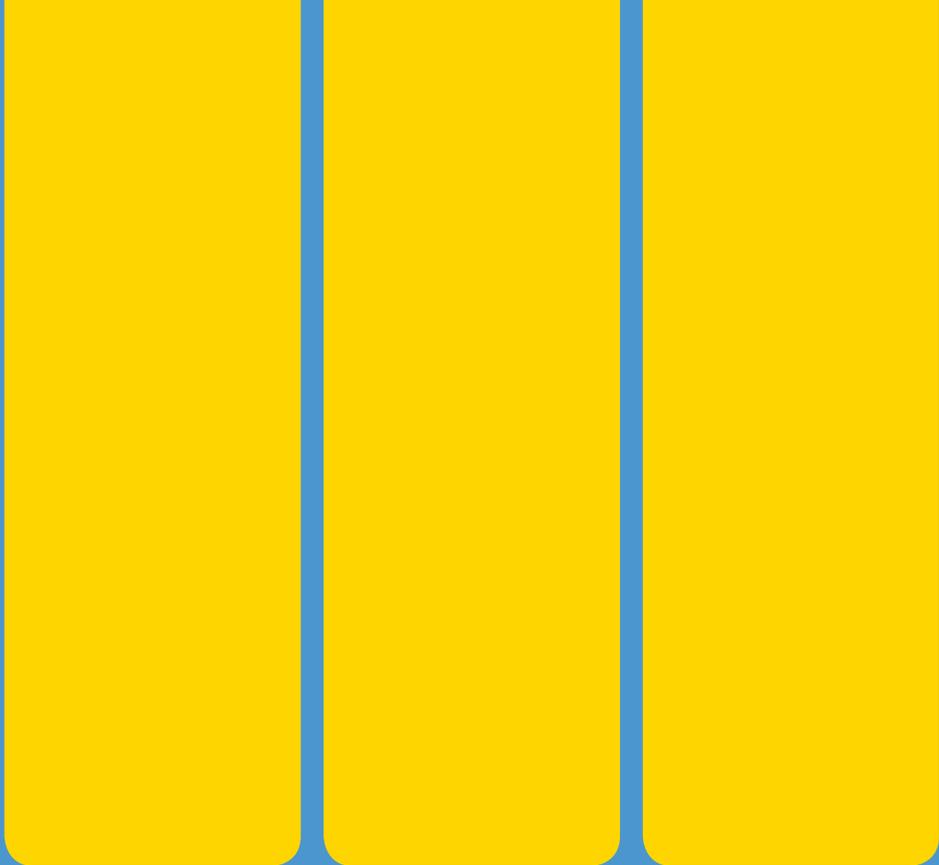
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9. ŤAHANOVCE IV - V RESIDENTIAL COMPLEX
10. GIRBEŠ RESIDENTIAL COMPLEX
11. RESIDENTIAL AREA HERINGEŠ
12. RESIDENTIAL AREA KRÁSNA

## POTENTIAL FOR RECREATIONAL AND SPORTS ACTIVITIES

13. ANIČKA RECREATION AND SPORTS AREA





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