

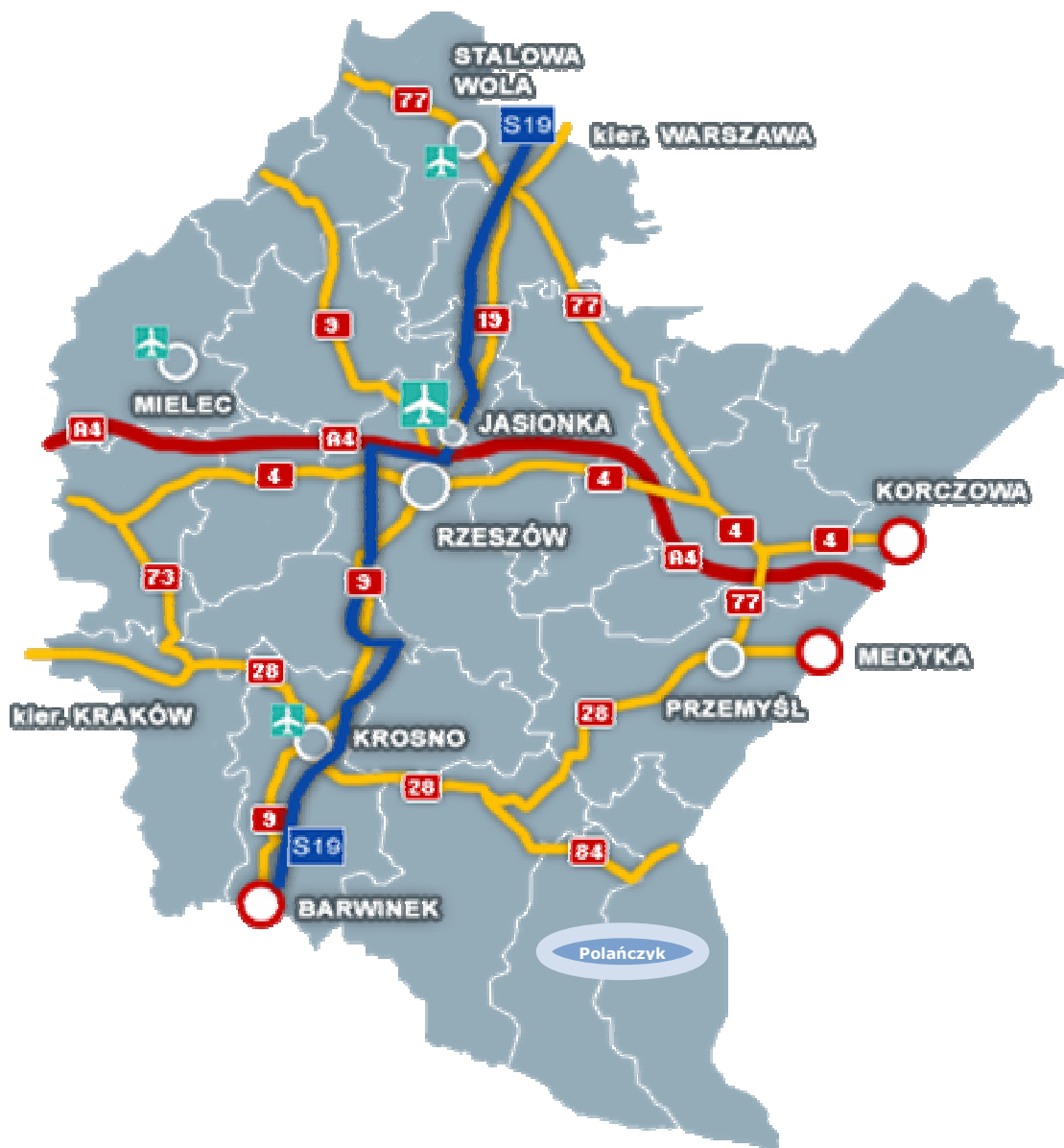
**INVESTMENT OFFER**  
Health and Tourism Centre  
Spa Resort in Polańczyk



Polańczyk is located in Solina Community, Podkarpackie Region.

The Podkarpackie Region is located in the South-Eastern part of Poland. The total area of the region is about 18,000 sq km with approximately 2.1 m inhabitants.

Podkarpackie shares borders with the Ukraine in the East and Slovak Republic in the South. The border with Ukraine is simultaneously the border of European Union. The city of Rzeszów is the region's capital is with ca. 174,000 inhabitants.



Solina Community is situated in Bieszczady Mountains, in South – Eastern part of Podkarpackie Region. In the Community the Solina Lake (21 sq. m) and the Myczkowiecki Reservoir (2 sq. m) are located. Around 5,300 inhabitants live there. Since 1990 the seat of the local administration have been located in Polańczyk. Solina Lake was formed in 1968 as a result of accumulation of San and Solinka waters through the construction of a 664 m long and 81,8 m high dam, which is the highest hydrotechnical construction in Poland.

The lake and the dam in Solina are without any doubts, the most popular tourist attractions. Both reservoirs are situated between steep heels covered by forests. One can spot there numerous small bays that create picturesque views. Another tourist attractions of the Community are: a dam in Myczkowce, cruises on Solina Lake, sailing rentals, outdoor swimming places with lifeguards. On the area of the community there are 15 hiking trails and 3 cycle paths, rentals of mountain bikes, horse riding and viewpoints.

Variable winds provide excellent conditions for sailing. There are also excellent places for fishing. The area is unique for its natural environment and landscapes beauty. Favorable location of the community, lack of industrial agglomerations and large companies provide opportunities for development of tourism. The number of new facilities which provide accommodation and recreation is still increasing there.

Polańczyk has 850 beds in sanatoriums, 546 in resorts and guesthouses in "A" zone of the spa, while out of "A" zone, the number of beds amounts to 1979. Polanczyk Spa provides services in treatment of many diseases associated with the progress of civilization, by using the healing waters from its own sources. The Ministry of Health has established for Polanczyk Spa the following types of treatments: orthopedic and traumatic diseases, respiratory diseases, rheumatic diseases, endocrine diseases, cardiovascular diseases, hypertension and diabetes. The Sanctuary of Our Lady of Beautiful Love is also situated in Polanczyk. On the community area we can admire historic churches and beautiful orthodox churches, currently used by the Roman – Catholic Church. Among places that are worth seeing there are: the Ecumenical Culture Centre, the Bible Centre and mini – zoo in Myczkowce. One can also find galleries and handicraft workshops there. The services base including shops and restaurants creates appropriate conditions for recreation during all year.



Solina Lake



Yachts on Solina Lake



Bird view of Health Resort in Polańczyk



**HEALTH AND TOURISM CENTRE  
SPA RESORT IN POLAŃCZYK**  
The designer building will be located on investment plots  
No 110/2, 110/3, 111/1, 111/2.

### **Description and purpose of the investment realization**

The following elaboration describes an investment that includes construction of a Health and Tourism Centre – Spa Resort in Polańczyk.

The Centre will cover about **4000 sq.m.** of usable space and the estimated cost of realization of the investment will approximately amount to about **27 m PLN**. The Centre will be used by both visitors to Spa and local community. It will be a place of spending time actively, rehabilitation and promotion of local artists. The offer of the Centre will include:

- **the recreational-rehabilitation swimming pool** that will include:
  - swimming pool (25 x 12.5 m) and recreation/rehabilitation swimming pool (12.5 x average 12 m)
  - coatroom and sanitary facilities for the swimming poolThe recreation/rehabilitation swimming pool will include:
  - 2 tracks for swimming lessons
  - irregular surface swimming area with underwater massage and treatment showers and different attractions e.g. geysers
  - rapid river about 28 meters long
  - two Jacuzzi swimming pools (6 and 12 people)
  - the set of sauna and steam bath with a minimum capacity of 30 people (combined)
  - a resting area with a mini buffet
  - gym
  - solarium
  - massage cabinetThe treatment rooms will be rented to individual providers of services.
  
- **drinking room of mineral waters** in a form of a distributing area connected with a walking promenade (with the function of a hall and a display gallery). A glass wall divides the promenade from the swimming pool. From the hall – through the glass walls of the swimming pool – an attractive far view of the landscapes with hills surrounding the Solina lake is visible.
  
- **restaurant** with 80-100 seats, Internet Café and a view terrace.
  
- **tourist information point.**
  
- **service-commercial area** in a form of small shopping area with shopping windows and service points. The following service providers will be located in the centre: hairdresser, beauty salon, herbs store, healthy food store etc.
  
- **4-track bowling**

Spa visitors and holidaymakers from all over the country and abroad that will be staying in sanatoriums, holiday homes, guest houses and agritourist farms will be using this facility. The holiday homes, guest houses and agritourist farms are rapidly developing in Bieszczady Mountains and especially in the Solina Community.

Polanczyk Spa is visited annually by about **500,000 of people** and at the moment, there is no another object that would offer facilities included in the Health and Tourism Centre – Spa Resort.

As a result of realization the project around 30 new workplaces will be created, which will be significant success for this small Community and will allow to maintain 500 existing workplaces in spa resorts, holiday homes, guest houses and agrotourist farms. Within the Bieszczadzki, Leski and Sanocki Counties, there is no similar facility, with the same functions, in addition its construction would have a positive effect on development of Bieszczady Mountains and Beskid Niski region. The investment will influence an increase in the quality of the existing services provided by the local hotels and restaurants located in health centers.

The implementation of the project will result in an increase in the investment attractiveness of Solina Community and adjacent communities. It will allow to extend the tourist season and utilize more efficiently the existing hotels, guesthouses and agrotourist farms.

The investment project will be realized near the main communication arteries that links Poland with Ukraine. Solina Community possesses the largest accommodation base with the high standard in Podkarpackie Region, and the planned investment will complement the services offered to tourists and spa visitors in this region.

The planned facility is unique because of its location in Bieszczady Mountains and near the Solina Lake. There are mineral water springs with unique composition of minerals and, what is more, the entire complex, i.e. a swimming pool, drinking room of mineral waters, athletic recovery etc., is an innovative architectural solution.

## **Description of planned plot development**

The investment will be located in the Centre of Polanczyk Spa. The plot is adjacent to the town main street (Zdrojowa Street), located in "A" zone of the Spa. There are no buildings on the plot and there is full infrastructure, most of the infrastructure is located along the street. The plot is located between two holiday homes: „Dedal" and „Szymon".

A network of mineral water PE  $\varnothing$  40 mm runs through the plot and is located on the northern side of the designed building.

The building can be reached from north-eastern side through Zdrojowa Street. Along the street 20 parking places made of cobblestone were designed. Internal parking spaces were designed on two levels, on the higher level there are 17 parking places, including 4 for disabled, the parking space is located on the level of an entrance hall to the swimming pool. There are 34 parking places on the lower parking space.

## Purpose and utility program of the planned investment

The building is a public utility facility. The aim of the investment is to create a centre in Polańczyk that will enable activating local community and will provide an attractive offer to visitors of the spa simultaneously integrating them with inhabitants of Polańczyk. The plans are to make the Centre an attractive place for meetings and cultural and sport events. Its roles will be:

- enrich the offer of spa health-care treatments and rehabilitation offered by already existing health and holiday centres
- expand the curriculums of the schools as for the after class activities
- create favourable conditions for the promotion of the region and achievements of its inhabitants
- initiating urban planning of the centre of Polańczyk Spa.

## Data

built-up area	2,511.00 sq. m
net covered area	6,002.00 sq. m
usable area	4,050.00 sq. m
cubature	31,285.00 m <sup>3</sup>
building dimensions	75 x 48 m
height of the building	17.15 m
height of the building from the level of Zdrojowa Street	9.00 m
floors	max 3

**estimated cost of the investment**

**about 27 m PLN**

### Author of the design documentation

Rzeszów Regional Development Agency  
Design Office „Miastoprojekt” 35 – 959 Rzeszów, 51 Szopena Street