

OUR STRENGTHS, YOUR OPPORTUNITIES

- **Vicinity of Budapest and the Liszt Ferenc International Airport:** the capital and the airport are only 25 and 15 km away respectively.
- **The government has decided to build a new bypass section of Highway 4 north of our town.** This four-lane express way **will be complete by 2019** making the area north of Monor fit for economic utilization. With the presence of the new road this planned industrial zone will be perfectly located for accessibility.
- According to the Regional Aid Map for the 2014 to 2020 period, **Monor investment projects**, as opposed to those in Budapest and the Central Hungarian Region, **will have an aid intensity of 35 to 55 %.**
- For investors who wish to avoid the traffic jams and high parking rates that are typical of the office and industrial zones of the capital city, **we offer easily accessible office and industrial areas with reasonable operating costs.**
- In addition to many others **Monor fulfils the function of regional educational centre.** It has four primary schools and two secondary schools, one of which is a vocational institution.
- **Since 1886, Monor has been centre of the Monor District**, which comprises three towns and nine villages and has a total population of 65 thousand.
- **Our cellar village is a unique sight in Central Europe.** With its nearly one thousand traditional wine cellars, national wine events, and ever improving services in the field of wine tourism the cellar village is an increasingly attractive destination for Budapest-dwellers and foreign tourists alike.
- Besides pleasing the eye, our town centre offers a **wide selection of various services.**
- Lovers of a healthy lifestyle are awaited by a modern swimming pool and other **sports and leisure facilities.**
- **The spring of 2015 marked the start of an overhaul of Monor's urban planning tools: a revision of the Development Plan and the Local Building Regulations began.** As a result of this process our urban zone classifications and building regulations will, within certain limits, be better fitted to the purposes of businesses.
- Our renewable energies, such as a **local thermal water source**, are largely unutilized.
- **As an enterprise-friendly municipality Monor offers a welcoming business environment** with a dedicated investment contact.

Contact info: *László Rajki, phone: +36-29-413-219, E-mail: ingatlan.portfolio@monor.hu*



Monor warmly welcomes all visitors and investors as well as people who wish to live with us with high-quality public services, pleasant public spaces, a large network of educational, cultural, and social institutions, specialized out-patient care, a modern swimming pool and other ever-expanding sports and leisure facilities! **Due to its role of district centre, Monor has a large retail sector.** Monor has a town courthouse and a public prosecutor's office, **with its District Office it has become a busy administrative centre, and its**



banks make it the financial hub of the micro-region.

Establishing a favourable economic environment, however, also requires a cooperation between national, regional, and local governments. In the context of this cooperation all three levels of government have their special, unexchangeable roles to fulfil in order to motivate business investment and development. **The good news for us and for businesses contemplating investment in Monor is that in our town the collaboration of the three levels is exemplary.**



We also strongly believe that besides the rate of investment and the effectiveness of administration there are other factors to a town's success. One of these is how we manage to establish the "infrastructure of trust". **Confidence in the proper functioning of local authorities, institutions, and persons is a basic need for investors.** The Municipality of Monor does all it can to make the functioning of its authorities and institutions reliable and to guarantee that its functionaries perform their duties in a professional, reliable, and helpful manner.



INTRODUCTION AND INVESTMENT OPPORTUNITIES




Municipality of Monor

An investor-friendly town



DEAR FUTURE PARTNERS,

Aware of its responsibility regarding the future, the Municipality of Monor places special emphasis on a continued improvement of the town's public services and ongoing sustainable development.

Taking into consideration the opportunities Monor has we take a holistic approach to preserving existing achievements and creating long-lasting value.

There is a more and more widely shared understanding that it is local and regional governments that are capable of strengthening and increasing the competitive advantage of businesses by pursuing the correct policies for economic development and taking a targeted approach at creating a business-friendly environment.

We have confidence that as a local government we have the means to motivate investment and contribute to the improved business results of local companies.



The Municipality of Monor is committed to developing the town in the above spirit and in line with the following vision:

„Monor is situated in the South-Eastern section of Budapest's commuter belt, on the border of Hungary's dynamically developing capital and the Alföld (Great Hungarian Plain). Besides the role it fulfils as public administrative centre of its micro-region it increasingly strengthens its function of economic hub.

Monor uses the role of District Seat, and the powers arising from it, to develop local services. It enhances its already high-quality residential neighbourhoods with increasingly high-standard public services and offers an attractive environment to investors, too. Monor is a great place to live and invest.”

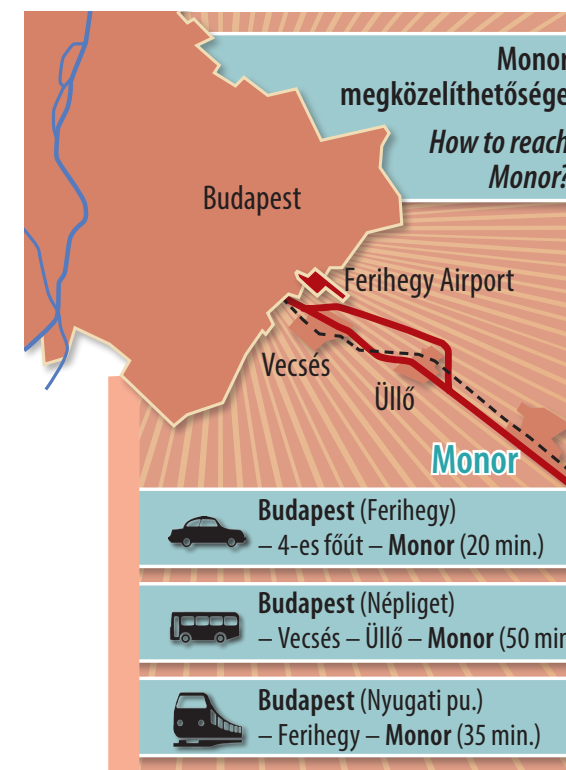
This is what we have to offer to our future partners and investors.

Dr. László Zsombok, Mayor



ABILITY LOCATION, ACCESS

Hungary, bordering on the South-Eastern section of Budapest's commuter belt. It has had a central role since the 19th as the seat of the Monor District.



The town lies on Highway 4, 25 km from the edge of Budapest and Liszt Ferenc International Airport. It is only a few minutes' drive from M0, the bypass road around Budapest and with the completion of a bypass section of Highway 4 by 2019, it will also be connected to the national express way network. Due to the Budapest-Cegléd-Szolnok railway line, which runs across it, Monor is a suburban transport hub. Given its excellent transport facilities it has easy accessibility to and from all parts of Hungary.

Since the creation of the district system in 1886, Monor has been the centre of its micro-region. Local businesses are provided with established infrastructures and services, which are also subject to further development. The town is easily accessible both by road and rail and its freight transport facilities partly meet intermodality requirements, too.