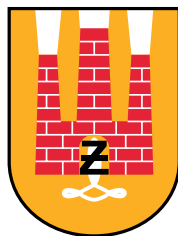


ŻYRARDÓW

ECONOMIC GUIDE

zyrardow.pl





ŻYRARDÓW

ECONOMIC GUIDE



**PROGRAM
REGIONALNY**
NARODOWA STRATEGIA SPÓJNOŚCI

Mazowsze.
serce Polski

UNIA EUROPEJSKA
EUROPEJSKI FUNDUSZ
ROZWOJU REGIONALNEGO



"Żyrardów as an Opportunity Provider – Economic Promotion of the Mazovia Region"

Copy free of charge executed within the framework of the following project: "Żyrardów as an Opportunity Provider – Economic Promotion of the Mazovia Region".
The project was co-financed by the European Union from the European Regional Development Fund under the Regional Operational Programme for Mazowieckie Province 2007–2013.



Adam Struzik
MARSHAL OF THE MAZOWIECKIE PROVINCE

Dear Sirs,

Żyrardów is one of the most vibrant developing urban centres in Mazovia. It is a town of great potential and ambition, and it has a promising future. The Żyrardów authorities and residents know perfectly well how great the power of innovativeness, entrepreneurship and toilsomeness is, because it was on the basis of those values that Żyrardów was established 200 years ago. It also is those values that the town pays homage to until this day.

The town was founded thanks to the courage of valiant people who created an industrial centre brimming with life from scratch. The invention of the mechanic flax spinning workshop by Philippe de Girard gave the very rise to the linen factory that was established here. The everyday arduous work of spinners, spoolers and workers has built the greatness of this town and determined its specific character.

Today, Żyrardów cultivates its best traditions while keeping up with the times as it relies on state-of-the-art technologies and innovative work methods. It contributes significantly to the development of entrepreneurship in our region.

I pass the "Żyrardów Economic Guide" on to you and wish to cordially encourage you to invest in the town that can boast with such abundant achievements. What is more, is still creates great opportunities for business.

Welcome to Żyrardów!

A handwritten signature in black ink, which reads "Adam Struzik". The signature is written in a cursive, flowing style.



Andrzej Wilk
MAYOR OF THE TOWN OF ŻYRARDÓW

Dear Sirs,

Żyrardów is a town of a unique character and a great development potential. It is distinguished by its industrial atmosphere created by the splendour of the 19th century post-industrial monuments. Żyrardów belongs to the very few towns in Europe, which could pride themselves on the preserved, nearly in its entirety, historic factory settlements, being an example of a model industrial town coming from the turn of the 19th and 20th centuries, which nowadays composes a heart of the contemporary town.

The on-going revitalisation process of the factory settlement catches attention of subsequent investors, fascinated by the economic and tourist potential of the town. The fashion for conversion of former factory buildings for service and residential purposes made the walls of the former Jewish factory, imbued with history, receive entirely new functions today, restoring their original, splendid appearance at the same time thanks to the carefully led revitalisation process. The dynamic development of the town meets the expectations of both Polish and foreign investors perfectly. The attractive location between Warsaw and Łódź, the systematic economic growth and the perfectly situated investment area demonstrate that Żyrardów is an ideal place to build capital.

We create a very friendly climate for new investments, we have a positive attitude towards private and public partnership. In case of big investments, which create high employment, we can offer support for raising investment attractiveness of the land located within a potential investor's area of interest by, among other things, improving the transport availability and the quality of road infrastructure or cleaning the area around the investment location.

I hope that the following publication will provide you not only with the basic information package on the Żyrardów economic potential, but it will also evoke so much interest in our town that you decide to get to know it on your own.

See you in Żyrardów!

A handwritten signature in black ink that reads "Andrzej Wilk". The signature is written in a cursive, slightly slanted style.

Contents

Investments with a Future.....	8
Strategic Location.....	10
Convenient Transportation.....	12
Advantageous Investment Atmosphere.....	14
Polish Business Activities in Żyrardów.....	18
We Are Favoured by the Town.....	22
Foreign Investments in Żyrardów.....	24
Our Hopes Are in Żyrardów.....	28
Support for Investors.....	30
Modern Infrastructure.....	32
Qualified Human Resources.....	36
High Level of Education.....	38
Human Potential.....	41
Industrial Traditions of Żyrardów.....	42
Tourist Pearl of Mazovia.....	44
Interesting Facts.....	50
Żyrardów – Prestigious Awards Winner.....	52
Directions in Development.....	54
Contact Information.....	56
Żyrardów in a Nutshell.....	58



p. 8

Investments with a Future

The Mayor of the Town of Żyrardów, Andrzej Wilk, explains the conditions for investments in Żyrardów.



p. 18

Polish Business Activities in Żyrardów

Polish investors who run Business Activities in Żyrardów.



p. 24

Foreign Investments in Żyrardów

Information on foreign investors in the town.



p. 28

Our Hopes Are in Żyrardów

The assistant to the CEO of TCL Operations Poland, Tomasz Olender, talks about the activities of the company.



p. 44

Tourist Pearl of Mazovia

Unique monuments of industrial architecture, tourism and recreation facilities.



p. 58

Żyrardów in a Nutshell

Most important data in relation to the town's economic potential and investor's pricelist.

Investments with a Future



*Why is it worth investing in Żyrardów?
Which industries provide the best opportunities for investors in Żyrardów? The Mayor of the Town of Żyrardów, ANDRZEJ WILK, explains the conditions for investments and the development strategy of the town.*

Investors of which industry have the best opportunities in Żyrardów? In what direction, when it comes to the economic development, should the town make its way?

The unique post-industrial heritage of Żyrardów, the centre of which is the monumental 19th century factory settlement, is a ground for binding the town's future with the development of tourism and recreation. This is also supported by the attractive location of Żyrardów in the valley of the Pisia Gągolina River, surrounded by large forest complexes, as well as by the fact that there is one of the largest open water reservoirs in the region: the Żyrardów Reservoir.

The history of the town originating from a linen factory and being one of the most renowned linen production centres in the then Europe obliges us in a way to support the investors who want to continue the splendid traditions of Żyrardów. What I mean is textile production in a broad sense. Let me also point out that there still is a great potential for the development of such industries in Żyrardów in form of not only large production halls, but also experienced and qualified personnel. Żyrardów has recently gained plenty of interest from property development investors, i.a. due to very attractive land prices in comparison

to other towns situated closer to Warsaw. This trend (obviously apart from the profit in form of the development of residential construction) is beneficial for us, the more so as there are relatively many small and medium construction companies operating in Żyrardów that have the opportunity to obtain new contracts as subcontractors in the course of executing further development investments.

For the past few years, great opportunities for the development of Żyrardów have been associated with the film industry. Similarly to tourism, the inspiration to put our efforts in this direction was the town's vibrant history. There probably are few people who know that it was Żyrardów where the Scientific Film Production Company, one of the very first in Poland, was founded in 1946. Karol Marczak, a director, an operator, a progenitor of the Polish environmental film, made his pioneer productions with the company. He opened the door for Żyrardów to become a constitutive element of the Polish cinematography. Referring to our town's film traditions of the post-war period, a few years ago, when the need to build a film town in imitation of the similar centres functioning in Germany or Czech Republic was widely discussed in Poland, we prepared a comprehensive offer of running a similar project in Żyrardów. It also is an interesting fact that as we

wanted to receive an objective assessment of feasibility and purposefulness of our project, we asked two renowned scenographers, Allan Starski and Andrzej Haliński, for their opinion. They both reckoned that establishing a modern film production base in Żyrardów within historic post-industrial buildings makes the project interesting and truly worth being carried out.

Admittedly, the idea behind building the film town was finally lost somewhere in the ministerial cabinets, yet we have successfully been using the experiences and the contacts gained while putting the efforts for performing the undertaking in our area. It might be less spectacular and involves making smaller steps, however, having had some substantial successes, we continue to tighten ties between Żyrardów and the film industry. We have also found it to be a huge chance for making the development of the town more dynamic, and at the same time a substantial advantage when it comes to promotion and building a positive image of Żyrardów. Thus, it is worth mentioning that since September 2011 Żyrardów has been a seat of the only branch of the prestigious film school in Poland, founded by Andrzej Wajda (Wajda School).

Żyrardów brand, consistently built as a town friendly to film makers, results in the fact that Żyrardów is willingly visited by film crews today – the ones running small projects in form of advertising spots as well as the ones working on, one might say, historic works, like for instance the renowned film about Lech Wałęsa, directed by Andrzej Wajda. To sum up, the investors cooperating with the film industry, as understood broadly, have, in my opinion, a well prepared ground for running this kind of activity in Żyrardów. Besides, if there is an investor interested in the realisation of the concept of building “The Centre of Film and Theatre Production” once created by us, we will be open to cooperation as well.

Have the industries mentioned by you received special preferences? Are only investors of such an activity profile able to come into being in Żyrardów?

Żyrardów is a heavily urbanised town of a relatively small area. We do not have vast, free lands where we could locate, almost with no limi-

tations, all new business entities interested in settling in our town. For that reason, we actually put an effort to choose our investment partners wisely and reasonably in order to benefit from our present potential as best as possible, with mutual benefits for both sides of the transaction.

It does not mean, though, that the common ground for cooperation must be made up exclusively by the industries I have mentioned earlier. We are open to different proposals provided that they have a positive impact on the development of our town and the local labour market. These two elements are crucial for us.

What are the costs for a potential investor to start up a business activity in Żyrardów?

The costs are directly related to the character of a business activity, therefore it is difficult to make any generalizations and use specific amounts. I can only quote a few details that certainly could have an impact on the potential business plan. The prices of lands offered for sale in Żyrardów start from PLN 120 / m². In the case of commercial premises lease, it is a rate starting from PLN 7.23 / m². Property tax rates are another essential parameter related to running a business activity. In Żyrardów, a land tax rate currently is PLN 0.88 / m² and a commercial premises tax rate is PLN 22.82 / m². Definitely, from the investors' perspective, the charges for water and sewerage collection are important – currently these are PLN 3.34 / m³ (net) and PLN 7.94 / m³ (net) accordingly.

Considering the proximity to the Warsaw agglomeration (today it is a no longer than 30 minute drive from Żyrardów to Warsaw by the newly open A2 motorway), the prices of lands in our town are extremely attractive. I think it is the last moment when it is possible to invest in Żyrardów on such favourable terms. We predict that the continuous expansion of the range of impact of the Warsaw agglomeration will also lead to a noticeable increase in the prices of investment plots in Żyrardów in the coming years.

Strategic Location

Located in the centre of Poland, Żyrardów is one of 85 towns and cities in the Mazowieckie Province, the most dynamically developing region in the country. The advantageous location of Żyrardów results in it being situated at a similar distance from the biggest cities in Poland, the country's borders and the most important European metropolises



ŻYRARDÓW IN A NUTSHELL

Area	14.35 km ²
Total number of residents	41,526
Men	19,455
Women	22,071
Number of working-age people	27,661
Number of pre-working-age people	6,302
Number of registered unemployed	2,069 (7,8%)
Number of registered economic entities	5,353
Services	4,320
Industry and construction	1,007
Other	26

All data included in the text relating to the population originate from the research of the Central Statistical Office from 31 December 2011.

CLIMATE

Average annual temperature	7.9 °C
The warmest month	July (average temperature: from 16 °C to 17.5 °C)
The coldest month	January (average temperature: from -2.5 °C to 4 °C)
Annual temperature amplitude	22 °C
Frost-free period: June–September	
Number of frost days	30-45
Number of hot days	35-40 (maximum temperature above 25 °C)
Length of vegetation period	210–220 days
Average annual rainfall	550 mm
Duration of continuous snow cover	80 days

DISTANCE FROM SELECTED CITIES IN POLAND:

Białystok.....	248 km
Gdańsk.....	379 km
Cracow.....	322 km
Lublin.....	207 km
Łódź.....	87 km
Poznań.....	267 km
Warsaw.....	46 km
Wrocław.....	313 km



DISTANCE FROM THE COUNTRY'S BORDERS:

Belarus.....	254 km
Ukraine.....	300 km
Russia.....	305 km
Germany.....	429 km
Slovakia.....	432 km
Czech Republic.....	336 km
Lithuania.....	356 km

DISTANCE FROM SELECTED EUROPEAN CITIES:

Athens.....	2,295 km
Berlin.....	533 km
Budapest.....	671 km
Dublin.....	2,203 km
Helsinki.....	1,107 km
Kiev.....	803 km
London.....	1,592 km
Madrid.....	2,812 km
Minsk.....	597 km
Moscow.....	1,300 km
Oslo.....	1,376 km
Paris.....	1,549 km
Saint Petersburg.....	1,282 km
Rome.....	1,762 km
Istanbul.....	2,147 km
Stockholm.....	1,426 km
Vienna.....	650 km
Vilnius.....	508 km



Convenient Transportation

The town of Żyrardów is located at the intersection of main transportation routes leading from the West to the East of Europe. Thanks to the strategic location of Żyrardów and the developed transport infrastructure, it is easy to reach the town both with a car and a train as well as by air. In close vicinity to Żyrardów, there are the A2 motorway, three international airports and a railway line.

The perfect location of Żyrardów is one of its main assets and it is worth taking it into account when considering placing an investment in the town. The proximity of two large agglomerations – Warsaw and Łódź – and the ability to reach them from Żyrardów within about an hour by the A2 motorway as well as the easy accessibility of three international airports all account for the attractiveness of the town in respect of transportation.

Road transport

The easiest way to get to Żyrardów from Warsaw is to arrive by the new A2 motorway. It is also possible to choose alternative routes: the province road No. 719 passing through Pruszków and Grodzisk Mazowiecki or the national road No. 8 through Mszczonów and Radziejowice. The A2 motorway from Żyrardów also reaches Łódź. If cost-effective solutions are preferred, it is possible to choose the route running by the national road No. 72 to Łódź through Skierniewice instead of going by the motorway. Żyrardów is crossed by the national road No. 50. It leads in the South-Eastern direction to Grójec through Mszczonów and then enters the E77 road to Radom. In the Northern direction, the road leads to Ciechanów through Sochaczew. In 2012, the 15 km long Żyrardów ring road was put into operation (cost of approximately PLN 200 million).

FOUR ACCESS ROUTES TO WARSAW:

- A2 motorway
- National road No. 8
- Province road No. 719
- Railway line No. 1 Warsaw – Katowice, Warsaw – Łódź

Railway transport

Żyrardów is one of the stations situated on the railway lines connecting Warsaw with Łódź and Katowice. The route from Żyrardów to Warsaw is serviced by three operators: Koleje Mazowieckie, PKP Intercity and Przewozy Regionalne. People who study and work in the capital city but live in Żyrardów frequently choose that connection. The railway station was built in 1922 according to the design by Romuald Miller. It is worth adding that the railway line No. 1, passing through Żyrardów, is one of the oldest railway lines in Poland. It was established in mid-19th century as the Warsaw-Vienna Railway. It was the first railway line on the area of the then Kingdom of Poland and the second one in the Russian Empire. It served as a connection between Warsaw and the border of the Austrian Partition.

Air transport

It is possible to reach Żyrardów in a comfortable and quick way from dozens of countries in the world thanks to the close proximity to three airports. Direct connections are serviced by the Fryderyk Chopin Airport in Warsaw, the new airport in Modlin as well as the Łódź Władysław Reymont Airport.

THREE AIRPORTS:

- Fryderyk Chopin Airport
in Warsaw (40 km) 40 km
- Airport in Modlin 60 km
- Władysław Reymont Airport in Łódź 90 km



Advantageous Investment Atmosphere

Żyrardów is an ideal place for initiating tourist, textile, property development and film businesses.

The town is one of the most dynamically developing sites in the Mazovia region.

There are currently over 5.3 thousand economic entities operating in Żyrardów.



Tourism industry. Post-industrial monuments

Żyrardów is a real paradise for investors who intend to develop their activities in the tourism sector. It has one of the most original architectures and is one of the most beautiful towns in Poland today. It has a post-industrial urban system preserved intact from its establishment in the 19th century which is unique in Europe. The complex comprising approximately 100 residential buildings, public utility buildings and former factory facilities has been entered into the prestigious list of Polish Historical Monuments with the decision of the President of the Republic of Poland. What is more, it is becoming one of the most interesting tourist destinations worldwide in light of the trend to visit post-industrial objects. In 2012, the factory settlement was one of the ones awarded with the title of EDEN – Destination of Excellence in the European Commission competition that confirmed its attractiveness. The picturesque location of Żyrardów on a plain area with extraordinary landscape values as well as direct accessibility of recreational areas, i.a. forests and rivers of Rawka and Pisza Gągolina, are also its great assets. In close vicinity to the town centre, there is the Żyrardów Reservoir, a popular place of recreation for both the residents of the town and the visitors. It is certainly worth mentioning that the town offers plots for development of modern recreational and sport as well as hospitality facilities situated along the shores of the Żyrardów Reservoir.

Property development industry. Factories once, lofts today

The town was not destroyed to a large extent during activities of armed forces in the 20th century and thus there are plenty of well-preserved monumental buildings constructed of red bricks there, both residential and post-industrial ones. Investors have been renovating post-industrial object falling into decay in that they create exclusive lofts and spaces intended for service and trade establishments. Stara Przędzalnia, a 19th century linen factory building located within the factory settlement, is the most spectacular example of such revitalisation. The New Spinning Plant (De Girard's Lofts) was also adapted for high-standard apartments. It is worth adding that there is a truly valuable base for developers in Żyrardów – approximately 600 local construction companies that can offer their services

SUPPORT FOR INVESTORS

Żyrardów has been actively seeking new investors and in consequence trying to create new jobs. There is a friendly climate for business in the town. All kinds of activities within the scope of public-private partnership have been openly welcome. Future investors are offered very attractive investment areas intended for undertakings related to tourism and recreation, construction and cinematography in Żyrardów.

In case of large-scale undertakings associated with increasing the local job market, the town authorities offer support within the scope of raising investment attractiveness of the area that an investor is interested in. This applies to enhancing and improving the transport availability, increasing the quality of road, water, sewerage and energy infrastructure.



as subcontractors. There also are great opportunities for property development companies planning to construct residential buildings. The town meets the expectations in that it offers a range of developed plots for multi- and single-family housing development.

Textile industry. Polish linen capital

A mechanic flax spinning workshop gave the very rise to the town of Żyrardów at the beginning of the 1930s. It is therefore hardly surprising that linen has been produced here to this day despite of many historical twist and turns as well as changes. The fabric has many advantages: it is made of a natural raw material, resistant to friction and stretching, very durable. It absorbs moisture perfectly. Moreover, it has anti-bacterial properties, does not cause allergy and is antistatic. The tradition of linen production is currently continued by such enterprises as tex-len plus specialising in the production of linen interior collections, Andrzej Borzykowski Lnianie Ttkaniny Żakardowe offering jacquard and plain materials, or Żyrardów. Fabryka Lnu [Żyrardów Linen Factory] manufacturing linen products.

Cinematographic industry. Żyrardów filmed

The unique architecture of the town constitutes a perfect scenery for different types of film projects, and social and economic changes may become a captivating subject for documentalists and an inspiration for screenplay writers. It is hardly surprising that the most prominent contemporary Polish director, an Academy Honorary Award winner for lifetime achievements, Andrzej Wajda, decided that Żyrardów would be an ideal place for establishing a branch of the director's school. The Wajda School is an elite educational institution established by Andrzej Wajda together with the director Wojciech Marczewski in 2001. The School has an original teaching method that combines education and film production. People from all over the world apply for admission to the School. Own film achievements or creative experience in another artistic field are application requirements. So far, there have been more than 50 documentaries and feature films as well as 200 film etudes made in the Wajda School. They have been presented and awarded on the largest festivals, including Berlinale, San Sebastian, Karlovy Vary, Hot-Docs, IDFA and DOK Leip-



NUMBER OF PRIVATE SECTOR ECONOMIC ENTITIES

1. Trade and other services	2,438
2. Construction and real estate activities	848
3. Industrial processing	377
4. Transport and storage	367
5. Education, professional, scientific and technical activities	499
6. Healthcare and social services	253
7. Financial and insurance activities	187
8. Information and communication	140
9. Accommodation and food service activities, culture, entertainment, recreation	205
10. Public administration and national defence	19

Data: Central Statistical Office from 31 December 2011

zig. The School was nominated to the European Film Awards under the auspices of the European Film Academy. In 2011, the School's branch was set up in Żyrardów.

Two famous stage designers, Allan Starski and Andrzej Haliński, enthusiastically speak of the visual values of the town. Film productions made within the town and in its surroundings are testimony to its cinematographic potential. BBC made a documentary here that featured one of fight episodes from World War II, and "Our God's Brother" directed by Krzysztof Zanussi, a film adaptation of the drama by Karol Wojtyła, was shot in one of the factories in Żyrardów. In addition, several episodes of the TV series "Odwrócenie" by Jacek Filipiak and "Prywatne miasto" by Jacek Skalski were filmed in the town. The Polish Television's series "Ranczo" was made near the town. Beautiful outdoor scenery is an enormous advantage of Żyrardów and its surroundings. From the East, Żyrardów borders with the Międzybórz Dunes resembling a coastal landscape. The West border of the town is located in the protected area of the Bolimów Landscape Park.



ŻYRARDÓW,
A. MICKIEWICZA 59-61

AREA
17,554 M²

**FOR THE SATISFACTION
OF TOURISTS**



**Investor Service Centre
Żyrardów Town Hall**

pl. Jana Pawła II nr 1
95-300 Żyrardów
Tel.: + 48 46 838 15 04
Tel.: + 48 46 838 15 48
Fax: + 48 46 838 15 11

E-mail: ceik@zyrardow.pl
www.invest.zyrardow.pl

A plot in the southern part of Żyrardów, very attractive for services intended for travellers and tourists. It is situated next to the Żyrardów Reservoir with a summer recreation and sport centre and a municipal beach, close to the river, allotment gardens and a horse riding centre. A very good road transportation (at the fork of the national road No. 50) is another advantage. Picturesque green areas with detached single-family houses in the surroundings.



Polish Business Activities in Żyrardów

Polish companies having their operations in Żyrardów successfully continue the industrial tradition of the town. Textile companies manufacturing linen and other textile products take the lead among domestic enterprises. Expansive activities in the town are also characteristic of companies in the following segments: property development, construction and plastics.

Modernity and tradition

Similarly to the last two hundred years, the textile industry is the leading line of business in Żyrardów today. With the existing facilities and above all a highly qualified personnel, the entrepreneurs of this sector address the modern challenges as they create new solutions and market products adjusted for the increasing needs of the recipients. Therefore, textile companies include both Lnianie Tkaniny Żakardowe Andrzeja Borzykowskiego, a traditional jacquard manufacturer, and Arlen S.A., a producer of special purpose clothing, i.a. for firemen, surgeons and uniform services. Also property development companies constitute a strong group in Żyrardów. The town attracts entrepreneurs of this industry with numerous post-industrial buildings that the developers adapt and convert into luxurious lofts. Professional construction companies operating within the town constitute the base of their business activities. Fabryka Wyrobów Styropianowych Sp. z o.o. is also worth naming among vigorous enterprises in the plastics industry.

Wajda School in Żyrardów

Can good films be made outside Warsaw? Yes! It is best to make them in Żyrardów. The post-industrial architecture and the unique urban system preserved in the original form established in the 19th century make the spaces of Żyrardów a picturesque scenery for all types of film projects – from both historical and contemporary feature films to full-length documentaries of present-day Poles to short-length films. It is therefore hardly surprising that there are both a branch of the Wajda School and Wajda Studio in the town.

STARA PRZĘDZALNIA SP. Z O.O.

ul. 1 Maja 41D, ul. Nowy Świat 8, 96–300 Żyrardów
www.staraprzędzalnia.pl

It is the investor of an extraordinary project – revitalisation of the 19th century factory of linen, the oldest building in Żyrardów. The construction of the factory began in 1829 and its revitalisation was initiated in 2003. The complex located within the area of the 19th century factory settlement currently accommodates original luxurious lofts as well as premises for service and culture establishments. MATBUD A.P.B Sp. j. is the general contractor of the revitalisation project.



ŻYRARDÓW. FABRYKA LNU SP. Z O.O.

ul. Dittricha 22, 96–300 Żyrardów
www.fwlinen.com.pl

The company has more than 180 years history of linen production. Its offer includes apparel, decorative and special fabrics, table, kitchen and bed collections, celebration collections (e.g. wedding) as well as advertising gadgets (e.g. wine containers, printed bags).

The company also offers weaving and tailoring services. Each year the company proposes a new collection, one of which was designed by Magda Gessler. Linen products can be purchased in a company store or one can order selected custom-sized designs.

POMONA COMPANY LTD. SPÓŁKA Z O.O.

ul. Limanowskiego 49a, 96–300 Żyrardów
www.pomona.pl

The company is a producer of refreshing wet wipes for BP, PLL LOT and McDonald's. It also manufactures car wet wipes, e.g. for upholstery or dashboard cleaning, as well as gauzes for disinfecting and cleansing skin before a procedure. It is the only producer of absorptive bases for meat trays. It also manufactures disposable dishes – plates, cutlery, mugs and trays – for such concerns as Linpac Plastics, Huhtamaki, Tesco or Kaufland. Moreover, it offers filling of promotional sachets to be inserted into magazines etc. The company has been operating in Żyrardów for more than 10 years. In 2011, the company employed ca. 100 people.

TEX-LEN PLUS

ul. Dittricha 10 E, 96–300 Żyrardów
www.texlenplus.com.pl

The vigorous company was established in 1992. It specialises in producing exclusive linen interior collections with the logo of "Lniany Zaułek" ["Linen Alley"]. Its products include tablecloths, doilies, bedding, blinds, curtains, bedspreads and accessories for saunas. All products are made from flax in natural shades of grey and white as well as decorated in a traditional fashion. The company is both a wholesaler and a retailer as well as an exporter to France, United Kingdom, Germany, USA, Canada and South Africa. Online store address: www.lnianzaulek.com.



**FWS FABRYKA WYROBÓW
STYROPIANOWYCH SP. Z O.O.**

ul. Dittricha 10, 96–300 Żyrardów
www.styropianfws.pl

The company is a producer of high-quality styrofoam boards for thermal insulation of walls, floors and roofs. The boards are also used as cores in sandwich panels. The company also offers comprehensive services within the field of delivering materials to an indicated destination.

The company currently has ca. 30 employees.



DIAMOND BUILDING DEVELOPMENT SP. Z O.O.

ul. Mireckiego 27, 96–300 Żyrardów
www.dbd.com.pl

In 2009, the company put its first project – a multi-family residential building at the intersection of the Mireckiego and Aleja Partyzantów streets in the centre of Żyrardów – executed in the town into operation. The company is currently constructing multi-family residential building with 46 single-level apartments with the surface area of 30 m² to 55 m² at the Joanna Froehlich Street. The investor pays particular attention to the original form of the buildings, the good quality of materials used and the stable purchase prices of the apartments.

**ANDRZEJ BORZYKOWSKI
LNIANE TKANINY ŻAKARDOWE**

ul. Dittricha 10 C, 96–300 Żyrardów

Established in 1999, the company continues the tradition of the former factory of linen fabrics. It produces jacquard and plain fabrics made from flax or flax and cotton. The company's offer includes, among other things, tablecloths, furniture cloths, dishcloths, apparel and decorative fabrics. The factory employs 9 people highly qualified in professions that are rare nowadays, related to the textile industry. Domestic contracting companies are main recipients of Lniane Tkaniny Żakardowe.

MUSI NOVUM SP. Z O.O.

ul. 1 Maja 43A, 96–300 Żyrardów
www.musinovum.pl

It is a disabled workers cooperative that has been in continuous operation since 1952. It is active within three fields: work wear sewing (thermal jackets, flannel shirts, aprons), security services in relation to properties, public and industrial objects as well as file archiving both at the client's premises and in the cooperative's own facilities.

ARLEN S.A.
 ul. Makowa 6, 96–300 Żyrardów
 www.arlen.pl

The company is a manufacturer of special-purpose clothing. It manufactures uniforms for the army, the police, firemen, the border police, healthcare services as well as special clothing for work in difficult conditions (flame retardant, anti-electrostatic, chemical protective and reflective). The company offers a wide spectrum of services ranging from concept development to executing visualisation, drawing up documentation as well as production and logistics of ready products. Established in 1995, the company's production facilities are located in Poland, Germany and Macedonia. Arlen Textile Group is one of the leading specialist clothing manufacturers in Europe. Its significant position on the market is the result of state-of-the-art technological solutions and continuous investment in research and development. The factory currently has ca. 130 employees.



POLISH COMPANIES IN ŻYRARDÓW

	INDUSTRY	PRODUCT
Andrzej Borzykowski Lniane Tkaniny Żakardowe	textile	jacquard and plain linen: tablecloths, furniture cloths, apparel and decorative fabrics
tex-len plus	textile	tablecloths, doilies, bedding, roller blinds, curtains, bedspreads
Żyrardów. Fabryka Lnu Sp. z o.o.	textile	apparel, decorative and special fabrics, table, kitchen and bed collections, celebration collections
Stara Przędzalnia Sp. z o.o.	property development	apartments, shopping arcade administration
Diamond Building Development Sp. z o.o.	property development	residential buildings
Arlen S.A.	production of clothes	specialist clothing
MUSI Novum Sp. z o.o.	production of clothes	work wear, security, archiving, cleaning
Pomona Company	plastics	wet wipes, packaging, cardboard boxes, absorptive bases for meat
FWS Fabryka Wyrobów Styropianowych Sp. z o.o.	plastics	styrofoam elements

We Are Favoured by the Town



Arlen SA is one of many companies that have bound themselves to Żyrardów due to the opportunities lying ahead of them in the town. ANDRZEJ TABACZYŃSKI, President of Arlen, describes the advantages of such a cooperation.

What is Arlen's area of business?

Our company specialises in the production of clothing for uniform services or users with high requirements as to health and safety at work, business clothing for corporate clients and medical scrubs for hospitals. We also deliver new generation clothing and medical wraps made from coated fabrics – impermeable to water, blood etc. We ensure a high quality of products as well as guarantee a high standard of services, starting from the design to the execution to the timely delivery.

Are Arlen products available only in Poland or do they reach foreign markets as well?

We have been gaining European market successively for many years. We have efficient operations on the German, Austrian and Swiss markets. Many large foreign companies have been with us for years.

How long has Arlen been on the Polish market? Are Polish customers willing to use the services of the company?

Arlen was established in 1995. At the beginning, it was only made up of two people. Arlen Textile Group currently employs excellent experienced experts from the textile industry. We have regular clients who have been cooperating with us for many years. A very good communication with customers is necessary for maintaining good continuous relations. We have already entered the design phase with our clients. We are developing products meeting all their requirements and en-

sure that the prize of the product is optimally low. Materials we produce are customised to fulfil the needs of each client. Cooperation with us also involves timely deliveries, and in case of regular clients – a guarantee of delivery to any destination in Poland within 48 hours. In addition, we maintain inventory which means that we are able to respond immediately to a placed order.

Why Żyrardów? Does the town support the company development? Have the local authorities helped Arlen acclimate in Żyrardów?

The town and local authorities have favoured us from the very beginning. Our cooperation has been very good. Healthy atmosphere and positive relations are crucial to both parties. We are one of many large companies operating in Żyrardów with a relatively high employment rate. The fact that we provide many jobs certainly contributed to the local authorities trying to support us. For instance, a new road to our company is scheduled to be put into operation this year.

Is the location of Żyrardów virtually in the centre of Poland an advantage or a disadvantage?

The location of Żyrardów is a great advantage, it is close to Warsaw which is really convenient when it comes to foreign guests. It takes 30 minutes to get to Żyrardów from the airport. It is also not far from Łódź where many of our suppliers come from.



How did you commence your operations in such a place as Żyrardów?

We started from cooperating with POLDRES, a factory where we put our first production in. Then we leased spaces and rooms from them and employed our first employees. Then we bought an old bakery from the town and created a modern complex there – a sewing room, warehouses and office rooms. Our own facility has been in operation from 1997.

Do you plan to develop your investment in this area? What does the future of Arlen look like?

Due to the general economic situation worldwide, our investment plans have been postponed a little. We did buy an investment plot next to our facility, but we are going to wait and see how the situation on the market develops.

How do you assess your alliance with Żyrardów from the time's perspective? Was it worth investing here?

I have chosen Żyrardów and I am not disappointed. If I were to make my decision now, it would be exactly the same as the one from almost 20 years ago – I would invest in Żyrardów again.

Thank you for the interview.



Foreign Investments in Żyrardów

The presence of numerous foreign investors in Żyrardów proves the fact that the town has a large economic potential and it is worthwhile investing capital in it. There are 40 foreign trading companies in Żyrardów. Polmos Żyrardów is the leader among foreign companies in respect of the prestige of the manufactured product. The luxurious alcohol Belvedere Vodka, included in the portfolio of the French group Moët Hennessy Louis Vuitton, is produced here.*

POLMOS ŻYRARDÓW SP. Z O.O.
ul. Mickiewicza 1–3, 96–300 Żyrardów
www.belvederevodka.com

It is one of the still existing companies that Polmos, a Polish spirits monopoly in operation since the post-war period, split into.

Polmos Żyrardów is famous both in Poland and worldwide from the production of the branded alcohol Belvedere Vodka. It has been the only Polish brand so far that is owned by the group Moët Hennessy Louis Vuitton managing dozens of luxurious brands in the world of fashion, leather products, wines, alcoholic beverages, perfumes, cosmetics, watches and jewellery.

Belvedere Vodka is produced exclusively in Żyrardów and distributed worldwide. It is quadruple distilled, produced from rye of the Dańkowskie Złote variety grown in Mazovia. Products of Polmos Żyrardów are recognised by the most demanding consumers.

KNAUF INDUSTRIES SP. Z O.O.
ul. Mickiewicza 31/41, 96–300 Żyrardów
www.knauf-industries.com/pl

It is a producer of packaging and technical fittings of styrofoam and other materials. Knauf Industries products are used by companies from many economic sectors: food, household appliances, motor, transport, construction and health care. The plant in Żyrardów is one of the company branches located in 35 countries worldwide. The company has been operating since 1932..



CMC POLAND S.A.

ul. Jaktorowska 25, 96–300 Żyrardów
www.cmc.com/pl

It is a branch of Commercial Metals Company – a steel industry company that manufactures products from steel and derivative materials as well as processes and sells them. The plant has been operating since June 2009. It was Żyrardów that the plant has been set up in due to, among other things, a convenient location not far from Warsaw – a city with a very receptive and long-term construction market. The steel mill in Żyrardów manufactures products not only for its own benefits, but also to the world market. It produces prefabricated reinforcements, drawn and quality wire rod as well as ribbed, round, square and flat bars. The plant also manufactures standard-sized welded nets, that is construction mats. In addition, it delivers reinforcements for road construction that were used, among other things, during the construction of the Żyrardów ring road.

STABAR SP. Z O.O.

ul. Jaktorowska 21, 96–300 Żyrardów
www.stabar.pl

It is a company with the participation of German capital. It designs and produces steel structures and environmental protection devices for energy and chemical industries. It employs highly qualified experts who execute design works, production and assembly of devices on construction sites. It manufactures industrial structures, including above all exhaust aftertreatment system components intended for power plants, cement mills and garbage incinerators. Main markets for the company's products are in Poland and Germany.

RUUKKI POLSKA SP. Z O.O.

ul. Jaktorowska 13, 96–300 Żyrardów
www.ruukki.pl

It is an internationally renowned company from Finland. It manufactures construction materials and delivers structures for the construction of stadiums, shopping centres, stations, production halls and all types of buildings worldwide. It has been listed on the Helsinki Stock Exchange. The Ruukki Branch in Żyrardów specialises in individual customer service. It manufactures roofs, drain-pipes and all kinds of security equipment for roof assembly.



TCL OPERATIONS POLSKA SP. Z O.O.

ul. Mickiewicza 31/41, 96-300 Żyrardów
www.tcl.eu/pl

It is a consumer electronics company from China. It produces LCD and LED televisions with Smart TV functions. The receivers manufactured in the Żyrardów factory are distinguished, as the producer points out, by innovativeness, interactivity and elegant design. State-of-the-art technologies are applied to processing digital images (LED Edge, Pure Image 3, CMI 400 Hz, Color Extended and Mega Contrast) and sound (Digital Pure Sound, Dolby Digital, HE-AAC and MPEG, Surround Downmix). The parent company TCL Corporation, a Chinese capital group, is listed on the Hong Kong Stock Exchange.



FOREIGN COMPANIES IN ŻYRARDÓW

	INDUSTRY	COUNTRY	PRODUCT	EMPLOYMENT
TCL Operations Polska Sp. z o.o.	electronics	China	televisions	approximately 700 employees
Polmos Żyrardów Sp. z o.o.	alcohol	France	Belvedere Vodka	approximately 180 employees
Ruukki Polska Sp. z o.o.	construction	Finland	roofing	approximately 200 employees
Stabar Sp. z o.o.	construction	Germany	steel structures and environmental protection devices for industry	approximately 250 employees
CMC Poland S.A.	steel	USA	steel elements	approximately 55 employees
Knauf Industries Sp. z o.o.	plastics	Germany	packaging for industry	approximately 150 employees

ŻYRARDÓW,
PARKINGOWA

AREA
73,327 m²

LARGE INVESTMENTS

A large property with access to utilities and the possibility to split into smaller plots, situated in the northern part of Żyrardów. The land is characterized by a unique growth potential, mainly due to the attractive location. There are many schools (a primary school, a lower secondary school and an upper secondary school) and kindergartens, Eco-Park and a modern sport and recreation centre (an indoor swimming pool, a sports hall, a skate-park, an ice rink) as well as shopping centres in the vicinity. This provides excellent conditions for multi-family residential development (services are also admissible).



Investor Service Centre Żyrardów Town Hall

pl. Jana Pawła II nr 1
95-300 Żyrardów
Tel.: + 48 46 838 15 04
Tel.: + 48 46 838 15 48
Fax: + 48 46 838 15 11

E-mail: osk@zyrardow.pl
www.inwest.zyrardow.pl

Our Hopes Are in Żyrardów



The TCL factory, a producer of TCL and Thomson televisions, has been operating in Żyrardów for many years. We interviewed the assistant to the CEO of TCL Operations Poland, TOMASZ OLENDER, about the significance of the Polish plant in respect of the international company's development.

Your company is one of the leading producers of electronics world-wide. What is the perception of your brands, including the most popular one – Thomson, in Poland?

Thomson is a brand that the Polish consumer has known for over ten years and it is still as popular as ever. This is due to affordable prices as well as attractive and reliable products. We have been introducing TCL-branded televisions simultaneously to European markets, including Poland. Both our brands are products compliant with the newest trends in the audio-visual equipment industry. Most of the products in our portfolio offer Smart TV or Hybrid Broadcast Broadband TV (HbbTV) functions. Visual experience enthusiasts can benefit from 3D monitors.

Which product group is the most popular among Polish consumers?

When it comes to dimensions, 32" televisions are the most frequently purchased ones. However, we can observe an increase in the sales of large screens.

There is the TCL production centre in Żyrardów. Why has such a large producer decided to locate a significant part of its production in Poland in Żyrardów?

TCL has been present in Żyrardów for more than 10 years, i.e. since the cooperation between the French Thomson and Chinese TCL was

initiated within the scope of television design and production. A joint-venture of both companies was established then under the name of TTE. In 2007, TCL bought out the other part of equity and became the sole owner of the factory in Żyrardów. From the very beginning, the Chinese investor focused on increasing TCL brand awareness all over the world and strengthening its position on the markets in North and South America as well as Europe. The location in Żyrardów ensures efficient logistic operations and shortens the response time for customer needs. However, engaging expert personnel with the industry experience in production and distribution on the European market was of crucial importance.

What is the production capacity of the factory in Żyrardów? The demand must be considerable, taking into account the fact that the products reach all Europe.

In 2012 the sales was 1.2 million units, most of which was exported to France, Spain and Germany. The product development and the large scale of its integration requires a continuous improvement of production processes. It is thanks to the strategy of continuous improvement, increasing the production efficiency that we are able to produce more and more year to year in accordance with the highest quality standards. Those measures resulted in our current production capacity increase to 2,600,000 televisions annually.



In what way do environmental factors, such as availability of employees, communication and logistic capacity or local authorities, influence the plant performance?

As I mentioned before, Żyrardów is a convenient logistic centre for us. The availability of employees is highly satisfactory, and the hitherto collaboration with the local authorities can only be viewed as very good.

How does the central office in Huizhou in China evaluate your plant in Żyrardów?

Production processes in the factories are subject to strict standards. The solutions we have developed have been successfully implemented in other TCL factories worldwide. Our work aimed at increasing the production efficiency has therefore had global effects what contributes to the value of our organisation in the TCL Group. TCL Multimedia has got increasing expectations as to the plant in Żyrardów and sets more and more ambitious objectives.

Lastly, how would you sum up the history of TCL plants in Żyrardów? Was it worthwhile investing in this place and develop your activities here?

Yes, absolutely.

Thank you for the interview.



Support for Investors

How to get financing for your company? Who provides consulting services within the field of law, taxes, human resources? How to find a business partner? These are the questions that everyone who engages in a business activity asks themselves. There are many institutions in Żyrardów that help entrepreneurs run their businesses, and the proximity to Warsaw makes the business base in Żyrardów second to none in all Poland.

Credits for entrepreneurs

One of interesting and safe ways of raising capital for business activities in Mazovia is to take a loan from the Mazowiecki Regionalny Fundusz Pożyczkowy Sp. z o.o. [Mazowiecki Regional Loan Fund LLC] established by the Marshal of the Mazowieckie Province in 2004. The institution provides services to micro, small and medium enterprises with their registered offices or business activities in Mazovia in that it offers loans in the amount of up to PLN 500,000. Those are low-interest loans

SUPPORT IN DEVELOPMENT AND IN CRISIS

Training and psychological services are the area of business of Synesthesia, a company run by two business trainers. Hanna Adamiak specialises in supporting developing companies as well as planning and systematising processes and communication. Przemek Turkowski supports managers, managements and owners of economic entities in developing their vision and strategy. He manages projects related to difficult situations (e.g. conflicts within teams or management groups).

www.przemekturkowski.manifo.com

and instalments are repaid on favourable terms. The loans granted require a minimum own contribution. The fund also offers convenient loan guarantees – the opportunity of a guarantee by the Mazowiecki Fundusz Poręczeń Kredytowych [Mazowiecki Loan Guarantee Fund] of up to 70 % of the loan amount.

Business development subsidies

Mazowiecka Jednostka Wdrażania Programów Unijnych [Mazovian Unit of EU Programmes Implementation] provides EU financing to businesses in Mazovia. The funds of the Regional Operational Programme for Mazowieckie Province and the Operational Programme Human Capital (OPHC) are at its disposal. The institution accepts applications for financing and analyses them, then it grants money and holds the grantees accountable for the executed task. The Unit also provides information and promotion services.

Administrative and legal counselling

Agencja Rozwoju Mazowsza S.A. [Mazovia Development Agency PLC] conducts wide-ranging activities aimed at supporting businesses in the Mazovia Region. The scope of tasks executed by ARMSA is very large. Established in 2006, the institution provides services to Polish and foreign investors and exporters, supports the development of micro, small and medium enterprises as well as non-governmental organisations. Its tasks include trainings for companies, administrative and organisational counselling, information exchange platform development, providing access to databases useful to businesses and many others.

Chamber of Commerce

Cech Rzemiosł Różnych i Przedsiębiorczości [Guild of Various Crafts and Entrepreneurship] in Żyrardów includes approximately 90 companies of different types, the majority of which are run by craftsmen, such as a car mechanic, a hairdresser or a bricklayer. The Guild organises numerous vocational courses (in such professions as a cook, a confectioner, a florist, a gardener, a construction insulation fitter, a sales representative, a storekeeper, a cosmetician, a hairdresser) and other trainings, e.g. health and safety at work, education or truck operation.



CREDITS FOR COMPANIES

The Żyrardów Association of Entrepreneurship Support grants loans to companies, even those that have difficulties taking up a loan in a bank. The interest rate is not fixed as it depends on the situation of the applying company. Rules and regulations of the association prohibit from granting and using loans for consumption purposes.

ul. Nowy Świat 8/4, 96–300 Żyrardów

FURTHER TRAINING COURSES FOR EMPLOYEES

Nasza Era provides services within the field of health and safety at work trainings. The company has trained over 18 thousand attendees from nearly 1200 companies so far. In addition, it offers a wide spectrum of vocational trainings (i.a. courses for baristas, welders, truck drivers and many others). The company also provides legal counselling services.

ul. Okrzei 29B, 96–300 Żyrardów

Modern Infrastructure

The life comfort of Żyrardów residents is one of primary objectives of the town authorities in the long-term development strategy. Thanks to the authorities' investments and activity within the scope of obtaining external financing, the town's infrastructure is becoming more and more modern. It increasingly meets both the needs of residents and requirements of investors, thus improving the attractiveness of plots offered by the town for sale. Let us look at the most important projects completed or still in progress..

PLN 92 million for modernising water and sewage management

For many years, Przedsiębiorstwo Gospodarki Komunalnej [Municipal Services Company] has been involved in a wide-scale project of water and sewage management in the town. The first phase of the investment is now completed and with the second phase under way, it is already possible to see the work results. The residents enjoy an improved standard of living and higher-quality running water. The natural environment is regenerating. The city of Żyrardów is becoming more resident-friendly. On account of the enhanced quality pipeline system, the city is gaining in investment attractiveness as well. The first investment phase, under the name of "Gospodarka wodno-ściekowa w Żyrardowie i Jaktorowie" ["Water and Sewage Management in Żyrardów and Jaktorowo"], was completed by the end of 2010. The venture value amounted to about PLN 92 million. It was subsidised from the European Cohesion Fund in the amount exceeding PLN 72 million. The investment included over 175 km of sewage pipes, five vacuum pump stations and 2094 collection chambers.

PLN 67 million for modernising the sanitary sewage system and water pipeline

The conversion of the system can still be in progress due to another subsidy from the Cohesion Fund granted to the Municipal Services Company. This time it amounts to over PLN 40 million, where the value of the project approximates PLN 67 million. The second phase of investment envisages more than 11 km of the sanitary sewage system and more than 2 km of water pipeline. The project commenced at the beginning of 2010 and is scheduled to finish in 2015. It has 10 milestones. First, the D sanitary collector is to be built in the northern part of the city, starting from the street under the name of Łąkowa, through the streets under the names of Skrowaczewskiego, 1 Maja and Czysta up to the water

treatment plant. Secondly, the R collector is anticipated in the southern part of the city along the line marked by the street under the name of Mickiewicza, the city centre and up to the water treatment plant. Further two milestones involve building the water pipeline and sanitary sewage system along the street under the name of Ziółowa and the water pipeline along the street under the name of Jaktorowska. Next, the sanitary sewage system is to be provided for the streets under the following names: Chopina, Wyspiańskiego, Żabia, Wierzbowa and Legionów Polskich. New parts of the sanitary sewage system will also reach streets under the names of Andersa and 11 Listopada. Moreover, the subsidy will enable the progress of renovation works on the water treatment plant at the Sokule water source and on the Mokra water purification plant.

PLN 34 million for modernising the heating network

The large-scale project that will significantly improve the quality of life of Żyrardów residents is currently also run by the town's enterprise Przedsiębiorstwo Energetyki Ciepłej „Żyrardów” Sp. z o.o. The undertaking under the name of "Increasing the Efficiency of Energy Distribution through the Redevelopment of the Heating Network of the Town of Żyrardów" was initiated in August 2011. It is scheduled for completion in 2004. The investment has been financed from the Operational Programme Infrastructure and Environment (OPI&E). The planned total cost of execution amounts to over PLN 34 million. The financing amount: over PLN 21 million. The project execution means to the residents that the quality of life is significantly improved as a result of the decrease in emissions of the following pollutants to air: dust, sulphur dioxide (SO₂), nitrogen oxides (NOX), carbon monoxide (CO) and carbon dioxide (CO₂). The heat loss during the transmission in heating networks and group heat exchanger stations will also become smaller which will make it possible to save heat energy. Within the framework of the investment, ne-



arly 13 thousand metres of pipeline will be constructed until 2015 – the new network will replace the existing outdated channel network that is going to be put out of operation. The project also involves constructing 89 new individual high-performance heat exchanger stations with an automated weather observing system and a monitoring system near receiving installations in order to replace group heat exchanger stations. The amount of energy that will be saved is estimated at nearly 30 thousand GJ annually. The CO₂ emission will decrease by a total of more than 5 thousand tons already within the course of the project execution, that is in the years 2011–2014 (0.14 thousand in 2011; 0.52 thousand in 2012; 1.37 thousand in 2013 and 3.19 thousand in 2014).

PLN 20 million for modernising the municipal heating network

Within the years 2007–2010, PEC executed numerous investments related to modernising the municipal heating infrastructure. The total cost of the investment amounted to nearly PLN 20 million. The works resulted in 126 buildings being connected to the municipal heating network, and thus the emission level of the following pollutants was reduced: dust, sulphur dioxide, nitrogen oxides, carbon monoxide and carbon dioxide. In recent years, the outdated local boiler houses, i.a. "Rodzinna", "Moniuszki", "Kościuszki", "La Monte'a" were put out of operation. In a more immediate time frame, further investments in the Municipal Heating Plant at 82 Jodłowskiego Street are intended. The investments objectives are to increase power of the source and decrease pollutant emission.

PLN 221 million for the town's ring road

Before the end of November 2012, the Żyrardów ring road could be used by first drivers. Since then, the standard of living in the city has increased and the transportation within the city improved because the traffic in transit has been redirected onto the new ring road. It is 15.1 km in

length and crosses the municipalities of Wiskitki and Radziejowice, located to the South-West of Żyrardów. The ring road is a part of the national road No. 50. Generalna Dyrekcja Dróg Krajowych i Autostrad [General Directorate for National Roads and Motorways] Branch in Warsaw was responsible for executing the investment. The project was co-financed by the European Union from the resources of the European Regional Development Fund under the Operational Programme Infrastructure and Environment (OPI&E). The project financing value amounted to PLN 221,995,389. The construction contract value: PLN 173,647,273 net, and the investment supervision contract value: PLN 4,430,366.50 net.

PLN 913 million for the renovation of the railway Łódź–Warsaw

Modernisation of the railway connection between the two large Polish agglomerations – Warsaw and Łódź – resided by more than 3.5 million people in total, is referred to as the largest railway infrastructure undertaking in the history of Poland. Its execution is aimed at shortening the journey between the two cities by a significant amount of time. The target speed of trains following the works completion shall be 160 km per hour for passenger trains and 120 km per hour for freight trains. In accordance with those assumptions, the journey from Żyrardów to Warsaw will shortly take approximately 17 minutes, and to Łódź – approximately 34 minutes. The modernisation will therefore result in a significant reduction of travel time, increased travel safety and comfort for the rail passengers. However, the investment will not only benefit rail users but also all residents of Żyrardów. Following the completion of the renovation, the noise and vibration level perceived in the town will be reduced due to the soundproof screens installed along the rail tracks. The total project value amounts to over PLN 914 million, the ERDF co-financing value: nearly PLN 679 million. The state budget contribution is more than PLN 235 million.



Investor Service Centre Zyrardov Town Hall

pl. Jozef Ploček 8/11
020-2200 Zyrardov
Tel. + 42 48 8228 13 54
Tel. + 42 48 8228 13 48
Fax. + 42 48 8228 13 11

E-mail: oooi@zyrardov.pl
www.mestz.zyrardov.pl

ZYBARDÓW,
MIDDOWA 1 A

AREA
3,400 m²

ZYBARDÓW,
MIDDOWA 1 B

AREA
3,281 m²

ZYBARDÓW,
MIDDOWA 1 C

AREA
3,271 m²

APARTMENTS IN THE CENTRE

The plot is located in the centre of the town,
fully serviced, intended for residential development.

The perfect location provides full access to the town's infrastructure:
educational institutions (a kindergarten, a primary school, a lower secondary
school and an upper secondary school), shopping centres, retail and service
facilities as well as a market square and recreational complex (an ice rink,
an indoor swimming pool, a gym, a sports hall, tennis courts, a skate park).

The Karol August Głuchowski Park is in the vicinity.



Qualified Human Resources

Professionalism of a company's employees is the today's marker of its success.

A highly qualified personnel is one of the conditions for success of any type of investment.

Żyrardów residents are well-educated, ambitious employees valued i. a. by large companies operating within the Warsaw agglomeration.

Primary, lower and upper secondary education, art and sport schools

There are seven primary schools in Żyrardów, including six public schools and one community school. 2,316 children attended the schools in total in the school year 2011/2012. Young people can choose from seven lower secondary schools located in the town, including six public schools and one community school. 1,223 pupils attended the schools in the school year 2011/2012. There are three public upper secondary schools in the town. Children and teenagers also have the option to attend the 1st and 2nd Degree Ignacy Jan Paderewski State Music School, a six-year-long private 1st Degree Antoni Szaliński Music School No. 1 and the Cycling Championship School – Comprehensive Secondary School. There are approximately 550 graduates of upper secondary schools each year in Żyrardów.

Into authorities, tax offices and business

Young people who passed secondary school final examinations have the option to continue education in two higher education institutions in Żyrardów. Established in 1997 by the Mazovia Scientific Society, the Regional Development School educates self-government and state administration personnel as well as employees of tax offices, insurance companies, banks and business enterprises. The students can choose from four specialties: Local Economy, Environmental Protection Economics, Finance and Commercial Banking as well as Logistics and Service Marketing. As part of supporting the development of local



entrepreneurship, the School offers entrepreneurs from Żyrardów and the vicinity information and advisory assistance within the field of finance, banking, environmental protection and community economy. It also motivates those who wish to raise their professional qualifications in that it executes projects co-financed by the European Union under the Operational Programme Human Capital (OPHC).

They will provide health care

Young people who intend to get into a health care career can choose one of the following fields at the Collegium Masoviense School of Health Sciences: nursing, medical rescue services, health and safety at work as well as public health. The School offers the following specialties: pharmaceutical marketing, media contacts, dental hygiene, nutritional hygiene, crisis management, holistic medicine, long-term care, finance in health services, administration in health care.

Film talent hotbed

Since September 2011, a branch of the Wajda School and Wajda Studio have been operating in Żyrardów. Young cinematography adepts come here regularly for seminars and it is possible that the unique architecture of the town can be seen in one of their prospective serious projects in cinemas. The Wajda School is not a higher educational institution within the meaning of the law, however course completion certificates are a prestigious recognition and an entry ticket to the film elite that provides the graduates with a lot of opportunities.

SECONDARY SCHOOLS

- **Stefan Żeromski Secondary School**

ul. Jadwigi Janiny Kacperskiej 6A, 96–300 Żyrardów

Educational profiles:

Mathematics and Physics, Economics, Chemistry and Biology, Arts, Linguistics

Number of students: approximately 560

- **School Complex No. 1 in Żyrardów**

ul. Bohaterów Warszawy 4, 96–300 Żyrardów

Educational profiles:

Technician Electronics Specialist, Electrician, IT Specialist, Mechatronics Specialist, Logistician, Confectioner, Hairdresser, Cook, Varnisher, Car Mechanic, Sanitary Installation and Device Fitter, Telecommunication Network and Device Fitter, Assembly Fitter and Finishing Works Specialist in Construction, Fitter and Electronics Specialist, Bricklayer, Seller, Carpenter, Finishing Works Technologist in Construction, Metalworker

Number of students: approximately 180

- **School Complex No. 2 in Żyrardów**

ul. Legionów Polskich 54/56, 96-300 Żyrardów

Educational profiles:

Technician Economist, Salesperson, Forwarding Agent, Nutritional and Gastronomic Service Organisation Technician, Car Tinsmith, Confectioner, Car Electromechanician, Electrician, Photographer, Hairdresser, Cook, Small Gastronomy Cook, Varnisher, Car Mechanic, Sanitary Network, Installation and Device Fitter, Bricklayer, Butcher, Seller, Carpenter

Number of students: approximately 320

- **Special School and Education Centre**

ul. Środkowa 36, 96-300 Żyrardów

Educational profiles:

Confectioner, Cook, Small Gastronomy Cook, Sanitary Installation and Device Fitter, Bricklayer, Bricklayer and Plasterer

Number of students: approximately 190

- **Cycling Championship School – Comprehensive Secondary School**

ul. Ludwika Waryńskiego 1, 96–300 Żyrardów

Number of students: 40

ART SCHOOLS

- **1st Degree Antoni Szaliński**

Private Music School No. 1

ul. Armii Krajowej 3, 96–300 Żyrardów

Number of students: 100

- **1st and 2nd Degree Ignacy Jan Paderewski State Music School**

ul. Gabriela Narutowicza 39 b, 96–300 Żyrardów

Number of students: 250

HIGHER EDUCATIONAL INSTITUTIONS

- **Regional Development School**

ul. Ludwika Waryńskiego 1, 96–300 Żyrardów

Educational profiles:

Local Economy, Environmental Protection Economics, Finance and Commercial Banking as well as Logistics and Service Marketing

Number of students: 200

- **Collegium Masoviense School of Health Sciences**

ul. Gabriela Narutowicza 35, 96–300 Żyrardów

Field of study profiles:

Nursing, Medical Rescue Services, Health and Safety at Work as well as Public Health

Number of students: 1,000

High Level of Education



The Stefan Żeromski Secondary School was established in Żyrardów over 90 years ago. The school carries out an important and responsible mission to prepare young people from Żyrardów for their academic and professional future. We have interviewed the headmistress GENOWEFA MILCZAREK about the challenges that the school is facing.

Let us congratulate the school on its 87th place in the Mazovia Province in a prestigious ranking of Polish secondary schools published every year by "Perspektywy" web portal and "Rzeczpospolita" daily newspaper. Do you regard it as a success?

It is obviously an important distinction for all of us – both students and teachers – as well as an external confirmation of the outstanding work of the school. We have gone up by 40 places in comparison to the previous year's ranking, which shows that we do not rest on our laurels and we want to continue the improvement of our educational work.

The criteria taken into account in the classification are mainly related to the quality of education – the school's successes in subject contests, the results on the secondary school final examination [the Polish matura] in obligatory and extra subjects. Opinions on the school's students expressed by academic teachers are also taken into account.

Our school's presence on the list of the best secondary schools in Poland is therefore a proof of our high standard of teaching. However, it is worth mentioning that apart from education, we put great emphasis on the development of our students' personality and intellect as well as on shaping their characters. Our students engage in numerous social and cultural activities, which enable them to continuously pursue new experiences. The school's participation in the "Comenius" EU project gives students the possibility to establish contacts with their peers from other European countries, to learn their culture, traditions and history, as well as to travel and jointly initiate interesting events. I think

that this activity of our school is really valuable, although it is hard to translate it into ranking indicators.

How long have you been the head of the Stefan Żeromski General Secondary School? How has the school changed during this period?

I have been the headmistress since 1 September 2005. Since 2009, under an agreement concluded between the municipal and the district self-governments, the Żyrardów District does not govern the school any more (as it is in the case of other secondary schools) – the school is now governed by the Town of Żyrardów. The change of the governing authority initiated by the school's community allowed for improvement of the technical condition of the building as well as purchase of additional equipment. Thermal efficiency improvement was carried out in the building, together with replacement of windows. Two language workshop rooms were also created. Moreover, in a modern room of traditions, we have collected items related to the 90-year-long tradition of the school.

How would you assess your input in the school's development? Are you proud of your work for education?

It is hard for me to assess myself. I can only say that I have never, even for a moment, regretted my decision to become a teacher. I like my job very much, therefore I am fully committed to what I do. For four terms of the self-government, I have also been a councillor. I derive great satisfaction from this area of my activity for education in Żyrardów. Stefan Żeromski



Secondary School has been my school since 1969. First, I was a student, then – a maths and physics teacher. Many of my former students are holding high professional positions. A lot of them chose technical universities, graduated from faculties of mathematics and computer science, which is also a source of my great pride and satisfaction.

Let us go back to talking about teaching – what fields of education does the Stefan Żeromski Secondary School offer? What kind of professional paths can the graduates choose?

We offer various specialisations based on the analysis of interests of lower secondary school students. In consultation with the municipal self-government, we introduce curricula that reflect candidates' interests. A graduate of our school can study science – by selecting a programme with an extended curriculum in maths, physics and computer science; economy – by focusing on geography and maths; medicine – having completed a programme with an extended curriculum in chemistry and biology, as well as the arts – by choosing a programme with an extended curriculum in Polish, history and social sciences. Foreign languages are taught in inter-class groups at various levels, with the possibility to extend the curriculum.

The school offers an educational website, by means of which students can expand their knowledge. Are they willing to use it?

They enjoy using it, as young people are open to technical novelties and new forms of learning. Our school is highly ranked among second-

ary schools participating in the IT School 2013 programme. We took the 56th place in Poland and the 22nd place in the Mazovia Province. IT School is an open online programme of 3-year-long e-learning studies on the theory and practice of ICT technologies for secondary school students and other people interested in ICT.

Do you think that the school's programmes are sufficient for the students to prepare for the struggle with the local labour market?

Our main aim is to prepare students for higher education. Obviously, we also follow changes occurring on the labour market, trying to stimulate our students' interests according to the latest trends. Moreover, our school hires an employment counsellor, who helps students make their decisions related to their future careers.

Selection of programmes is based on a long analysis of the demand for particular areas. We try to be flexible and modify our future decisions in this respect, making use of the experience gained during the previous admissions.

Which universities are the most willing to admit graduates of your school? What influence do school subject contests that students participate in have on their educational choices?

The analyses made after the last three years' enrolments indicate that all highly regarded universities in Warsaw and Łódź (close to the place of living) are willing to admit our graduates. Our graduates are also present at universities in Cracow, Toruń and Białystok. As regards



students admitted to universities as a result of school subject contests, such admissions do not always coincide with the students' future plans. For example, in 2012, our student won the Catholic Theology Contest, thus acquiring the right to study at 11 Polish universities at various faculties. He did not use this offer and selected law at the University of Warsaw, going through the standard enrolment process.

If you were to encourage young people from Żyrardów and the neighbouring areas, who look for a secondary school, to select the Stefan Żeromski Secondary School, what would you tell them?

Our offer is very broad. We recommend and encourage individual development through participation in national and international projects. Our students have the possibility to participate in extracurricular classes and they can prepare for external examinations in subjects of their interest under the tutelage of their teachers.

They can also expand their knowledge in special-interest groups or as part of an individual teaching programme. Secondary school students attend classes at the Warsaw University of Technology as well as organise symposia and discussion panels with the participation of eminent scientists and politicians. Many of them participate in nationwide and school contests gaining outstanding results. Our students are also very active as regards voluntary service.

Above all, however, we ensure a high level of education, which is confirmed, among other things, by prestigious rankings, such as those prepared by "Perspektywy" or "Rzeczpospolita", very good results at the secondary school final examinations [matura] as well as our graduates' achievements at universities.

Thank you for the interview.

Human Potential



One of the most important factors in case of new investments are human resources.

We have interviewed DOROTA JADOWSKA of Human Resources in the company Arlen SA about the characteristics of the labour market in Żyrardów.

How many employees are there in Arlen?

Over 100 people work in our plant in Żyrardów. Apart from that, there are approximately 20 employees in the office in Warsaw.

What does the recruitment process in your company look like? Is it complicated?

It depends on the position. Currently, there are no problems related to finding applicants for a job. It is finding a very good employee that can prove difficult. Generally, we look for new employees through the labour office. We also publish advertisements in the local press and use the assistance of recruitment agencies. So far, we have not had any problems finding adequate people.

How many of your employees are born residents of Żyrardów?

The great majority – approximately 95 per cent of our employees – are residents of Żyrardów and the vicinity.

How complicated is the labour market in Żyrardów? Is there a lot of competition between the companies that exist here?

It was difficult to find an employee just five years ago, when the situation on the market was different. It has changed a little now. The most crucial task for us is to find qualified people. Having done that, we introduce such an employee to work, train them and make our best efforts so that they stay with us as long as possible. Such an employee is really valuable for us.

How difficult is it to find a qualified employee among Żyrardów residents?

There are a number of fields, especially in the production set-up, in which applicable knowledge and specialist software skills are required. Recruiting such people is challenging but also interesting.

What is an average resident of Żyrardów like? What is the level of their education?

The level of education matches the one of the largest cities in the region. We are close to Warsaw, young people from Żyrardów study above all at very good universities in the capital city. Following graduation, they have the same opportunities as residents of other, much larger towns and cities.

Are the local schools a good place for the beginning of a career, for example in your company? Do the educational profiles provide the graduates with adequate qualifications?

Textile workers are a small specialisation group in Poland. We are, however, lucky enough to be located in the large-scale textile production area. Therefore, we have no difficulties finding a qualified personnel.

Thank you for the interview.

Industrial Traditions of Żyrardów

How many people are needed to create a town?

Three is enough: one French inventor, one resourceful landowner from Mazovia and one distinguished duke having a good head for business.

It all began with an idea that germinated in the minds of two brothers, Counts Łubieński, in the 19th century. The wealth of this famous Polish family included Ruda Guzowska, a settlement located near Warsaw. It was surrounded by flatlands, and neighbouring villages were full of manpower. The climate was mild, warm and favourable for plant growth. Why not take advantage of these assets and build a small, prosperous, profitable and socially beneficial factory in this place?

The Łubieński family had close relations with the then Minister of Treasury of the Kingdom of Poland – Duke Franciszek Ksawery Drucki-Lubecki. The Duke had a good head for business and knew how to count money. No wonder that he immediately came to an agreement with the Łubieńskis. After all, it was worth investing in their land, the more so because it was located in close vicinity to the capital!

So there were land, money and manpower. There was a resourceful landowner. There was an influential sponsor. Only one thing was missing – an invention that could allow for the creation of a factory ensuring a financial success. The gap was filled by a flax spinning machine invented by Philippe de Girard, a French constructor who was brought to the Kingdom of Poland to supervise the modernisation of the mechanical mining sector. This is how the Factory of Linen Fabrics came into existence. Its founding act was drawn up on 9 August 1830. The factory was launched three years later, in July 1833. Soon after, a construction of houses near the factory was initiated, which formed the beginnings of a residential area. Philippe de Girard was made the Technical Director of the plants, and the settlement was named Żyrardów to express respect for the French inventor. The acceptance of the offer of two industrialists, Karol Dittrich and Karol Hielle, who bought the company on 13 March 1857, was crucial for the factory's development. This event initiated the best period in its history. Due to growing demand for linen fabrics, the new owners systematically extended and modernised the factory. In 1885, Towarzystwo Akcyjne Zakładów Żyrardowskich „Hielle i Dittrich” [Hielle & Dittrich Żyrardów Manufacturing Plants Joint Stock Associa-



GENIOUS FRENCHMAN

Philippe de Girard, inventor and machine constructor after whom the town was named was an extraordinary character. He demonstrated exceptional skills in creating hitherto unknown devices since he was a child.

The first one was a machine using sea waves movement to produce energy which he invented when he was 14 years old. He created an automatic linen fibre spinner in just two months. He patented it on 12 June 1810, and was an inventor throughout his entire life. The water turbine, the dynamometer, and an automatic calculator solving mathematical equations are some of his inventions.



In 1913, the factory settlement comprised 145 buildings, including 132 factory houses. In 1914, the population of Żyrardów was 31,066. It is worth noting that at the beginning of the 20th century there also were three tanneries, a brewery and a distillery apart from the factory of linen in Żyrardów.



In the mid 1870s, the following units were working within the factory: a flax spinning department, a mechanical weaving department, a manual weaving department, a wool spinning department, a hosiery department, a bleacher, gasworks, a telegraph, factory workshops and a fire brigade.

tion] was founded, which initiated a comprehensive development of the industrial centre in Żyrardów. Karol Dittrich, the son of the company's founder, became the President of the Management Board. In 1990, the plants reached an optimum size. Factory investments were discontinued, while focus was put on modernisation of the existing facilities and continuous introduction of new technological improvements. At that time, the Management Board of the company also concentrated on the continuation of the development of the housing estate. Unfortunately, the development of the powerful industrial centre was interrupted by the outbreak of World War I. In July 1915, the Russian army retreating to the East took away the most valuable technical devices, including spinning machines, and blew up the factory facilities. The losses were great. In the independent Poland, reconstruction of the plants taken over by the state lasted several years. After many twists and turns, the factory was nationalised. Its organisation and develop-

ment was initiated again. Unfortunately, the Second World War began, rendering its further development impossible. The production was maintained during the war, and the military action did not cause much loss. This allowed for fast stabilisation of the market in the post-war Poland. The factory of linen managed to continue its production until the mid 1990s, when it was confronted with the economic calculus and the conditions of the global market.

It is worth mentioning that before the system transformation, there also were, apart from the factory of linen fabrics, other factories in Żyrardów, representing such industries as clothing, hosiery, technical fabrics, distilling and tanning, as well as several smaller manufacturing companies. At the end of the 20th century, Żyrardów diverted from the powerful lining monoculture. Nowadays, the tradition of more than 180 years is continued by private companies. The town is still a centre of high economic aspirations, attempting to acquire new investors.

Tourist Pearl of Mazovia



The unique in Europe 19th century factory settlement in Żyrardów is one of the most valuable complexes of industrial architecture on the old continent. Almost 100 per cent of the authentic monumental urban complex has been preserved until contemporary times.

A visit into the 19th century

The factory settlement in Żyrardów is a town settlement established in the 19th century for employees and management of the linen factory. Built of characteristic red bricks, the settlement implemented the concept of an ideal industrial town what accounts for its uniqueness in Poland and all Europe today. The composition of the settlement is based on a regular road network. It is divided into three areas with distinctively indicated functions – two tenement districts (for workers and for residents) and an industrial area. A walk through the Żyrardów settlement makes it possible to go two centuries back in time. Strolling down the streets, one can admire well-preserved residential and public utility buildings, such as schools, a kindergarten, a hospital, a laundry, a public bath house, a culture centre as well

as the Counting House and industrial facilities of the former factory. The monumental arrangement of the factory settlement constitutes an excellent example of the result of cooperation of thoughts and manual labour in order to create an ideal place for a man – a factory worker. Attention to both the architectural detail and the overall look as well as the functionality can be spotted in individual objects. It is worth ending the trip with a visit to the Museum of Western Mazovia located in the centre of Żyrardów in the former palace of K.A. Dittrich and to the former skittle house where visitors can learn about the history of the town. The title of the historical monument awarded to the urban complex with the decision of the President of the Republic of Poland in 2012 confirms the uniqueness of the factory settlement in Żyrardów. The settlement was also recognised in a contest an-



nounced by the European Commission in which it was granted the title of EDEN – Destination of Excellence in 2011.

The town is growing beautiful

The Żyrardów municipal authorities have been intensely working on the revitalisation of the town's monumental quarters and modernisation of particular buildings and green areas. In March 2004, the Town Council accepted the Żyrardów Local Revitalisation Programme aiming at a complex restoration of such places as the town centre with its historical factory settlement and post-industrial areas. The renovations of the Merchant Club and the Bowling Alley completed in 2011 were spectacular undertakings in this regard, and so was the revitalisation of the Karol August Dittrich Park completed in 2007, both carried out thanks to the European Union subsidies. The renovation of the Old Spinning Plant – the town's most ancient manufacturing building erected in the first half of the 19th century – was one of the major investments. In 2003, a private investor decided to restore the building and transform the old manufacturing premises into modern lofts as well as commercial and service facilities still conserving the original industrial architecture.

Time for sports

Active leisure at the hospitable Aqua Żyrardów sports and recreation centre may be a worthwhile part of a visit to the town. The full range of its offer will certainly meet the expectations of visitors looking for exercise and relaxation. The centre features a swimming pool, a sauna, a solarium, an ice rink, a well-lit full size football pitch, tennis courts, a skate-park, a bowling alley, a billiard hall, a sports hall and a gym. In the summer, you can also enjoy pleasant moments by the Żyrardów Reservoir.

Close to the nature

Żyrardów is located close to the green areas of the Bolimów Landscape Park, which also makes it an attractive tourist destination. The picturesque river Rawka with beaver lodges on its sides winds among forest trees, and in the summer it is available for paddlers. There are a lot of trekking and cycling routes marked in the area. Traces of military operations from World War I as well as places reminding of the January Uprising are also extremely interesting features of the Żyrardów vicinity, appreciated not only by history enthusiasts.



Merchant Club

MERCHANT CLUB

The Merchant Club was a cultural centre built in the 1870s. It was originally the seat of the Association of Officials of the Manufacturing Plants Joint Stock Association. The Merchant Club was created as a cultural and social venue. It had a dazzlingly glamorous theatre and ball room, cabinets, a specialised library, a reading room, a billiard hall and card games rooms. Thanks to the EU subsidies, it was restored and re-opened in September 2011 after two years of renovation works. Now, the Merchant Club is the cultural centre of Żyrardów and the entire region.



Merchant Club (ballroom)

BOWLING ALLEY

The Bowling Alley building was erected about 1905 at the back of the Merchant Club to complement its entertainment offer. The bowling tradition in Żyrardów was initiated as early as in the 2nd half of the 19th century. The EU funds enabled its revitalisation as to make it available for public use in 2011. Today, it hosts an exposition on the history of Żyrardów.



Kindergarten

WORKERS' HOUSES

Approximately 100 residential buildings were built of red bricks which lend the Żyrardów architecture its unique character. The oldest houses originate from 1867 and further ones were built until 1910.

KINDERGARTEN

The Kindergarten was a nursery school built for children of the linen factory workers. Funded by Karol August Dittrich in 1875, it was one of the first such institutions in the Kingdom of Poland. The plant workers could leave there their children. The nearby Women's House was a place of residence for the Kindergarten teachers. The Kindergarten is now used according to its original purpose.



Social Club

"LUDOWIEC" KAROL DITTRICH SOCIAL CLUB

Funded by K. Dittrich and put into service in 1913, the unconventionally shaped building is an interesting example of the modernist architecture. The building was used as a cultural centre for the linen plant workers. Its auditorium had 600 seats. An amateur theatre and singing societies acted there. Nowadays, it's the Len [Linen] cinema and the Cultural Centre location where children's music bands and chorus activities, music and theatre groups rehearsals, film club meetings, literary soirées, concerts, festivals, theatre plays and film sessions take place.



Karol Dittrich Palace

KAROL DITTRICH PALACE

The villa of the factory owner Karol Dittrich Jr. was built in 1885–1890. It is a neo-renaissance manor in the so-called "French costume" style. It is currently the seat of the Western Mazovia Museum where one of the collection highlights is a Żyrardów panorama painted specifically for the World's Fair in Paris in 1900.



The Virgin of Consolation Church

K.A. DITTRICH LANDSCAPE PARK

It was originally a garden surrounding the villa of Karol Dittrich. The park was designed as an English garden. The Pisia Gągolin river meanders among the park trees. In 2004–2007, the park was re-stored thanks to the European Union subsidies.

THE VIRGIN OF CONSOLATION CHURCH

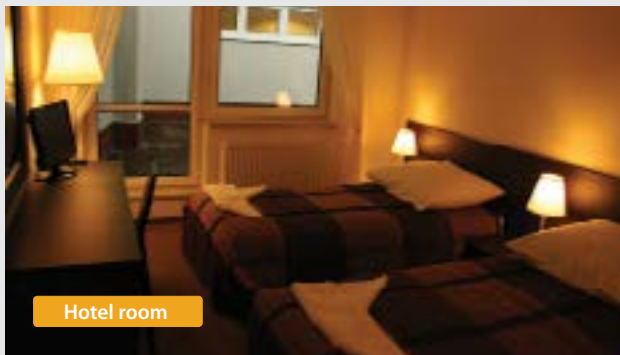
One of the biggest religious edifices in the Mazovia Region erected in the early 20th century. Its interior is decorated in the Gothic style. The church is adorned by stained-glass windows by Jan Gumowski.



Swimming pool



Sports hall



Hotel room

AQUA ŻYRARDÓW – LEISURE AND BUSINESS

This multi-use sports and leisure centre is a perfect place to relax and have a good time. A swimming pool, a football pitch and tennis courts are available for those who enjoy active leisure, and sports fans may watch matches and competitions. Team games enthusiasts can follow football or basketball matches, and those who prefer martial arts may admire the beauty of competition at boxing galas. Aqua Żyrardów also offers a wide range of active leisure and biological renewal facilities such as a swimming pool, a basin with an artificial river, one of the longest helter-skelters in Poland, 123 m long, a sauna complex (dry and vapour sauna), a solarium, a billiard hall, a gym, a sports hall apt for basketball, handball and futsal as well as tennis courts with a polyurethane surface with the dimensions of 23.77 x10.97 m. At the centre's premises, a special skate park has also been opened for enthusiasts of this sport which is very popular among young people. It features various installations helping to learn tricks as well as roller skating, skateboard and BMX facilities.

Seminars and conferences

Aqua Żyrardów is also a perfect venue for business or integration meetings, seminars, trainings or conferences, as well as family reunions.

High-end hotel rooms

The complex features a hotel with 12 high-end rooms, either single, double or for three, and a high-standard apartment. All rooms are en-suite, have a TV, a telephone and an Internet access, their arrangement is modern and suitable both for tourists and business guests.

ŻYRARDÓW,
ZIŁOŃKA 11-19

AREA
93,670 m²

RECREATION? IT'S PROFITABLE!

Spacious plots situated in the southern part of the town provide attractive conditions suitable for service and recreation development.

The area located at the Żyrardów Reservoir is a popular relaxation site in the summer. A municipal beach as well as spacious natural green areas and a close proximity to a horse riding centre make it a perfect site for sport, recreation and tourism infrastructure.



Investor Service Centre Żyrardów Town Hall

pl. Jana Pawła II nr 1
95-300 Żyrardów
Tel.: + 48 46 838 15 04
Tel.: + 48 46 838 15 48
Fax: + 48 46 838 15 11

E-mail: csk@zyrardow.pl
www.invest.zyrardow.pl

Interesting Facts

ŻYRARDÓW IN PARIS

During the 1900 World's Fair in Paris, a town's unique full panorama attracted the attention of visitors at the Żyrardów stand. The painting, 376 cm long and 140 cm wide, can now be admired in the Western Mazovia Museum.

ON THE TSAR'S TABLE

One of the major recipients of linen fabrics from Żyrardów was the Russian tsar's court. In the 1830s, the town was part of the Russian annexation, and the linen plant was one of the largest factories of this kind in Europe.

BEST VERSION OF ŠVEJK

The author of a Polish translation of *The Good Soldier Švejk*, which is considered the most accurate up to this day, was a writer, a translator, a journalist, a religious studies expert and a social activist Paweł Hulka-Laskowski from Żyrardów. The novel in his translation was published in 1931.



SAILING OVER SEAS AND OCEANS

In 1980, the Polish Merchant Navy acquired the "Żyrardów" ship. This reefer ship was used to transport exotic fruit and other groceries on the transatlantic lines. The ship's hull was manufactured at a Portuguese shipyard, and finishing works and equipment were completed at the Gdańsk shipyard.



ROMANTIC PARK

In the very heart of the town, there is the Karol August Dittrich Park. It was restored in 2004–2007 thanks to European Union subsidies. The park of a surface of almost 6 ha was created in the late 19th century as a private garden of Karol Dittrich Jr. surrounding his palace. Karol Sparmann, gardener from the Warsaw botanic garden, designed it in the English style. The palace is now the seat of the Western Mazovia Museum.



IN THE STRIKE'S ANNIVERSARY

It is becoming an annual tradition to reproduce an important event of the town's history, namely the spinners' strike of 1883 which was a protest against hard working conditions and a salary reduction. The enactment shows – apart from the protesting women – the Cossacks and the tsar's infantry.



CITIZENS OF HONOUR

Commander Jerzy Koziarski, a Polish Navy officer and the editor-in-chief of the "Bandera" professional Navy weekly, became a Żyrardów citizen of honour. Włodzimierz Śliwiński – one of the creators of such films as Marriage of Convenience, Mr Anatol in Search of a Million, Westerplatte, Nikodem Dyżma and many others – coming from Żyrardów, is also the town's citizen of honour.

ARTISTS

Zbigniew Kołaczek, a painter, a graphic and a satirical drawing artist collaborating with "Gazeta Wyborcza" daily and others, was born in Żyrardów. Dorota Dywańska, a contemporary music composer of works presented at festivals like the Warsaw Autumn, was born in Żyrardów in 1961. Born also in 1961 in Skierniewice, but closely connected with Żyrardów, Jarosław Gajewski is a theatre actor well known to the public from his participation in numerous theatre plays broadcast on the Polish TV. Andrzej Korycki is a singer, a songwriter and a guitarist born in 1966 in Żyrardów.

FAMOUS PEOPLE

Włodzimierz Kluciński, the Warsaw University of Life Sciences rector in 1996–2002, and the former prime minister Leszek Miller were born in Żyrardów. Waldemar Pawlak, a former prime minister, also maintains a close relationship with the town. One of the youngest successful inhabitants of Żyrardów is Gosia Rdest, the international champion of Poland in the prestigious KF2 kart racing category of 2011.

Żyrardów – Prestigious Awards Winner

The town of Żyrardów successfully executes objectives and tasks set. The efficiency of actions of the town's authorities is acknowledged by numerous recognitions and awards. The following are the most important ones.



POLISH CULTURAL HERITAGE

In 2012, the President of the Republic of Poland, Bronisław Komorowski, awarded the 19th century historic factory settlement in Żyrardów the title of the Historical Monument. It has been one of the most prestigious recognitions for Żyrardów in recent years. The ceremony of presenting the Ordinance took place in the Presidential Palace on 2 February 2012. The title of the Historical Monument is awarded to sites of a special historical, scientific and artistic value, anchored in the public awareness, and being of particular significance for the cultural heritage of Poland.

PERFECT TOURIST SITE IN EUROPE

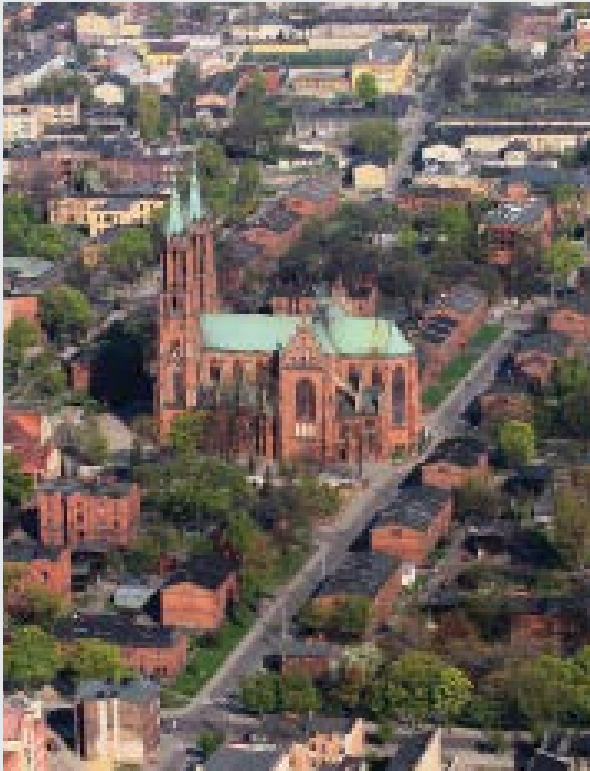
In 2011, the European Commission awarded Żyrardów the first prize in the EDEN – Destinations of Excellence competition. The contest aims at recognising places less known and rarely visited by tourists in the European Union member states as well as candidate countries. Destinations that deserve attention not only due to their interesting tourist offer are taken into account. It is also crucial that the host of a given region realises the principles of sustainable development in the field of tourism, i.e. the host looks after the natural environment and the local cultural heritage as well as ensures the improvement of the economic situation of people residing in the given area. The awarded place can use the special logo and title of EDEN – Destination of Excellence. The prize also entails a promotion of the recognised site in Poland realised by the Polish National Tourist Office in Poland and by the European Commission abroad.



BONUS FROM THE PROVINCE FOR INITIATIVE

The Leader Award of the RPO of the Mazowieckie Province 2007–2013 was granted to the Town of Żyrardów as one of the places in Mazovia that are the most active in their efforts to obtain EU funds. The following projects were subsidised: "Żyrardów as an Opportunity Provider – Economic Promotion of the Mazovia Region" and "Renovation of the Monumental Buildings of the Merchant Club and the Bowling Alley in Żyrardów and Their Adaptation for Cultural and Artistic Purposes".





ARCHITECTURAL MIRACLE

The Żyrardów factory settlement was a two-times winner in the regional review of the naszemiasto.pl Internet portal and received the title of the Pearl in the Crown of the Mazowieckie Province in 2008 and 2009. The award is given by Internet users who vote for ten architectural "Pearls" of Mazovia.



THE MOST BEAUTIFUL PARK IN MAZOVIA

The Karol August Dittrich Park in Żyrardów was the winner of the medium park category in the contest for "Most Beautiful Parks in Mazovia". In addition, it took the third place in the all Poland contest for the Most Beautiful Park in Poland 2009 as well as was recognised by the editorial team of the "Encounters with Monuments" monthly with the Laurel of the Year for an exemplarily maintained Polish monument.

Directions in Development

The development strategy for Żyrardów has been developed based on an analysis of the town's inner potential and of the processes that take place in its environment. It indicates what the advisable image of the town should be.

A vision of the Żyrardów development by 2025 has been identified:

"History and modernity – Żyrardów as a city of perfect living standards, an important development centre in the Mazovia Region, and an attractive destination for tourists and investors."

The Żyrardów authorities pay a lot of attention to the town's economic development. The potential of this dynamically growing town of Mazovia is specifically connected with four areas of economic activity – i.e. tourism, property development, textile industry and cinematography – which therefore deserve particular support.

Strengthening of economic position

The diversified industry structure as well as the fact that the products manufactured here are recognisable both in Poland and internationally are undoubtedly great advantages of Żyrardów. Medium and small enterprises are offered a number of attractive municipal investment plots. Local spatial development plans encourage entrepreneurs to set up their companies in the town. The financial benefits system including tax allowances for local companies is another asset. The town of Żyrardów uses its best efforts to increase the land area offered for investments every year. The local authorities also find it crucial to equip the investment areas with all necessary utilities. The town does its best to enhance the attractiveness of the land offered by developing its infrastructure and communication network. A lot of attention is paid to the small and medium enterprises sector support.

Attractive tourist and recreation centre

As interest in post-industrial buildings and premises is growing all around the world and their revitalisation becomes a universal trend, tourism, culture and recreation seem increasingly important as parts of the development strategy for Żyrardów. The town's potential in this respect is backed by the fact that the President of the Republic of Poland Bronisław Komorowski entered the factory settlement into the list of Historical Monuments of Poland in 2012, and that Żyrardów was awarded the first prize in the EDEN – Destinations of Excellence competition announced by the European Commission in 2011. A number of steps have already been taken to achieve this objective. The buildings of the monumental Merchant Club and the Bowling Alley have been restored and institutions like the Tourist and Cultural Information Centre have been created there. Close collaboration with the Regional Tourist Organisation of Mazovia has been initiated. The current plans are to start works on the Żyrardów Tourist Website, and the town is making its best efforts to create favourable conditions for tourist infrastructure development. It also offers investment plots for tourist and recreation purposes. Żyrardów closely collaborates with nearby communities to implement the "Industrial Mazovia" programme.

Strategic objectives

Progressive realisation of the vision of Żyrardów as a town in which people want to live, study, reside, work and relax will be possible through the execution of the following strategic objectives:

- I. Continuous improvement of residents' living conditions
- II. Strengthening of the position of Żyrardów as a significant economic centre
- III. Formation of a spatial order for the town's functionality as well as social and economic development
- IV. Technical infrastructure development
- V. Creating a pro-local attitude in the society

(Source: Żyrardów Development Strategy by 2023; a document adopted with the Resolution No. XLIV/363/10 of the Żyrardów Town Council of 25 March 2011)

ŻYRARDÓW



STRENGTHS OF ŻYRARDÓW

- Strategic location
- Convenient transportation
- Attractive investment areas
- Qualified human resources
- High economic potential
- Presence of Polish and foreign investors
- Modern and friendly Town Hall

Contact Information

PUBLIC INSTITUTIONS

Żyrardów Town Hall

pl. Jana Pawła II nr 1, Żyrardów
Tel.: + 48 46 858 15 00
Fax: + 48 46 858 15 11
www.zyrardow.pl

Investor Service Centre of the Żyrardów Town Hall

pl. Jana Pawła II nr 1, Żyrardów
Tel.: + 48 46 858 15 04
Fax: + 48 46 858 15 11

Office of the County Foreman in Żyrardów

ul. Bolesława Limanowskiego 45, Żyrardów
Tel.: + 48 46 855 45 69
Fax: + 48 46 855 20 21
www.powiat-zyrardowski.pl

Mazowieckie Province Office in Warsaw

pl. Bankowy 3/5, Warszawa
Tel.: + 48 22 695 62 99
Fax: +48 22 695 66 87
www.mazowieckie.pl

Revenue Office in Żyrardów

ul. 1-go Maja 49A, Żyrardów
Tel.: + 48 46 855 35 56, + 48 46 855 22 37
Fax: + 48 46 855 35 56 extension 115
www.is.waw.pl/USZyrardow

Social Insurance Institution Inspectorate

ul. Bankowa 1, Żyrardów
Tel.: + 48 46 855 20 01 to 05
Fax: + 48 46 856 31 85/86
www.zus.pl

County Labour Office in Żyrardów

ul. Limanowskiego 45, Żyrardów
Tel.: + 48 46 855 42 58
Fax: + 48 46 855 38 12
www.pup-zyrardow.pl

District Labour Inspectorate in Warsaw

ul. Lindleya 16, Warszawa
Tel.: + 48 22 628 96 29
Fax: + 48 22 435 50 92
www.warszawa.oip.pl

District Court in Żyrardów

al. Partyzantów 3, Żyrardów
Tel.: + 48 46 854 31 00
Fax: + 48 46 854 31 42
www.zyrardow.sr.gov.pl

BUSINESS SERVICE BANKS

BGŻ

ul. 1 Maja 43A, Żyrardów
Tel.: + 48 46 854 16 86
www.bgz.pl

Bank Pekao S.A.

ul. 1 Maja 11, Żyrardów
Tel.: + 48 46 855 32 16
www.pekao.com.pl

Cooperative Bank

ul. Łukasieńskiego 13, Żyrardów
Tel.: + 48 46 855 47 07
www.bsskierniewice.pl

BNP Paribas Bank Polska

ul. 1-go Maja 23A, Żyrardów
Tel.: + 48 22 778 56 60
www.bnpparibas.pl

Getin Bank

ul. Łukasieńskiego 9/13, Żyrardów
Tel.: + 48 46-856-30-01
www.getinbank.pl

ING Bank Śląski

ul. Stefana Okrzei 29, Żyrardów
Tel.: + 48 801 222 222
www.ingbank.pl

Kredyt Bank S.A.

ul. 1 Maja 41, Żyrardów
Tel.: + 48 46 855 60 21
www.kredytbank.pl

PKO Bank Polski

ul. Księdza Ottona Wittenberga 1, Żyrardów
Tel.: + 48 46 855 24 96
www.pkobp.pl

Polbank EFG

ul. Stefana Okrzei 8/14, Żyrardów
Tel.: + 48 22 651 31 10
www.polbank.pl

BUSINESS ENVIRONMENTS

Łódź Special Economic Zone

ks. Tymienieckiego 22/24, Łódź
Tel.: + 48 42 676 27 53, + 48 42 676 27 54
Fax: + 48 42 676 27 55
www.sse.lodz.pl

Polish Information and Foreign Investment Agency

ul. Bagatela 12, Warszawa
Tel. + 48 22 334 98 75
Fax: + 48 22 334 98 89
www.paiz.gov.pl

Mazovia Development Agency

Investor and Exporter Service Centre
ul. Nowy Zjazd 1, Warszawa
Tel.: + 48 22 566 47 60, Fax: + 48 22 843 83 31
www.armsa.pl

Mazovian Unit of EU Programmes Implementation

ul. Jagiellońska 74, Warszawa
Tel.: + 48 22 542 24 38, + 48 22 542 22 73 to 77
www.mazowia.eu

Mazowiecki Regional Loan Fund

ul. Hoża 86, lok. 209, Warszawa
Tel.: + 48 22 890 04 26
Fax: + 48 22 890 13 11
www.mrfp.pl

Mazowiecki Loan Guarantee Fund

ul. Mycielskiego 20, Warszawa
Tel.: + 48 22 840 32 35
Fax: + 48 22 840 32 53
www.mfpk.com.pll

LEGAL SERVICES

Elżbieta Bożykowska.

Notary's Office

ul. Stefana Okrzei 31, Żyrardów
Tel.: + 48 46 855 33 88

Aleksandra Chmiel.

Notary's Office

ul. Stefana Okrzei 8, Żyrardów
Tel.: + 48 46 855 48 89

Barbara Młodawska-Błoch.

Notary's Office

al. Partyzantów 5, Żyrardów
Tel.: + 48 46 855 30 02

TOURISM/HOTELS

Tourist Information Centre

ul. 1 Maja 45, Żyrardów
Tel.: + 48 46 854 28 28
E-mail: cit@zyrardow.pl

"AQUA ŻYRARDÓW" Sp. z o. o.

ul. Stefana Jodłowskiego 25/27, Żyrardów
Tel.: + 48 46 854 16 46 extension 106
www.aqua.zyrardow.pl

Merchant Club

ul. 1 Maja 45, Żyrardów
Tel.: + 48 46 854 24 24
www.resursa.zyrardow.pl



Żyrardów in a Nutshell

GENERAL INFORMATION

Area	14.35 km ²
Total number of residents	41,526
Men	19,455
Women	22,071
Number of working-age people	27,661
Number of pre-working-age people	6,302
Number of registered unemployed	2,069 (7.8%)
Number of economic entities	5,352
Number of registered economic entities	5,353
Services	4,320
Industry and construction	1,007
Other	26

INVESTOR'S PRICE LIST

Water	PLN 3.61 / m ²
Sewage disposal	PLN 8.57 / m ²
Land sale	from PLN 124 / m ²
Lease of service premises	from PLN 7.23 / m ²

Property tax rates related to economic activity:

on land	PLN 0.88 / m ²
on buildings	PLN 22.82 / m ²
of the construction value (shelters, car parks etc.)	2 %

The Town of Żyrardów offers 16 attractive investment plots for sale.

The plots are located in different parts of the town.

The prices start from as little as PLN 120 / m².

GENERAL INFORMATION

The Gross Domestic Product for the Mazowieckie Province in 2010 amounted to PLN 315,826 million (PLN 60,359 per capita) which constitutes 22.3 % of GDP in all Poland. The Region where Żyrardów is located is characterised by one of the highest GDPs all over the country.



PHOTOS COURTESY OF:

"Aqua Żyrardów" Sp. z o. o. (p. 48)

Polish Ocean Lines Archive (p. 50)

Arlen S.A. (p. 21, 41)

Styrofoam Products Factory (p. 19)

General Directorate for National Roads and Motorways (p. 33)

Knauf Industries Sp. z o.o. (p. 24)

Regional Tourism Organization of Western Mazovia (p. 1, 3, 14-16, 50)

Żyrardów Merchant Club (p. 1, 46)

Ruukki Polska Sp. z o.o. (p. 25)

Stara Przędzalnia Sp. z o.o. (p. 1, 18)

Stowarzyszenie Fabryki Feniksa [Firebird Factory Association] (str. 51)

TCL Operations Polska Sp. z o.o. (p. 7, 26)

tex-len plus (p. 7, 19)

Marshal Office of the Mazowieckie Province (p. 4)

Żyrardów Town Hall (p. 5, 33, 42-43, 45-47, 52, 55)

"Życie Żyrardowa" weekly (p. 10, 51)

PHOTOS BY:

Paweł Świątek (p. 1, 7, 44, 53)

Piotr Więckowski (p. 1, 53)

Zbigniew Paluch (p. 7-8, 22-23, 28-29, 38-40, 53)

Paweł Fabiszewski FOTO-LOT (p. 17, 27, 34-35, 49)

fotolia.com (p. 7, 31, 36, 57, 58)

Museum of Western Mazovia (p. 1, 3, 43)

Żyrardów Town Hall

pl. Jana Pawła II Nr. 1, 96-300 Żyrardów

Tel.: + 48 46 858 15 00, Fax: + 48 46 858 15 11

urzad@zyrardow.pl