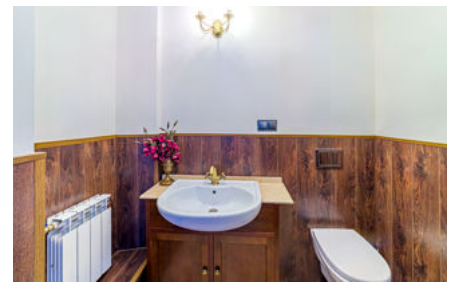


Hotel Szalay I

Szczawnica Mountain Spa Resort in Southern Poland



1. Property Overview
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4. Income & Turnover
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1. Property Overview

Located in the heart of Gorny Resort Park, The Szalay I Hotel is a historic landmark of the town. The property was constructed in 1980 by the very founder of Szczawnica, Józef Szalay and his family, and served as their private residence. Originally named The National Hotel, it has since been a focal point for esteemed personalities and artists visiting from all over the country, including the first Polish Nobel laureate in Literature, Henryk Sienkiewicz. The hotel has been consistently cared for since its establishment, offering year-round hospitality to its guests. The current owners of the hotel, Anna and Mieczyslaw Mastalski, have been managing the hotel for over 25 years, and during that time the hotel has undergone extensive renovations to provide contemporary comforts, while retaining its historical charm. Today the hotel stands out for its unique identity, and its appearance aligns with the contemporary trend of boutique and one-of-a-kind hotels. The Szalay I Hotel has been officially registered as a historical monument since 1997 and possesses a document confirming that it is part of Poland's cultural heritage.

Premiere Location

Located in the very center of the tourist district, the hotel is placed quietly in the Gorny Resort Park, one of the two largest and most well-maintained resort parks in Szczawnica. Central location and quiet surroundings are a unique blend, attracting many guests.

Szalay I Hotel is a short distance from a vast variety of attractions:

- **150m from the hotel:** The **Dworek Gosciny** is a **multifunctional cultural & business center**. Thanks to its fully operational facilities, it can host business meetings, seminars and conferences, but can also be rented for exceptional private events. Incorporating advanced multimedia, lighting, and sound systems, this structure is equipped to meet the most demanding and complex requirements. The facility also incorporates a **stylish Jazz Bar, offering live music and an upscale restaurant**.



- **330m from the hotel:** The **Dietla Square** is a central, well-maintained tourist point in the city with its iconic fountain and distinctive Swiss-style architecture. At the Square, tourists can sample **therapeutic spring waters**, **explore the museum**, **dine at fine restaurants** and enjoy a scenic walk by the river. The Square is connected to other main tourist attractions in town via a beautiful promenade lined with numerous restaurants and lit-up fountains. The promenade itself is conveniently located just 200 meters from the hotel.



- **550m from the hotel:** Just an 8-minute walk from the hotel, the **Palenica Ski Resort** offers all-year-round attractions. The resort is equipped with modern ski lifts, accommodating a large number of winter sports enthusiasts and complemented by onsite ski rental and catering facilities. Outside the winter season, the resort caters to **mountain bikers** and families with a variety of activities such as **gravity slides**. Aside from its sporting facilities, it hosts numerous **souvenir shops and entertainment attractions**, highlighting its year-round appeal to a diverse range of visitors.



- **3,5km from the hotel:** The **Pieninski National Park**, a 7-min drive from the Szalay I Hotel, is the very first National Park created in Poland - **visited by over 800 000 tourists each year**. It offers amazing scenery and outdoor experiences, such as hiking trails to **The Three Crowns** - the most well-known mountain range in Pieniny, famous **500-year old relic pine trees** and one of the best rafting experiences in Europe - **Dunajec River Gorge rafting**, accompanied by amusing stories and songs performed by the rafters.



- **5,8 km from the hotel:** Just a 9-minute drive from Hotel Szalay I, the **Homole Gorge Nature Preserve** is one of the most well-known Pieniny trails and is also considered to be one of the prettiest paths in Poland. With a **mountain stream and waterfalls** crossing the wooden bridges, this forested nature preserve offers a limestone canyon, hiking trails, birding & more. A short distance away, the **Rajd Horse Stable** provides an opportunity to reserve a **scenic horseback ride** in the surrounding mountains.



2. Financial Benefits

The Szalay I Hotel has been officially registered as a historical monument since 1997 and possesses a document confirming that it is part of Poland's cultural heritage.

There are additional financial benefits of buying a property registered as a historical monument:

According to the provision of Art. 26hb of the Act on income tax from natural persons in the currently binding wording, the taxpayer may deduct from the tax base, expenses:

1. Incurred in the tax year, and payments to the renovation fund of a housing community or a cooperative set up, in accordance with separate regulations, for an immovable monument entered into the register of monuments or found in the monument record;
2. On conservation, restoration, or construction work on an immovable monument entered into the register of historic monuments;

The deduction, referred to in point 2, applies to the taxpayer if, at the time of incurring expenses, the taxpayer is the owner or co-owner of the immovable monument referred to in this provision, and has written permission from the provincial conservation officer to carry out conservation work, restoration work, or construction work on this monument and after incurring this expense, he has obtained a certificate from the provincial conservation officer confirming the performance of these works or tasks accordingly.

Deductions cannot exceed 50% of expenses documented by an invoice issued by a taxpayer of VAT who does not use the exemption from this tax, increased by the amount of VAT, provided that this tax has not been deducted based on the VAT Act.

Regardless of the above, the owner of the monument may apply for financing for the renovation of the monument in accordance with announced programs.

It is possible to apply to the Minister of Culture and National Heritage and then a grant amount may be awarded in the amount of:

- Up to 50% of the outlays necessary for carrying out conservation, restoration, or construction works at the monument entered into the register;
- Up to 100% of the outlays in the case of:
 1. A monument of exceptional historical, artistic, or scientific value;
 2. A monument requiring the implementation of technologically complex conservation, restoration, or construction works;
 3. A monument in a state of preservation requiring immediate work.

Such local governments can implement programs for the renovation of monuments. It is necessary to follow announcements about current projects in order to meet the deadline for submitting applications.

Below please see attached the official Historical Monument Certificate granted to the Szalay Hotel I in 1996:

PAŃSTWOWA SLUŻBA OCHRONY ZABYTEKÓW
URZĄD W OLSZTYNIE
WOJEWÓDZKI KONSERWATOR ZABYTEKÓW

dnia 19.06. 1996 r.

L. dz. PS02-5340 -9-96

Nr rejestru Ks.A.801.

DECYZJA 601/96
w sprawie wpisania dobra kultury do rejestru zabytków

Na podstawie art. 5 pkt 1, art. 8 ust. 1 pkt 3 i art. 14 ust. 1 pkt 1 ustawy z dnia 15 lutego 1962 r. o ochronie dóbr kultury i o muzeach (Dz. U. Nr 16, poz. 48) z 1963 r., Nr 36 poz. 173, z 1968 r., Nr 35, poz. 192 oraz z 1990 r. Nr 34, poz. 136 i Nr 56, poz. 322) oraz art. 104 kpa w wyniku postępowania administracyjnego przeprowadzonego z udziałem właściciela,

wpisać do rejestru zabytków województwa nowosądeckiego pod numerem rejestru Ks.A. 801. następujące dobro(ła) kultury:

budynek "SZALAY I" d." HOTEL NARODOWY" w Szczańcu ul. Jana Viktora 16 ge. loco, woj. nowosądeckie.

Ku nr 78091
dz. ewid. 1451/4

Ochrona konserwatorskiej podlega budynek w granicach działki na której jest usytuowany.

Uzasadnienie

Budynek "Szalay I", zwany dawniej "Hotelem Narodowym" prawdopodobnie wzniesiony został w I ćw. XIX w. przez twórcę uzdrowiska Józefa Szalaya. Zakończony na planie wydłużonego prostokąta, drewniany, na podmurówce z kamienia. Stylizacja zewnętrzna, trójkonkaszynowa, podpiwniczona, kryty dachem skrzyżowanym dwuspadowymi dachami z facytkami. Więźba dachowa drewniana, konstrukcji łytkowej z dwiema ścianami stołcowymi. Układ wnętrza dwutraktowy rozbudowany.

Elewacje budynku szalowane pionowo, kondygnacje oddzielone ozdobnymi fryzami. Wszystkie ściany zdobione bogato zdobionymi balkonami. Stołeczka okien i drzwi drewniane, różnorodna.

Budynek jest w stylu zabytkowego budownictwa uzdrowiskowego, charakterystycznego dla Szczańca.

Z uwagi na architekturę obiektu, czas powstania i historię, budynek stanowi dobro kultury w rozumieniu ustawy o ochronie dóbr kultury i o muzeach i jako taki w pełni zasługuje na ochronę prawną poprzez wpisanie do rejestru zabytków zgodnie z art. 4 i 5 tejże ustawy.

Od decyzji niniejszej przysługuje odwołanie — na podstawie art. 127 § 1 i art. 129 § 1 i 2 kpa — odwołanie do **Ministra Kultury i Sztuki w Warszawie**, 14 dni od jej doręczenia, za pośrednictwem.

Załączniki: 1. pouczenie
2. wytyczna z mapy ewidencyjnej

Otrzymała: Pan Jacek Krzyżakowski, Szczańca, ul. Jana Viktora 12
2. Urząd Gminy - Szczańca
2.0/4

Do wiadomości: 1. Urząd Rejonowy w Nowym Targu
2. Biuro ds. Kultury i Zabytków w Nowym Targu
3. Urząd Woj. Wydz. Gosp. Przemysł. i Roln. w Nowym Sączu
4. Sąd Rejonowy w Nowym Targu, Wydział Ksiąg Wieczystych.

rozwiązanie w N. Szt. 30391 — 1996

3. Expansion Opportunities

Potential Dining Expansion

The large ground floor dining room has the potential to be transformed into a walk-in restaurant, aligning with the common practices of other hotels in town. The expansive kitchen, with its various food processing stations, makes it suitable for large gatherings, including parties, small business events, and wedding receptions.

Outdoor Space

The spacious outdoor area surrounding The Szalay I Hotel offers great potential and opportunities for development and enhancement. The area adjacent to the smaller building offers potential for the creation of a mini open-air sports court like basketball or tennis, or could be converted into extra parking, utilizing its direct road access.

Furthermore, the available space provides an opportunity for the construction of additional guest accommodation, which could significantly increase the hotel's capacity and revenue potential.

Ground Floor Possibilities

Encompassing 57.80 m², this adaptable area has primarily functioned as auxiliary support for the kitchen. However, equipped with multiple water supply connections and bathroom and separate shower facilities, it has the potential for many other uses. Given the infrastructure, this space could potentially be transformed into a sauna or a spa to enhance the guest experience.

Adaptive Potential Areas

The small building next to the hotel could be converted into a gym and rented to the public during off-seasons. It could also serve other purposes, such as a separate, standalone apartment, and offered to more demanding guests at a higher price. Small apartment cottages are becoming increasingly popular among tourists booking rooms in Szczawnica. The cottage could also serve as the personal apartment of the new hotel owner and family during their stays in Szczawnica.

4. Income & Turnover

The Szalay I Hotel brings good income and has a great potential of multiplying the earnings with face-lift and a help of an expert hotel manager or bigger marketing. Szczawnica as a city is also very well-maintained and has been known for continuously growing and upscaling, while it's on its way to become one of Poland's most luxurious spa resorts

Seasonality

Like most hotels in tourist areas, there are high and low seasons. Szczawnica provides all-year-round attractions to all the visitors and reaches its maximum capacity during summer and winter break months. The high season spans from May to October, and includes January and February. March, April, and November, December are considered low season.

Earnings Analysis

The current average booking at Hotel Szalay I is 150 PLN per guest (not per room). It has 25 rooms that fit between 2-5 guests. After face-lifting and upscaling, the hotel could increase its prices in line with renovated local hotels charging between 200 PLN and 300 PLN.

Financial Calculations:

The hotel accommodates up to 70 guests across 25 rooms. During the summer months and the winter break the hotel is almost always fully booked.

Here, for the purpose of this calculation, let's consider an occupancy of a smaller amount of guests:

High season (May - October):

50 guests x 28 days x 150 PLN = 210,000 PLN per month

210,000 PLN x 8 months = 1,680,000 PLN turnover

Low season (March, April, November and December):

30 guests x 28 days x 150 PLN = 126,000 PLN per month

Total annual turnover with this occupancy would be 1,806,000 PLN (high + low season)

**Profit after expenses is at around 60-65%
60% of 1,806,000 PLN = 1,083,000 PLN**

Potential

With expert management and marketing and some investments into face-lifting/upscaling, the income may multiply. Improvements and investments in the hotel could easily increase the average stay price up to 250 PLN - 300 PLN.

Moreover, renovation costs can be offset by up to 50% through funding from the Ministry of Culture and National Heritage, as the hotel is a national monument. Other historic hotels in Szczawnica have successfully used this approach.

In summary, the hotel offers solid growth potential, given increasing tourism in Szczawnica and opportunities for price and occupancy improvements. Coupled with potential government funding for renovations, it presents a compelling investment opportunity.

5. Property Tax

- **No Annual Property Tax** - if the building is not registered as the headquarters of a business activity (useful during hotel renovation, when there are no guests - the hotel can be registered out as a business and thus pay no property taxes). This law only applies to buildings that are officially registered as historic monuments. The Szalay I Hotel has been officially registered as a historical monument since 1997 and possesses a document confirming that it is part of Poland's cultural heritage.
- **Annual Property Tax** - paid when the hotel is registered as a business and has guests.

In 2023, the current owner of Hotel Szalay I paid 5042 PLN quarterly in property taxes.

Below please see the confirming tax document from the mayor of Szczawnica:

Burmistrz
Miasta i Gminy Szczawnica
ul. Szalaya 103
34-460 Szczawnica

S: [Covered Sensitive Data]

numer karty podatnika: 1500598
y Szczawnica

nie solidarnie zobowiązani:
wsp.właściciel (udział 72/80): Krzyż
wsp.właściciel (udział 8/80): Mast
Anna

[Covered Sensitive Data]

3120.103.2023.JC

**DECYZJA
W SPRAWIE PODATKU OD NIERUCHOMOŚCI
NA ROK 2023**

podst. art. 21§ 1 pkt. 2 i art. 207 § 1 ust. z dnia 29.08.1997 r. - Ordynacja Podatkowa (tekst jedn.: Dz.U. z 2022 poz. 2651 ze zm.) oraz w u w poniższe akty prawne:
WTEK OD NIERUCHOMOŚCI - art. 2, 3, 4, 5, 6 ustawy z dnia 12.01.1991 r. o podatkach i opłatach lokalnych (tekst jedn.: Dz.U. z 2022 r. l ze zm.) oraz uchwały Rady Miejskiej w Szczawnicy nr LIII/389/2022 z dnia 30.11.2022 r. w sprawie określenia wysokości stawek podatku nieruchomości

USTALA PODATEK OD NIERUCHOMOŚCI W KWOCIE 10 083.00 zł

PLATNY W RATACH
Rata III 5 042.00 zł płatna w terminie do 15.09.2023 r.
Rata IV 5 041.00 zł płatna w terminie do 15.11.2023 r.

SZCZEGÓLNE WYLICZENIE

WTEK OD NIERUCHOMOŚCI:

Typ gruntu	Powierzchnia	Stawka	Podatek
zwolniony z podatku	1.454.00 m ²	0.00 zł/m ²	- zł
L - Grunty zw. z dr. gospodar	466.00 m ²	1.15 zł/m ²	535.90 zł
Typ powierzchni w budynku	Powierzchnia użytk.	Stawka	Podatek
C - Budynki pod dr. gosp.	697.85 m ²	24.00 zł/m ²	16749.90 zł
zwolniona z podatku	0.00 m ²	0.00 zł/m ²	- zł

objęta podatkiem od nieruchomości: 8041.14518

Łączna powierzchnia gruntów : 0.1920 ha

UZASADNIENIE
miaru podatku dokonano zgodnie z ewidencją gruntów i budynków a także w oparciu o złożoną informację o nieruchomościach i obiektach innych osób fizycznych.

POUCZENIE
decyzji służy prawo wniesienia odwołania do Samorządowego Kolegium Odwoławczego w Nowym Sączu za pośrednictwem Burmistrza

524119

URZĄD MIASTA I GMINY SZCZAWNICA, 34-460 SZCZAWNICA, UL. SZALAYA 103

ORYGINAL Kasowy dowód wpłaty dnia 30.06.2023 Rk. Dochody Nr 45/17/1/2023

Podatek 1500598 Wypisujący [Covered Sensitive Data]

Za os. [Covered Sensitive Data] zł gr

Podatek od nieruchomości rata 3/2023 5042.00

Razem 5042.00

Wzrost: [Covered Sensitive Data]

Wystawil Sprawdzil Zatwierdził Powyższą kwotę odczytnie

Kryszyna Gabryś Kryszyńska Gabryś podpis kasjera

6. Technical Information: Measurements, Construction Plans & Room Details

Property Details

- **Hotel Structure:** The hotel has four floors, including the ground level. Guests can access the property through three different entrances on two of its levels: the first and the second floor. The hotel has decorative balconies with ornaments on all four sides of the building, including each of the three floors where the guest rooms are located. On the ground level is a charming restaurant which can also serve as a ballroom or venue for small events.

- **Guest Rooms:** The hotel has 25 guest rooms, each featuring a private bathroom with a shower. Accommodations include double, triple, and quadruple rooms, along with suites for up to five guests, which comprise two separate rooms with a shared bathroom and balconies. This versatile arrangement satisfies the diverse preferences of the guests, and ensures suitability for various group sizes, from couples all the way to large groups, enhancing both comfort and convenience for a broad clientele.

- **Room Views:** All rooms in the hotel offer stunning views. The southern to south-western rooms showcase the majestic Pieniny mountains, while the northern and north-eastern rooms provide direct views of the Górný Resort Park.

- **Dimensions Details And Structure Layout:**

Summary:

Lot size - 1,920 m²

Hotel Total - 939,60 m²

Ground Floor - 261,56 m²

1st Floor - 230,32 m² + Covered Outside Terrace - 74,68 m²

2nd Floor - 236,56 m²

3rd Floor - 138,47 m²

Restaurant (Ground Floor) - 136,25 m²

Kitchen (Ground Floor) - 45,66 m²

Utility Area (Ground Floor) - 57,80 m²

Gathering/Conference area (3rd Floor) - 50,95 m²

Standalone two-story gym/apartment building - 140 m² (floors)

Detailed:

Ground Floor Overview:

Total Area - 261,56 m²

Restaurant - 136,25 m² (accessible for guests through hotel lobby or the garden)

Kitchen - 45,66 m² (commercial size kitchen connected to the restaurant on one side and a large kitchen utility area on the other)

Utility Area - 57,80 m² (this area has been mainly used as a support for the kitchen but could be converted for other purposes, such as sauna rooms, spa area for the guests. There are multiple water supply installations, bathroom and a separate shower).

Ground floor has four entrances - one on each side of the hotel. This includes two entrances for the guests: main entrance through the lobby and reception desk area and second entrance through the garden directly into the restaurant room. Two other employee entrances hidden from general view (kitchen backdoor + central heating room). There is also a reception desk located on the ground floor, which includes a lobby area with two restrooms.

1st Floor Overview:

Total Indoor Space - 230,32 m² + Covered Outside Terrace (park view) - 74,68m²

- additional separate entrance through the porch and covered terrace from the park side
- 10 guest rooms: sizes between 13 m² - 25 m², private bathrooms in every room (not included in room dimensions)
- spacious walkways for the guests with a small rest area with a couch, armchairs and a table
- two small rooms utility rooms for the employees

2nd Floor Overview:

Total: 236,56 m²

- 11 guest rooms: sizes between 13 m² - 16 m², private bathrooms in every room (not included in room dimensions)
- general access balcony with a park view for the guests
- spacious walkways for the guests with rest/meeting area by the staircase
- two small rooms utility rooms for the employees

3rd Floor Overview:

Total: 138,47 m2

Secluded conference/gathering area: 50,95 m2

- 4 guest rooms: sizes between 13 m2 - 17 m2, private bathrooms in every room (not included in room dimensions)
- Every room on the floor has a private balcony with either mountain scenery or park view
- Set apart by a dedicated door and staircase, this floor is quieter and more private. Its dark wood features are a beautiful contrast from the lighter tones present on the other floors of the hotel.
- This floor has a spacious multipurpose area used by guests as a conference or social gathering space. This area has a TV and a long table with chairs for over 20 people - there is room for more if needed
- 3rd floor also includes two small utility rooms for the maintenance

Separate smaller gym/apartment building on the property:

This building has two floors with over **140 m2 space total** - the building has been used as a gym for the guests, but has a bathroom and shower area which could easily be transformed into a standalone apartment.

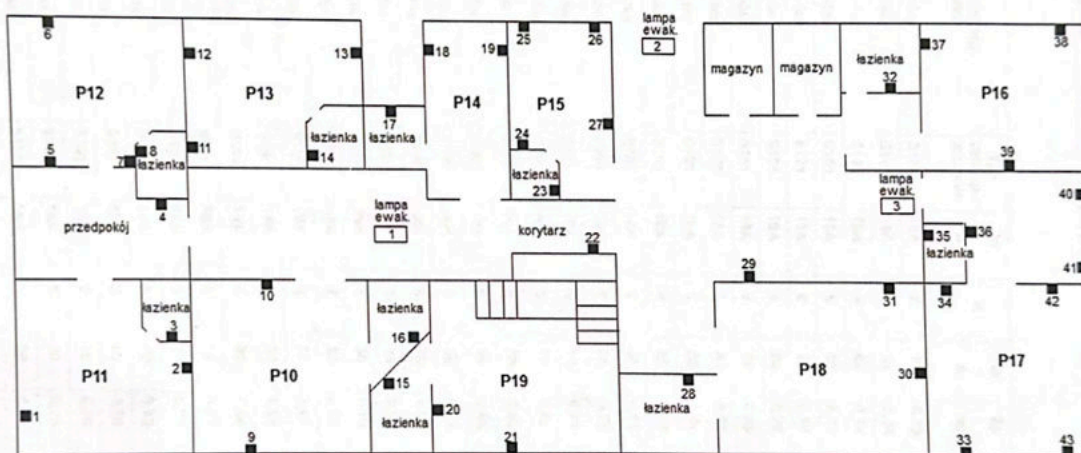
Renovations:

The Szalay I Hotel has been officially registered as a historical monument and as such, construction work requires the approval of a conservation officer, and an application must be submitted 30 days before work commences. Over the past 25 years, the current owners have collaborated with the conservation officer and carried out extensive changes and renovations in the hotel, including tearing down walls and restructuring the inside construction of the hotel. However, the renovation of the building facade must be done in a way that preserves the building's form. Any renovation can be done inside, without bigger limitations. There is also a lot of free space around the exterior of the building that can be developed with additional structures, etc.

At the current state, the hotel could benefit a face-lift on the outside facade, especially in the back of the hotel. Some of the balconies have been lately renovated, there are a few left. There are also 8 bathrooms in the hotel that could be upgraded. There is a large unused area on the ground floor that could be converted into a spa zone for guests.

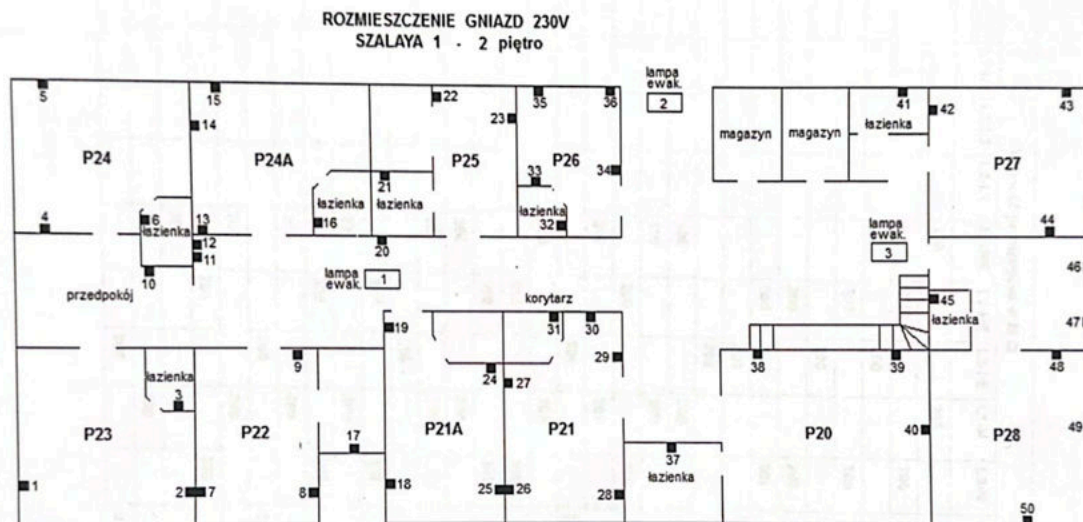
1st Floor Plan:

ROZMIESZCZENIE GNAZD 230V SZALAYA 1 - 1 piętro

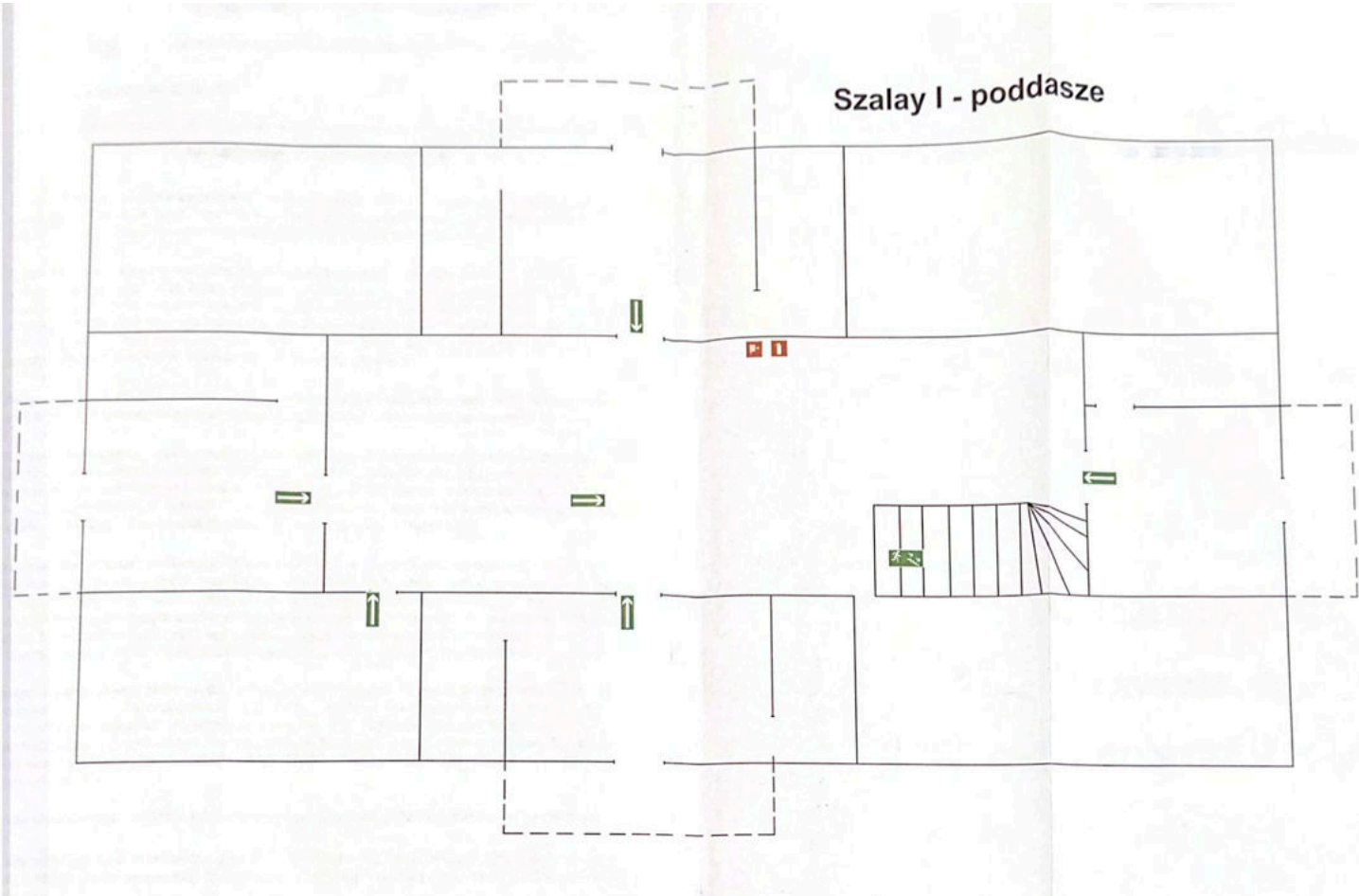


F.H.U. KONOPKA
Konopka
33-340
NIP 734-293-01-34- REGON 120137499
tel. 18 44 45 485

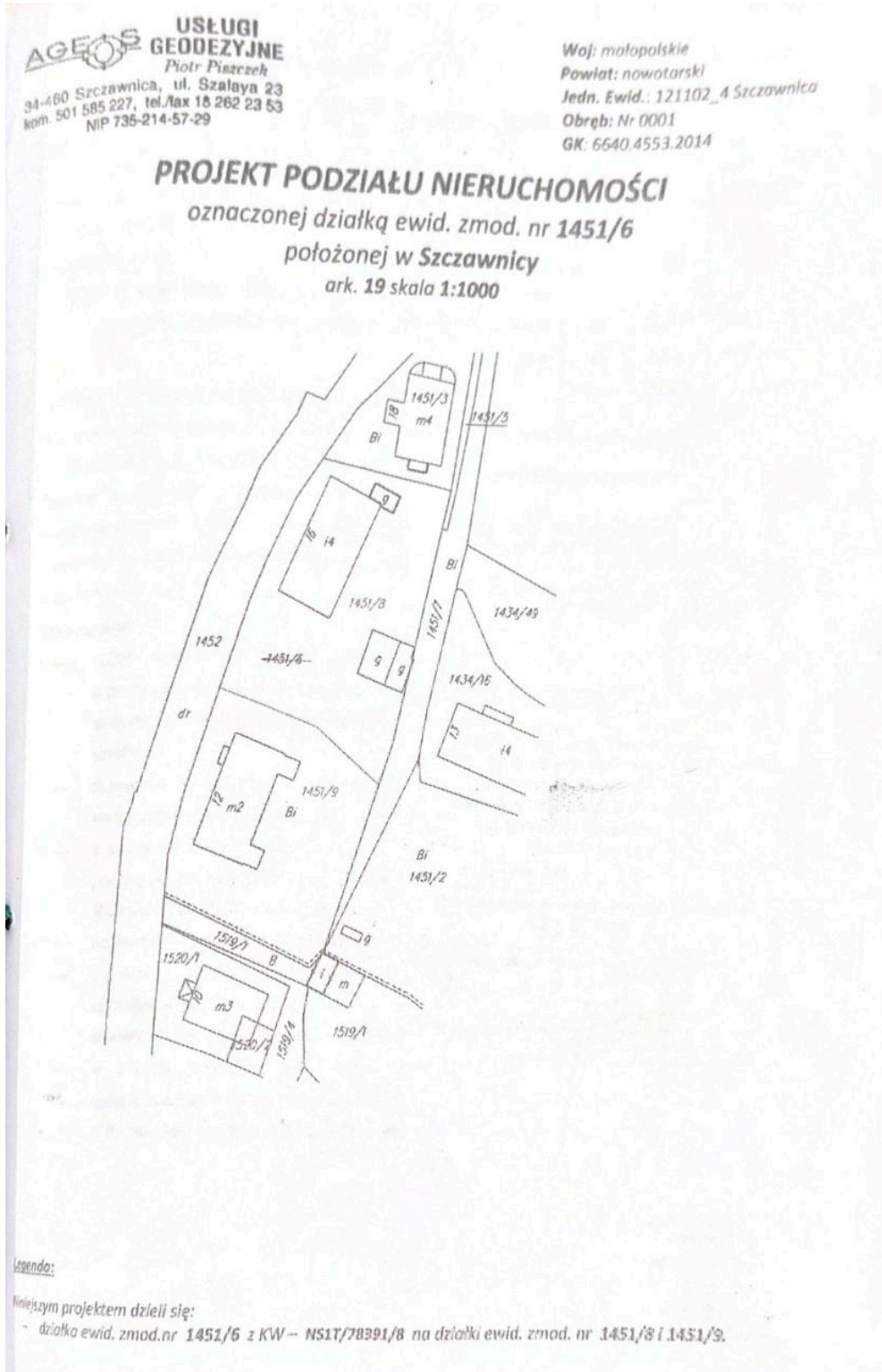
2nd Floor Plan:



3rd Floor Plan:



Lot Plan (Lot 1451/8):





















The Hotel's History



The Szalay family arrived in Polish lands from Hungary after 1772. Józef Szalay was born in Drohobycz and attended school in Nowy Sącz. He graduated from the University of Lviv, became a civil servant, and moved to Lviv, and later to Szczawnica. He is the creator of the spa in Szczawnica, which he inherited from his father, Stefan Szalay, in 1839.

Józef Szalay's ambition was to transform Szczawnica into a spa rivaling the most famous resorts in Europe. Thanks to his leadership attractions such as the chapel, the first bath houses, restaurants and stylish guesthouses were built - exemplifying Polish spa architecture. Józef Szalay also built and promoted many architectural structures surrounding discovered water sources - such as Magdalena, Jan, Szymon, Waleria,

Helena, and Aniela. He expanded and modernized the Upper Spa Park and organized the first raft trips through the Dunajec Gorge.

He commissioned a chemical analysis of Szczawnica's waters and maintained a friendship with the Polish balneologist and professor Józef Dietl, after whom a square located in the heart of the Pieniny spa near Szalay I villa, is named. During his administration, Szczawnica became a popular summer resort for the aristocracy and artistic circles. It was adored and visited by, among others, Cyprian Kamil Norwid, Józef Ignacy Kraszewski, Adam Asnyk, Henryk Sienkiewicz, Maria Konopnicka, Bolesław Prus, Jan Wiktor, Lucjan Siemieński, Jan Matejko, and Wincenty Pol.

The Szalay I Hotel in Szczawnica is part of a complex of two villas built in the 1890s by Baroness Julia Gostkowska-Szalay, the daughter-in-law of Józef Szalay, the founder of Szczawnica, a well-known spa & tourist resort city in Southern Poland. Both villas, officially listed in the Polish Registry of Monuments, represent a model example of wooden spa architecture inspired by the Swiss style. Originally, villa Szalay I was called the National Hotel, while the adjacent villa Szalay II was the private home of the Szalay family.

In 1908, after Julia's death, both villas passed to her son, Józef Stanisław Szalay, who transferred them to his second wife, Henrietta from the Pruszyński Szalay family. Henrietta lived in villa Szalay II with her sister and also provided one of the apartments in this house to the Polish writer Jan Wiktor, whom she supported. Jan Wiktor dedicated his poetry collection titled 'Through Tears' to Henrietta Szalay, published in 1922. Currently, a street where both buildings stand bears the name of the writer.

In 1951, three years before Henrietta's death, both Szalay villas were nationalized and taken over by the Worker's Holiday Fund. For some time, an exhibition of paintings by Zofia Krzyszkowska-Rychlicka was held in the dining room of Villa Szalay I.

In 1992, both villas were reclaimed by Henrietta's heirs and are now managed and owned by Anna and Mieczysław Mastalski. For over 25 years, the Mastalski family has significantly modernized and renovated the building, raising the standards offered to hotel guests, while preserving the historical charm of the property.



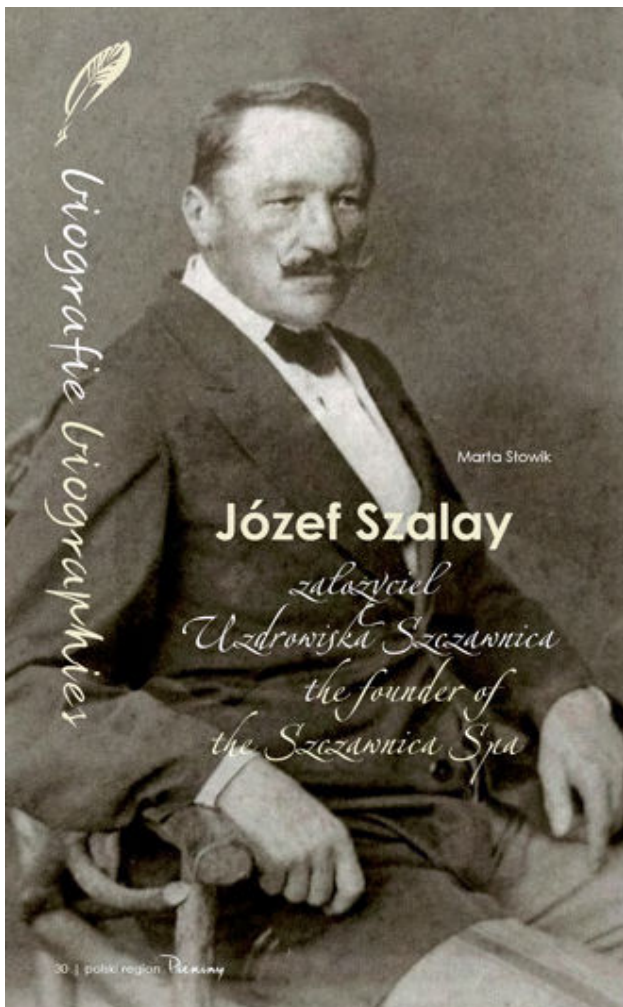
The National Hotel, later named Szalay I Hotel - Szczawnica, 1910

Szczawnica

Villa Szalay'a



The National Hotel, later named Szalay I Hotel - Szczawnica, 1925



biografie | biographies | 

Józef Stefan Szalay urodził się 23 lutego 1852 r. w Drohobyczu. Był synem Józefiny z Dobosów i Stefana Szalaya. Jego babką ze strony ojca była Anna z domu de Tempel, a kuzińką ze strony matki był węgierski książę Stefan z Hradobrodów.

Szalayowie pochodzili z Węgier, przybyli na ziemie polskie po pierwszym rozbiore Polski wraz z wielkimi austriackimi i niemieckimi nowymi administracjami. Przez szereg lat mieszkał i pracował na terenie Galicji Wschodniej. W 1810 r. przenieśli się do obwodu sądowego, gdzie Stefan Szalay został prefektem Zarządu Dóbr Kameralnych (Kameralgüterverwaltung) w Kamianicy.

W 1828 r., po rozpadaniu i likwidacji majątku Kamery Kamienieckiej, nabył za pośrednictwem Jana Podhajckiego dobra szazannickie wraz z wójciostwem, a zaraz potem od Jana Kuczary bródka mineralne.

Józef ukończył szkołę ludową w Nowym Sączu, gimnazjum w Podolniecu, studia prawnicze na uniwersytecie we Lwowie. W 1823 r. został urzędnikiem cykularnym w Nowym Sączu, potem przeniósł się do Lwowa, i tam dostał się stopniowo do Komisarskiego Ministerstwa w Wiedniu, gdzie pracował na stanowisku zastępcy c.k. radcy w Urzędzie Skarbowym.

Józef Stefan Szalay was born on 23rd February 1852 in Drohobycz (Drohobych). Son of Josefina née Dobos and Stefan Szalay; his paternal grandmother was Anna née de Tempel, while on his mother's side, Józef was a grandson of Stefan and Anna née Hradobrod. The Szalay family hailed from Hungary and came to Poland after the first partitioning of Poland, together with the Austrian Army in the first wave of new administration. For a number of years they lived and worked in Eastern Galicia. In 1810, they moved to Sicz Province, where Stefan Szalay was named the Prefect of the Kamernica Chamber Estate (Kameralgüterverwaltung).

In 1828, following the sale of assets and liquidation of the Kamernica Chamber and through the mediation of Jan Podhajcki, they bought the Szazannica estate with the associated headmanship, and immediately afterwards also the mineral springs from Jan Kuczary.

Józef attended primary school in Nowy Sącz, secondary school in Podolnec, and graduated in law from the University of Lemberg (Lviv). In 1823, he was appointed a civil officer in Nowy Sącz, and later moved to Lemberg, where he served, promoted eventually to the rank of the Royal and Imperial Commissioner. He also lived in Bródka, where he worked as the Deputy Head of the Royal and Imperial Treasury Office.

Widok placu Drottla, uzdrowiska Józefa Szalaya, Drottla Square drawn by Józef Szalay

Dwór Szalaya, symona Józefa Szalaya, Szalay's mansion, painted by Józef Szalay

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