



Investment Offer

Residential development

0.0498 ha

Partyzantów 4 St.
Kraków – Śródmieście



Ownership	Municipality of Krakow
Area	0.0498 ha
Approximate price of the property	PLN 692 000 appraisal report valid until 16.05.2026
Information on the tender	The approval of the City Council of Krakow for the sale by tender is required.
Location	Plot No. 716, precinct 23 Śródmieście, Partyzantów 4 St.
Current state	The property is developed with a residential building with a usable area of 69.99m ² built around 1930. The building is one-storey, with a partial basement, made of brick, unplastered, rectangular in plan, roof of wooden construction, covered with tiles. The building consists of two residential units (with a usable area of 37.71 m ² and 32.28 m ²). In addition, there is a tin garage and a shed on the plot. The property and the buildings located on it are not subject to conservation protection, are not listed in the register of monuments and are located outside urban and rural development systems listed in the register of monuments or included in the municipal register of monuments, as well as outside areas recognised as monuments of history and cultural parks. It is outside the archaeological supervision zone and there are no identified archaeological sites on the site.
Immediate surroundings	The property is located approximately 2.7 km from the main square in a north-eastern direction in the vicinity of single-family residential development.
Transport accessibility	The property is well-connected to the rest of the city thanks to its proximity to bus stops and the newly constructed tram line to Mistrzejowice.
Utilities	The property is located within the reach of the utility network and free of encumbrances. The building has a low standard of finish and is equipped with electricity, water (well), sewerage (septic tank). The building is not connected to the municipal water and sewerage system or gas supply. In order to make the building inhabitable, it would be necessary to carry out a general refurbishment, including repairing the roof, replacing windows and doors, strengthening the foundations, installing new electrical, water and sewage systems, installing a new heating system and thermo-modernisation.
Proposed development programme	The property is included in the local plan of the „Olsza” area. As established – Single-family residential development areas, with primary use for single-family housing (MN.18). The southern part of the plot in question is in the green zone.
More details about the area	The building has been vacant since November 2024. Estimated cost of refurbishing the building: approximately PLN 1 million.