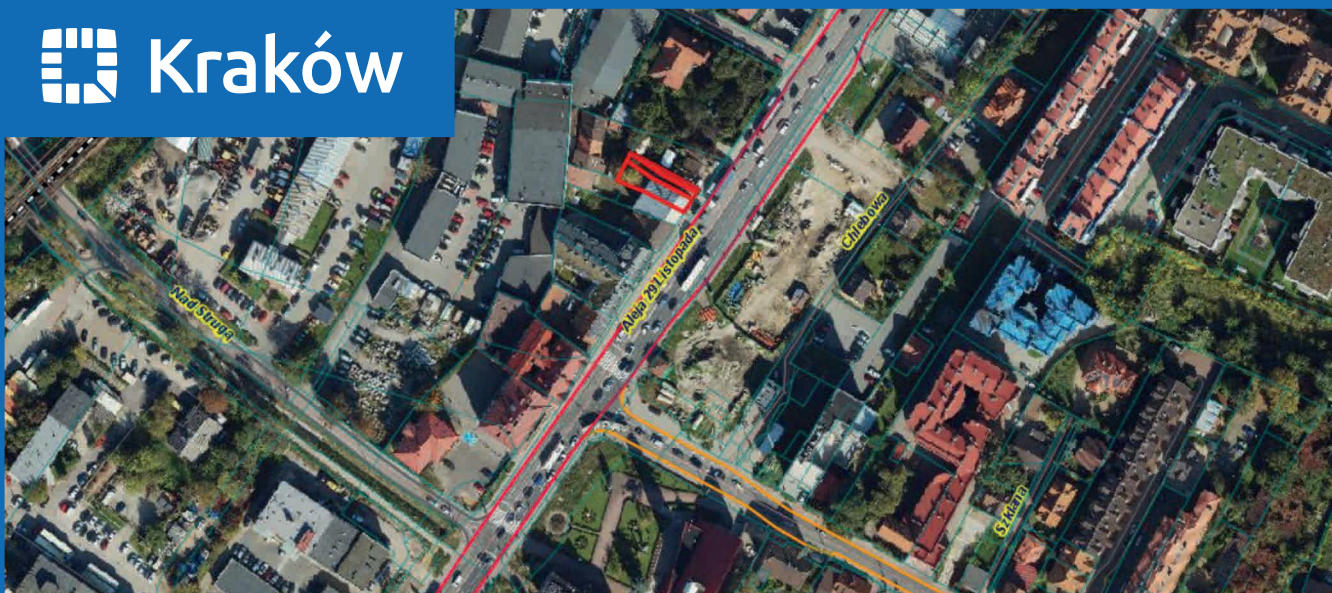




Investment Offer

*Residential and commercial
development*

0.02745 ha

Al. 29 Listopada 114 A
Kraków – Śródmieście



Ownership	Municipality of Krakow
Area	0.0187 ha; 0.0043 ha and a half (½) share in 0.0089 ha
Approximate price of the property	No valuation
Information about the tender	It is required to obtain the approval of the Krakow City Council for sale by tender.
Location	Plot no. 265, plot no. 263/6 and a half (½) share in plot no. 264, precinct 22 Śródmieście, Al. 29 Listopada 114A.
Current state	The property is built-up with a 2-storey residential and commercial building erected before 1928. The sale of the building will be combined with the sale of plots of land no. 265 and 263/6, precinct S-22 Śródmieście, with a total area of 0.0230 ha and the Urban Municipality of Krakow's ownership right to a half (1/2) share in plot no. 264 with an area of 0.0089 ha, precinct S-22 Śródmieście. The net area of the building is 251.94 m², of which the usable space of the building is 130.93 m²; the shared area of the building is 121.01 m². The building has a partial basement. In the basement, there are cold water meters to collect data on water consumption in the buildings located on the neighbouring properties: plot no. 262 with building no. 114b and plot no. 263/4 with a service building, erected on the said plots. The 2 residential units on the first floor of the building are vacant; the commercial unit on the ground floor is covered by a lease agreement. The staircase leading to the residential units and the loft are located at the rear of the building and are accessed via plot of land no. 264, precinct S-22 Śródmieście; a half (½) share in it will be put on sale. Access to the commercial premises is possible both from the aforementioned staircase and from the front of the building, directly from al. 29 Listopada. A mutual easement of passage has been established through the staircase between each of the owners of properties 114 and 114a at al. 29 Listopada. In addition, a part of plot 265 and plot 264 is covered by an easement of passage and way, as well as an easement to install eaves and drain liquids and all waste through a covered sewer running 80 cm from the building on behalf of each of the present owners of plots 266/1 and 266/2 of precinct S-22 Śródmieście.
Immediate surroundings	The property is located in the Prądnik Czerwony neighbourhood. The vicinity is built-up with single-family and multi-family residential and commercial development.
Transport accessibility	The property is located approximately 3.5 km from the Main Square to the north at the exit towards Warsaw. It is well connected to the rest of the city thanks to its proximity to the bus stops.
Utilities	The building comes equipped with electricity and plumbing installations, which need renovation. The residential units have tiled stoves (currently not in use) while the commercial unit is heated electrically. Domestic hot water was heated with electric boilers. According to the contents of the report of the periodic annual inspection of the technical condition of the building dated 3 June 2024, the overall technical condition of the building was determined to be satisfactory.
Proposed development programme	The property is included in the local plan of the area „PRĄDNIK CZERWONY – ZACHÓD”; in accordance with the provisions of the plan, it is located in the areas of service development (marked with symbol U.5.)
More details about the area	The property is not protected by conservation regulations. Were all the residential units to be let, it would be required to perform refurbishment works in the shared parts and the residential units indoors. In order to estimate the exact cost of refurbishing the premises, it would be necessary to determine their future use.

Municipality of Krakow, Department for Entrepreneurship and Innovation

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