



Investment Offer
*Multi-family
residential development*

0.1200 ha

Fredry 4b St.
Krakow – Podgórze



Ownership	Municipality of Krakow
Area	0.1200 ha
Approximate price of the property	PLN 919,000.00 (sales exempt from VAT) The valuation report was prepared on 19 September 2025.
Information on the tender	The draft resolution will be submitted to the Kraków City Council for approval of the sale.
Location	Plot no. 235/82, precinct 47 Podgórze, Fredry 4b St.
Current state	<p>The property was part of the former „Bonarka” Brickworks complex, built around 1920 as the “Maurycy Baruch Clay Products Factory in Łagiewniki near Podgórze.”</p> <p>The property is developed with a residential two-storey building without basement, with a usable floor area of 199.92 m², constructed in 1938. It is built of solid brick, partially plastered, rectangular in plan, with brick foundations and timber beam ceilings. It features external reinforced-concrete stairs and an asymmetrical gable roof with a timber structure covered with roofing felt; the shorter roof slope forms an eave over the southern elevation. Originally, the building had an L-shaped layout, but the eastern wing was demolished. The building consists of four residential units that have not been legally separated, as well as an attic. Since 2017, the building has been unoccupied. The plot also contains the ruins of a former outbuilding. The remaining part of the plot is covered with grass, shrubs, and a few individual trees.</p>
Immediate surroundings	The building is located in the vicinity of multi-family residential buildings and industrial-service buildings at a distance of approximately 350 m from the shopping mall „BONARKA”.
Transport accessibility	Due to its location between Aleksandra Fredry Street and Jerzy Turowicz Street, it has easy access to the entire city by both public and private transport.
Utilities	<p>The property is located within the reach of technical utilities.</p> <p>The building was equipped with electrical, water, and sewage installations, as well as individual heating systems for each unit (heating stoves, central heating). At present, the installations remain only in residual form and require complete reconstruction.</p>
Proposed development programme	<p>According to the Study of Conditions and Directions of Spatial Development of the City of Krakow, the property is located in the area of multi-family residential development. The area is not currently covered by a local development plan.</p> <p>With regard to the shaping of development and land use, the Study sets the following guidelines: a minimum biologically active surface ratio of 50% in the area of Aleksander Fredro Street and in zones forming part of the natural system; a maximum building height of 20 m for residential and service buildings within multi-family residential areas; and a maximum share of service development of up to 30% within multi-family residential zones.</p>
More details about the area	<p>The building is listed in the municipal register of historic monuments and is located outside urban layouts subject to conservation protection. The building is in poor condition, showing traces of fire damage, and urgently requires comprehensive renovation, construction, and conservation works. If the technical condition is found to clearly preclude renovation, demolition may be permitted on the condition that the building is reconstructed using historically sized brick, based on detailed architectural and photographic documentation prepared in advance and approved by the Municipal Heritage Conservator.</p> <p>All works on historic buildings, including necessary protective measures intended to prevent further deterioration of the historic fabric, must be agreed in advance with the Municipal Heritage Conservator on the basis of appropriate project documentation.</p>

Municipality of Krakow, Department for Entrepreneurship and Innovation

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