



Investment Offer
*Multi-family
residential development*

0.1109 ha

Fredry 4a St.
Kraków – Podgórze



Ownership	Municipality of Krakow
Area	0.1109 ha
Approximate price of the property	PLN 1,202,000.00 (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. 235/84, precinct 47 Podgórze, Fredry 4a St.
Current state	<p>The property formed part of the former „Bonarka” Brickworks complex, constructed around 1920 as the „Maurycy Baruch Clay Products Factory in Łagiewniki near Podgórze”.</p> <p>The property is developed with a residential building with a usable floor area of 249.86 m² (including a total residential unit area of 224.61 m² and 25.25 m² of common areas), built in 1938, as well as an outbuilding with a usable floor area of 139 m².</p> <p>The residential building is a single-storey, non-basement, brick structure, plastered, built on a rectangular plan, with concrete foundations and concrete floors. It has a gable roof with a wooden rafter structure, covered with ceramic tiles, with visible losses. The building consists of five residential units that have not been legally subdivided, as well as an attic. The building is in poor technical condition, with significant damage and deterioration to its structural elements. A full renovation is required before the building can be inhabited. Since 2017, the building has remained vacant.</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 Jerzego Turowicza Street, it has easy access to the entire city by both public and private transport.
Utilities	The property is located within the reach of technical utilities. 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.
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 Aleksandra Fredry 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.</p> <p>The building is in good overall condition and has been temporarily secured against unauthorized access. Due to its historical and architectural value, it has been included in the municipal register of historic monuments, and demolition of the structure is not permitted. Any works carried out on historic buildings—including essential protective works intended to prevent further deterioration of the historic fabric—must be agreed in advance with the Municipal Heritage Conservator on the basis of appropriate design documentation.</p>

Municipality of Krakow, Department for Entrepreneurship and Innovation

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