



**Investment Offer**  
*„Kraków Riverside Beach Area” – Lease*

**0,9573 ha**

Wołyński Boulevard  
Kraków – Podgórze



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|---------------------------------------|---|
| <b>Ownership</b>                      | Municipality of Krakow and State Treasury   |
| <b>Area</b>                           | The total area of the land intended for lease is 0.9573 ha  |
| <b>Information on the tender</b>      | Tender for lease.<br>The consent of the Voivode of Małopolska is required for concluding the lease agreement with respect to the plot owned by the State Treasury.  |
| <b>Location</b>                       | Wołyński Boulevard in Kraków.<br>Plot No. 10 and parts of plots Nos. 23/11, 12/2, 11, 7/2, 501/2, 502/2, 548/5, precinct 12 Podgórze.   |
| <b>Current state</b>                  | The area is publicly accessible and remains developed as green space (covered with grass and featuring individual shrubs and trees, including a pedunculate oak designated as a natural monument), and pedestrian pathways are located within it.   |
| <b>Immediate surroundings</b>         | The plots are located on Wołyński Boulevard, which is listed in the register of monuments under No. A-1260/M. The area serves a representative, garden-park function and is situated, among other things, within an archaeological supervision zone, partly within the area of special flood risk of the Vistula River, and within the boundaries of the site designated as a Historic Monument – ‘Kraków – Historic Urban Complex’. In the vicinity there is the former Forum Hotel building, hotel barges on the Vistula River, Marii Konopnickiej Street, the ICE Kraków Congress Centre, and the newly constructed Kazimierz–Ludwinów pedestrian and bicycle footbridge over the Vistula River.   |
| <b>Transport accessibility</b>        | The properties are located in the vicinity of Marii Konopnickiej Street and Ludwinowska Street; however, access to Wołyński Boulevard (which functions as a pedestrian and bicycle route) will require obtaining permission from the competent municipal authority.   |
| <b>Utilities</b>                      | The property is located within the reach of technical utilities.<br>The Lessee shall, on their own behalf and at their own expense, obtain all necessary industry-specific approvals, including for the purpose of determining the current condition of the infrastructure located on the leased area and for obtaining technical conditions for the removal of any network conflicts, should the existing infrastructure prove to be incompatible with the intended investment on the site.  |
| <b>Proposed development programme</b> | <p>The properties are located within the local spatial development plan for the ‘Vistula Boulevards’ area and fall within zones designated for arranged green areas: a publicly accessible municipal garden-park – the Vistula Boulevards, marked on the plan drawing with the symbol ZPb.7. Within this area, the following uses are permitted:</p> <ol style="list-style-type: none"> <li>a grass, sand, or wooden-deck beach;</li> <li>an ice rink;</li> <li>a yacht marina;</li> <li>outdoor dining areas, subject to a prohibition on hard-surfacing their area and a prohibition on interfering with bicycle routes and pedestrian walkways;</li> <li>outdoor exhibitions;</li> <li>pedestrian and bicycle footbridges;</li> <li>a building for gastronomic services or tourist-recreational services serving the beach, for which the following conditions apply: location in accordance with the designated building setback line; requirement to integrate the building into the existing landform so as to continue the existing escarpment; requirement to use a building structure meeting flood-protection reinforcement standards; maximum height of structures and building installations defined as an absolute elevation of up to 206.5 m a.s.l. (which is 1.5 m above the reference elevation of 205 m a.s.l., adopted as the basis for height parameters in this area; the reference point for relative heights is the ground level near Konopnickiej Street – approximately 205 m a.s.l.); roof geometry: flat roof or one corresponding to the natural landform; roof covering materials: flat roofs arranged as permanent lawns or flowerbeds on a substrate enabling natural vegetation; maximum building footprint not exceeding 500 m<sup>2</sup>; requirement to use natural finishing materials; requirement to shape the western elevation (facing Konopnickiej Street) as an earth embankment covered with grass. Investment activities must take into account the potential occurrence of flooding and floodwater levels;</li> <li>a playground;</li> <li>outdoor sports facilities.</li> </ol> <p>For the area intended for lease, a biologically active surface ratio of not less than 90% has been established, which, in the case of development, must be reduced by the footprint of the building permitted in this zone. The intended development of the property is for a recreational, leisure, and cultural complex with gastronomic services, in the form of an open public space referred to as the ‘Kraków Riverside Beach Area’, and for conducting business activities consistent with this function.</p> |
| <b>More details about the area</b>    | For the property, there is an obligation to preserve and take into account—when implementing any development or land-use works—the designated view corridors and viewpoints. General principles for shaping public spaces have been established, including the requirement to prepare a comprehensive design for the area, taking into consideration the protection and enhancement of the cultural landscape, visual exposure, and designated viewpoints. With regard to the surroundings of service facilities, there is an obligation to shape the space to ensure high aesthetic and functional quality.  |