

# Property Complex Proposals

February 2026



# Kraków Nowa Huta Przyszłości S.A.



The proposal includes 10 property complexes with areas ranging from 3.15 ha to 5.62 ha.

The properties are covered by local spatial development plans, with the following main land-use designations:

- P/U – industrial and service development areas  
(facilities for production, processing, services, warehousing and storage)
- U – service development areas  
(service facilities or high-tech industry facilities)
- MN – single-family residential development areas

Map showing the location of the proposed areas:

[https://www.google.com/maps/d/u/0/viewer?mid=1myEG\\_3xXkw\\_eqKZTwLrISGZm1mwLMJY](https://www.google.com/maps/d/u/0/viewer?mid=1myEG_3xXkw_eqKZTwLrISGZm1mwLMJY)

PROPOSALS

# Complex No. 1



part of  
plot  
1/692

cadastral area  
NH-20



~5,33  
ha



Land use

P/U.2 – production,  
processing, service,  
warehouse and storage  
facilities



## Key parameters:

- Minimum biologically active area: 20%
- Maximum building coverage: 50%
- Maximum building height: 13–18 m



## Land characteristics:

Flat terrain, tall  
vegetation, high-  
voltage power line  
on site



## Access & utilities:

- Access from Igołomska Street
- Utilities to be connected



PROPOSAL

# Complex No. 2



**plots 114,  
115, 116,  
117**

cadastral area  
NH-21



**~3,95**  
ha



**Land use**

P/U.2 – production,  
processing, service,  
warehouse and storage  
facilities



**Key parameters:**

- Minimum biologically active area: 20%
- Maximum building coverage: 50%
- Maximum building height: 13–18 m



**Land characteristics:**

Flat terrain, tall  
vegetation/  
agricultural use



**Access &  
utilities:**

- Access to be agreed
- Utilities to be connected



**Note:**

Plot 116  
(approx. 1.13 ha) is  
privately owned and  
not included in the  
complex.



PROPOSAL

# Complex No. 3



**plots 125,  
126, 128,  
129/1,  
129/2, 130,  
131**  
cadastral area  
NH-21



**~5,62**  
ha



## Land use:

P/U.2 – production,  
processing, service,  
warehouse and storage  
facilities



## Key parameters:

- Minimum biologically active area: 20%
- Maximum building coverage: 50%
- Maximum building height: 13–18 m



## Land characteristics:

Flat terrain, tall  
vegetation /  
agricultural use



## Access & utilities:

- Access from Rusiecka Street
- Utilities to be connected



## Note:

Plots 130 and 131  
(approx. 2.08 ha) are  
privately owned and  
not included in the  
complex.



PROPOSAL

# Complex No. 4



**plots 135,  
136, 137,  
138, 139**  
cadastral area  
NH-21



**~3,86**  
ha



**Land use:**

P/U.2 – production,  
processing, service,  
warehouse and storage  
facilities



**Key parameters:**

- Minimum biologically active area: 20%
- Maximum building coverage: 50%
- Maximum building height: 13–18 m



**Land characteristics:**

Flat terrain, tall  
vegetation /  
agricultural use



**Access &  
utilities:**

- Access from Rusiecka Street
- Utilities to be connected



**Note:**

Plots 135 and 136  
(approx. 1.73 ha) are  
privately owned and  
not included in the  
complex.



PROPOSAL

# Complex No. 5



**part of plot**  
**1/692 obr.**  
20-NH,  
**167, 168**  
cadastral area  
21-NH



**~3,79**  
ha



**Land use:**

P/U.2 – production,  
processing, service,  
warehouse and storage  
facilities



**Key parameters:**

- Minimum biologically active area: 20%
- Maximum building coverage: 50%
- Maximum building height: 13–18 m



**Land characteristics:**

Flat terrain, tall  
vegetation /  
agricultural use



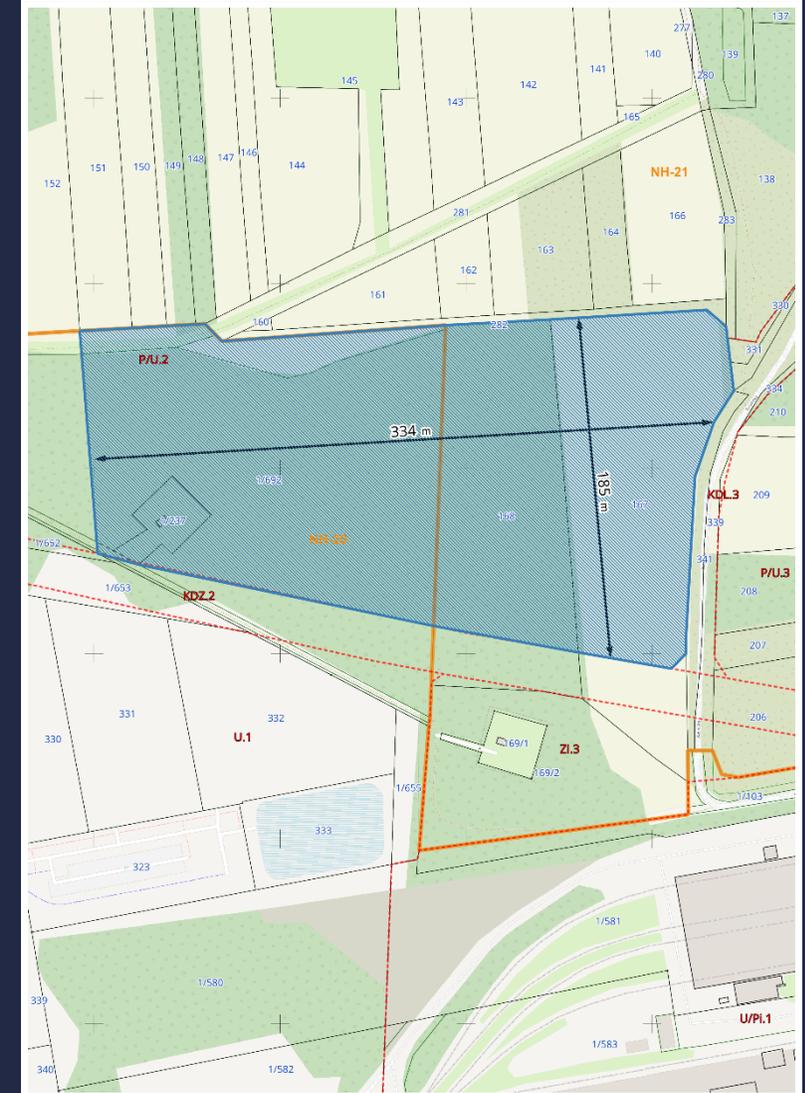
**Access & utilities:**

- Access from Rusiecka Street
- Utilities to be connected



**Note:**

Plot 167 (approx. 1.65 ha) is owned by another entity and not included in the complex.



PROPOSAL

# Complex No. 6



**plots 175/2,  
176/2, 177/2,  
178, 179,  
180/2, 183**  
cadastral area  
NH-21



**~3,15**  
ha



**Land use:**

U.4 – service facilities  
and high-tech industry  
facilities



**Key parameters:**

- Minimum biologically active area: 20%
- Maximum building coverage: 60%
- Maximum building height: 13–18 m



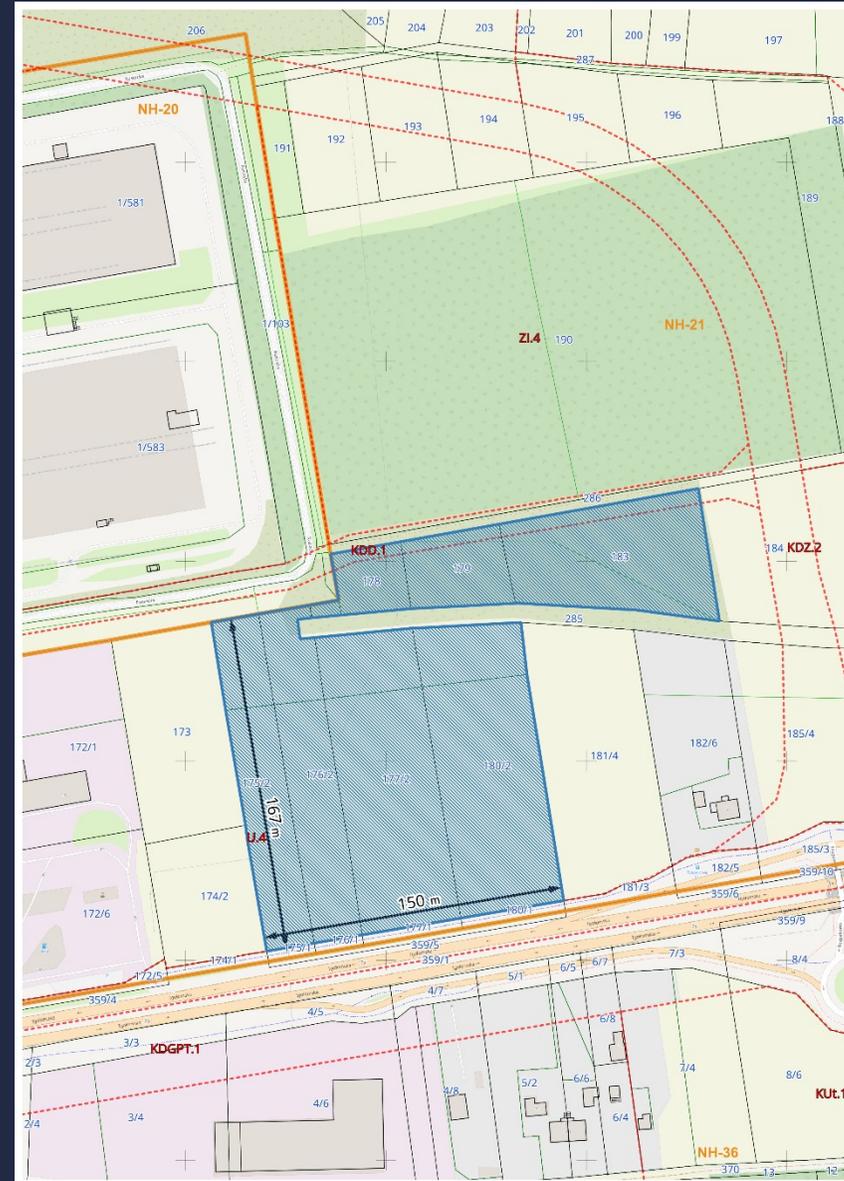
**Land characteristics:**

Flat terrain, low and tall vegetation / meadows



**Access & utilities:**

- Access from Igołomska Street
- Medium-voltage power line on site
- Other utilities nearby



PROPOSAL

# Complex No. 7



**plot 21/5**  
cadastral area  
NH-37



**~2,75**  
ha



**Land use:**

U.3 – service facilities  
and high-tech industry  
facilities



**Key parameters:**

- Minimum biologically active area: 20%
- Maximum building coverage: 60%
- Maximum building height: 13 m



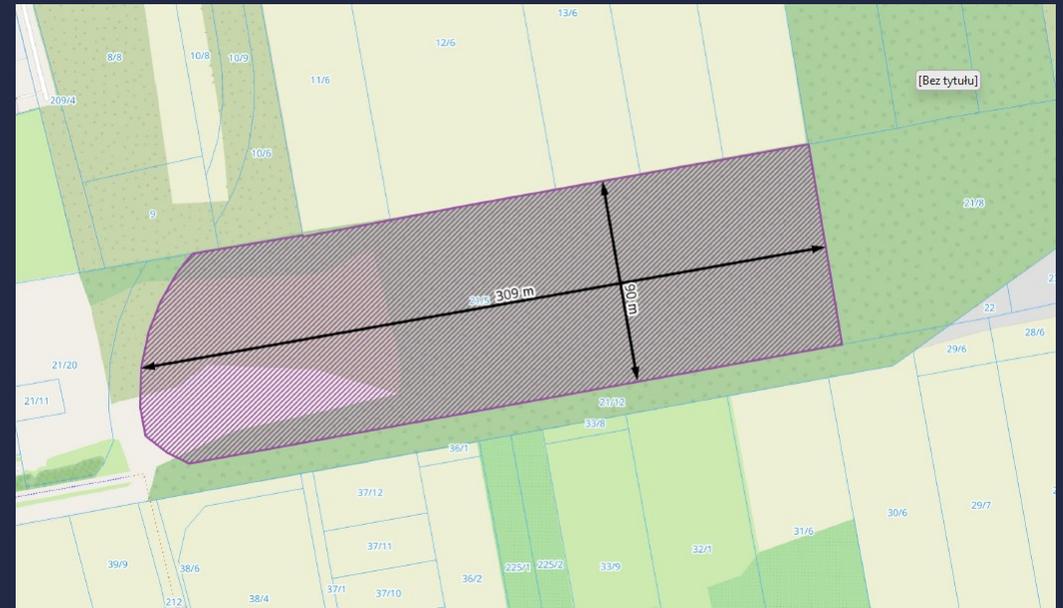
**Land characteristics:**

Flat, wooded area



**Access & utilities:**

- Access from Igołomska / Deszczowa Street
- Utilities to be connected



PROPOSAL

# Complex No. 8



**plots 20/1,  
21/1, 22,  
23**

cadastral area  
NH-36



**~2,00**  
ha



**Land use:**

U.4 – service facilities  
and high-tech industry  
facilities



**Key parameters:**

- Minimum biologically active area: 20%
- Maximum building coverage: 60%
- Maximum building height: 13–18 m



**Land characteristics:**

Flat terrain, tall  
vegetation /  
agricultural use



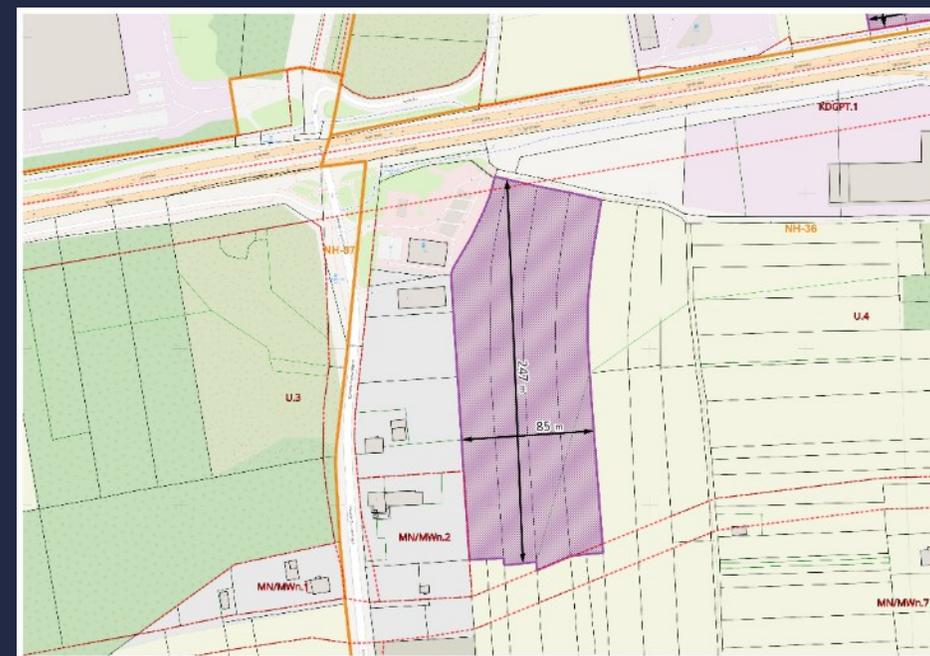
**Access &  
utilities:**

- Access from Igołomska Street
- Utilities to be connected



**Note:**

Plot 22  
(approx. 0.52 ha) is  
privately owned and  
not included in the  
complex.



PROPOSAL

# Complex No. 9



part of plots  
12, 13, 52/1,  
53, 54, 55,  
56 57, 58, 60  
cadastral area  
NH-36



~4,95  
ha



Land use:

U.4 – service facilities  
and high-tech industry  
facilities



Key parameters:

- Minimum biologically active area: 20%
- Maximum building coverage: 60%
- Maximum building height: 13 m



Land characteristics:

Flat terrain,  
meadows /  
agricultural use



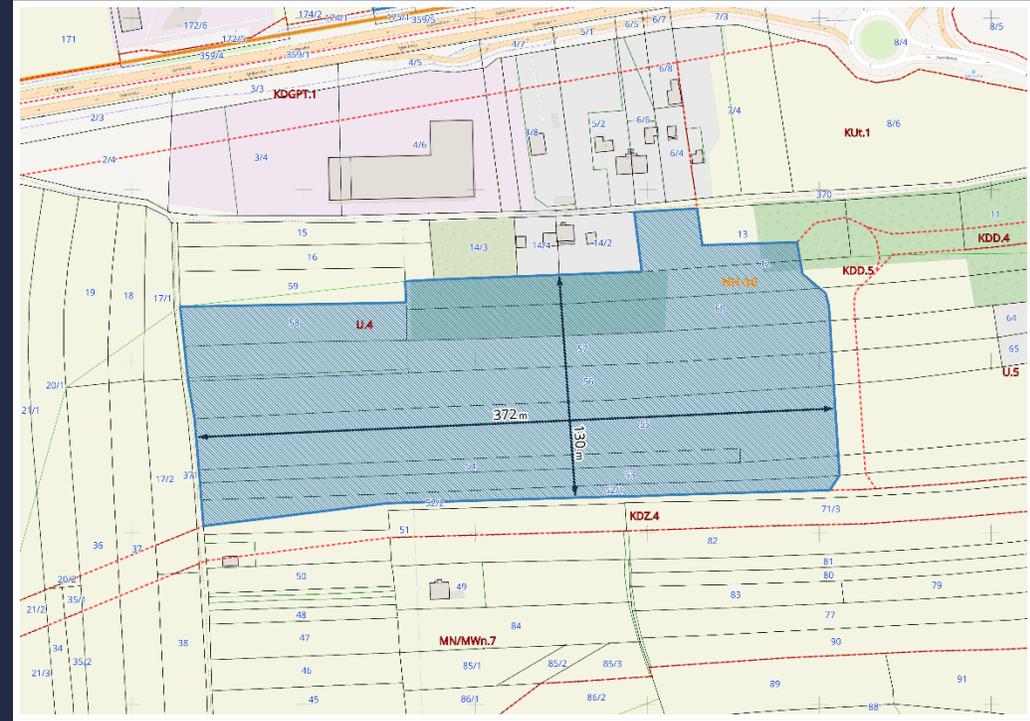
Access &  
utilities:

- Access from Rzepakowa Street
- Utilities to be connected



Note:

Plot 56  
(approx. 0.6 ha) is  
privately owned and  
not included in the  
complex.



PROPOSAL

# Complex No. 10



plots 189/1,  
189/2, 188/1,  
188/2, 220,  
221/1, 221/2,  
222/1, 222/2  
obr. 36-NH



~2,69  
ha



## Land use:

MN.11 – single-family  
residential  
development



## Podstawowe parametry

- Minimum biologically active area: 40%-70%
- Maximum building coverage: 20-50%
- Maximum building height: 9 m



## Land characteristics:

Flat terrain,  
meadows /  
agricultural use



## Access & utilities:

- Potential access from Szymańskiego Street
  - Utilities to be connected



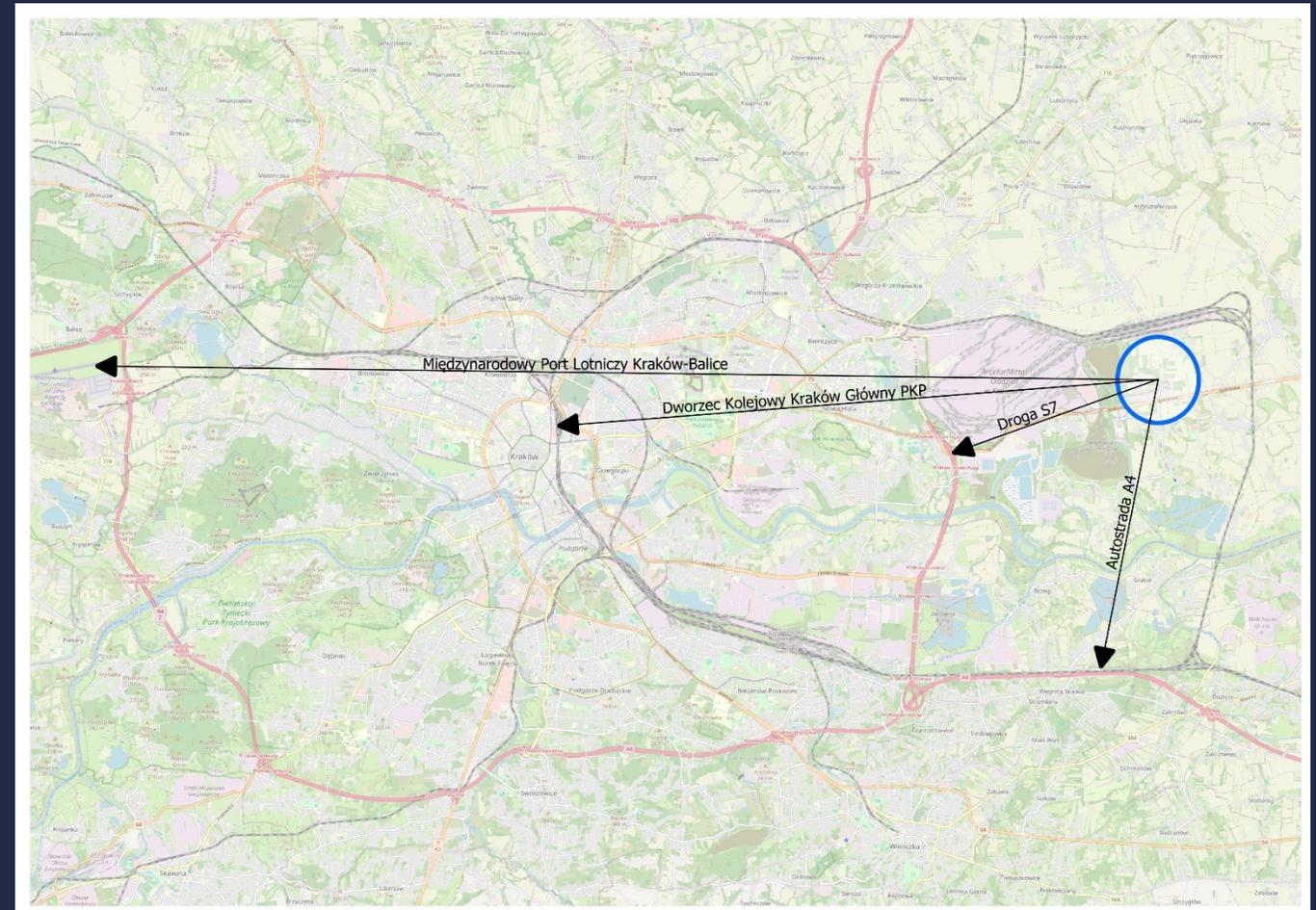
## Note:

Plot 220 (approx. 0.55 ha) is privately owned and not included in the complex.



## TRANSPORT & ACCESSIBILITY

- ❑ close to Igołomska Street and bus stops  
(current bus lines: 111, 131, 141, 160, 161, 171, 211)
- ❑ close to Pleszów bus and tram terminal  
(current tram lines: 21, 74)  
– the local development plan reserves land for future tram line extension
- ❑ approx. 2 km from Kraków Kościelniki railway stop (Fast Agglomeration Railway)
- ❑ approx. 6 km to S7 Igołomska junction
- ❑ approx. 12 km to A4 Bieżanów junction
- ❑ approx. 5 km to Kraków–Pobiednik Airport
- ❑ approx. 35 km to Kraków–Balice Airport





### BIZNES

- ❑ 7R HUB technology and production hub (approx. 230,000 sqm of technology and production space)
- ❑ Nowa Huta Przyszłości Economic Activity Zone (approx. 33 ha, 18 SMEs)
- ❑ Existing companies operating in sectors such as:
  - machinery industry
  - automotive
  - chemicals
  - refrigeration
  - metallurgy
  - electronics
  - industrial services



### NEW DISTRICT

On over 700 ha of post-industrial land, a new multifunctional urban district is being developed. It will include modern industry, residential areas, retail and service centers, recreational spaces, and cultural infrastructure.

# Kraków Nowa Huta Przyszłości S.A. for Core Development

 Map showing the location of the proposed areas:  
[https://www.google.com/maps/d/u/0/viewer?mid=1myEG\\_3xXkw\\_eqKZTwLrISGZm1mwLMJY](https://www.google.com/maps/d/u/0/viewer?mid=1myEG_3xXkw_eqKZTwLrISGZm1mwLMJY)

The estimated property price – depending, among other factors, on location, access to infrastructure, and land use designation – is approximately PLN 350 - 450 net per sqm.  
Each land price is determined individually through a separate procedure.



## CONTACT



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