

Property Complex Proposals

September 2026

Kraków Nowa Huta Przyszłości S.A.



The proposal includes 7 property complexes with areas ranging from 2 ha to 5 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)

Map showing the location of the proposed areas:

https://www.google.com/maps/d/u/0/viewer?mid=1cDbvOnetAaQb9onU9xlbCWKf_MXrTVM

PROPOSAL

Complex No. 1



**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



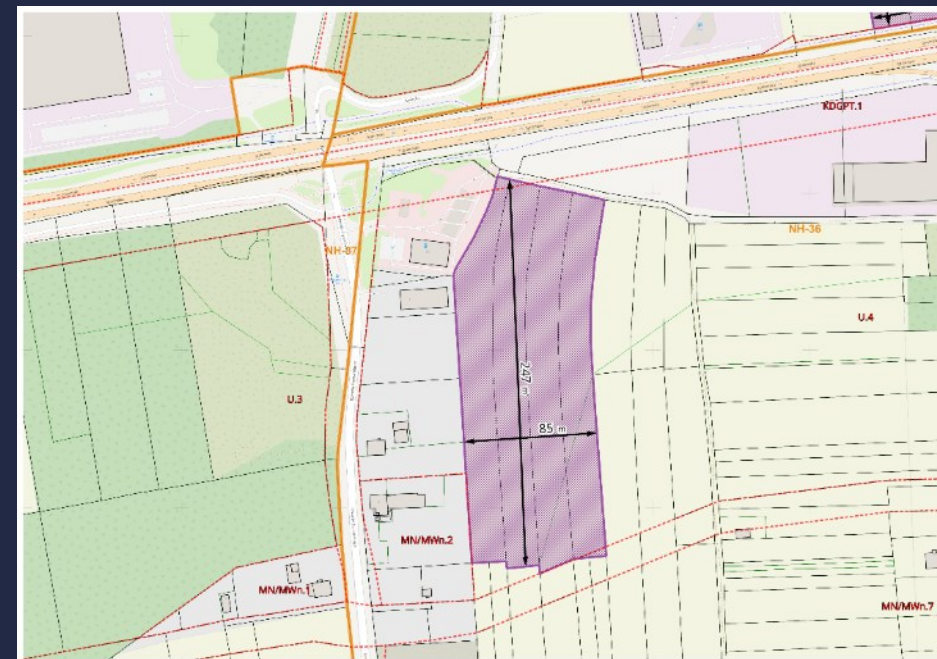
Access & utilities:

- 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. 2



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



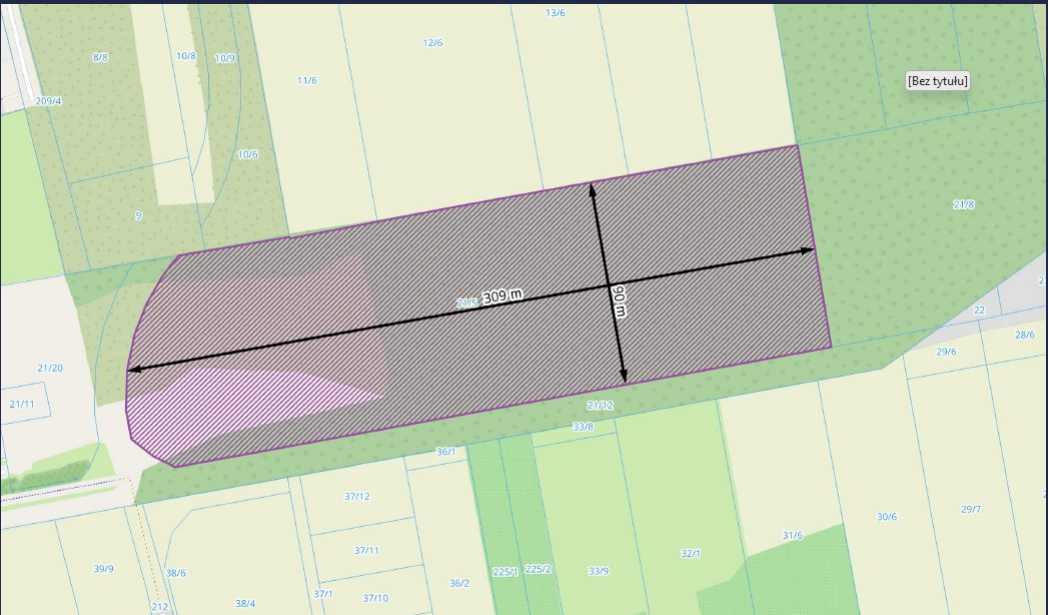
Land characteristics:

Flat, wooded area



Access & utilities:

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



PROPOSAL

Complex No. 3



**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



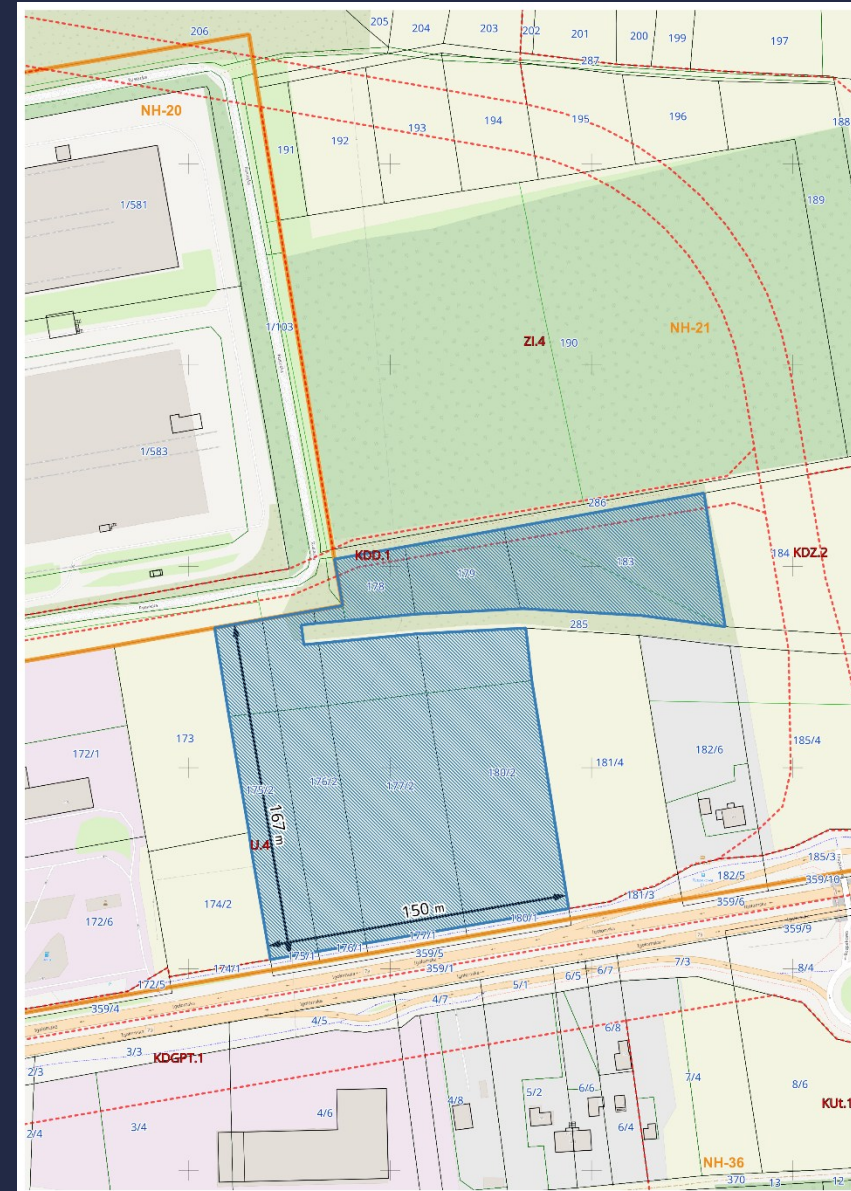
Land characteristics:

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. 4



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



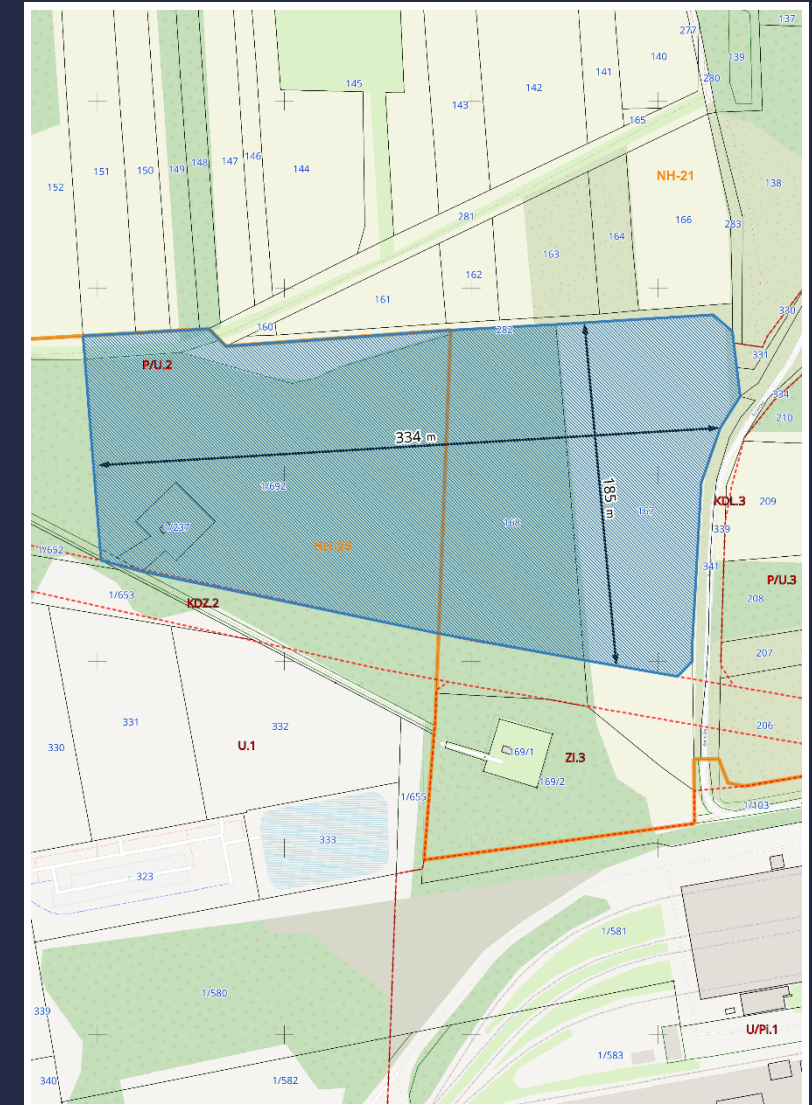
Access & utilities:

- 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. 5



**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. 6



**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



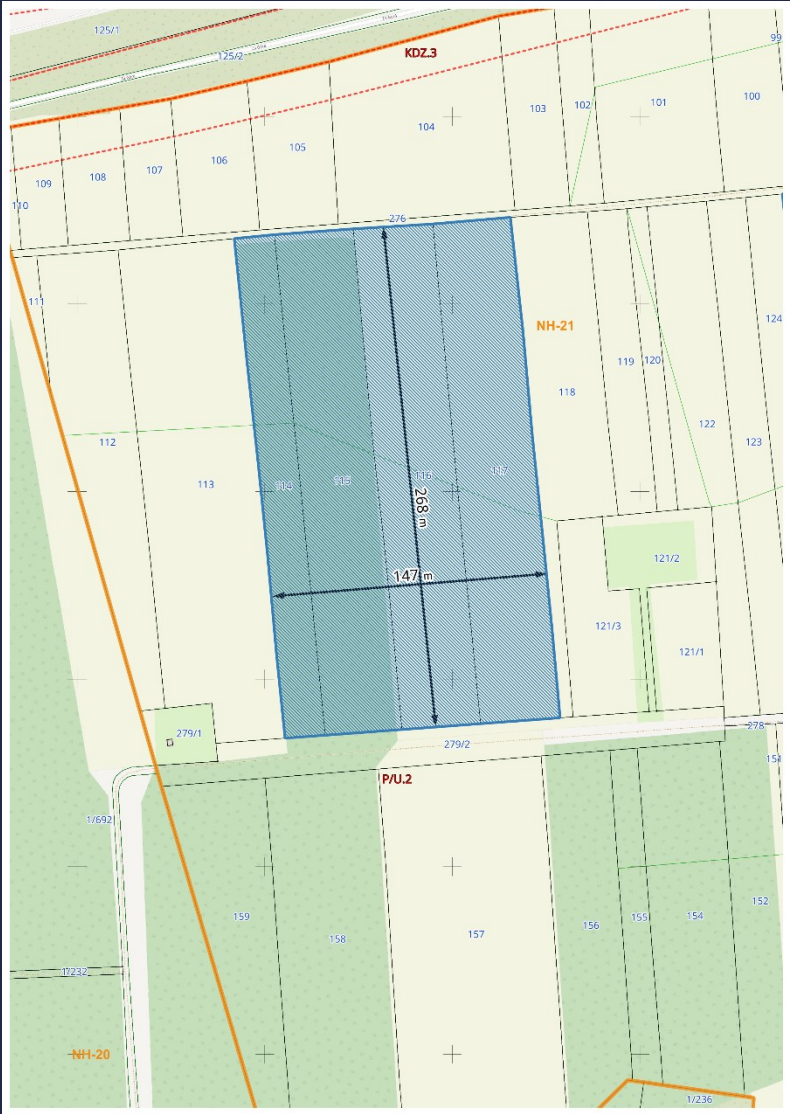
Access & utilities:

- 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. 7



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



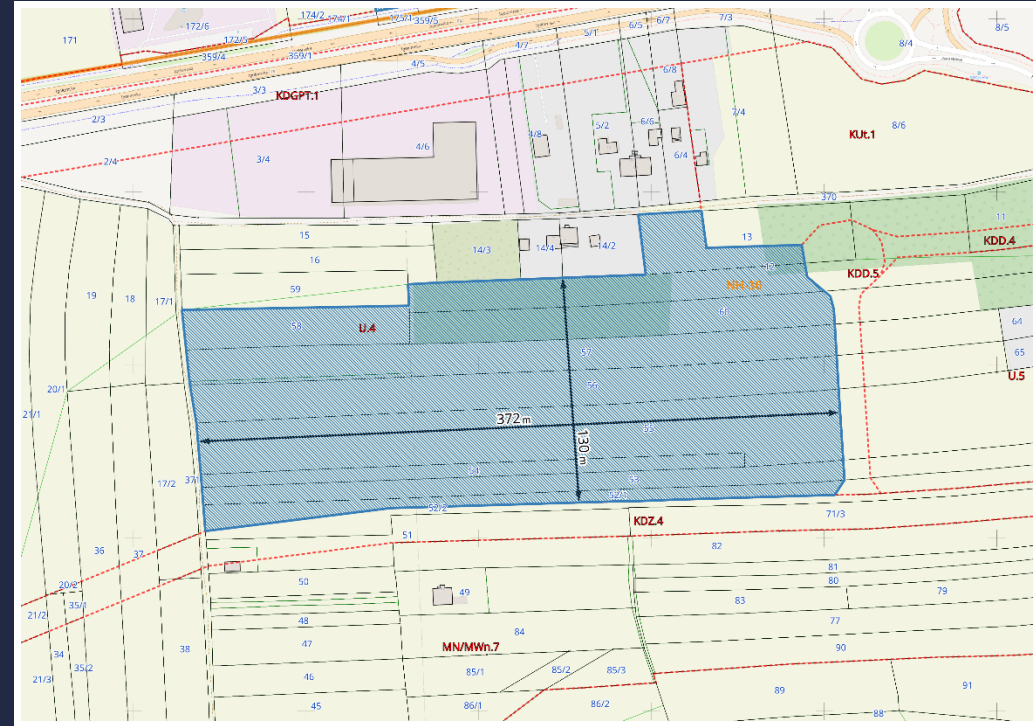
Access & utilities:

- Access from Rzepakowa Street
- Utilities to be connected



Note:

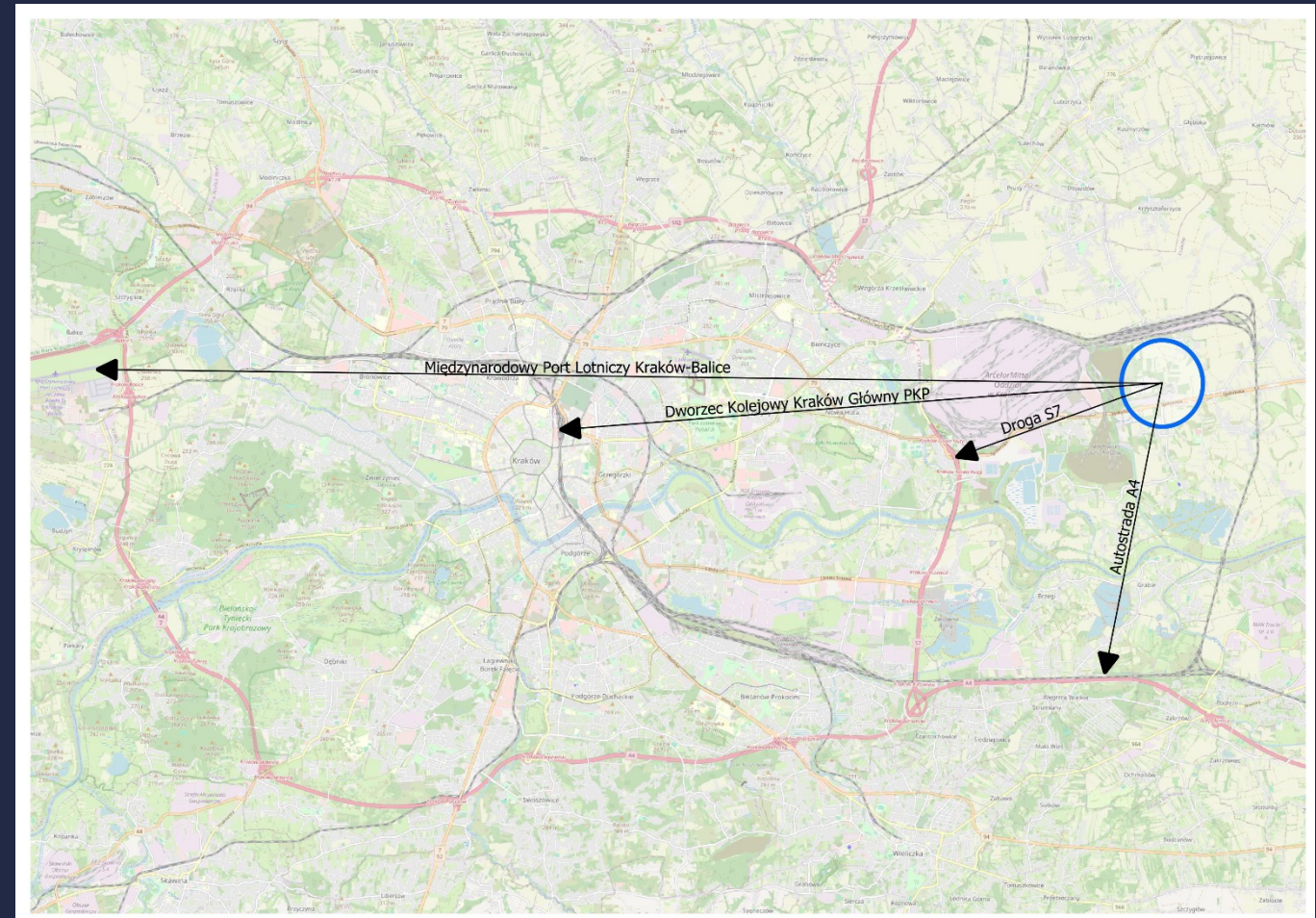
Plot 56
(approx. 0.6 ha) is
privately owned and
not included in the
complex.



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.

 Map showing the location of the proposed areas:
https://www.google.com/maps/d/u/0/viewer?mid=1cDbvOnetAaQb9onU9xlbCWKf_MXrTVM

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.

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