



Investment Offer

Residential development

0.0743 ha

Chrobrego 45 St.
Kraków – Śródmieście





Ownership	Municipality of Krakow
Area	0.0743 ha
Approximate price of the property	PLN 2,544,000.00 net
Information on the tender	Expected approval for the sale in Q4 2026.
Location	Plot No. 19/5 and Plot No. 19/9, precinct 6 Śródmieście, Chrobrego 45 St.
Current state	Plot No. 19/5 is developed with residential building No. 45. Plot No. 19/9 is a garden and yard. Plot No. 19/9 is a garden and yard. The residential building, with a total area of 333.21 m ² , was constructed in 1936. It consists of three residential units: unit No. 1 with an area of 58.03 m ² , unit No. 1A with an area of 56.42 m ² , and unit No. 2 with an area of 34.43 m ² . The building is partially basemented and has a non-usable attic.
Immediate surroundings	The property is located in the vicinity of single-family residential development and within a 20-metre zone from the boundary of a railway area. The subject property adjoins Plot No. 19/7, which is covered with trees and shrubs, and Plot No. 19/8, constituting an undeveloped access road. These plots are owned by the Municipality of Krakow and remain under the intervention maintenance of the Management of the Kraków Municipal Greenspace Authority. The adjoining Plot No. 19/4 is owned by a private individual.
Transport accessibility	Access to the property is available from Chrobrego Street, a public road, via an existing driveway that requires reconstruction. The property is well connected to the rest of the city due to the proximity of bus stops. A railway line (the Katowice–Przemyśl orbital route) runs in the vicinity of the property.
Utilities	The property is located within the reach of technical utilities. Connection to these networks will be possible under the conditions specified by their respective operators. The building is equipped with an electrical installation that does not comply with current standards and regulations. It is not connected to the municipal water supply or sewage system (well and septic tank are in use). There is no gas installation or central heating system.
Proposed development programme	The area encompassing the property is subject to the provisions of the local spatial development plan „Olsza – Osiedle Oficerskie”. According to the plan, the property is situated within the zone designated as MN/MWn.4 – Areas of single-family or low-intensity multi-family residential development, primarily intended for single-family housing or low-intensity multi-family residential buildings. As a complementary land use, the plan allows for the location of service functions on the ground floors of low-intensity multi-family residential buildings, provided that such functions do not exceed 20% of the total building floor area. With regard to development parameters and land use, the plan specifies: a minimum biologically active area ratio of 50%, a development intensity ratio of 0.2–0.9, and a maximum building height of 9.5 m.
More details about the area	The building requires a full capital renovation, the cost of which has been estimated by the Municipal Buildings Authority in Kraków at approximately PLN 700,000. Since November 2024, the building has remained vacant. The building at Chrobrego 45 St., together with its garden and fencing, is listed in the municipal register of historic monuments. For properties included in this register, the following conservation requirements apply: preservation of the building’s overall massing and dimensions (with a prohibition on increasing the maximum external dimensions), preservation of the building’s height and the upper edges of its façades, preservation of the roof shape, ridge height, and roof pitch. According to the assessment of the Municipal Heritage Conservator, the building may be adapted for public purposes, provided that the new function and the method of adaptation do not diminish the stylistic qualities or the heritage value of the historic structure.