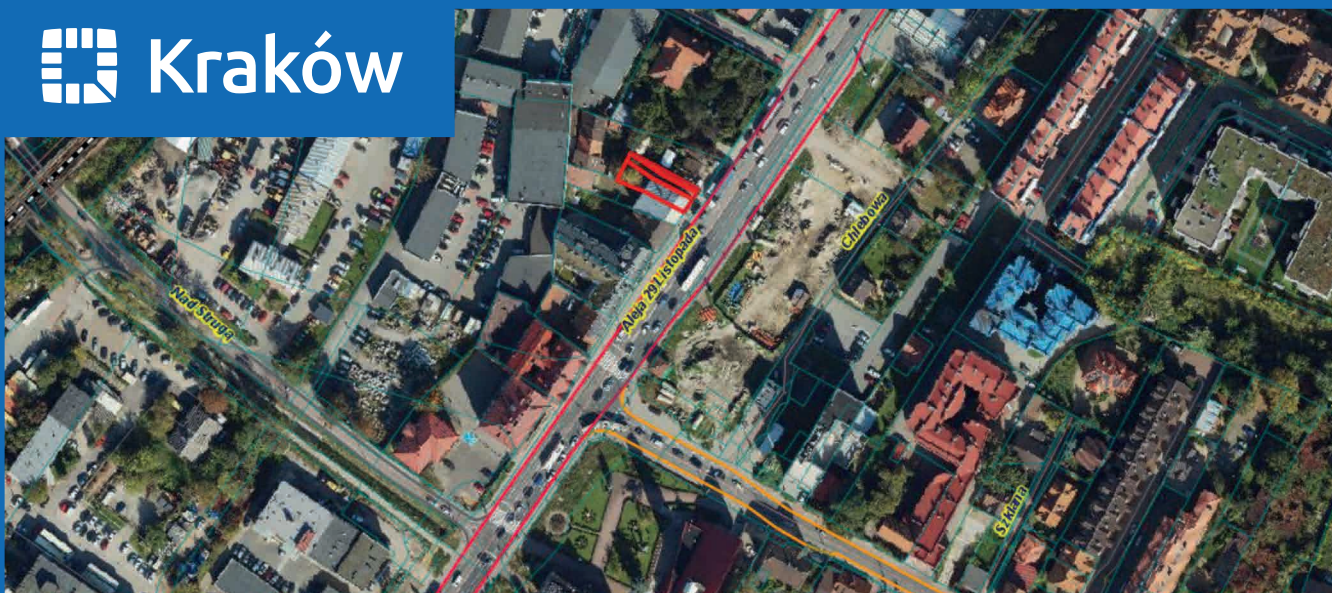




Investment Offer

*Residential and commercial
development*

0.0187 ha

Al. 29 Listopada 114 A
Kraków – Śródmieście



Ownership	Municipality of Krakow
Area	0.0187 ha and a half (½) share in 0.0089 ha (access road)
Approximate price of the property	PLN 2,544,000.00 zł net
Information about the tender	Expected approval for the sale in Q4 2026.
Location	Plot No. 265 and a half (½) share in plot No. 264, precinct 22 Śródmieście, Al. 29 Listopada 114A.
Current state	The property comprises a residential building constructed around 1910, with a usable floor area of 134.21 m². It is a single-storey building with an unused attic and a partial basement. The building was constructed using traditional methods, built of solid ceramic bricks and hollow blocks, and plastered. The entrance to the commercial premises on the ground floor is at the front, i.e. facing the street; the entrance to the building from the courtyard leads to the ground floor, first floor and attic. Access to the courtyard is via the neighbouring plot No. 264, which is owned in equal shares by the local authority and two private individuals; the plot is designated 'dr' for use as a road. On the ground floor of the building there is a commercial unit (area: 60.78 m²) covered by a tenancy agreement (concluded for an indefinite period, subject to three months' notice), two vacant residential units (No. 2 – 55.50 m² and No. 3 – 14.65 m²) on the first floor, and an unused attic. The boundary between plots No. 265 (owned by the Municipality of Krakow) and plot No. 266/2 (owned by a private individual), on which buildings numbered 114 and 114a are situated, does not coincide with the boundary of the building structure. The boundaries of the plots do not run along vertical planes formed by fire separation walls (or ordinary walls) extending the full height of the building, from the foundations to the roof covering. The boundary between the plots runs down the middle of the stairwell, and some of the rooms in buildings No. 114 and No. 114a are situated within a different plot from the building to which that room is assigned. Some of the rooms on the ground floor of the building are also owned and occupied by the owner of building No. 114. The attic is an undeveloped, single space above buildings No. 114a and 114.
Immediate surroundings	The property is located in the Prądnik Czerwony neighbourhood. The vicinity is built-up with single-family and multi-family residential and commercial development.
Transport accessibility	The property is located approximately 3.5 km from the Main Square to the north at the exit towards Warsaw. It is well connected to the rest of the city thanks to its proximity to the bus stops.
Utilities	The building comes equipped with electricity and plumbing installations, which need renovation. The residential units have tiled stoves (currently not in use) while the commercial unit is heated electrically. Domestic hot water was heated with electric boilers.
Proposed development programme	The property is included in the local plan of the area „PRĄDNIK CZERWONY – ZACHÓD”; in accordance with the provisions of the plan, it is located in the areas of service development (marked with symbol U.5.)
More details about the area	The property is not protected by conservation regulations. Were all the residential units to be let, it would be required to perform refurbishment works in the shared parts and the residential units indoors. In order to estimate the exact cost of refurbishing the premises, it would be necessary to determine their future use.