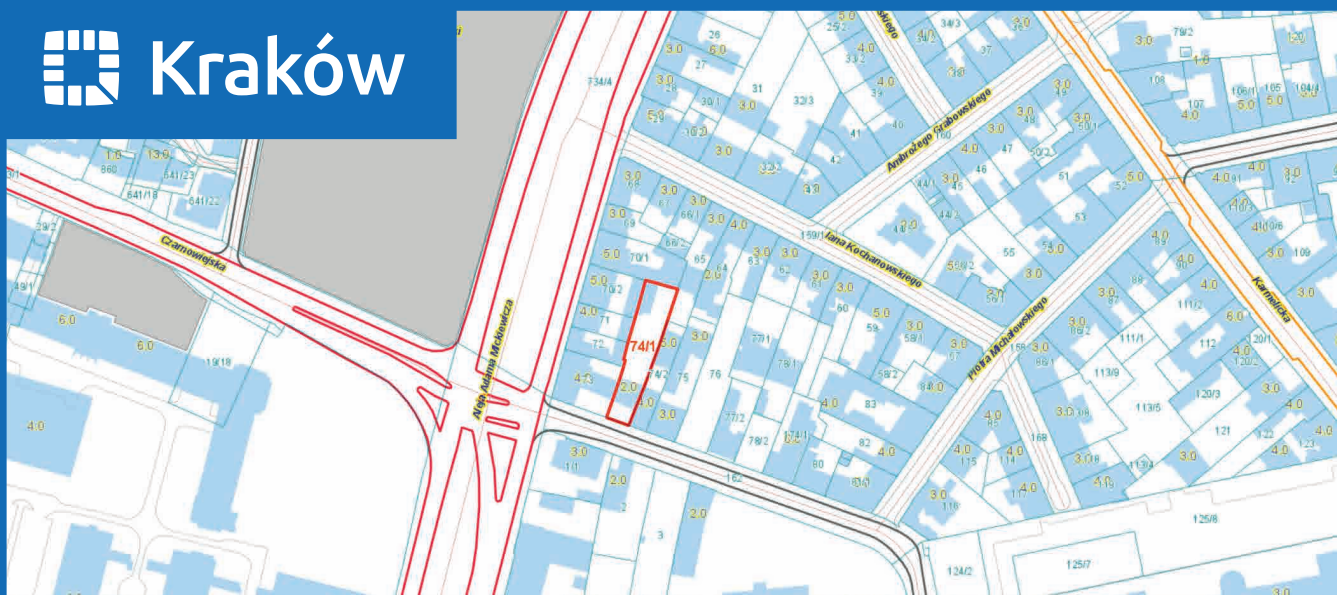




Investment Offer

Residential and service development

0.0955 ha

Czarnowiejska 23 St.
Kraków – Śródmieście



Ownership	Municipality of Krakow
Area	0.0955 ha
Approximate price of the property	PLN 5,836,000.00 net A new valuation report must be prepared.
Information on the tender	
Location	Plot No. 74/1, precinct 60 Śródmieście, Czarnowiejska 23 St.
Current state	The property comprises two buildings constructed around 1879. • a front building, comprising a residential and commercial building with a floor area of 302.84 m², consisting of two commercial premises measuring 72.66 m² and 9.73 m² respectively, and two residential premises measuring 18.23 m² and 59.72 m² respectively. The building has no basement and features an unused attic; • an outbuilding with a usable floor area of 219.57 m², comprising 4 residential units with the following floor areas: 26.49 m², 18.45 m², 18.32 m² and 59.90 m². The building has a basement and an unused attic.
Immediate surroundings	The property is located in Administrative District 1 Stare Miasto. The immediate surroundings include multi-family residential buildings and public utility buildings.
Transport accessibility	The property is accessible by public transport from Czarnowiejska St. It is not possible to create a driveway onto the plot. The property is well connected to the rest of the city thanks to the proximity of bus stops.
Utilities	The property is located within a range of technical infrastructure networks.
Proposed development programme	The property is subject to the findings of the Local Spatial Development Plan for the „Piasek” area. According to the plan, the plot in question is located in the northern part in the area of designated as class MW.1.5, i.e. areas of multi-family residential buildings, and MW/U.1.3, i.e. areas of multi-family residential or commercial buildings (the southern part with the front building adjacent to Czarnowiejska St.).
More details about the area	The front building is listed in the local and regional registers of historic monuments. The shape of the building’s mass and its overall dimensions are subject to conservation protection, which entails safeguarding the building’s maximum external dimensions (prohibiting any increase in these dimensions by requiring the height and position of the upper edges of the building’s façade to be maintained), a requirement to maintain the height of the ridge and the pitch of the roof slopes, a requirement to protect historic window and door frames, shop windows and entrance and driveway gates, and a prohibition on the construction of loggias and balconies. The flats are vacant. Commercial premises U1 were let on a fixed-term tenancy, i.e. from 8 August 2011 to 7 August 2021. The former tenant is currently using the premises on a non-contractual basis and is paying a fee for this. The second premises are occupied under a tenancy agreement entered into for an indefinite period.