



Investment offer

Commercial buildings

0.0870 ha

Makuszyńskiego St.
Kraków – Nowa Huta



Ownership	Municipality of Krakow
Area	0.0870 ha
Approximate price of the property	PLN 570,000.00 gross (including 23% VAT)
Information on the tender	Planned tender period: Q4 2026.
Location	Plot No. 43/1, precinct 9 Nowa Huta, Makuszyńskiego St.
Current state	The property is undeveloped and has a regular shape, similar to a rectangle, measuring approximately 61 m in length, approximately 16 m in width (southern boundary) and approximately 12 m in width (northern boundary). A part of the plot is covered by concrete slabs, which are the remains of the foundations of demolished metal garages.
Immediate surroundings	The property is located in the Wzgórza Krzesławickie district, in the north-eastern part of Krakow, approximately 9 km from the Main Square. The immediate surroundings of the property mainly consist of low-rise commercial buildings. A bit further away, to the north, is a railway line.
Transport accessibility	The property can be accessed from the public road, Makuszyńskiego St. (off Kocmyrzowska St.) via the land designated as plot No. 43/2, cadastral district NH-9, owned by the Municipality of Krakow, over which a fee-based, perpetual right of way and right of passage will be established in favour of the current owner of plot No. 43/1.
Utilities	The property is located within the bounds of the technical infrastructure network. Connection to the existing grid will be possible subject to the conditions set by the grid operators. On plot No. 43/1, there are two low-voltage underground cable lines which supply electricity to the neighbouring properties. These facilities were built in the 1980s and are owned by Tauron Dystrybucja S.A., Krakow Branch. Additionally, the plot is connected to a Ø 100 mm water supply network, terminated by a hydrant, which is operated by Wodociągi Miasta Krakowa S.A. This hydrant is due to be removed as part of the modernisation of the water supply network. A Ø 150 mm sewerage connection, complete with a manhole, runs along the western boundary of the plot; this is no longer in use by Krakow City Waterworks.
Proposed development programme	The property is subject to the provisions of the current local spatial development plan for the „Łowiński” area. In accordance with the planning designations, it is situated within a commercial development zone (U.4), the primary purpose of which is to accommodate commercial buildings or high-tech industrial facilities.
More details about the area	The purchaser of the plot of land, designated as cadastral plot No. 43/1, selected through an open oral tender, will be obliged to pay to the Municipality of Krakow, in respect of the establishment of a land easement, a one-off fee of PLN 18,935.00 net plus 23% VAT amounting to PLN 4,355.05, i.e. a total gross amount of PLN 23,290.05, payable no later than before the signing of the notarised contract for the sale of the property and the establishment of such easement. The obligation to construct and maintain the road rests with the owner of the dominant estate. A right of way entitles the owner of the dominant estate to construct the right of way described above.