



Investment Offer

*Multi-family residential
and commercial development*

0.0700 ha

Wąska 4 St.
Kraków – Śródmieście



Ownership	Municipality of Krakow
Area	0.0700 ha
Approximate price of the property	PLN 14,069,000.00 net It will be necessary to draw up a new valuation report
Information on the tender	
Location	Plots No. 105/7, 105/12, 105/18, precinct 12 Śródmieście, Wąska 4 St.
Current state	The property comprises a five-storey multi-family residential block at Wąska 4 St. built between 1964 and 1966. It comprises 61 two- and three-room flats, with shared bathrooms, toilets and kitchens in the corridors. The building does not have a lift or any other facilities for people with disabilities. The total floor area of the building is 2,339.08 m ² , the usable floor area is 1,558.21 m ² , and the volume is 9,468.82 m ³ .
Immediate surroundings	The property is situated in the Old Town district, approximately 1.6 km south of the Main Square. In the immediate vicinity there is a compact, inner-city residential development with a row-house layout, as well as Secondary School No. 6. The Old Synagogue is located approximately 100 metres from the property, whilst the Basilica of the Corpus Christi is approximately 300 metres away.
Transport accessibility	The property is situated in the city centre, in the historic district of Kazimierz. The location offers excellent transport links and convenient connections to the other districts of Krakow thanks to the extensive tram network.
Utilities	The building is fitted with water and drainage systems, electrical installations, gas supply, and central heating (municipal network).
Proposed development programme	The area in which the property is located is subject to the provisions of the local spatial development plan for the 'Kazimierz' area, under which it is located within a multi-family residential and commercial development zone, designated by the symbol MW/U.19, within the city centre development zone.
More details about the area	The building is not listed in the register of historic monuments, nor does it appear in the municipal register of historic monuments; however, it is situated within the urban layout of the former town of Kazimierz and Stradom, which is listed in the register of historic monuments under number A-12, and also within an area designated by an order of the President of the Republic of Poland dated 8 September 1994 as a Historical Monument under the name „Krakow – the historic city complex”. The local spatial development plan stipulates that the structure and dimensions of the building at Wąska 4 St. must be preserved, which in practice means that it may only be redeveloped or rebuilt.