



Investment offer

tourism and sport purposes

Fort 50a, Lasówka

3.3584 ha

Golikówka St.
Kraków – Podgórze



Ownership	Municipality of Krakow
Area	3.3584 ha
Approximate amount of the rent	1. For the land – PLN 0.06 / sq m / year + 23% VAT 2. For cubature objects in accordance with a specified share: a. obligatory allowing for watching and organizing the presentation of the fort or the history of the fortress – 0.15 PLN / sq m / month + 23% VAT, b. optional, various forms of additional activities: » recreation and tourism, cultural and charity - PLN 0.21 / sq m / month + 23% VAT » services – 0.80 PLN / sq m / month + 23% VAT » commercial activity – PLN 1.00 / sq m / month + 23% VAT
Information on the tender	Statement about the tender and the current tender conditions available at: https://www.zbk.krakow.pl/aukcje_na_lokale_uzytkowe.html
Location	District XIII Podgórze, Golikówka St. Plots no. 61/4, 61/5, 67, 68, 84 precinct 21 cadastral unit Podgórze.
Current state	The usable area of cubature objects for development: 626.80 m ²
Immediate surroundings	The immediate surroundings of the fort are undeveloped areas, in a further distance – the Vistula river (on the north side), single-family housing development (on the eastern and western side) and storage buildings (on the south side).
Transport accessibility	Car: access from Golikówka St. Public transport: the nearest bus and tram stops within 1200 m, at Lipska St.
Utilities	The site is not utilised; it is possible to provide utilities connections from adjacent properties or in the adjacent road.
Proposed development programme	<p>The area of the Lasówka Fort is covered by the „Rybitwy-Północ” local spatial development plan, according to which it is located on the ZF1 and ZF2 fortress greenery areas. The plan determines the preservation of the original nature of the defensive building, and allows for the adaptation of the fortress buildings for tourism and sport purposes (e.g. yachting, rowing club, etc.) and performing museum or exhibition functions and using for the location commercial purposes to the extent that preserves the original nature of defensive buildings, i.e.: gastronomy, administration, trade or other purposes consistent with the conditions for the protection of historic and landscape features of the nineteenth-century fort.</p> <p>For the area, it is mandatory to preserve and care for the existing stand and restore the fortress greenery.</p> <p>Within the area of plot no. 68, the plan also allows for the possibility of locating a river harbor, under which it is possible to make a slip for boats and motor boats as well as a potential water tram on the Krakow-Niepołomice route.</p>
Additional information	<p>The venue is entered into the register of monuments under number A-973. Due to the proximity of the Vistula River (approx. 50 m), all adaptation and revalidation activities in the fort should be carried out in accordance with separate regulations on water protection and flood protection.</p> <p>Putting the fort into lease – through an unlimited written tender – can take place under the following conditions:</p> <ul style="list-style-type: none"> » a lease agreement concluded for a definite period of up to 30 years, » maintaining the accessibility to explore the historic property, » the rent will be payable twice a year - by June 21 and December 21 of a given year; in addition to the rent, the future tenant will be required to pay additional fees for the use and maintenance of the property, » the lessee will be obliged to improve the (revitalization) state of the entire property, » rental rates are subject to indexation increasing with the annual rate of increase in prices of consumer goods and services announced by the President of the Central Statistical Office for the calendar year preceding the year in which the valorization takes place.
More details about the area	http://obserwatorium.um.krakow.pl

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This offer is for information purposes only and does not constitute an offer within the meaning of Article 66 §1 of the Civil Code and other relevant legal provisions. Tendering proceedings for the lease of real estate with their information and substantive support are carried out by the Board of Municipal Buildings in Krakow. The current list of municipal real estate for lease and detailed terms of tenders can be found on the Public Information Bulletin of the City of Krakow webpage.