



## Investment offer

*residential and service development*

**0,0199 ha**

Sołtyka 9 St.  
Kraków – Śródmieście



Ownership	Municipality of Krakow
Area	0,0199 ha
Approximate price of the property	property valuation in second quarter of 2022
Information on the tender	The planned tender date is the second quarter of 2022
Location	Plot no 51 precinct 52 Śródmieście, Sołtyka 9 St.
Current state	The property is built with a two-storey, cellared residential and service building, built in 1890. The building has a usable area of 139.39 m <sup>2</sup> , consists of 2 flats (44.6m <sup>2</sup> and 31.44m <sup>2</sup> ), which are vacant and 2 commercial units (27.33m <sup>2</sup> and 35.41m <sup>2</sup> ), which are occupied under the lease agreements concluded for an indefinite period of time. The building does not have a gate to the courtyard. The object needs renovation.
Immediate surroundings	The property is located in the center of Krakow, in Wesoła district, in a close vicinity of Grzegórzecka St., Kopernika St. and an active railroad line. The building in question forms part of the existing quarter development, a compact development on the southern frontage of Sołtyka Street, with direct access to it. In the immediate vicinity of the property there are multi-family residential buildings and service establishments.
Transport accessibility	The communication service of the real estate in terms of pedestrian and vehicle traffic takes place via the public road – Sołtyka St. It is not possible to enter the property (the facility does not have an exit and a gate to a small internal courtyard).
Utilities	The property is located within the range of technical utilities.
Proposed development programme	The property is subject to the Local Spatial Development Plan „Wesoła - the area of Kopernika Street”. According to the plan, the plot is located within the MW.7 multi-family residential development area. As an additional purpose, service functions are allowed on the first floors of buildings and in buildings not entered in the register of monuments or included in the municipal records of monuments; also in the basement. In terms of the formation of development and land use, is established the minimum ratio of biologically active land: 30%; building intensity index: 0.1 - 3.5; maximum height of buildings: 19 m, but not more than the absolute height of development: 225 m above sea level. The building is under conservation protection and included in the municipal register of monuments.
More details about the area	The tenement house is not entered in the register of monuments, but is listed in the voivodship and municipal records of monuments and is located in the urban layout of Wesoła, listed in the register of monuments A-650. Covering this area with conservation protection aims to preserve the elements of historical layout and spatial composition of the complex. This means, among others, preservation in an unchanged shape of the plot layout, historically shaped building blocks, squares and streets, their course, width and cross-section, as well as the preservation of building size and the basic height proportions shaping the silhouette of the entire complex. Possible form of designed superstructure should be a continuation of the style in which the building is maintained. In case of introducing a mansard roof, it is not possible to add a full storey to the building. Details will be determined by Voivodship Conservator of Monuments at the stage of conception/building design agreement. To conduct the investment, it is necessary to obtain a proper conservator's permit. Archaeological supervision should be provided during ground works. The property is subject to legal protection under the provisions of the Act on Monument Protection and Care and on the Construction Law Act.

**Municipality of Krakow, Entrepreneurship and Innovation Department**  
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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.*