

COMMERCIAL INVESTMENT SITE KRAKÓW COMMUNE LISZKI

Liszki 236 775 sqm



LOCATION:

The Property is a 236 775 sqm site located in Liszki adjacent to the administrative border of Kraków from the west side. Liszki being a suburban area of Kraków constitutes an attractive destination of investment. Kraków is one of the main cities in Poland with a population of 755 000 people and almost 1 500 000 in its agglomeration it is a second biggest city in the country. Location offers an excellent access to the city centre of Kraków and its suburban areas thanks to the proximity of the motorway A4 and road no 784.

ACCESS:

The Property benefits from convenient access to all important locations within Kraków area and its surroundings. Moreover it is easily accessible by public transport system. The offered site is serviced by bus line no 112. Location next to the motorway A4 offers perfect access to the plot from the City Center and the Kraków Airport in Balice. The City Center lies in the radius of 11,5 km and is accessible through route no 780 Księcia Józefa street and through Tyniecka street. Kraków Airport is located within 8 km from the plot and is accessible through the motorway A4.

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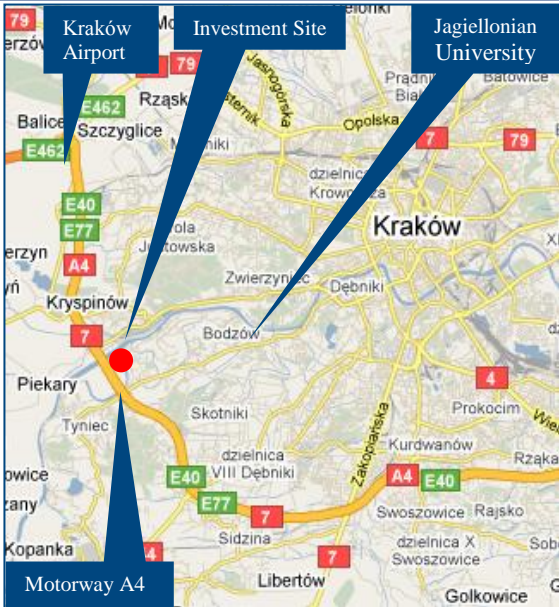
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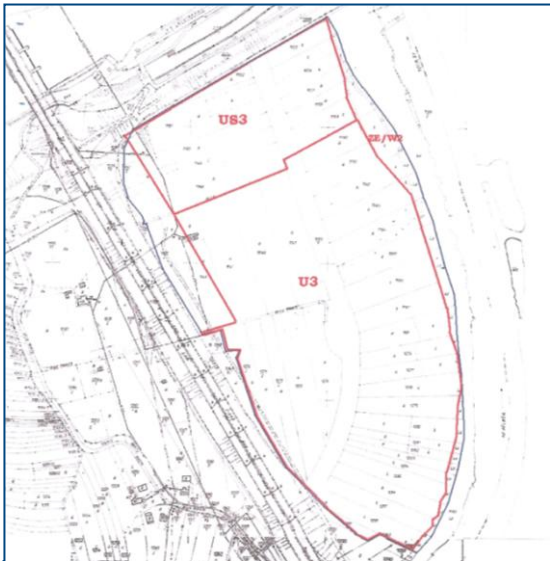
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Architectural Concept



Plot destination according to the Master Plan:
U3- commercial ground; US3- recreational and sports ground; ZE/W2 – protected ground

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VICINITY:

The neighbourhood surrounding the Site is of a mixed use: residential and recreational. Next to the plot is located artificial whitewater course. To the west of the site is situated historical district of Kraków Tynieć with a famous Benedictine Abbey. Further to the east is located a district of Kraków, a fast growing district of Kraków “Dębni”. Recently in the district Dębni has been developed a new campus of “Uniwersytet Jagielloński”. The plot belongs to the Landscape Park “Białańsko Tyniecki Park Krajobrazowy”

ZONING:

The site is a subject to Master Development Plan approved by the City Council of Liszki at 2 of August 2007 – Resolution no. XI/80/07. According to the Master Plan, the Plot marked as U3 (image on the left represents the property) is designated for commerce – allowing construction of retail surface up to 2000 sqm, hotels and motels, office investments and parking. Construction of residential development is admissible within commercial objects.

The Master Plan outlines: Area biologically active – min 20%; Built-up area – max 40%; Height – max 14 m; Possible underground parking.

The plot marked as US3 is designated for recreational and sports objects. Gastronomical objects as well as essential infrastructure and parking are permissible.

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