

# HOTEL & OFFICE INVESTMENT SITE

# WARSAW Poleczki Street

Warsaw 7 305 sqm consists plots nos 19/2 and 20



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## LOCATION:

The Property is a 7,305 sqm site located at Poleczki Street, in Ursynów District and consists of plots no. 19/2 and 20 in cadastral map 1-08-24. Location offers excellent exposure and visibility along one of the most important roads in Ursynów District, Poleczki Street. The property is situated very close to the Warsaw's Okęcie International Airport.

## ACCESS:

The Property benefits from excellent access from all important locations within the Warsaw metropolitan area and easily accessible by public transport system. The offered site is serviced by several bus lines, including nos. 148, 306 from stop situated in front of the site at Poleczki Street and many other lines which go from Puławska Street (192, 300, 319, 504, 505, 709, 727 and 809). The location allows for convenient communication to Warsaw's City Center via Puławska Street.

## INFRASTRUCTURE:

The property has all necessary infrastructure: water, sewage system, city heating and electricity.

## ASKING PRICE:

PLN 18 000 000

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## VICINITY:

The neighbourhood surrounding Poleczki Investment Site is mixed use nature, with office, industrial, residential and recreational complexes in the vicinity.

In the direct environs of the plot, on the east site Polcar HQ can be found. Directly to the west is located Netia Building and opposite to the site National Horse Racing Track complex. Further from the plot, in a radius of 2 km one can find Warsaw's Okęcie International Airport, Catalina Office Building, Poleczki Business Park, and many industrial and residential buildings.

## ZONING:

The site has decision on conditions of land's development no 551/2002 (the so-called "WZiZT" decision, in Polish "decyzja o warunkach zabudowy i zagospodarowania terenu"); which allows hotel and office development with underground and ground parking lots with 25 000 sqm total usable area which including 17 000 sqm hotel and office usable space. Decision also allows 7 storey high building with 1 underground level. The plot has also Building Permit ("Pozwolenie na Budowę") nr 117/URN/2006 made on the basis of the architectural conception which is designed for 7 storey office building and 6 storey hotel consist ca. 13 354 sqm usable space. There is also a possibility to apply for new Building Permit decision made on basis of the individual needs. The difference between usable area rates contained in decision no 551/2002 and building permit is due to extension of the Taneczna Street, which has been approved in 2007 by the City Communal Roads Office ("Zarząd Dróg Miejskich").

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