



Investment offer
public culture-related services, commercial services

Fort 48, Batowice

2.5823 ha

Wawelska St.
Kraków Nowa – Huta



Ownership	Municipality of Krakow
Area	2.5823 ha
Approximate amount of the rent	<ol style="list-style-type: none"> 1. For the land – PLN 0.06 / sq m / year + 23% VAT 2. For cubature objects in accordance with a specified share: <ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> » 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 XV Mistrzejowice, Wawelska St. Sites no. 236, 215/16 precinct 1 cadastral unit Nowa Huta.
Current state	The footprint area of the buildings for utilisation is 1.352,30 m ² .
Immediate surroundings	Municipal par, a housing estate with multi-family residential development.
Transport accessibility	Car: access from Wawelska St. Public transportation: the nearest tram and bus stops at a distance of approx. 650 m, at Ksiedza Jancarza 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 Batowice fort is covered by the provisions of the „Mistrzejowice – Ks. Kazimierza Jancarza” local spatial development plan, according to which it is located on the green areas of ZPf.1 with the basic designation for greenery accompanying historic fortifications.</p> <p>The most important findings of the plan for the fort area:</p> <ol style="list-style-type: none"> 1. Biologically active area indicator: 85%, 2. The maximum height of the fortification buildings according to the existing condition or in the case of reconstruction of the fortifications according to the original condition; 3. Development density indicator: 0.0001 – 0.0005; 4. Approval of: <ol style="list-style-type: none"> a. reconstruction of objects that do not exist today in their original location, with the restoration of their characteristic parameters and detail, b. reconstruction of the existing facilities with the possibility of locating facilities in the field of culture, museology, tourism, gastronomy, administration, c. shaping fortified greenery, including the removal of trees and shrubs within the fortified buildings, including within the earth forms of fortifications, in order to reveal and make the original form of these objects readable; d. illumination of historic buildings and their complexes together with their surroundings and accompanying greenery complexes.
Additional information	<p>The venue is entered in the register of historical monuments under the number A-91/M.</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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