



**Investment Offer**  
*Residential and service development*

**0.0955 ha**

Czarnowiejska 23 St.  
Kraków – Śródmieście



<b>Ownership</b>	Municipality of Krakow
<b>Area</b>	0.0955 ha
<b>Approximate price of the property</b>	Estimated value of PLN 5,836,000 (sales exempt from VAT) of the property.
<b>Information on the tender</b>	The Krakow City Council consent is required for sale by tender.
<b>Location</b>	Plot No. 74/1 precinct 60 Śródmieście, Czarnowiejska 23 St.
<b>Current state</b>	<p>There are two three-story buildings on the property, built around 1879: a front residential and commercial building with a usable floor area of 302.84 m<sup>2</sup> and a detached outbuilding with a usable floor area of 219.57 m<sup>2</sup>.</p> <p>The front building is listed as a protected monument in the municipal and voivodship register. The buildings are located within the Piasek urban layout listed as a protected monument under No. A-1446/M and as a historic monument „Krakow – historic city complex”.</p> <p>The buildings need general renovation. Maintenance conditions:</p> <ul style="list-style-type: none"><li>• the front building should remain unchanged, and preservation is required of the shape of the roof and the decoration of the facade and its composition,</li><li>• all elements of historic interior design and furnishings must be preserved, including the height of the rooms and the original spatial layout.</li></ul> <p>The spatial layout of the plot, i.e. the front building with the front garden and the green inner courtyard with the outbuilding, is also to undergo preservation work. It is recommended that this layout be preserved.</p>
<b>Immediate surroundings</b>	The property is located in Administrative District 1 Stare Miasto. The immediate surroundings include multi-family residential buildings and public utility buildings.
<b>Transport accessibility</b>	The property is accessed in terms of pedestrian via a public road. No possibility of arranging vehicle access to the plot.
<b>Utilities</b>	The property is located within a range of technical infrastructure networks.
<b>Proposed development programme</b>	The property is subject to the findings of the Local Spatial Development Plan for the „Piasek” area. According to the plan, the plot in question is located in the northern part in the area of designated as class MW.1.5, i.e. areas of multi-family residential buildings, and MW/U.1.3, i.e. areas of multi-family residential or commercial buildings (the southern part with the front building adjacent to Czarnowiejska St.).
<b>More details about the area</b>	There are two commercial premises in the front building: premises U.1 with an area of 72.66 m <sup>2</sup> , which are occupied without a legal title with the consent of the property manager, i.e. the Municipal Buildings Authority in Krakow, and premises U.2 with a usable floor area of 9.73 m <sup>2</sup> occupied under a tenancy agreement concluded for an indefinite period. The property will be sold without terminating the tenancy agreement. The sale of the property will result in the buyer entering into the tenancy agreement in place of the seller. In the case of a tenancy agreement for commercial premises which has been concluded for an indefinite period of time, the agreement may be terminated with statutory notice. In this case, this is a period of one month effective at the end of the calendar month.

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

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