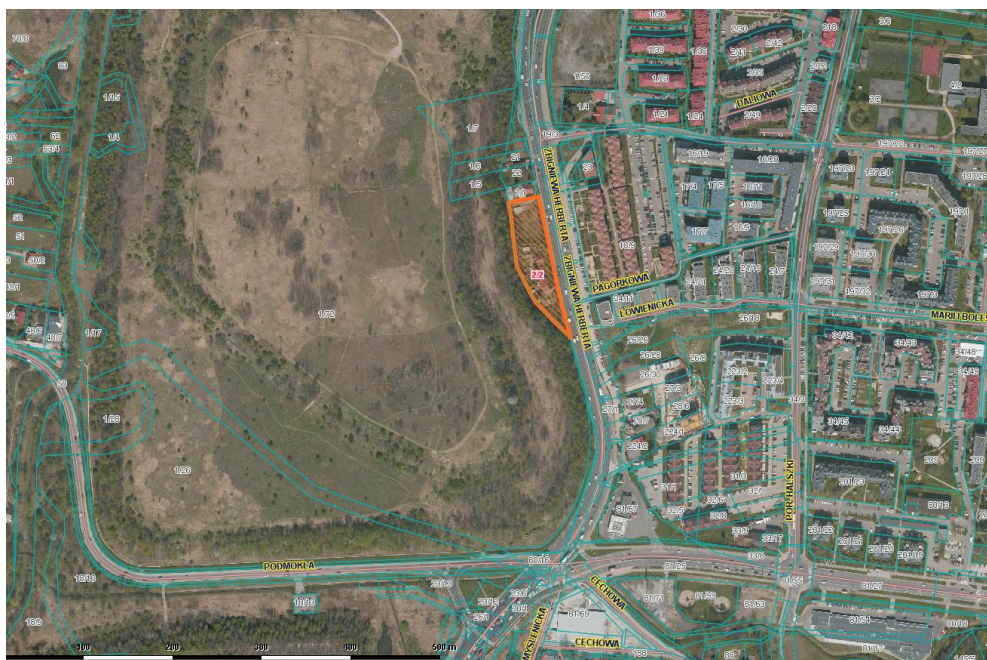


service development



Investment offer

**Herberta St.
Kraków – Podgórze**

area: 0.4841 ha



Ownership	Municipality of Krakow
Area	0.4841 ha
Estimated value of the property	Asking price: 2 512 875,00 PLN Sale of real property exempt from VAT.
Location	District IX Łagiewniki – Borek Fałęcki, 12 and 14 Herberta Street Site No. 2/2 precinct 66 cadastral unit Podgórze.
Current state	The shape of the existing property is irregular. On the western side, it is adjacent to a high slope. The acoustic screens separate it from Herberta Street. It is partly covered with trees and bushes. In case of an unavoidable interference with the existing greenery, the investor should request preliminary arrangements for the protection of the greenery. On the property, there is a one-storey wooden residential building No. 12 with a usable area of 36.36 m ² and a one-storey brick residential building No. 14 with a usable area of 97 m ² . The buildings are in poor technical condition and represent a low standard (lack of water and sewage system). The buildings are vacant.
Immediate surroundings	The immediate surroundings of the property include undeveloped areas, while further away – multi-family housing and service development.
Transport accessibility	Car: The property is adjacent to Herberta Street. At the moment, there are two exits from Herberta Street to site No. 2/2. In the case of maintaining the current land use, the property can be accessed in the existing way. In the case of implementing a new development, the investor will be obliged to set out communication arrangements for the property taking into account adjustments to the existing road system to handle the traffic flows generated by the future planned buildings. Public transportation: Municipal bus stops are located at Halszki Street – approx. 400 m from the property and at Podmokła Street, approx. 300 m from the property.
Utilities	The property is located within the area of the technical infrastructure network. Connecting the property to the technical infrastructure network will be possible on conditions specified by network operators. A low voltage power network runs along the eastern border of the site.
A proposed development programme	The area which includes the property is subject to the arrangements of the local spatial development plan „Białe Morza”, according to which the property is located in the area of service development marked with symbol U3.
More details about the area	http://obserwatorium.um.krakow.pl