



SENATORSKA

RESIDENTIAL DEVELOPMENT

ŁÓDŹ, POLAND



EXCLUSIVE AGENT

LAND DEPARTMENT | COLLIERS INTERNATIONAL POLAND



Our Knowledge is your Property

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Executive Summary

Colliers International Poland Sp. z o.o. (“Colliers”) has been instructed as Exclusive Agent in the sale of a residential development site located at **Senatorska Street in Łódź**, Poland (“the Property”). Colliers has been authorized by the ownership to offer to a limited number of potential purchasers the opportunity to acquire the Property.

Property Description

The Property is a ca. **6,300 sqm** residential development site located in two adjacent plots no 103/2 and 103/3 at Senatorska Street, in the central district of Łódź, a bustling, rapidly expanding metropolitan city with population in excess of 1,100,000 inhabitants.

The site has the legally binding Development Conditions (“the WZ”), which allow for construction of multi family residential development.

WZ application assumed a development of:

- Multi- family residential function with retail on the ground floor
- Built-up area **65%**
- Useable residential area (PUM): about **8 000 sqm**

Pricing Guidance

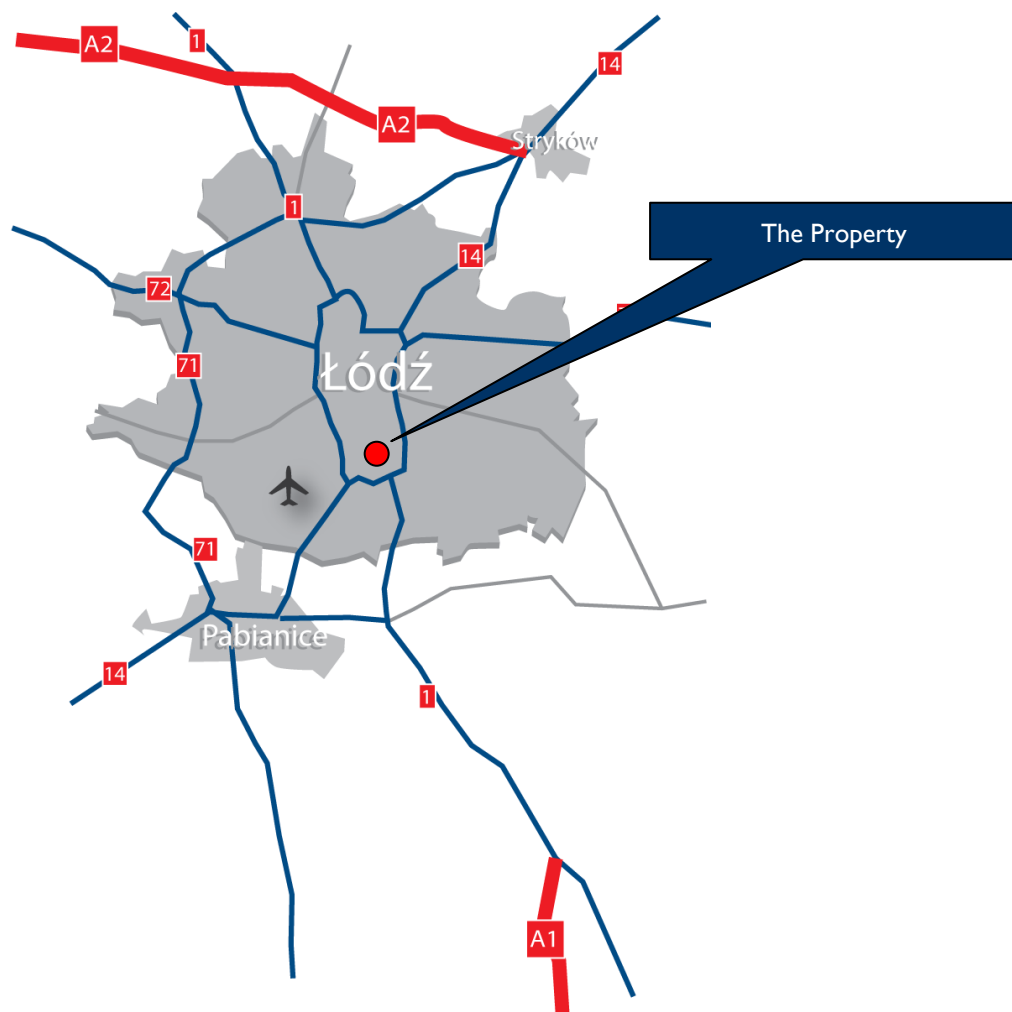
The owner has instructed us to solicit offers for a net price in excess of PLN **5,600,000** for the Property, which constitutes PLN **889** per sqm of land and **700** per sqm of P.U.M.



Location & Access

The Property is a 6,300 sqm residential development site located conveniently in the central part of Łódź, a vibrant, dynamically developing capital of the region, to the east of Piotrkowska Street.

The Property is located in Senatorska Street, in the Górna district, in the proximity of Rydza-Śmigłego Avenue, part of national road no. 14 (working as part of eastern city circle) and which extension provides access out of the city and to national roads no. 1 (to the west of the city) and number 72. Piotrkowska Street, the landmark shopping and cultural promenade offering numerous attractions such as restaurant, museums, cafes, pubs, clubs and boutiques may be reached within 10 minutes walking distance.



Location & Access

To the advantage of the location is the Public Communication. Trams are available from Senatorska Stop and Kilińskiego/Przybyszewskiego Stop, offering connections to all districts of the city. The most important Train Station in Łódź can be reached easily in less than 15 minutes,

Service	Line no.
Trams (Kilińskiego Street)	1, 4, 5
Bus (Kilińskiego Street)	N3
Bus (Przybyszewskiego Street)	N5



Neighbourhood

The Property is located just to the east of the city center, 700 meters from the best known Street in Łódź- Piotrkowska. The direct neighbourhood is comprised mostly by residential and industrial developments. It has to be noted that the area has been enjoying a spell of revival and growth recent. The best known revitalization project in proximity is “U Scheiblera”.

The city center, offering a variety of attractions, such as Piotrkowska Street, Łódzka Shopping Mall, Herbst Villa and the Silver Screen Cinema in addition to numerous museums, art galleries, pubs, clubs, bars and restaurants can be reached in approximately 10 minutes.



Neighbourhood Map

The map shows the Senatorska Residential Development area in Łódź, Poland. A red dot on the map indicates the location of 'The Property' at the intersection of Senatorska and Stanisława Przybyszewskiego. Surrounding streets include Aleja Marszałka Józefa Piłsudskiego, Piotrkowska, Radwańska, Brzeźna, and Stanisława Przybyszewskiego. The map also shows various parks and public spaces, including Park im. Wł. Reymonta and Park im. J. Dąbrowskiego.

Piotrkowska Street

Poniatowski Park

Art Design Center

Łódzka Shopping Gallery

Herbst's Villa

U Scheiblera

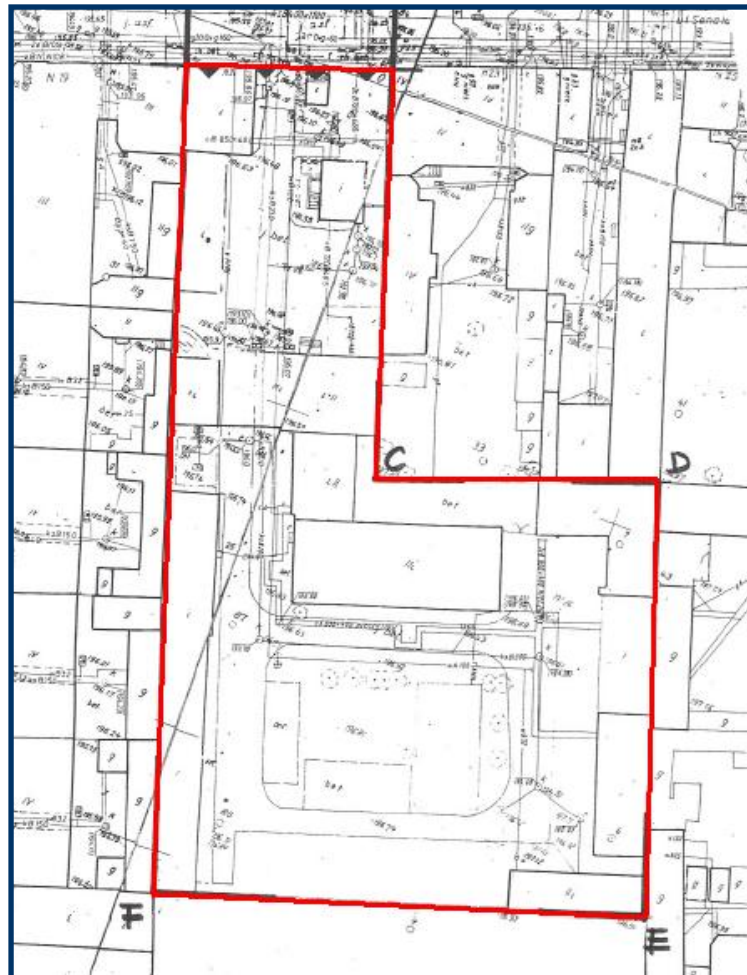
The Property



Site

Total area of the Property amounts to 6,300 sqm and is legally comprised of two adjoined plots nos. 103/2 and 103/3. The sites are rectangular in shape and currently contain several developments which are designed for demolition.

The survey map of the Property is provided below:



Development Conditions

The offered site has the legally binding Development Conditions (“the WZ”). They were issued by the President of the City on 27.08.2007.

Under Development Conditions, following parameters govern the development rights for the plots:

- Multi- family residential function with the retail on the ground floor
- Built-up area 65%
- Useable residential area (PUM): about 8000 m²
- Front of the building (Senatorska Street) cannot be higher than neighbouring buildings (Senatorska 19 and Senatorska 23), buildings located inside the plot can have maximum six levels (including underground levels)
- Front of the building can be create along the Senatorska Street

Tenure

The Vendor has obtained the right of perpetual usufruct (RPU) to the land.

The rights to the Property are registered in the property book no. LDIM/00104884/3 in District Court of Łódź, XVI Land and Mortgage Division, which is abstracted below:

1st Chapter	
Location:	21 Senatorska St., Łódź
Property nos.&area (ha)	103/2 (0.1765) 103/3 (0,4535) Total: 0.6300
2nd Chapter	
Owner	State Treasury Right if Perpetual Usufruct (RPU) in favour of Tribeach Wawel sp. z o.o.
3rd Chapter	
Encumbrances	No entries
4th Chapter	
Mortgages	Compulsory Mortgage PLN 115,000.00

Key Investment Considerations

Central Location

The property is well located, close to the city center, which offers a variety of attractions, such as Piotrkowska Street, Łódzka Shopping Mall, Herbst Villa, Cinema in addition to numerous museums, art galleries, pubs, clubs, bars and restaurants.

Access

The Property is only 100 meters from Kilińskiego Tram Stop. Because of that, every part of the city is easily accessible by public transit system.

Łódź- city of changes

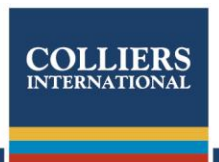
Due to central location, access, new companies, fast growing airport, the city of Łódź with a population of nearly 1 million is becoming more and more convenient place to live and work.

Infrastructure

The plot has all the necessary infrastructure, access to water, sewage system, gas and electricity.

Building Conditions

The Property has the legally binding Development Conditions (the "WZ") issued on 27.08.2007 by the President of City.



Offering Process

Colliers International is instructed to solicit offers to purchase the residential development site located in Senatorska Street in Łódź in an asset transaction.

Initial Offers to Purchase the residential development in an asset transaction are invited for a price in excess of **PLN 5,600,000** for the Property, which reflects PLN 889 per sqm of land and 700 per sqm of P.U.M.

All pricing proposals submitted in the Initial Offers to Purchase or the Final Offer to Purchase must be for a sum net of any VAT, taxes, statutory ownership transfer fees, transaction costs and professional fees.

Any Offers to Purchase not subject to finance, investment committee approval or other material conditions precedent are encouraged.

Please note that the Seller reserves the unconditional right to accept an offer in advance of the aforementioned timetable. Moreover, the Seller reserves the right to terminate the sale process at any time and is under no obligation to accept any offer.

All offers should be addressed to **Daniel Puchalski** at the Warsaw office of Colliers International (see contact details below), by e-mail, fax or courier.



For additional information please contact

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