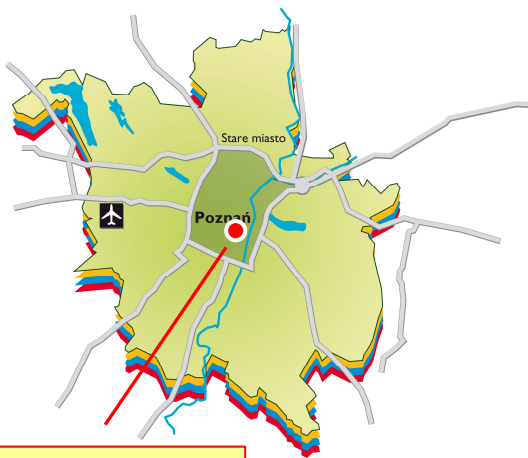
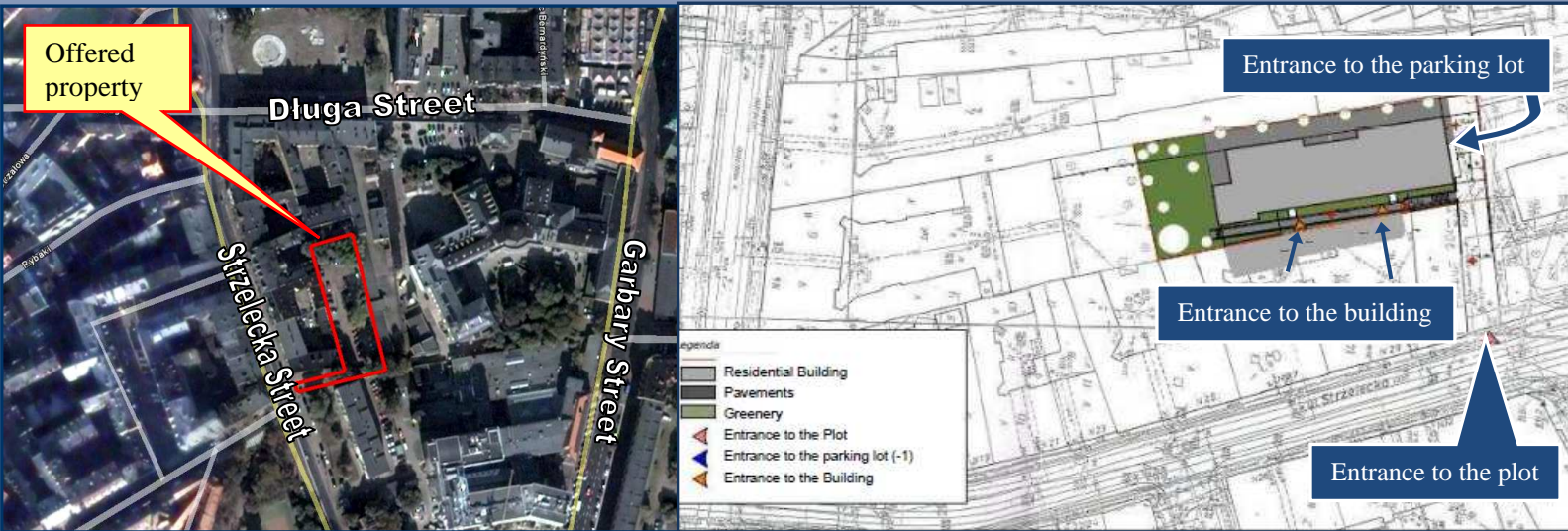


# RESIDENTIAL DEVELOPMENT SITE POZNAŃ STRZELECKA STREET

Poznań 1,778 sqm consists plot no. 6/2.



Strzelecka Residential Development

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## LOCATION:

The Property consists of a 1,778 sqm residential development site located in Poznań at Strzelecka Street, in Śródmieście district. The district is a historic part of the city situated close to the Old Town. Poznań, located on the Warta River, it is one of the oldest cities in Poland, making it an important historical centre and a vibrant centre of trade, industry, and education. What is more, it is Poland's fifth largest city, fourth biggest industrial centre and the administrative capital of the Greater Poland Voivodeship.

## ACCESS:

Strzelecka Street joins with Święty Marcin Street, the most famous street in Poznań, enabling quick access to Poznań Train Station as well as Poznań Airport (8 km west of the plot), through Św. Marcin Street, Kaponiera Roundabout and Bukowska Street. What is more, the plot has a good access to A2 Highway (ca. 6 km south of the plot). To the advantage of the location, one can add an ideal municipal transport – both in terms of trams and busses.

## INFRASTRUCTURE:

The property has access to all necessary infrastructure : water, sewage system, gas and electricity line.

## ASKING PRICE:

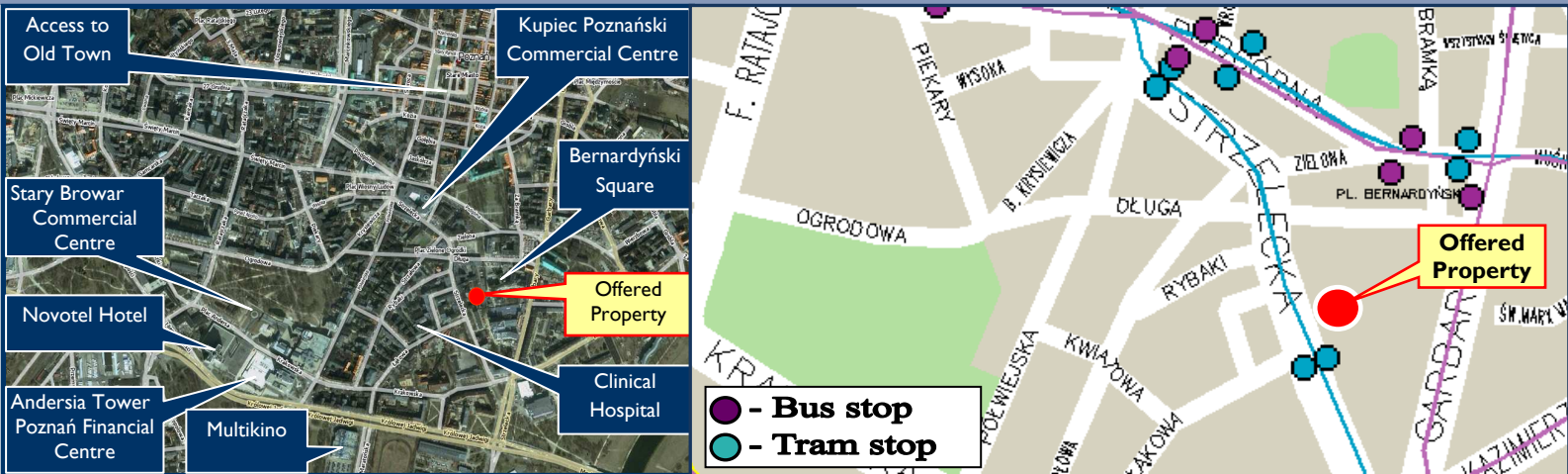
PLN 5,250,000

**COLLIERS**  
INTERNATIONAL

# RESIDENTIAL DEVELOPMENT SITE

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CONCEPT OF THE BUILDING FRONTAGE

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## VICINITY:

In the vicinity, one can find Kupiec Poznański Commercial Centre, famous Stary Browar Commercial Centre as well as Old Town Market and numerous parks, such as Chopin Park and Dąbrowskiego Park. Moreover, in the walking distance numerous institutions are located - Primary, Secondary and High Schools, a Przemienienia Pańskiego Clinical Hospital, a Seat of District Authorities as well as Police Stations, Churches and University's Collegi, to name a few. The site is also close to such notable residential developments as Willa Wierzbowa and Parkowa Aleja (Maexpa), Maraton Gardens (Restaura), Galileo (Ronson) and Apartamenty Staromiejskie (NG-Inwest).

## ZONING:

The offered site has legally binding Development Conditions ("the WZ") issued by the President of the City of Poznań on 27.09.2004 and transferred to the current owner on 13.06.2007. According to the decision, the site can be developed with multi residential function with commercial part on the ground floor. Footprint area may amount for 900 sqm, while the total height of the buildings should not be more than 6 levels/storeys - that gives opportunity to develop 2,800 sqm of PUM. What is more, one level of an underground car park with 1 parking space per flat is allowed.



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