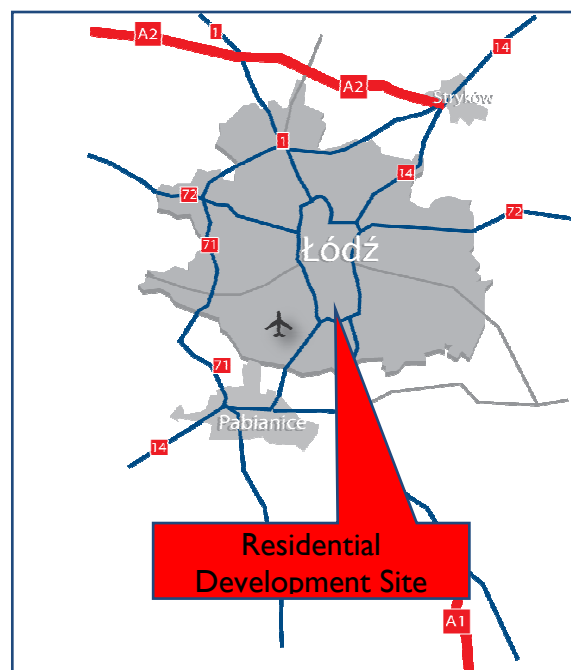
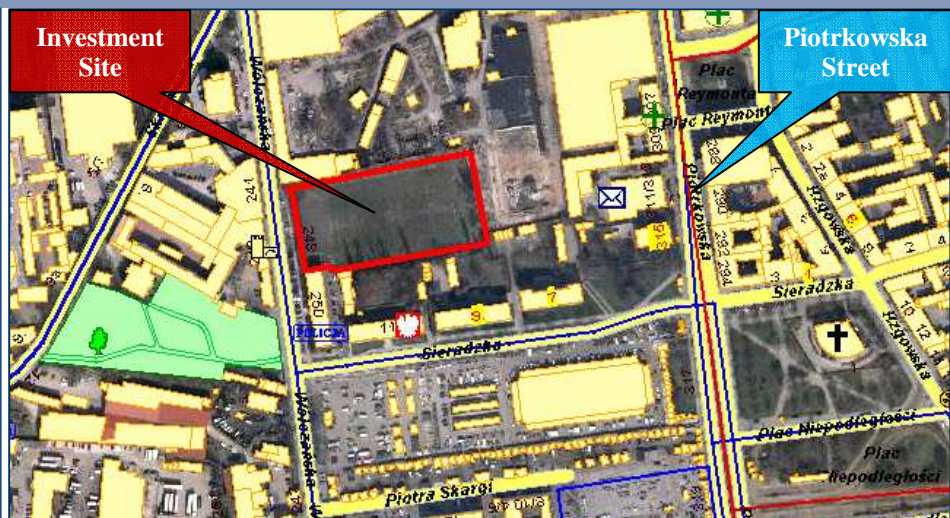


# RESIDENTIAL INVESTMENT SITE

# ŁÓDŹ WÓLCZAŃSKA STREET

Łódź 9,909 sqm, plot no 17/1



## LOCATION:

The Property is a 9,909 sqm residential development site located in plot no 17/1 at 248 Wólczajska Street, in the north part of Górna District of Łódź, a second largest Polish city in terms of population and attractive destination of foreign direct investments. As a result of a convenient location and easy access from the city centre, Górna District is becoming increasingly popular among Łódź citizens and growing of local residential market reflects this demand.

## ACCESS:

The Property is a residential development site located conveniently in the southern part of Łódź, a vibrant, dynamically developing capital of the region. The Property is located in Wólczajska Street, in the Górna District of the City, in the proximity of Piotrkowska Street the main shopping area in Łódź and Lotników Polskich inner circle which provides access out of the city to national road no. 14 and also connects to Streets in the southern parts of Łódź, allowing to circumvent the city centre traffic. Additionally, good access is available to Politechniki Street, one of the main arteries of the city of Łódź. Public transport offering connections to all districts of the city available from Wólczajska Street (buses lines nos. 50, 57, 72, N5, N6) and Reymonta Square (trams lines nos. 3, 5).

## INFRASTRUCTURE:

The property has all necessary infrastructure: water, sewage system, city heating and electricity.

## ASKING PRICE:

PLN 857,81 per sqm

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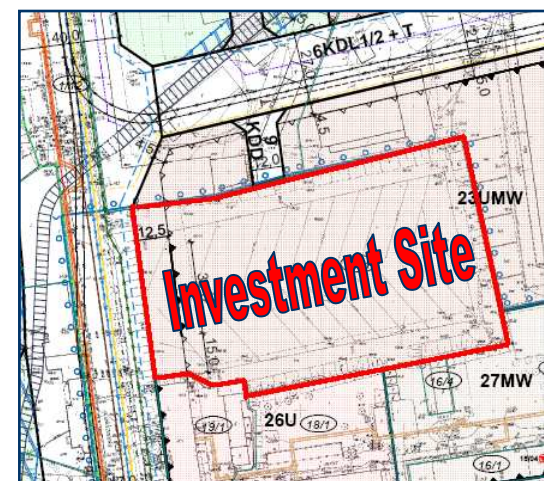
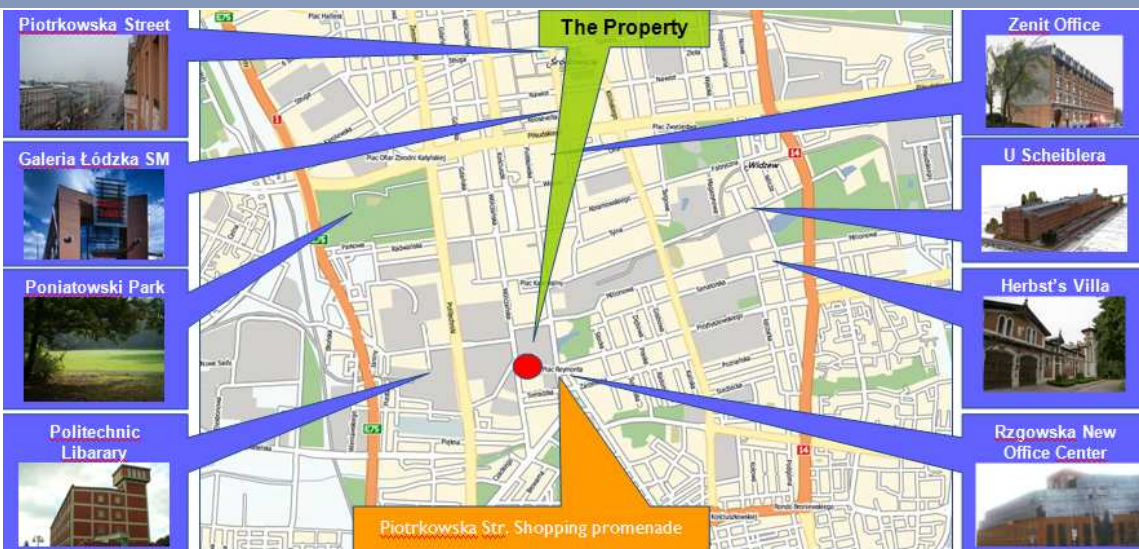
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Our Knowledge is your Property

# RESIDENTIAL INVESTMENT SITE

# ŁÓDŹ WÓLCZAŃSKA STREET

Łódź 9,909 sqm, plot no 17/1



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## VICINITY:

The plot is rectangular in shape of 9,909 sqm green field with no previous development and flat topography. The property is situated 2 meters above the Wólczańska Street level. Additionally, housing estates, are planned in the surrounding area – on the west site of the property at Wólczańska Street to its crossroads with Skrzywna Street. A new investor is going to convert the old Wólczanka factory registered as a monument into residential project. In the vicinity one can find commercial centers such as Łódzka Shopping Mall at Piłsudskiego Square, to the north at about 5 minutes distance by bus. Also, police department, post office, park, medical centre and pharmacy are within walking range.

## ZONING:

The Property is subject to Master Plan. XL/804/08 approved by City Council of Łódź on 24.09.2008. According to this plan, the Subject Property (described as 23UMW) is designated for multifunction development and commercial use included residential projects, retail services, hotel facilities, tourist services, gastronomy, culture centres, sport and entertainment. Master Development Plan allows construction of multifamily residential, hotel use and other public services with total build up area not exceeded 50 % of the entire property. In total project can have 14,500 sqm of usable space (PUM). Additionally, maximum height of the building shall not exceed 20 meters (with 20% of the building of 25 metres height) and area biologically active shall be not less than 20%. It is also important to notice that the local plan allowed for plot divisions.



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