



## Investment Offer

*Residential and service development*

**0,1462 ha**

Św. Gertrudy 20 St.  
Krakow – Śródmieście



<b>Ownership</b>	Municipality of Krakow
<b>Area</b>	0,1462 ha
<b>Approximate price of the property</b>	5 639 000 PLN VAT excluded
<b>Information on the tender</b>	The planned tender date is the second or third quarter of 2024
<b>Location</b>	Plot no 78/1 i 78/2 precinct 3 Śródmieście, Św. Gertrudy 20 St.
<b>Current state</b>	<p>The property is developed in a two-story, partially cellared tenement house with an unused attic. The building dates from the 19th century. The building has 6 residential premises, which are vacant, and 2 commercial units. On the property there is also a detached utility building (58 m<sup>2</sup>) and storage rooms. The usable area of the tenement house is 372.58 m<sup>2</sup> (without storage rooms). The building is entered in the municipal register of monuments under the number 1525, but it is not included in the register of monuments of the Malopolskie Voivodeship.</p> <p>The tenement house is intended for general renovation, taking into account interference in the structure.</p>
<b>Immediate surroundings</b>	The property is located in the Administrative District 1 Stare Miasto at Gertrudy St. vis a vis the Royal Hotel. The immediate surroundings: Planty Park and the Wawel Hill, compact development of the frontage of Gertrudy St., the grounds of the Missionary Monastery. In the immediate vicinity of the property there are multi-family housing and service development.
<b>Transport accessibility</b>	The communication service of the real estate in terms of pedestrian and vehicle traffic takes place via the public road – Gertrudy St. It is possible to enter the property.
<b>Utilities</b>	The property is located within the range of technical utilities except the municipal heating network.
<b>Proposed development programme</b>	The property is subject to the Local Spatial Development Plan „STRADOM” area. According to the plan, the plot is located in areas designated for MW/U.7, i.e. residential and service development with basic purpose for development with residential and multi-family buildings, residential and service buildings or service buildings. The tenement house is included in the municipal register of monuments with the admission of e.g. superstructure of the front building and expansion with side annexes. There is a technical possibility of raising the roof and developing the attic for utility purposes.
<b>More details about the area</b>	Commercial premises and the utility building are rented by the Municipal Buildings Authority in Krakow, which, as the property manager, has agreed for occupying the premises by the tenants until a buyer of this property is selected in a tender. This is due to the tenants notarial declaration on submission to enforcement regarding the release of the commercial premises they rent, no later than 1 month from the date of resolution of the tender for the sale of this property.

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

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