



Investment offer

The property at Al. Piłsudskiego 17

Table of contents

1. DESCRIPTION OF THE PROPERTY AT 17 PIŁSUDSKIEGO AVENUE.....	3
2. LOCAL SPATIAL DEVELOPMENT PLAN	5
3. SURROUNDINGS.....	6
4. CONTACT	8

1. DESCRIPTION OF THE PROPERTY AT AL. PIŁSUDSKIEGO 17

The property with a total area of 0.699 ha is located about 4 km south of the Old Town. It is owned by the Lublin Municipality. The following utilities are available on the property: power, water and sewage, gas and district heating networks. For this real estate, The District Court Lublin-West in Lublin keeps the land and mortgage register no. LU11/00178321/2. On the basis of Resolution no. 37/II/2018 of 20 December 2018, the Lublin City Council gave its consent to the sale of the real estate. The property is in the process of valuation.

Parameters of individual plots of land included in the property are as follows:

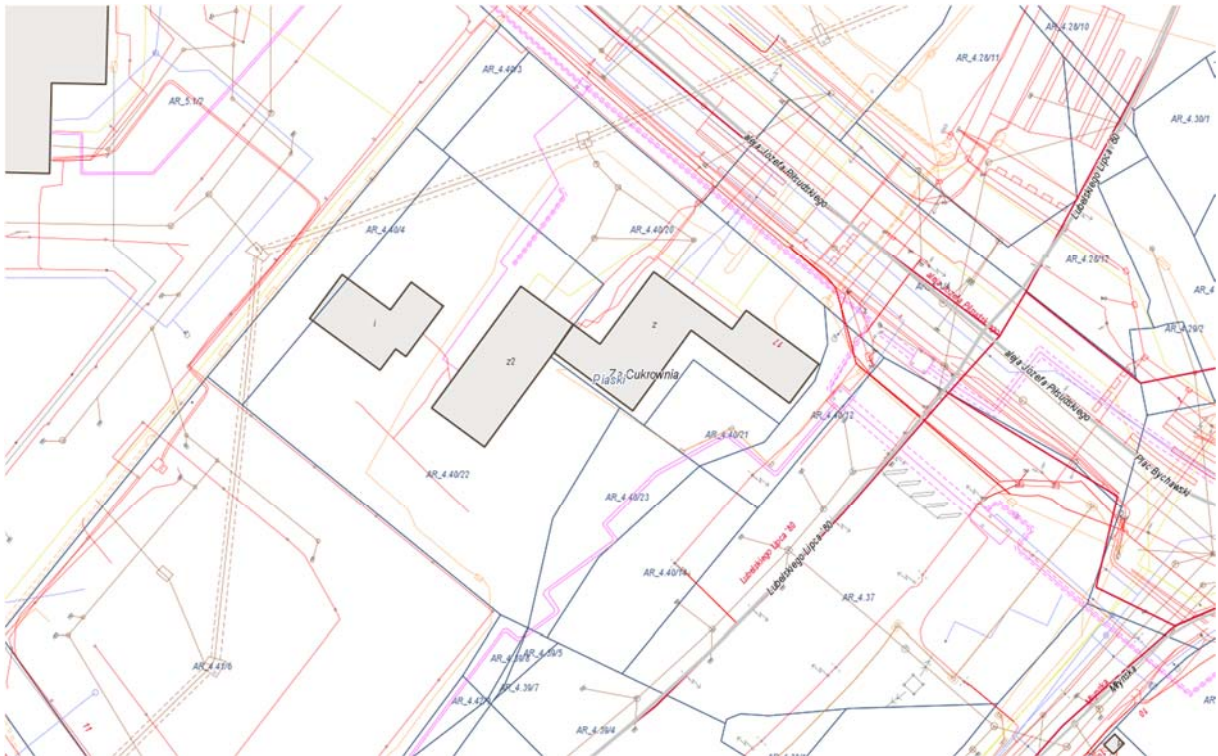
- plot 40/3 - area: 0.0195 ha, access road on the plot
- plot 40/4 - area: 0.0583 ha, access road on the plot
- plot 40/20 - area: 0.2534 ha, with a single-storey building with a development area of 583 m²
- plot 40/22 - area: 0.3687 ha, developed with a two-storey building with a development area of 403 m² and a single-storey building with a development area of 261 m²



AERIAL VIEW OF THE PROPERTY

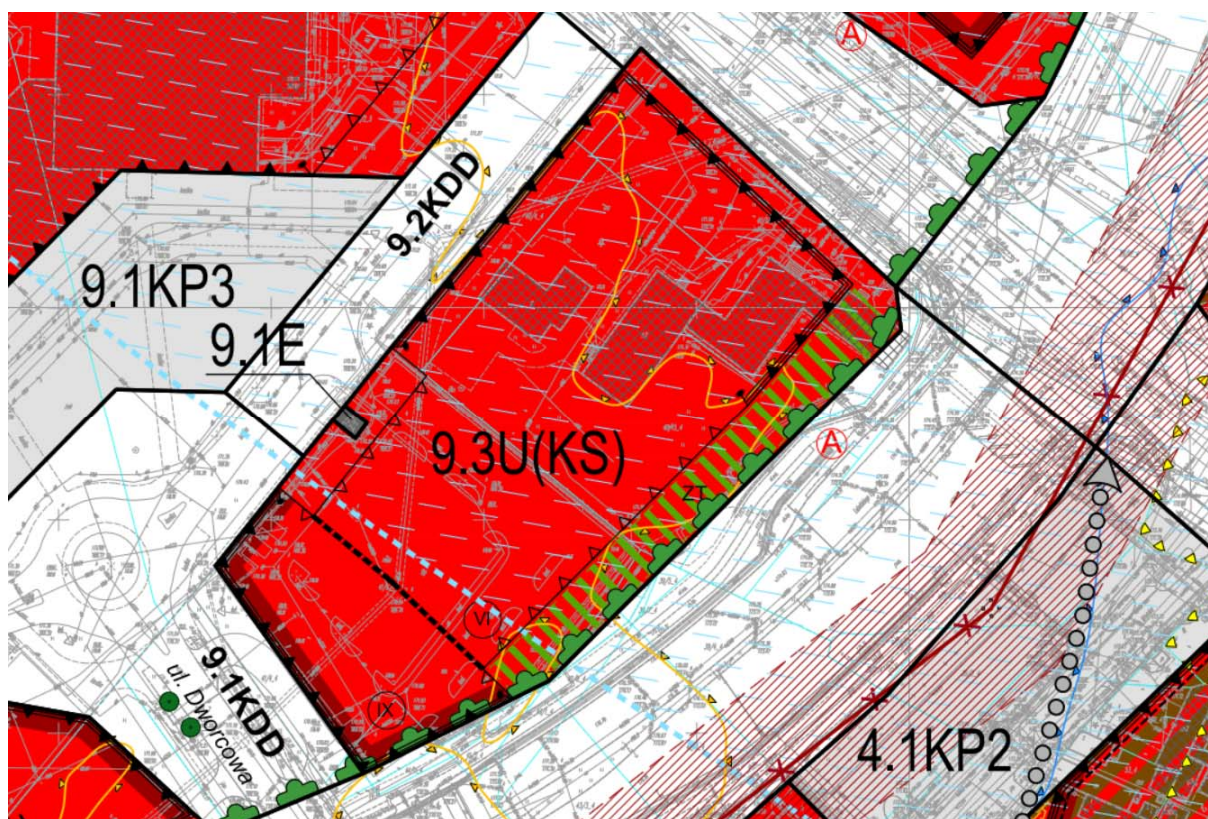


THE VIEW OF THE PROPERTY FROM AL. PIŁSUDSKIEGO STREET



UTILITY INFRASTRUCTURE

2. LOCAL SPATIAL DEVELOPMENT PLAN



LOCAL SPATIAL DEVELOPMENT PLAN

According to the local spatial development plan for the area of Dworcowa, Krochmalna, 1 Maja, Al. Zygmuntofskie and Piłsudskiego streets, the determined designation for the area of 9.3U(KS) is:

SERVICE BUILDINGS, including the following categories of service: administration and offices, catering, trade, hotel and tourism, culture, including in particular exhibitions, education and upbringing with permission for transport services, parking lots.

- The minimum area for newly separated building plots is not established;
- the area is located (in its entirety) in the area of the Ecological System of Protected Areas (ESOCh), following the graphic symbol on the plan drawing;
- the area is partially covered by the Faraway Views Protection Zone of the Historical City Silhouette;
- an obligation to locate services in the ground floors at least accessible from the ground level;
- order of realization of frontage development from the side of surrounding streets in accordance with the drawing of the plan;
- development intensity: a) not less than 1,0; b) not more than 5,4;
- land development rate: a) not less than 35%; b) not more than 60%;
- percentage of biologically active area in relation to the area of the building plot: minimum 35%;

- development size: a) ground floor foundation level: adjusted to the level of adjacent streets; b) impassable height of the building: in the zone of permitted building height IX not higher than ordinate 207 m above sea level, in the zone of permitted building height VI not higher than ordinate 195 m above sea level;
- development height: -K - from 2 to 9 overground storeys in the zone of permitted building height IX, from 2 to 6 overground storeys in the zone of permitted building height VI, -H - maximum to 36 m - in the zone of permitted building height IX, maximum to 22 m - in the zone of permitted building height VI;
- shape of the roof: monopitch, gable, multipitch, flat roof;
- fence: allowed;
- the location of cafe terraces is permitted.

3. SURROUNDINGS

The property is located in the close vicinity of the Lublin Trade Fair (50 m), Aqua Lublin (150 m), the Main Railway Station (planned to be expanded as the Integrated Metropolitan Transportation Centre - 400 m), Arena Lublin (800 m) and one of the main roads constituting the communication axis of the city - Lubelskiego Lipca '80 street.



LUBLIN TRADE FAIR



ARENA LUBLIN



AQUA LUBLIN



INTEGRATED METROPOLITAN TRANSPORTATION CENTRE VISUALISATION.

4. CONTACT

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