



## Investment offer

The property at Betonowa 9 street

## Table of contents

1. DESCRIPTION OF THE PROPERTY AT BETONOWA 9 STREET.....	3
2. LOCAL SPATIAL DEVELOPMENT PLAN .....	4
3. SURROUNDINGS.....	5
4. CONTACT .....	7

## 1. DESCRIPTION OF THE PROPERTY AT BETONOWA 9 STREET

The property with a total area of 3,7 ha is located approximately 4 km south of the Old Town, at Krochmalna and Betonowa Street, in the district of Za Cukrownią. The owner is the Treasury, while the perpetual usufruct belongs to Zakłady Przemysłu Ziemniacza „Lublin” Sp. z o. o., (Potato Processing Plant). The plots are built-up with the complex of production and warehouse buildings. The owner of the property is planning to create a new complex with the following functions:

Area of flats - approx. 9,500 m<sup>2</sup>

Area of services (including catering services, exhibition and conference space - approx. 5,400 m<sup>2</sup>

Area of trade - approx. 3,300 m<sup>2</sup> (as part of separate investments with sales area <2,000 m<sup>2</sup>)

Hotel area - approx. 3,700 m<sup>2</sup>

Office space - approx. 1 700 m<sup>2</sup>

Details: Dariusz Dygutowicz, darek@dddarchitekci.pl, Tel.(+48) 660 72 00 74



THE CONCEPTUAL DESIGN



THE CONCEPT OF LAND DEVELOPMENT

## 2. LOCAL SPATIAL DEVELOPMENT PLAN



LOCAL SPATIAL DEVELOPMENT PLAN

According to the local spatial development plan for the following streets: Dworcowa, Krochmalna, 1-Maja, Al. Zyguntowski and Piłsudskiego offered real estate is marked with a symbol: 6.7 U.

The zoning is determined:

SERVICE LAND TERRACES: including categories of areas for service development: administration and offices, trade, culture, motorisation, science and higher education, education and upbringing, religious worship and religious activities, gastronomy, small, hotel and tourist services, healthcare excluding hospitals and sanatoriums.

The buildings of the Potato Processing Plant are subject to conservation protection.

Construction height: up to 20 m.

### 3. SURROUNDINGS

The property is located in the close vicinity of the Lublin Trade Fair (2 km), Aqua Lublin (3 km), the Main Railway Station (planned to be extended as the Integrated Metropolitan Transportation Centre - 2 km), Arena Lublin (1,5 km) 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

**Przemysław Gruba**

Senior Advisor | Business Ecosystems



Lublin Municipal Office, Strategy and Entrepreneurship Department  
Plac Litewski 1, 20-080 Lublin  
+48 81 466 25 13 | +48 605 903 521  
[linkedin.com/in/przemyslaw-gruba/](https://www.linkedin.com/in/przemyslaw-gruba/)  
e-mail: [pgruba@lublin.eu](mailto:pgruba@lublin.eu)