



Investment offer

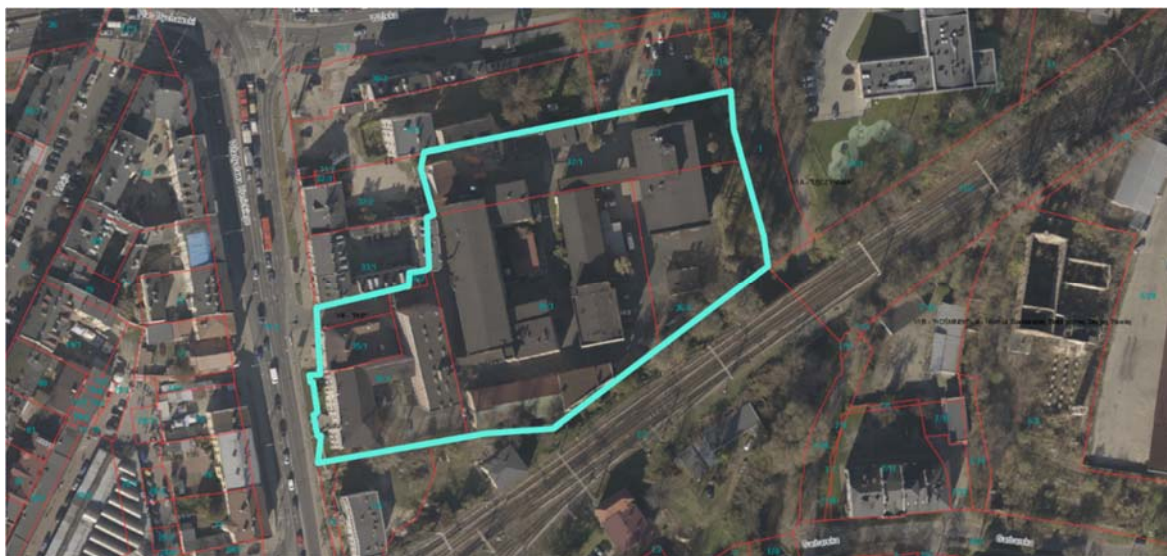
The property at Kunickiego 24 street

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1. DESCRIPTION OF THE PROPERTY AT KUNICKIEGO 24 STREET

The property with a total area of 1.3 ha is located about 4 km south of the Old Town and is owned by the PROTEKTOR S.A. (address: 24a-24b Vetterów Str, 20-277 Lublin). The developed plots are build-up with the complex of production and storage buildings of the former shoe factory. The buildings are to be demolished except the historic mansion from 1900 under conservation protection, located directly on Kunickiego Street. The value of the property has been estimated at PLN 10 million.

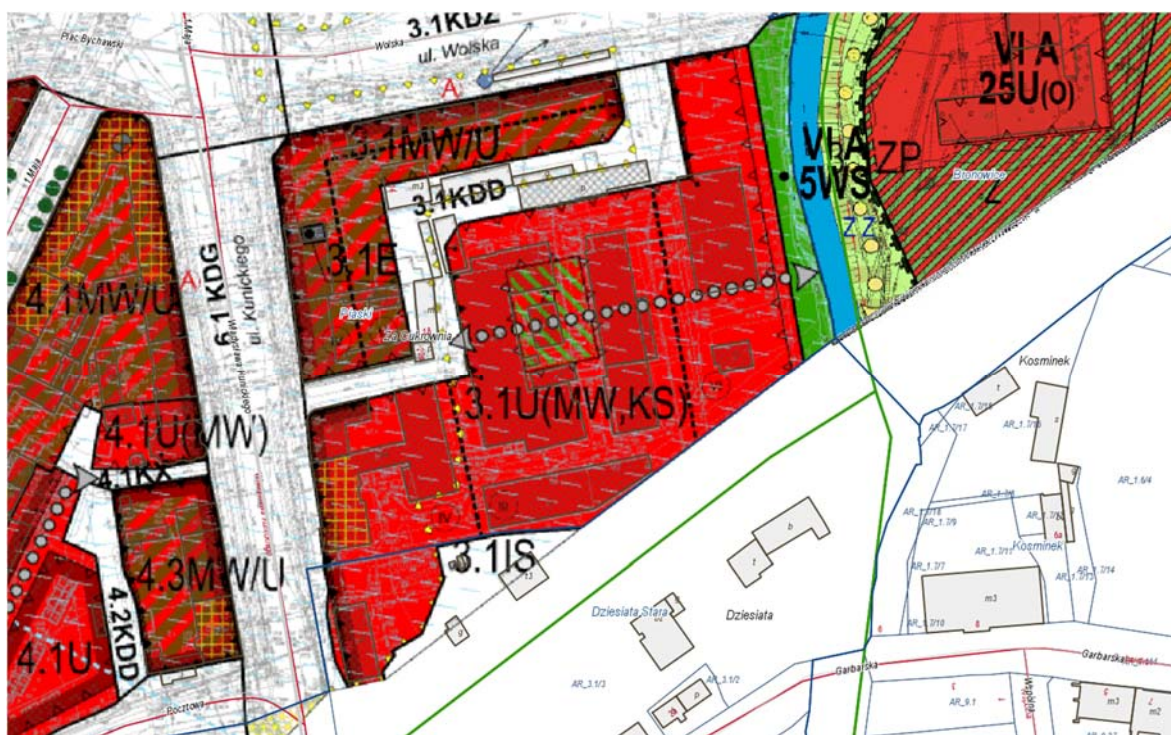


AERIAL VIEW OF THE PROPERTY



THE VIEW OF THE PROPERTY

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. Zygmuntowskie and Piłsudskiego streets, the determined designation for the area of **3.1 U(MW,KS)** is:

Areas of service buildings (administration and offices, small services, gastronomy, trade, culture, health care) with an admission of multi-family housing and service of communication, parking. Permitted building height - from 2 to 6 above-ground storeys, up to a maximum of 26 m.

3. SURROUNDINGS

The property is located in the close vicinity of the Lublin Trade Fair (500 m), Aqua Lublin (500 m), the Main Railway Station (planned to be extended as the Integrated Metropolitan Transportation Centre - 400 m), Arena Lublin (1500 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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