



## Investment offer

The properties at Lubelskiego Lipca '80 Street

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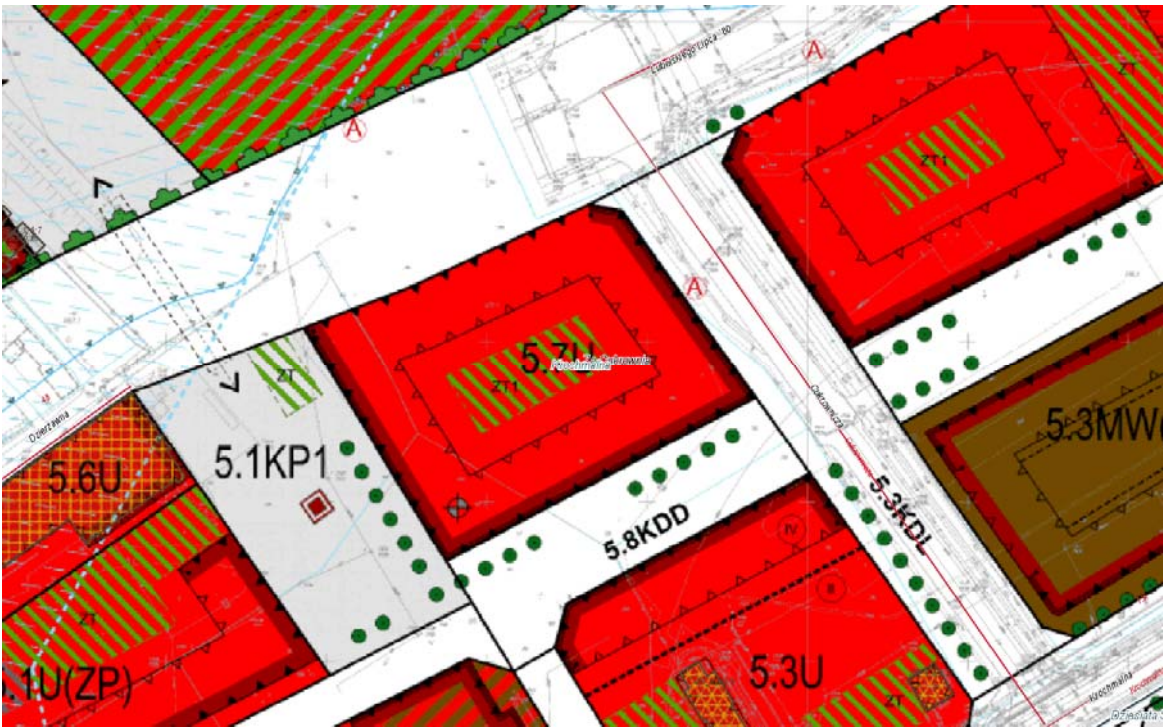
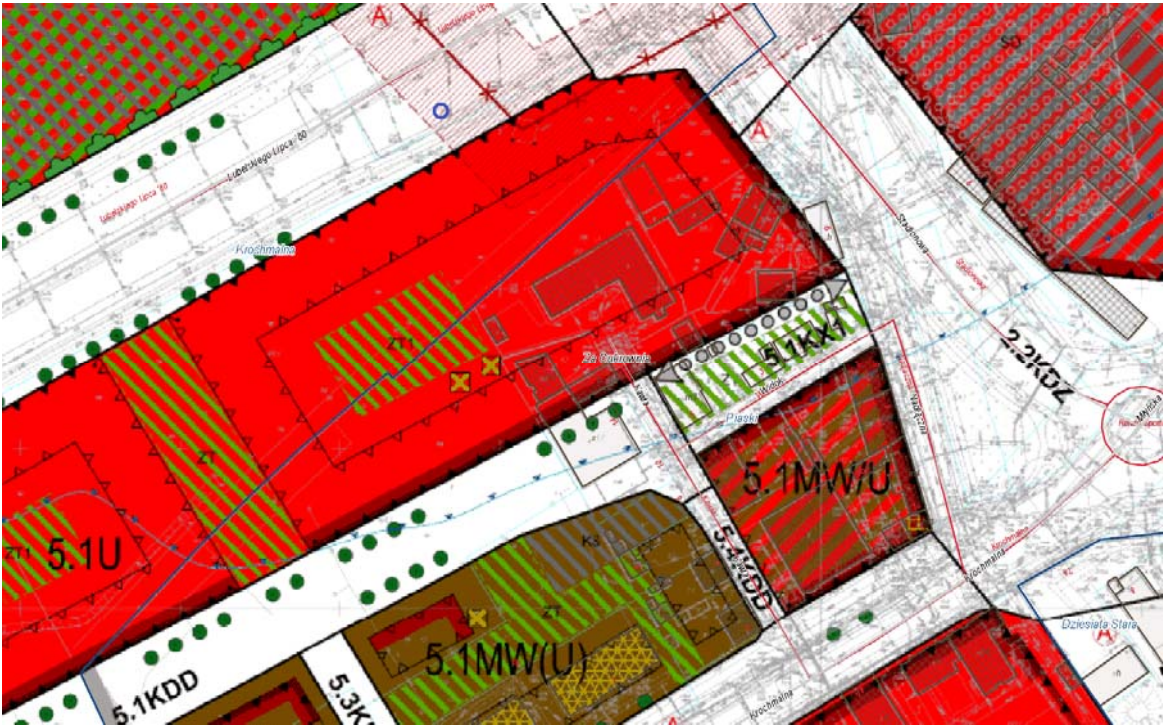
## 1. DESCRIPTION OF THE PROPERTIES AT LUBELSKIEGO LIPCA '80 STREET

Real estates with a total area of 3.55 ha (2.7 ha + 0.85 ha) are located approximately 3 km south of the Old Town, at Lubelskiego Lipca Street 80. Perpetual usufructuary is the company KRAJOWA SPÓŁKA CUKROWA S.A. ul. Józef Ignacy Kraszewski 40, 87-100 Toruń. The plots are undeveloped.



AERIAL VIEW OF THE PROPERTY

## 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. Zygmuntofskie and Piłsudskiego offered real estates are marked with symbols: 5.1 U and 5.7 U.

For the 5.1 U area, the purpose is determined:

Areas of service buildings (administration and offices, small services, gastronomy, trade, culture, science and higher education, education and upbringing, hotel and tourism, health care). Permitted building height - from 3 to 5 above-ground storeys, up to a maximum of 18 m.

For the area 5.7 U, the purpose is determined:

Areas of service development (administration and offices, gastronomy, culture, trade, small, hotel and tourist services, health care). Permitted building height - from 3 to 5 above-ground storeys, up to a maximum of 18 m.

### 3. SURROUNDINGS

The property is located in the close vicinity of the Lublin Trade Fair (300 m), Aqua Lublin (600 m), the Main Railway Station (planned to be expanded as the Integrated Metropolitan Transportation Centre - 150 m), Arena Lublin (300 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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