



## Investment offer

The property at Młyńska, Stadionowa, Lubelskiego Lipca 80,  
Dworcowa Streets

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## 1. DESCRIPTION OF THE PROPERTY AT MŁYŃSKA, STADIONOWA, LUBELSKIEGO LIPCA 80, DWORCOWA STREETS

The property, with a total area of approx. 2.91 ha, is located approximately 3 km south of the Old Town, within the following streets: Młyńska, Stadionowa, Lubelski Lipca 80, Dworcowa. Baard Sp. z o.o. is its perpetual usufructuary. (contact: Andrzej Sergiel Tel. + 48 601 27 30 27, andrzej.sergiel@onet.pl). Built-up plots are a complex of storage buildings (for demolition).



AERIAL 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. Zygmuntofskie and Piłsudskiego streets, the determined designation for the area of 4.1 UC(U,KS) is:

1. AREAS OF DISTRIBUTION OF COMMERCIAL OBJECTS WITH SURFACE ARE OVER 2,000 m<sup>2</sup>;
2. WITH THE PERMISSION OF SERVICES: including categories of service development areas: administration and offices, small services, gastronomy, trade, culture, science and higher education, education and upbringing, hotel and tourism, health care, excluding hospitals and sanatoria;
3. WITH THE PERMISSION OF TRANSPORTATION AND PARKING SERVICES.

Type of building: one or several commercial and service facilities or multifunctional, including a shopping centre, with (at least 25% compared to the usable area of trade and services) services: entertainment, gastronomy, culture, recreation, shaping frontages from the side of the surrounding streets and squares.

Permitted building height - from 2 to 5 overground storeys, up to 18 m maximum, and for the dominant location zone (located on the left side of the property) from 2 to a maximum of 15 overground storeys, up to a maximum of 57 m.



### 3. SURROUNDINGS

The property is located in the close vicinity of the Lublin Trade Fair (200 m), Aqua Lublin (500 m), the Main Railway Station (planned to be extended as the Integrated Metropolitan Transportation Centre - 100 m), Arena Lublin (500 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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