

NAWROT INVESTMENT

Tenement house

Location :

Łódź , City Center

**3rd Largest City in
Poland**

Nawrot 50



PROPERTY CHARACTERISTICS

- It is located in the center of the city.
Currently it is an existing, three-storey front building.
- Its area is 907 sq.m.
- The area useful.
It was created in the interwar period.

There are:

- 13 apartments
- and 2 commercial premises.

PROPERTY CHARACTERISTICS

- Today the tenement has a decision on building conditions for the investment, which consists in changing the way of using the ground floor from the residential function to the service and the building superstructure. RESIDENTIAL BUILDING WITH SERVICE GROUND
- This property is located at Nawrot 50 consisting of:
 - plot of land no. 317/2 within S-6 area of 0.0907 hectare
 - this plot is built with a usable area of 468 sq.m.

For the real estate is kept in the District Court in the 16th Department of Land and Mortgage Registers Land and Mortgage Register No. LD1M / 00032178/5



1. Rear of the building & yard



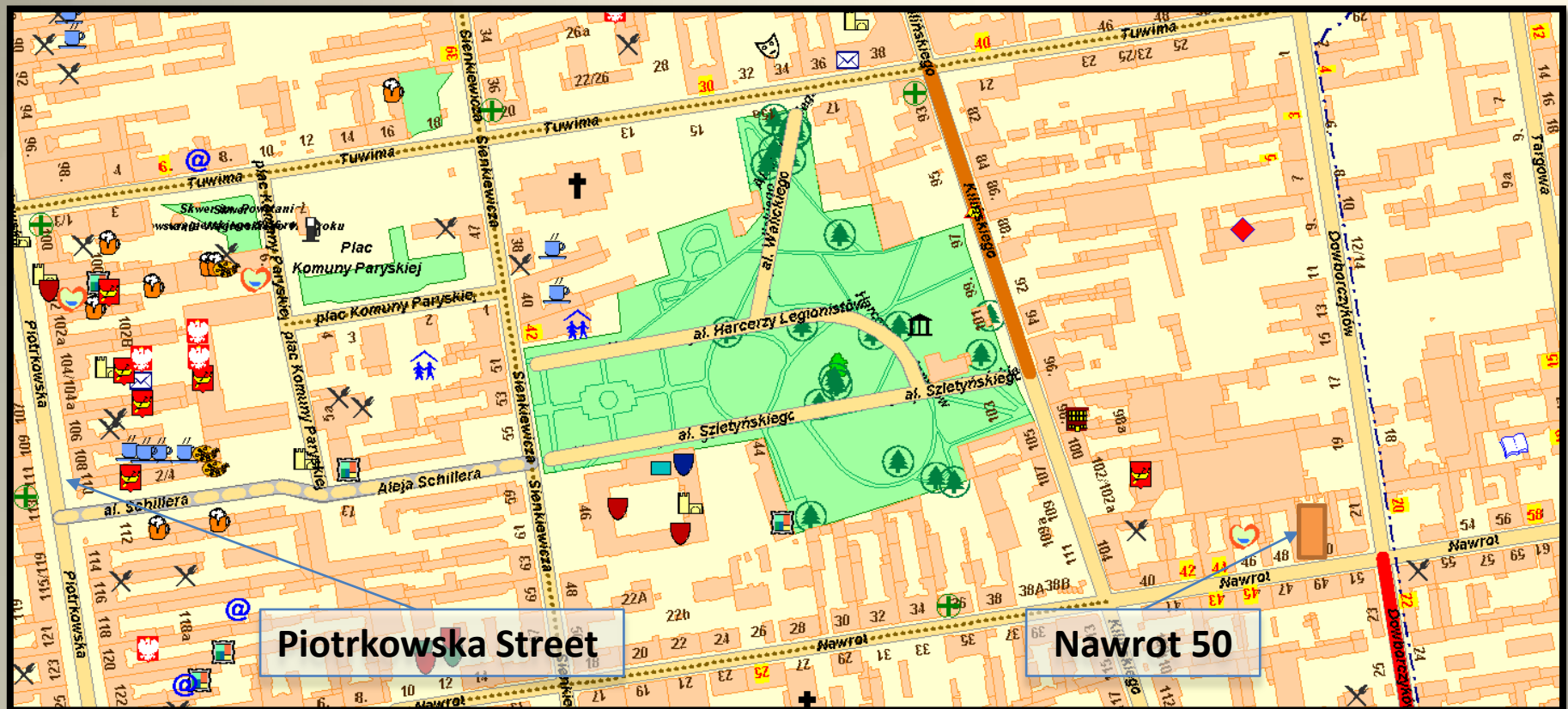
2. Front of the building



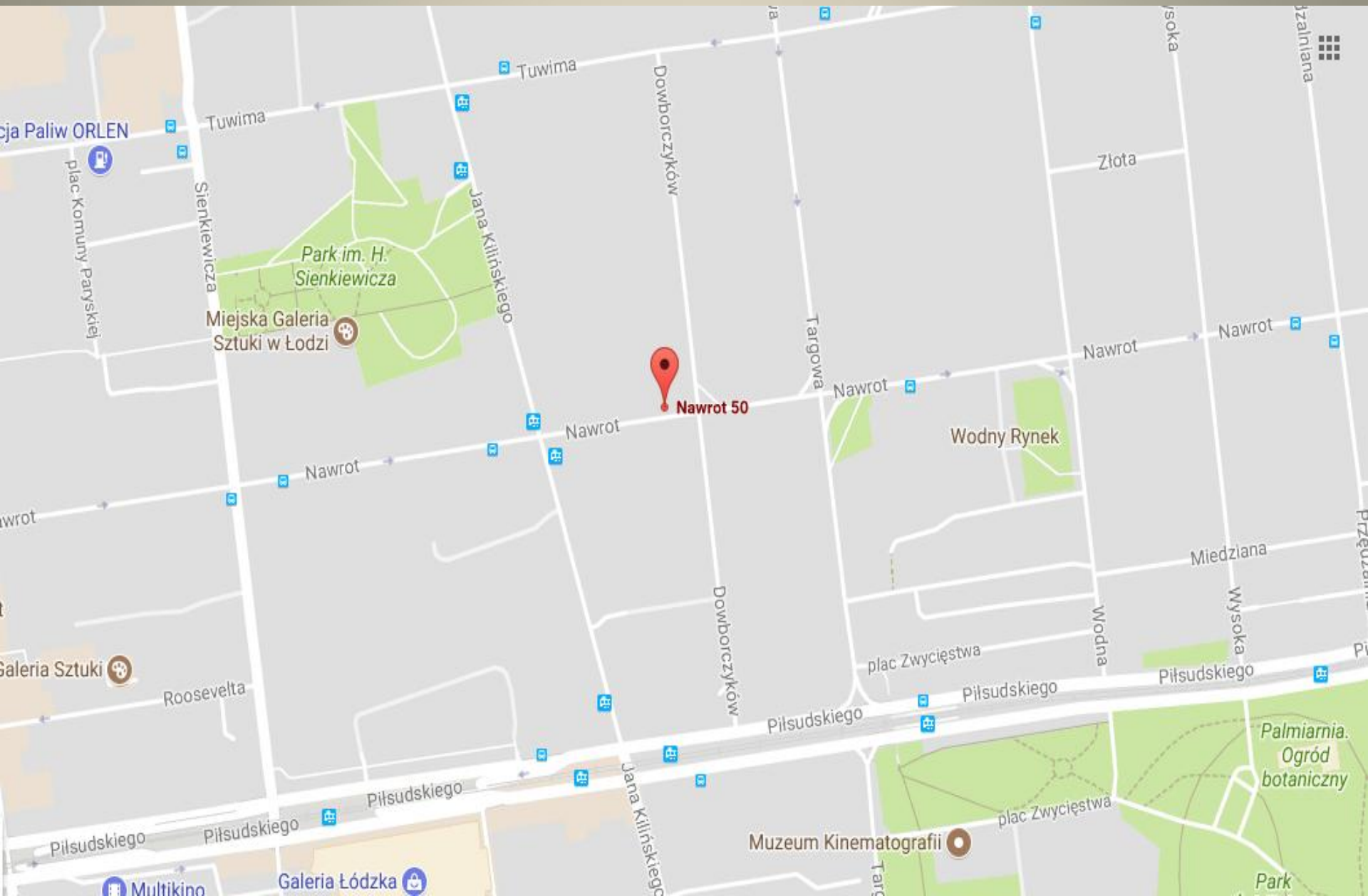
3. Proposal of new attic

LOCATION OF THE PROPERTY

The property is located in the city centre about 800 m from the most popular street in Lodz – Piotrkowska. There is a park in the area, shops, schools, restaurants, post office, etc.



LOCATION OF THE PROPERTY



ADVANTAGES OF THE LOCATION

NAWROT 50



Manufaktura (The biggest shopping centre)

New Train Station (This is the Main station in the city)

Piotrkowska (the longest commercial street in Europe)

Airport (Lublinek)

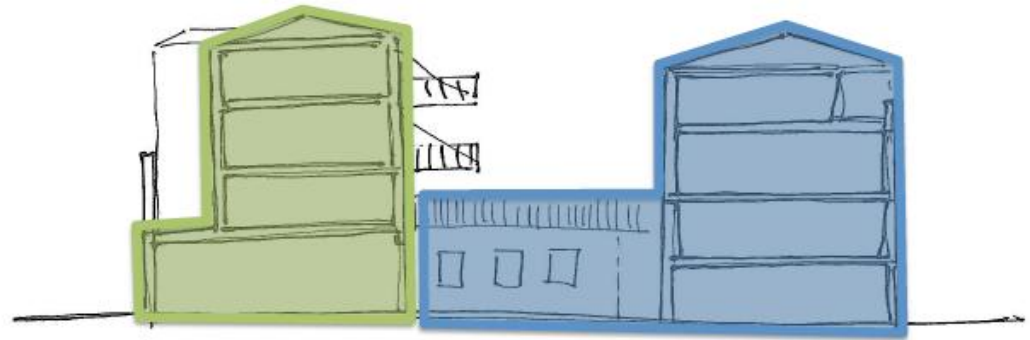
Plans and type of investment

- TYPE OF INVESTMENT: multifamily housing and services.

The investment includes:

- Change of use of the ground floor of the front building from the residential function to the service function (eg offices, hairdressing / cosmetics, trade, etc.) - sales area / rent up to 230 sq. m
- an existing one-storey extension of 1.5 storeys for residential purposes
- extension of existing technical infrastructure

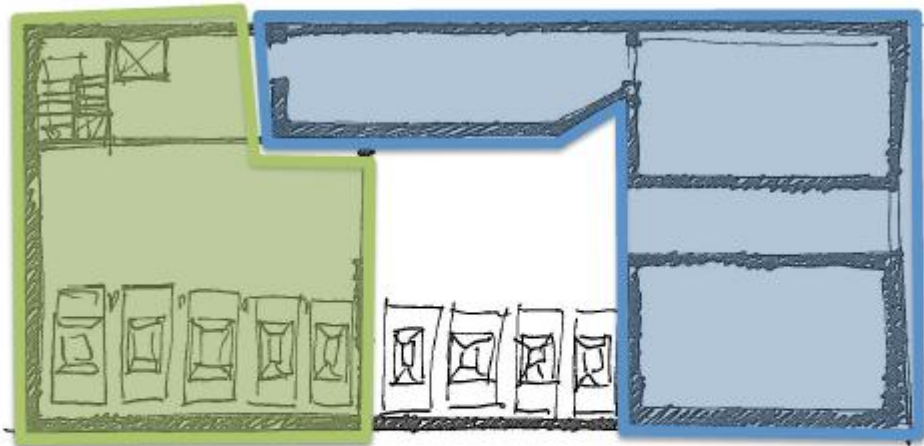
Project visualization



NEW BUILDING



EXISTING BUILDING



NEW BUILDING

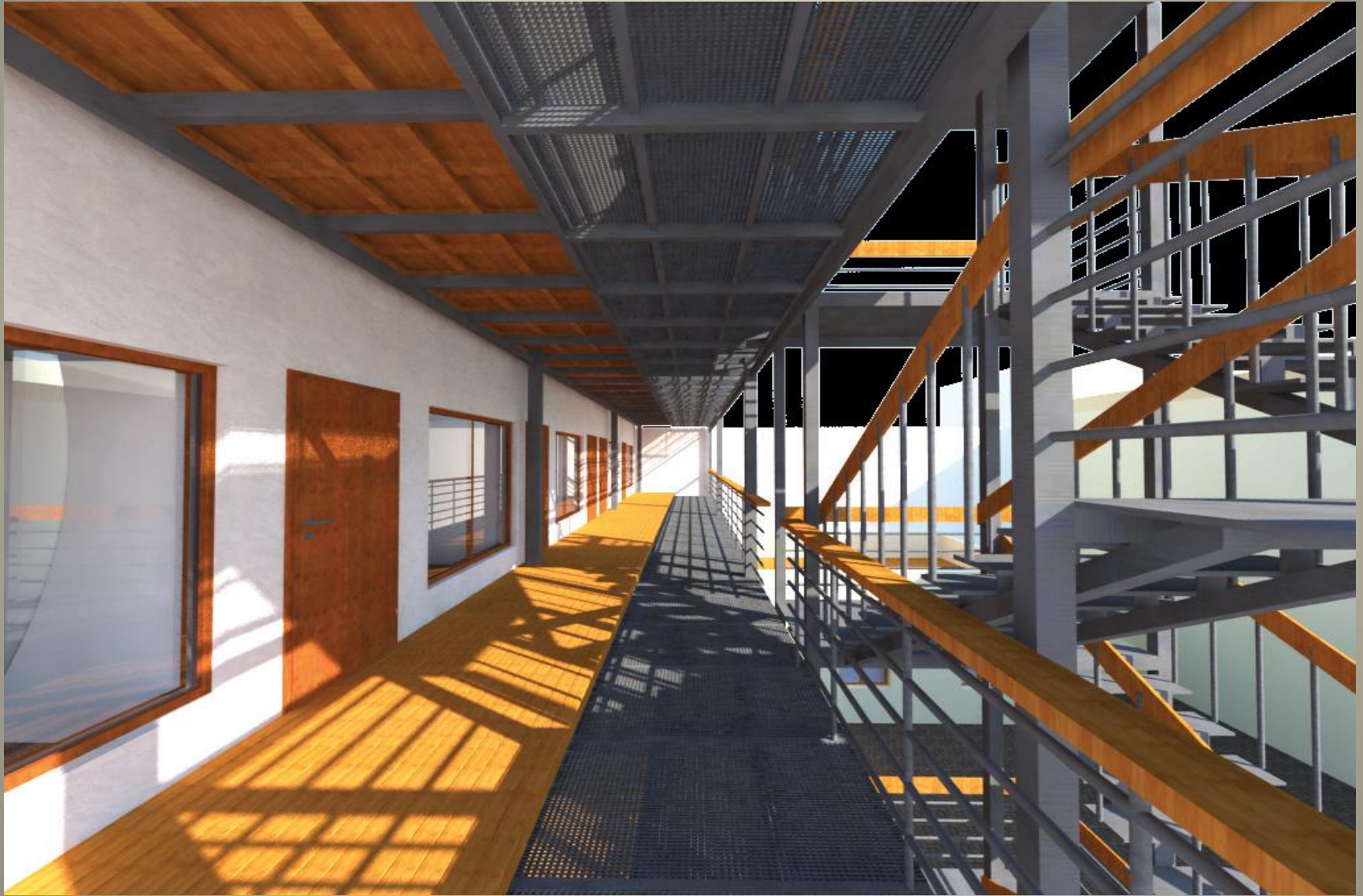


EXISTING BUILDING

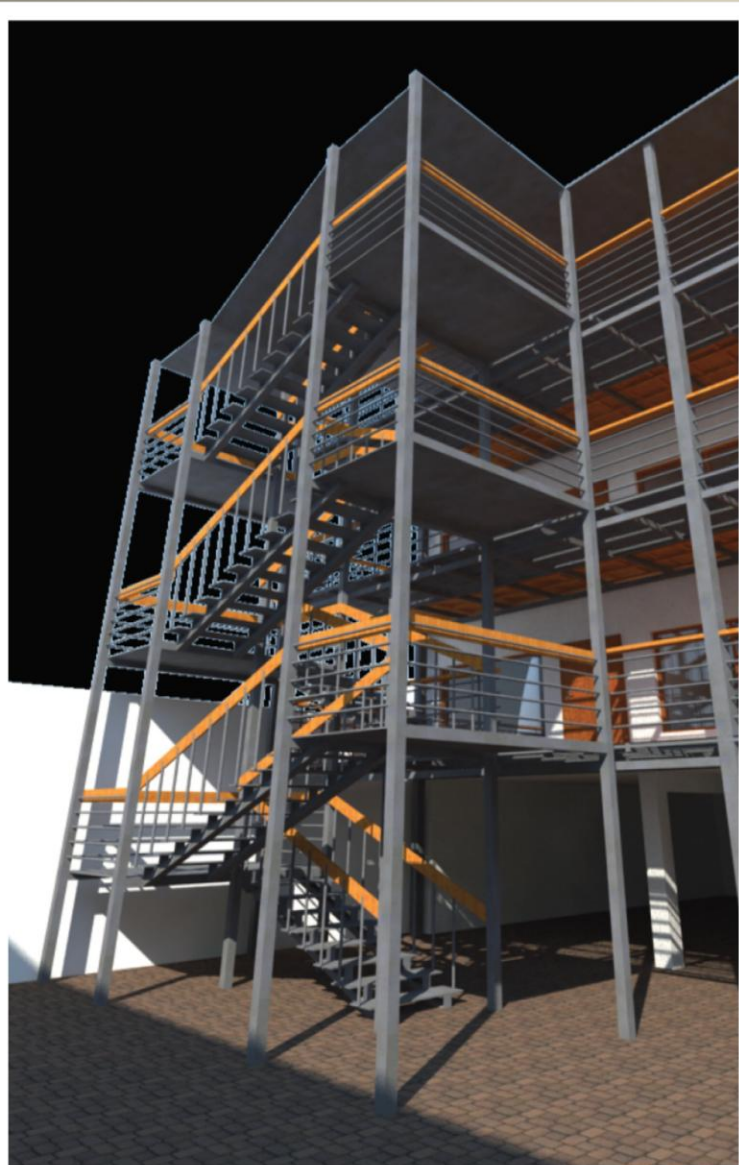
Project visualization



Project visualization



Project visualization



Building Information

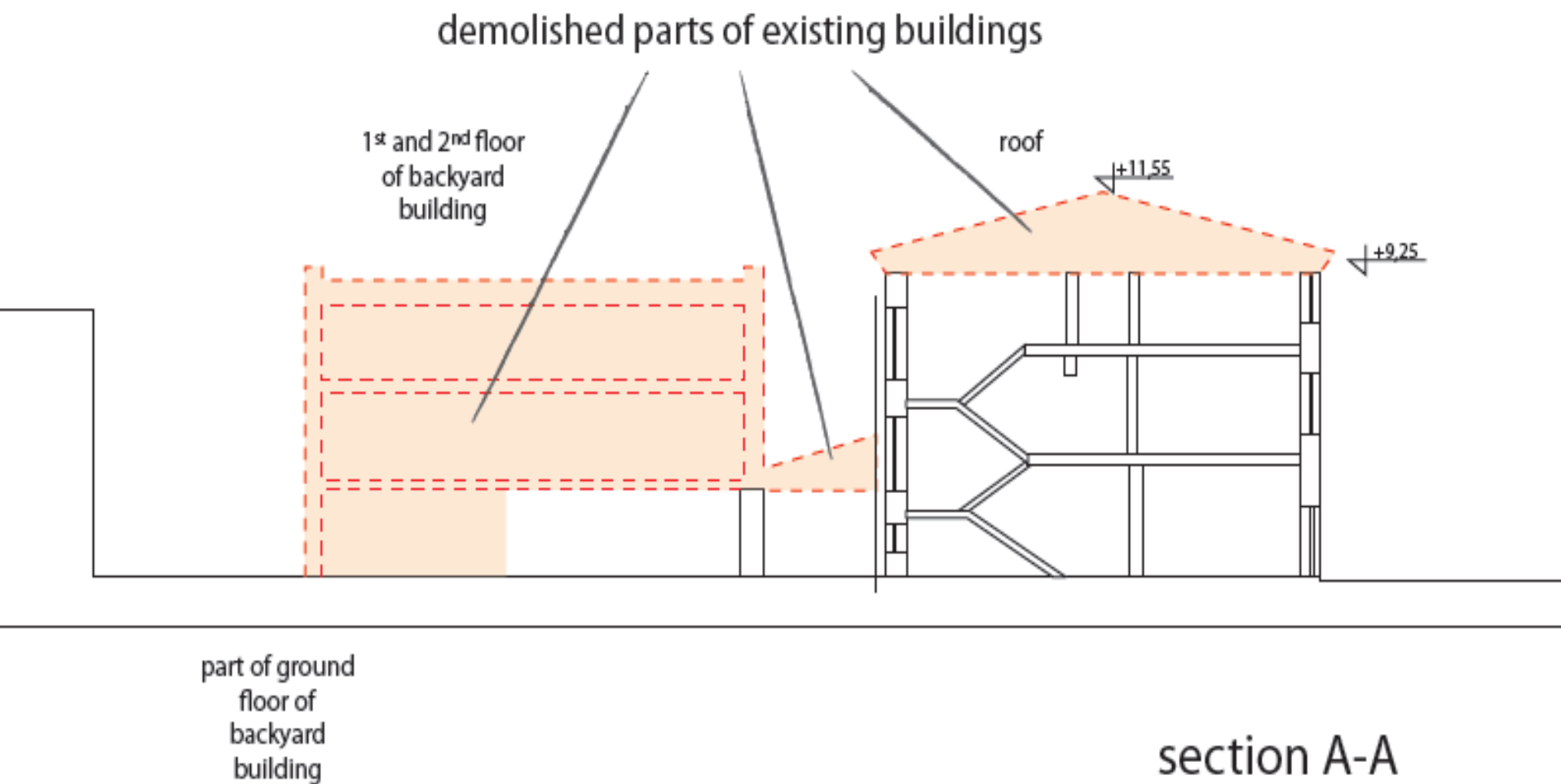
Backside building

number of apartments	15
usable dwelling space	525 m2
garage space	185 m2
parking places in the basement	6
parking places outside	4
private gallery space	93 m2
circulation space	93 m2
estimated construction costs	1.000.000 zl - 1.200.000 zl

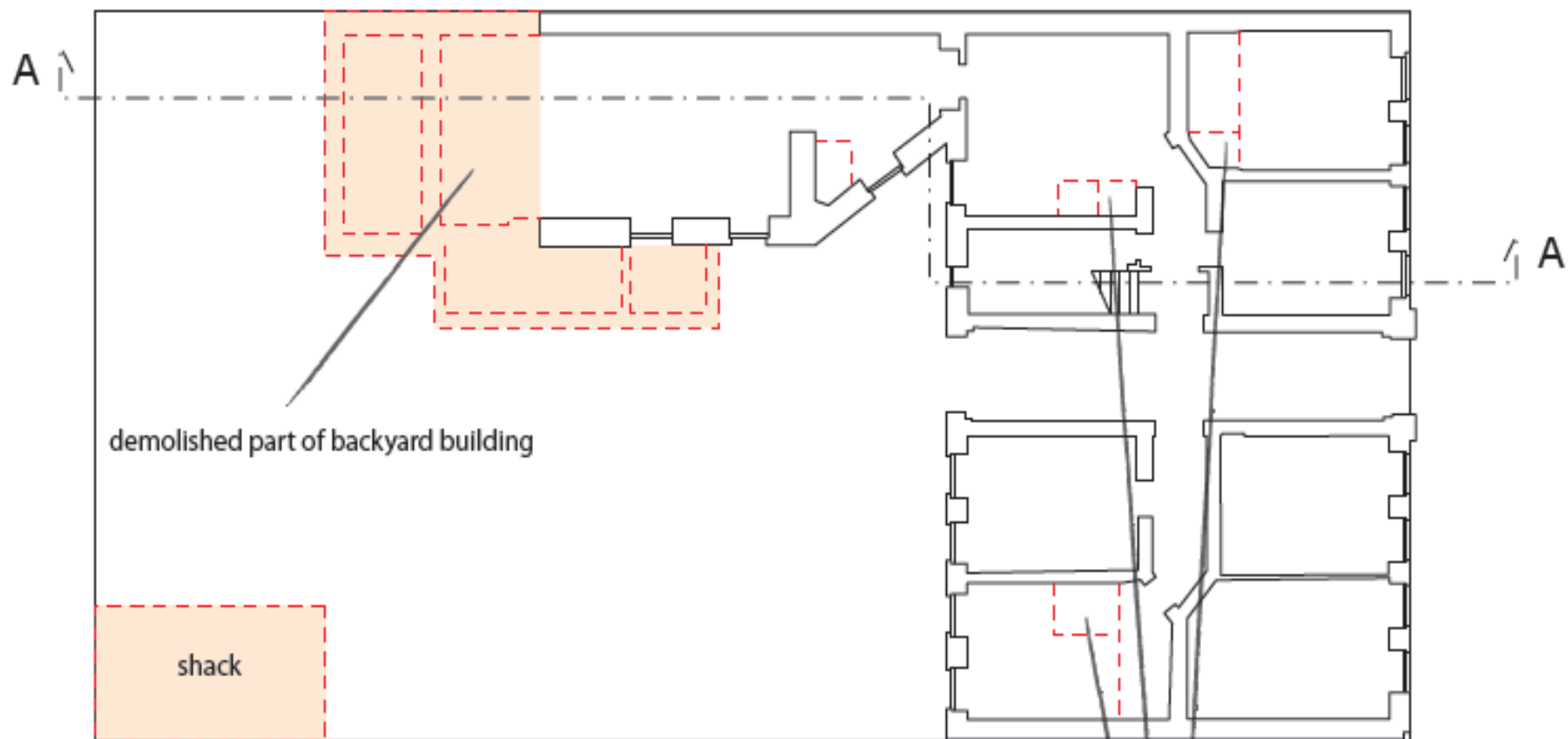
Frontside building

number of apartments	23
usable dwelling space	655 m2
balkony space	39 m2
restaurant	160 m2
offices	50 m2
estimated construction costs	600.000 zl - 1.100.00 zl

demolitions



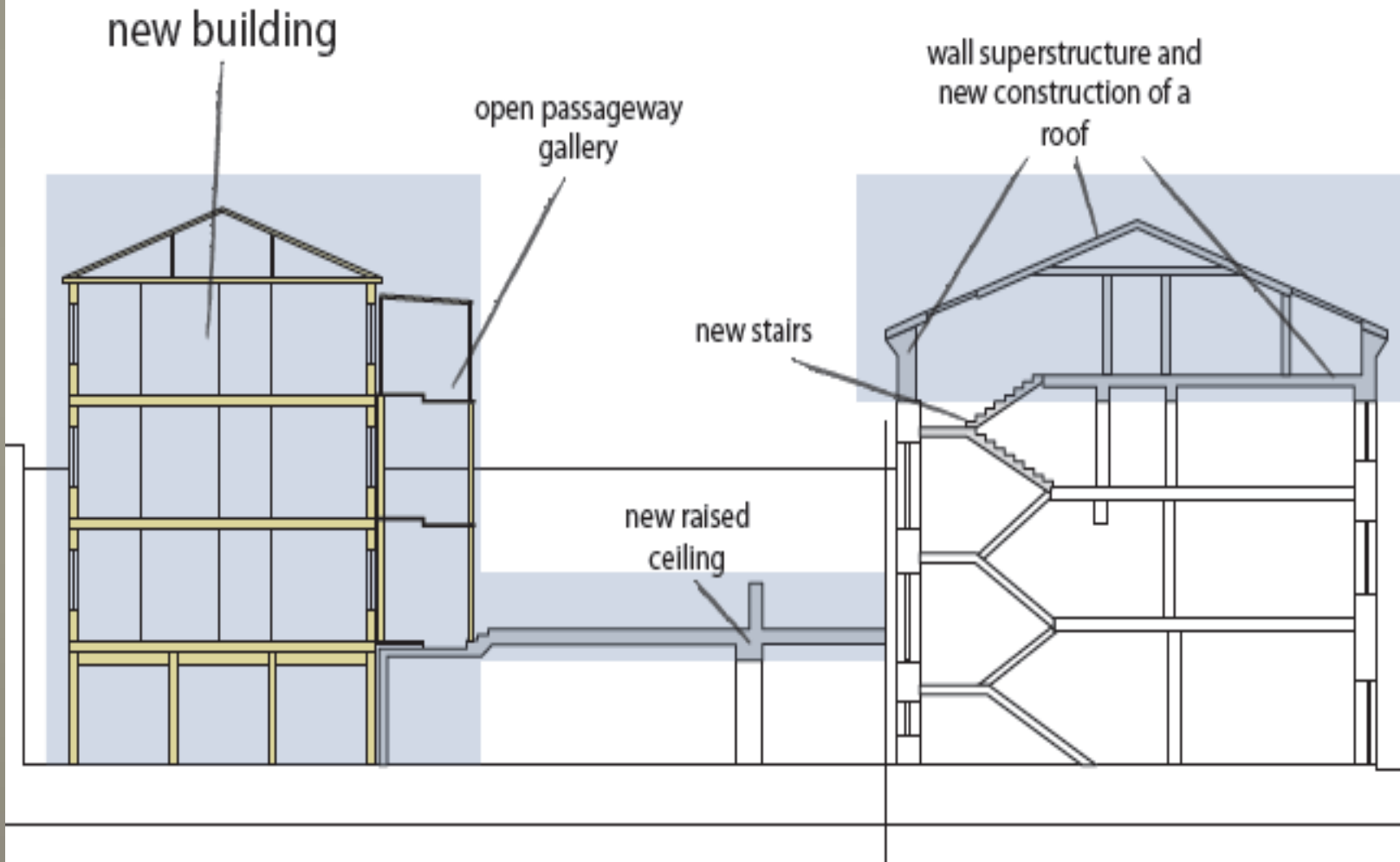
demolitions



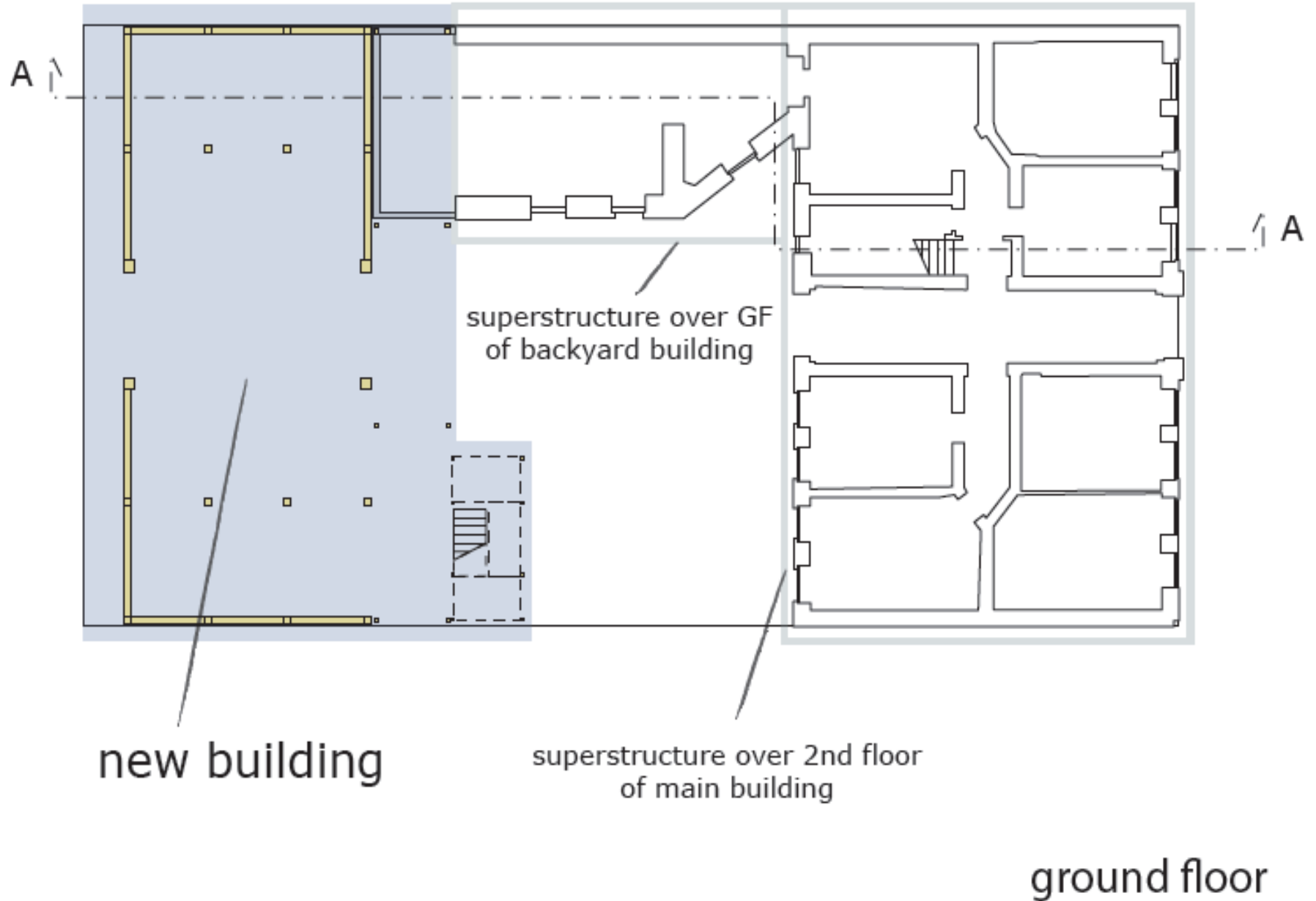
removed partition walls in rooms of
main building (on each floor)

ground floor

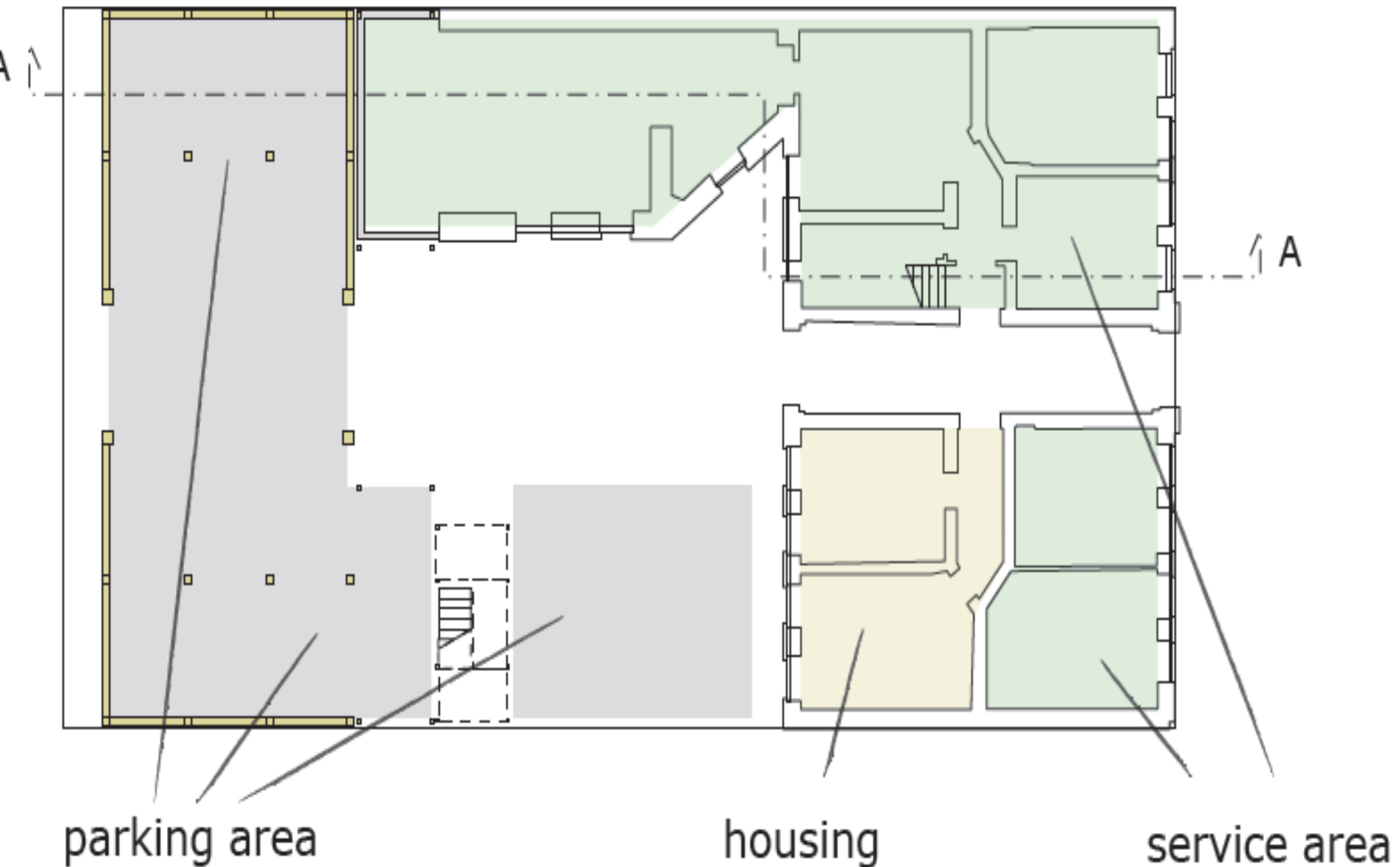
new building and superstructure



new building and superstructure

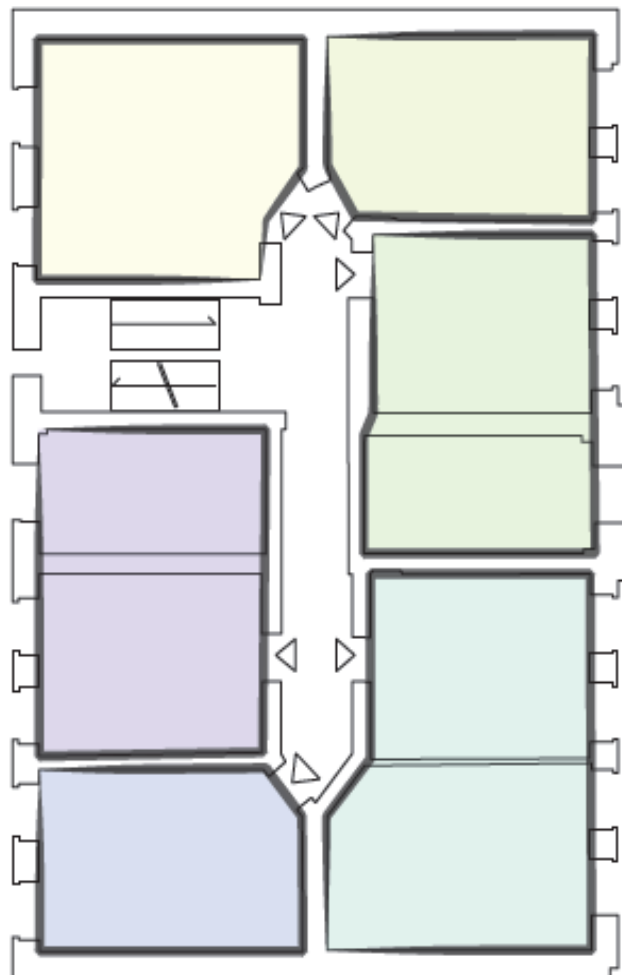


new space management



arrangement of apartments

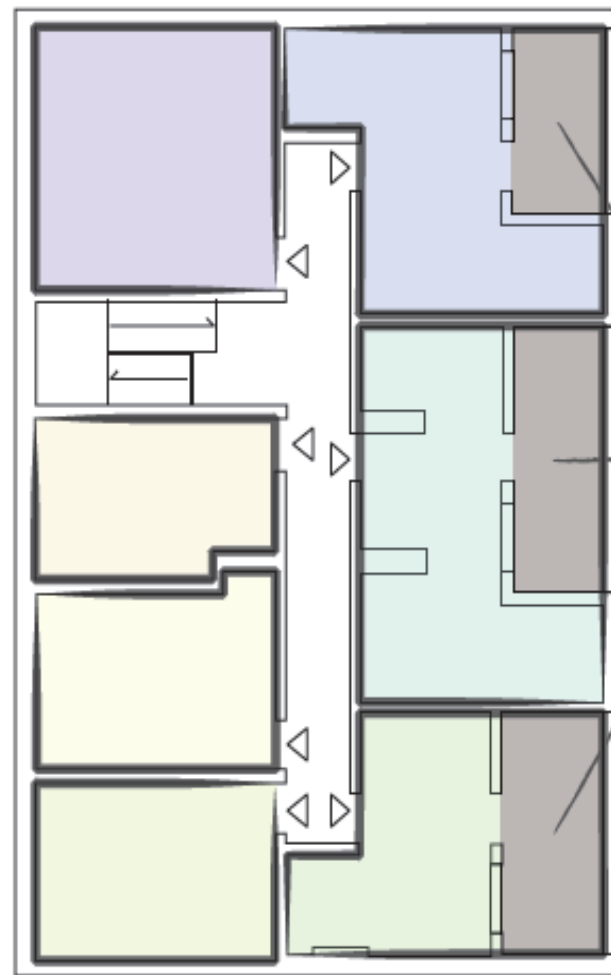
1st and 2nd floor



6 apartments (possible 7 but smaller)

~25 - 45 sqm

attic



7 apartments - 3 with balconies
faced south

~18 - 30 sqm

0 5 10 15

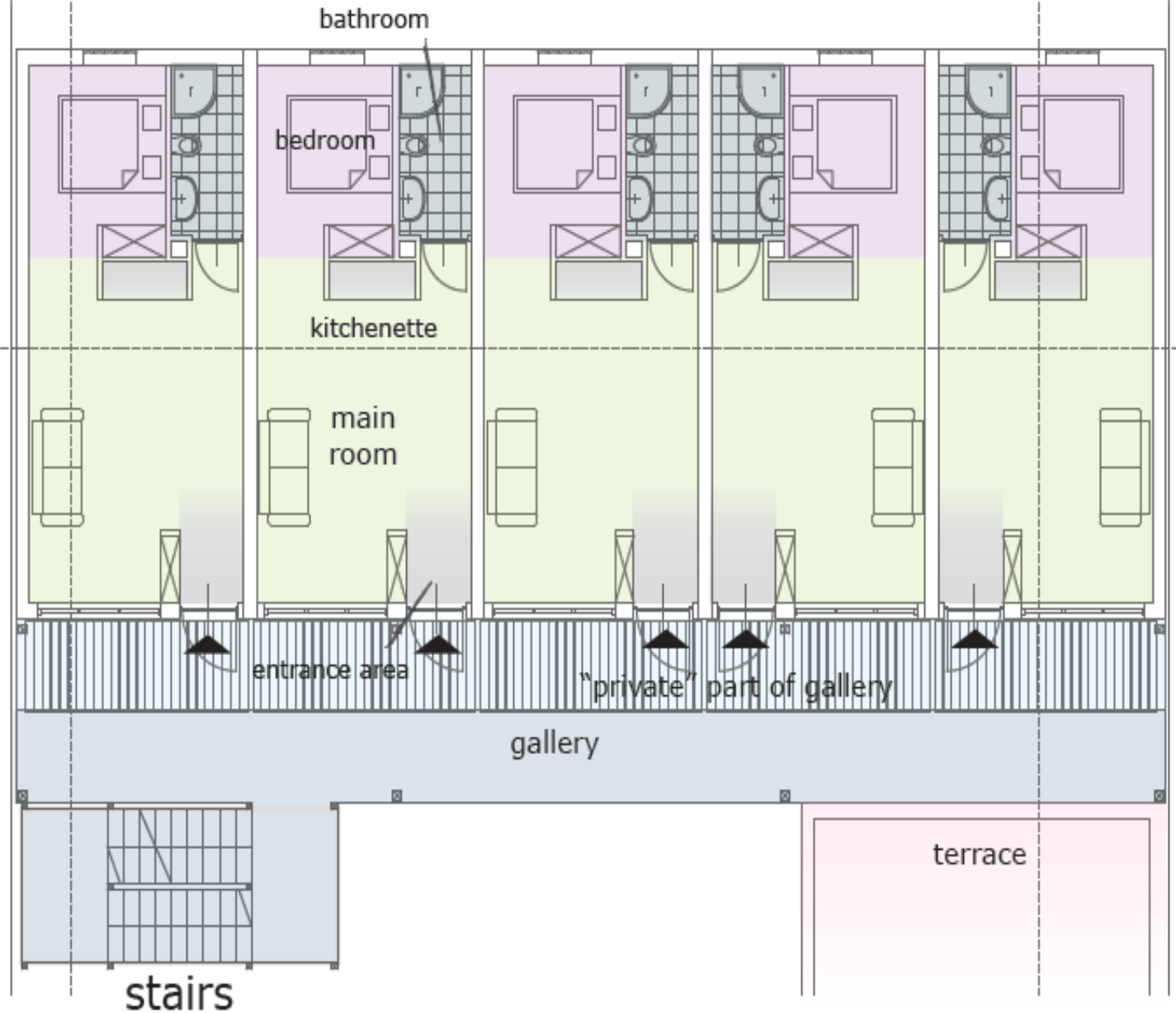
apartments in new building

advantages

- simple construction
- maximum usage of space complying with costs
- 10 parking spaces
- about 35 sqm of open space rooms
- possibility of installing a lift

disadvantages

- gallery - open entrance
- little privacy



Neighborhood :

An additional advantage is the emerging building in the neighborhood. On Nawrot 48 street a new, 5-storey residential building with underground garages is being built. Please note that after the construction of an underground car park on a neighboring plot (directly adjacent), the cost of constructing any building on the site of Nawrot 50 becomes much lower as the neighboring border will have 4m concrete, which will undoubtedly increase the attractiveness of the site. .

Thanks to this, new heating systems on the back of the building will be provided without unnecessary formalities. These connected will be designed in such a way as to ensure the possibility of connecting future buildings on the investment area.

Neighborhood :



Plan a neighboring building



Property Advantages

- Location is in the center of the city.
- As a lot of new companies are moving to Lodz the demand for apartments is high.
- Large usable area
- Various design opportunities
- Good transport accessibility - close to bus and tram stops. Access to main street.
- The legal status of the real estate, no real estate burdens (no entries in sections III and IV of the land and mortgage register).
- Existing design documentation of the building.

The company offers:

- full documentation of the building
- building and plot plans

Price: 1,697,000 PLN

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