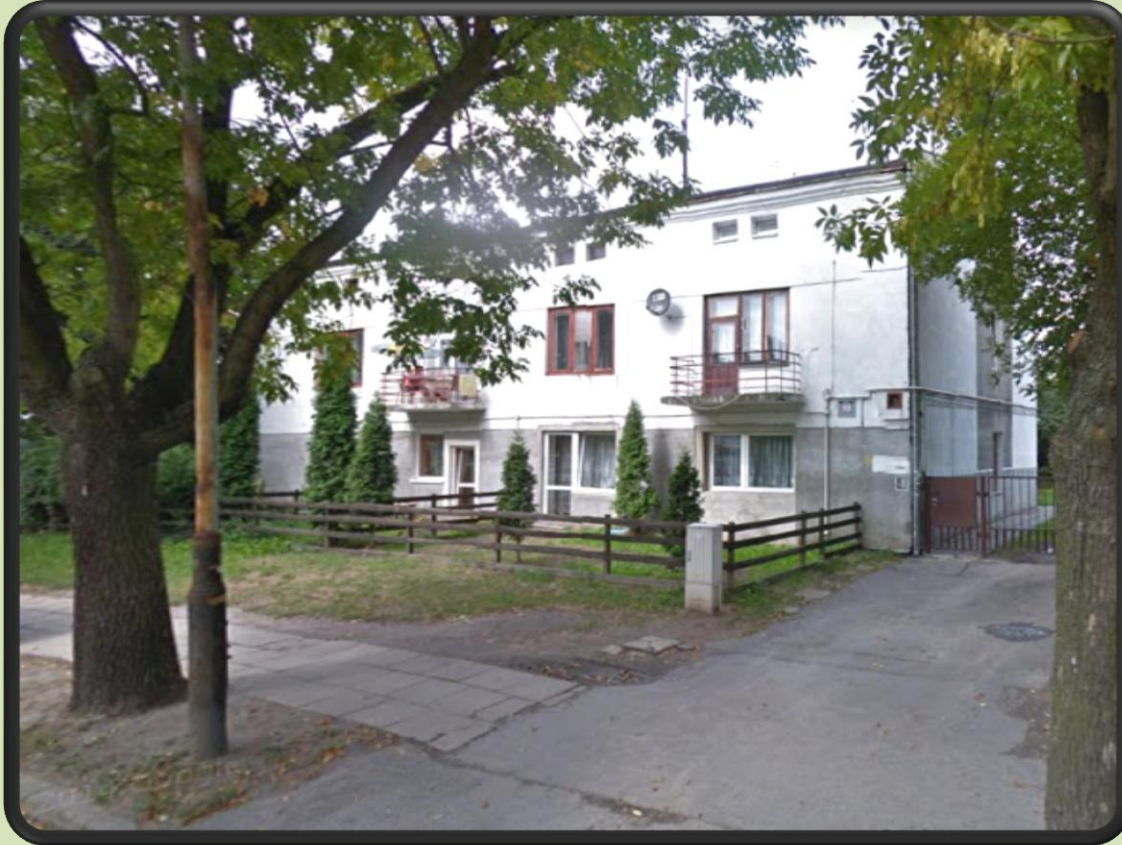


SANOCKA INVESTMENT



**Tenement
house**

Location :

**Łódź (3rd Largest
City in Poland)**

Sanocka 10

Investment offer *Sanocka*.

For sale real estate located in Łódź at Sanocka 10

- At present on the plot there are buildings destined for demolition.
- For the plot was obtained in February 2012 conditions of development for investments consisting of the construction of a medical clinic with a guesthouse and garages in the basement and ground floor



LOCATION OF THE PROPERTY

„Sanocka 10”

The property is located at Sanocka 10 Street. For the property in question by the District Court for Łódź Śródmieście is the Land and Mortgage Register No. LD1M / 00180448/1.

According to the records it is a built-up plot with an area of 791 sq.m.



Near Sanocka 10 :

- Multifamily buildings
- School
- Kindergarten
- Shopping center
- Market
- Hospital „ Copernicus „
- Connection with Fast route the Łódź-Górna

ADVANTAGES OF THE LOCATION

Sanocka 10 Street

Plot of irregular
shape



Current
status



Decision on development conditions

Sanocka 10

According to the decision on building conditions from 2012, the conditions for development of the medical center with the guesthouse and garages in the basement and ground floor areas were determined for the real property.

Other findings:

- Building area indicator - along Sanocka
- Width of the front elevation - to the full width of the parcel
- Height of main front elevation - 5 storeys.

Existing state:

At present, the property is located buildings destined for demolition.



Approximate surface area of Sanocka 10 Street

- Maximum usable floor area of 5 floors - approx. 2250 sq. m.
- Surface outside the building - 400 sq. m.
- Area of the garages - 150 sq. m.
- Number of storeys - 5 storeys
- Maximum usable floor area of the building - approx. 2250 sq. m.

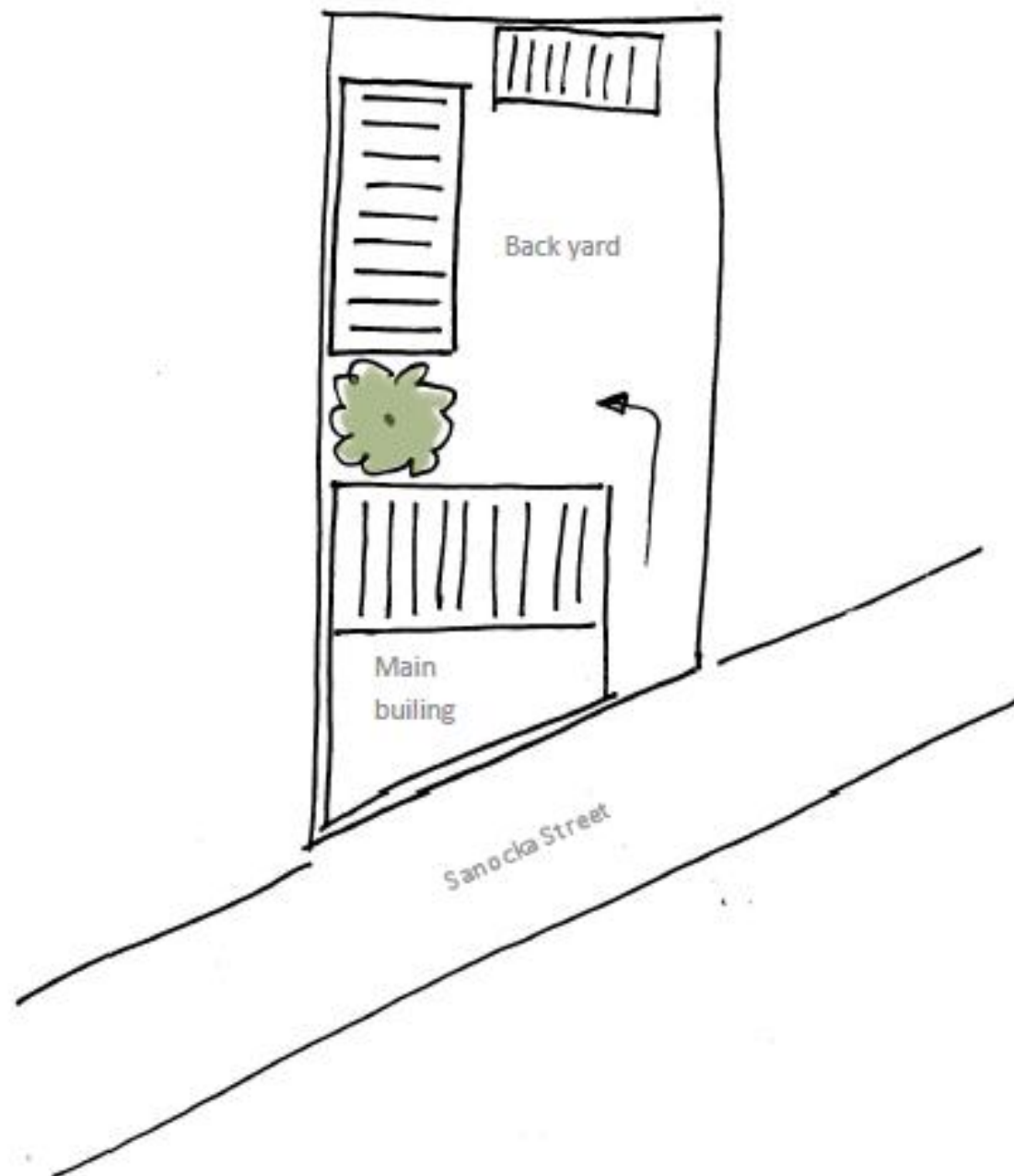
Plans to build a medical clinic with a guesthouse and garages, along with the necessary technical infrastructure



Project visualization

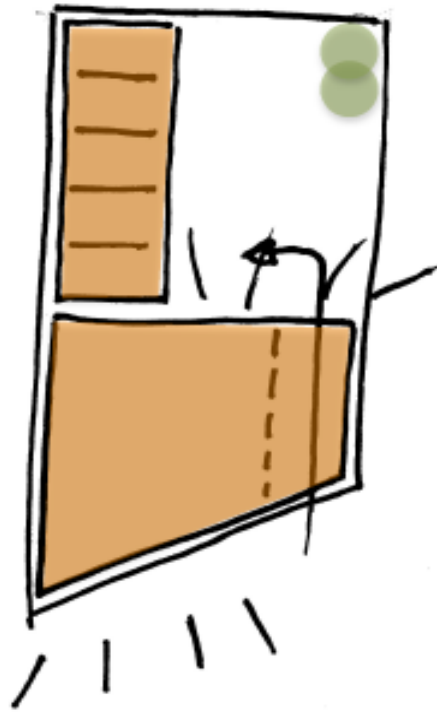


Sanocka Medical Center

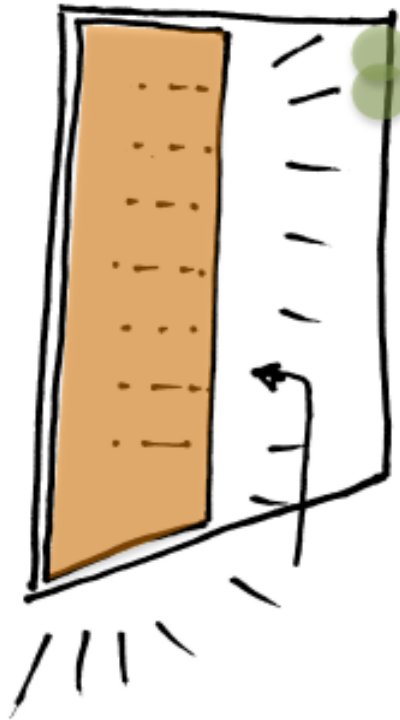


Current situation

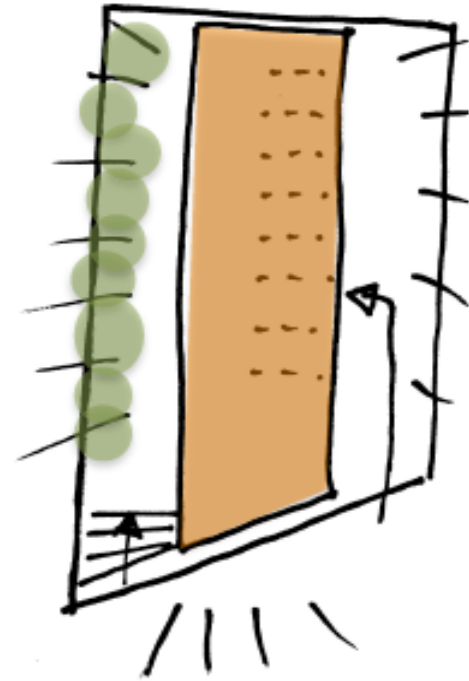
A



B



C

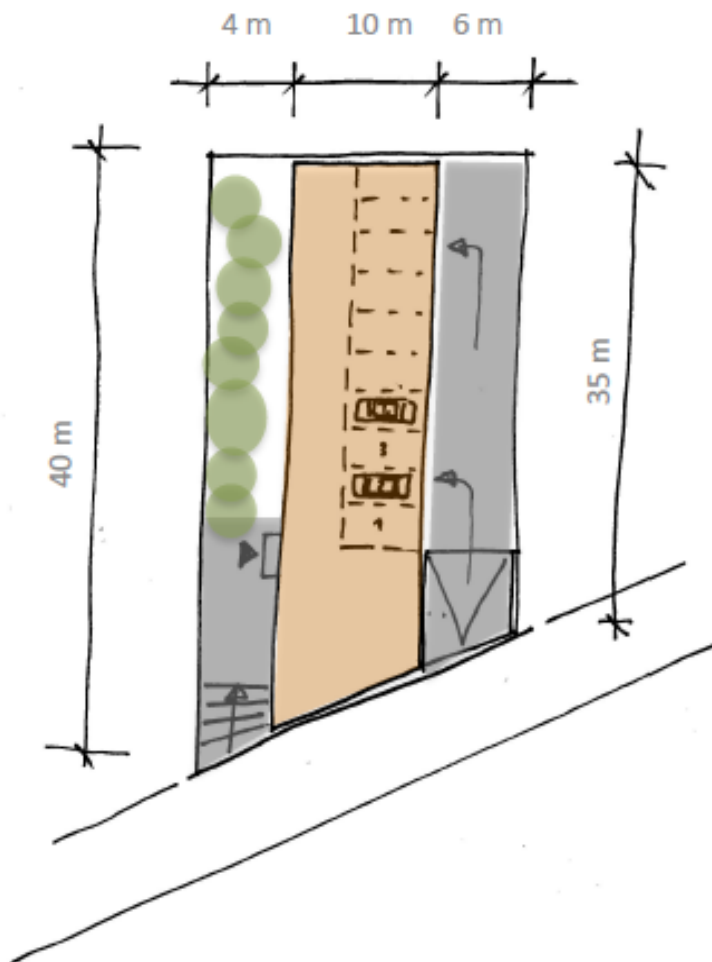


- + large circulation area for cars
- + wide front facade
- limited place for windows
- limited place for green areas
- foundations close to neighbors, subsidence problems
- different building shapes, difficulties with internal circulation

- + large circulation area for cars
- + long site façade for windows
- + simple internal circulation
- windows only on one site
- limited place for green areas
- foundations close to neighbors, subsidence problems

- + long site facades for windows
- + simple internal circulation
- + green area possible
- + no subsidence problems with the neighbors.
- + cars separated from pedestrians
- limited circulation area for cars

possible solutions



SOLUTION C

The solution C seems to be the best one.

The advantages are in the simple shape of the building.

It makes it easier to design the interior.

The size of the rooms can be easily adjusted to the needs of the users.

The parking place underneath the building gives the possibility to install an elevator.

With them it is easy to reach every level of the building.

The splitting of the pedestrians and the cars is safer and gives an opportunity to design green areas.

The building is placed in the middle of the parcel so it is possible to place a room on both sides of the building.

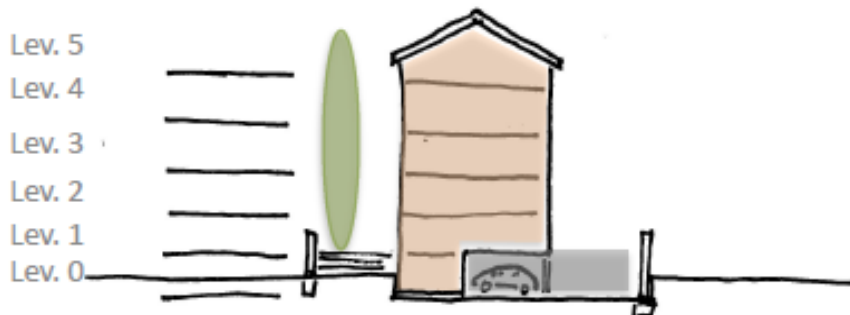
To place the garage half in the ground makes it possible to design up to 5 building levels.

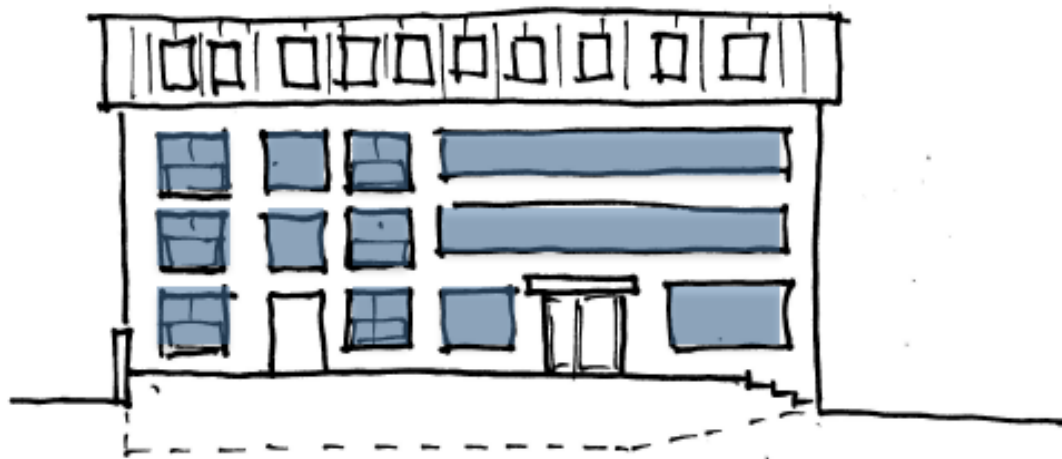
With 5 levels the building has 2.250 m² gross space

With 4 levels the building has 1.875 m² gross space.

With 5 levels around 1.680 m² usable space

With 4 levels around 1.350 m² usable space
and around 10 parking places





SOLUTION C / COSTS

5 levels

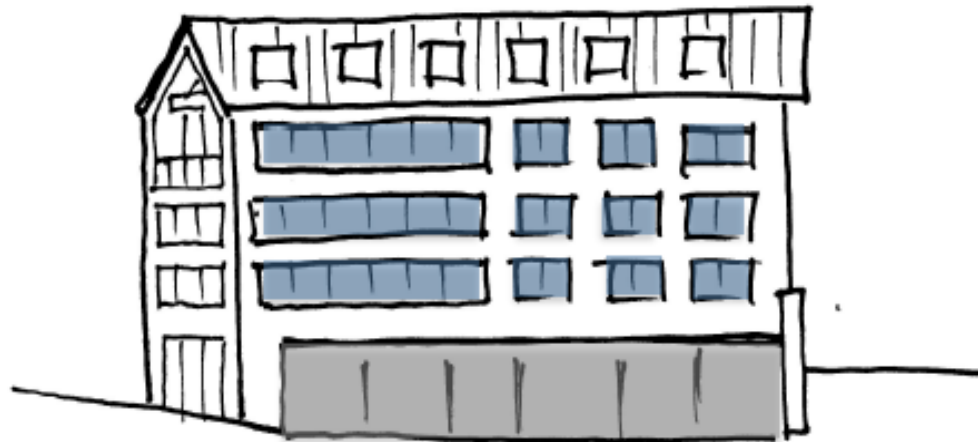
Usable space: $1680 \text{ m}^2 * 2800 \text{ zl/m}^2 = 4.704.000 \text{ zl}$

Garage space: $150 \text{ m}^2 * 1600 \text{ zl/m}^2 = 240.000 \text{ zl}$

Outside space: $400 \text{ m}^2 * 150 \text{ zl/m}^2 = 60.000 \text{ zl}$

Specialized building facilities = 250.000 zl

Total costs 5 levels: 5.254.000 zl



4 levels

Usable space: $1350 \text{ m}^2 * 2800 \text{ zl/m}^2 = 3.780.000 \text{ zl}$

Garage space: $150 \text{ m}^2 * 1600 \text{ zl/m}^2 = 240.000 \text{ zl}$

Outside space: $400 \text{ m}^2 * 150 \text{ zl/m}^2 = 60.000 \text{ zl}$

Specialized building facilities = 250.000 zl

Total costs 4 levels: 4.330.000 zl

side views

The company offers :

- Full documentation of the building
- Building and plot plans
- All the documents on the decision on development conditions

Price: **797,000 PLN**

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