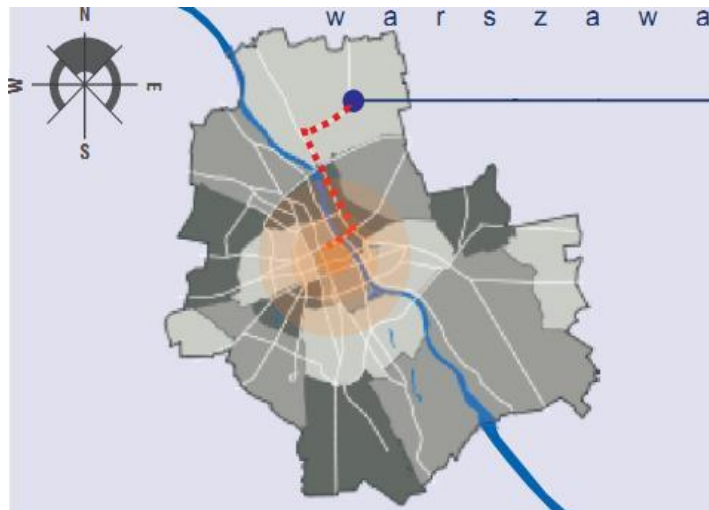


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WARSAW BIAŁOŁĘKA

1.840.000 PLN

DESCRIPTION

- 3 685m² undeveloped plot of land in Warsaw Białoleka
- Existing Master Plan No XLII/552/01
- Allocated residential site with a service designation.
- Attractive Tourist district
- Lighting and infrastructure
- Good communication to the centre of Warsaw through the new North Bridge

DESCRIPTION

This property is a great opportunity to purchase a development plot for sale in Warsaw, district of Białołęka.

The property consists of a 3.685m² vacant plot (no buildings) with a usable area of 2 450m². The plot is located in a relatively quiet part of the District. The area immediately surrounding the site is open and undeveloped with some single-family residential houses. Białołęka is highly regarded and considered to be an up and coming area of Warsaw.

Białołęka is called "Warsaw dormitory" similar to Ursynów.

The main streets in Białołęka district are Modlińska Street which is a part of 61 road to Gdańsk and Toruńska route which is a part of 8 road to Białystok. Białołęka was for many years been characterized by inadequate transport links, a factor which made travelling to the heart of the capital relatively difficult compared to other suburbs.

However, this year the new Maria Skłodowska-Curie Bridge (also known as the North Bridge) was opened, and travel times to the centre have been significantly reduced. The new 795-meter-long bridge, which connects Białołęka on the east bank of the Vistula with Bielany on the west, allows Białołęka residents to cross the river much earlier, providing direct access to the Młociny metro station and thus a much quicker journey to the city centre.

Additionally, there are plans to finish the underground station of the second line Warsaw Underground in Grodzisk area of Białołęka. If the project is approved the underground station would be 4km from the property.

LOCATION

The property is situated in Warsaw Białołęka in the neighbourhood of Zdziarska in cadastral district 4-16-20, plot no 13. The Mortgage Book for the property is held by the District Court for Warsaw Mokotów, VII Department of Mortgage Book, number KW WA3M/00181050/5. According to the development plan for the area of X-71-cz.I plot number 13 precinct 4-16-20 is located within the area described as multifamily housing with low services zone on Projektowana Street 23KL. Accordingly to the land register plot number 13 precinct 4-16-20, Warsaw Wilanów is described as arable land „RV”, permanent pasture „LIV” and ditches “W”.

In the property neighbourhood are detached and terraced houses. The kindergarden is located 3km from the property and 2km - school

DRIVE

The plot is neighbouring with Dudka, Kawki, Kumaka and Zaskrońca Streets which are not built yet but provide tracks to single family houses. Unfortunately, there is no exact route to the plot from Dudka Street, Stanisława Chudoby or Wyszkowska Street. However, according to the land register, there are designated streets Projektowana 23 KL going from Stanisława Chudoby Street and Projektowana 24 KL from Wyszkowska Street which will lead exactly to the plot.

SERVICES

In the neighbourhood there are many new developments single family houses, semi-detached and terraced. There are power lines and gas pipes on Dudka Street, which is closest to the plot and in 2009 a plan was prepared for water and sewage systems on Dudka Street although there are still no dates to begin construction. There has been a series of nearby detached house development supplied with electricity connections.

MASTER PLAN REGULATIONS

According to the development plan for the area X-71-cz.I plot number 13 precinct 4-16-20 is located within the area described as multifamily housing with low services zone on Projektowana Street 23 KL.

MASTERPLAN REGULATIONS FOR ONE-FAMILY HOUSING ESTATE

- At least 40% of area must be biologically active
- Maximum height of buildings: 2,5 storey
- Minimum amount of parking places: 1 place/ 60m²
- Usable area
 - 5m from local roads
 - 5m from the edge of draining ditch

MASTERPLAN REGULATIONS FOR MULTI-FAMILY HOUSING ESTATE

- At least 40% of area must be biologically active
- Maximum height of buildings: 12 m from ground level (3,5 storey)
- Minimum amount of parking places: 1 place/flat but not less than 1 place/ 60m²
- Usable area
 - 5m from local roads
 - 5m from the edge of draining ditch

POSSIBLE DEVELOPMENT

The Selling Agent has variants of the plot development for one- and multi-family estate. Details and plans available from the Agent.

SALE PROCESS

The property is to be sold by Private contract in the form of a Notary Act. It is anticipated a Preliminary Contract will be signed with 20% nonreturnable down payment following by a final contract one month thereafter.

OWNERSHIP

The property is offered as a full ownership after fulfilling all formal sale proceedings.

VIEWING

Prospective Purchasers are kindly asked to contact Brown & Co for further information.

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