

## Commercial plot 4000 m<sup>2</sup> Rybitwy.



 **KRAKÓW**  
Rybitwy



Size  
4000.00 m<sup>2</sup>

**Mint Property is pleased to present a commercial plot with a building permit in Krakow: Rybitwy.**

Plot with a building permit on Rybitwy Street, Podgórze.

Total area: approx. 4000 m<sup>2</sup>

Development options (MPZP):

- Commercial development: offices, warehouses, wholesale and retail,
- logistics centers, hotels, restaurants
- Maximum development intensity: 75%
- Minimum biologically active area: 25%
- Maximum building height: 20 m

**From the development concept:**

- Warehouse area: approx. 1,700 m<sup>2</sup>, 1 floor
- Office area: approx. 1,500 m<sup>2</sup>, up to 5 floors
- Planned maneuvering area for trucks and 28 parking spaces

**Lokalizacja:**

The property is located in a strategic, dynamically developing part of Krakow, near numerous companies, warehouses, and manufacturing plants. The area offers excellent access to the city's main thoroughfares, including the S7 expressway and the A4 motorway. Current access to the plot is from Albatrosów Street, while a new exit is planned directly from Rybitwy Street, which will significantly increase the property's visibility and accessibility.

**Cena:**

**Plot price: PLN 5 200 000 net**

**Please contact me and arrange a viewing of the property.**

**Dane agenta:**

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