

## Building plot | Półanki | 650 m<sup>2</sup> | utilities

Price

**649 000 zł**

998 zł/m<sup>2</sup>

**Mint Property is pleased to present a 650 m<sup>2</sup> building plot located on Rączna Street in Krakow, Rybitwy District.**

**This offer is available only at our office.**

**The plot is located on the main road, near the intersection of Półanki and Rączna Streets in Krakow.**

**All utilities are located on the plot itself.**

Approximate plot dimensions: 17m x 44m. The plot is fully buildable and fenced.

Accompanying detached, semi-detached, or terraced houses.

Permissible area ratio: 30%

Biologically active area ratio: 70%

For new and rebuilt residential and commercial buildings, gable or multi-pitched roofs with a slope angle of 30°-45° are recommended; provided that uniform roof geometry is used for semi-detached and terraced houses. Flat roofs are permitted, subject to the provisions of point 1. 12. When locating a building in the immediate vicinity of existing buildings with this roof type, the height of newly constructed, expanded, or added buildings must not exceed:

- a) 11 m for residential and commercial buildings,
- b) 6 m for outbuildings and garages;

Properties located in the first line of development with direct access to a public road and all utilities available on the road: water, sewer, electricity, gas, and fiber optic. Single-family homes are located in the immediate vicinity. The plot is fenced. The terrain is flat.

### Lokalizacja:

- Grocery store - 110m
- Petrol station - 300m
- Bus stop - 300m
- Primary school and kindergarten - 1 km
- Retail park (Biedronka, Dealz, Tedi, Apteka, Awitex, McDonald's,
- Burger King) - 2 km
- Main Market Square - 8 km
- Mały Płaszów bus and tram terminus and P+R - 2 km
- Excellent access to the S7 expressway - 3 km, A4 motorway - 5.9 km
- Planned new Mały Płaszów-Złocień tram line

### Cena:

### Plot price:

**Dane agenta:**  
Tomasz Szerment



574744044



tomasz.szerment@mintproperty.pl



**KRAKÓW**  
Półanki



Size

650.00 m<sup>2</sup>

**KRAKÓW**  
ul. Grzegórzecka 67h/174  
31-559 Kraków  
784 688 225

**RZESZÓW**  
Al. mjr. Wacława Kopisto 8 a/59  
35-315 Rzeszów  
794 143 794

**DĘBICA**  
Rynek 21  
39-200 Dębica  
535 158 662