

HELLO, WE ARE NHOOOD POLAND

LAND ADVISORY SOSNOWIEC

OCTOBER 2024

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HELLO, WE ARE NHOOD

As a real estate operator, Nhood creates, activates and transforms real estate assets across all classes, from retail, housing, offices, and logistics to mixed-use, while contributing to a new urban vision.

We bring together the main business areas of real estate with solutions to support public and private property owners, as well as companies and brands, in creating value for their assets.

Inspired by the **15-Minute City** and working with territory expertise in each country or city, we make sure your projects and the neighbourhoods they are part of work for the common good.

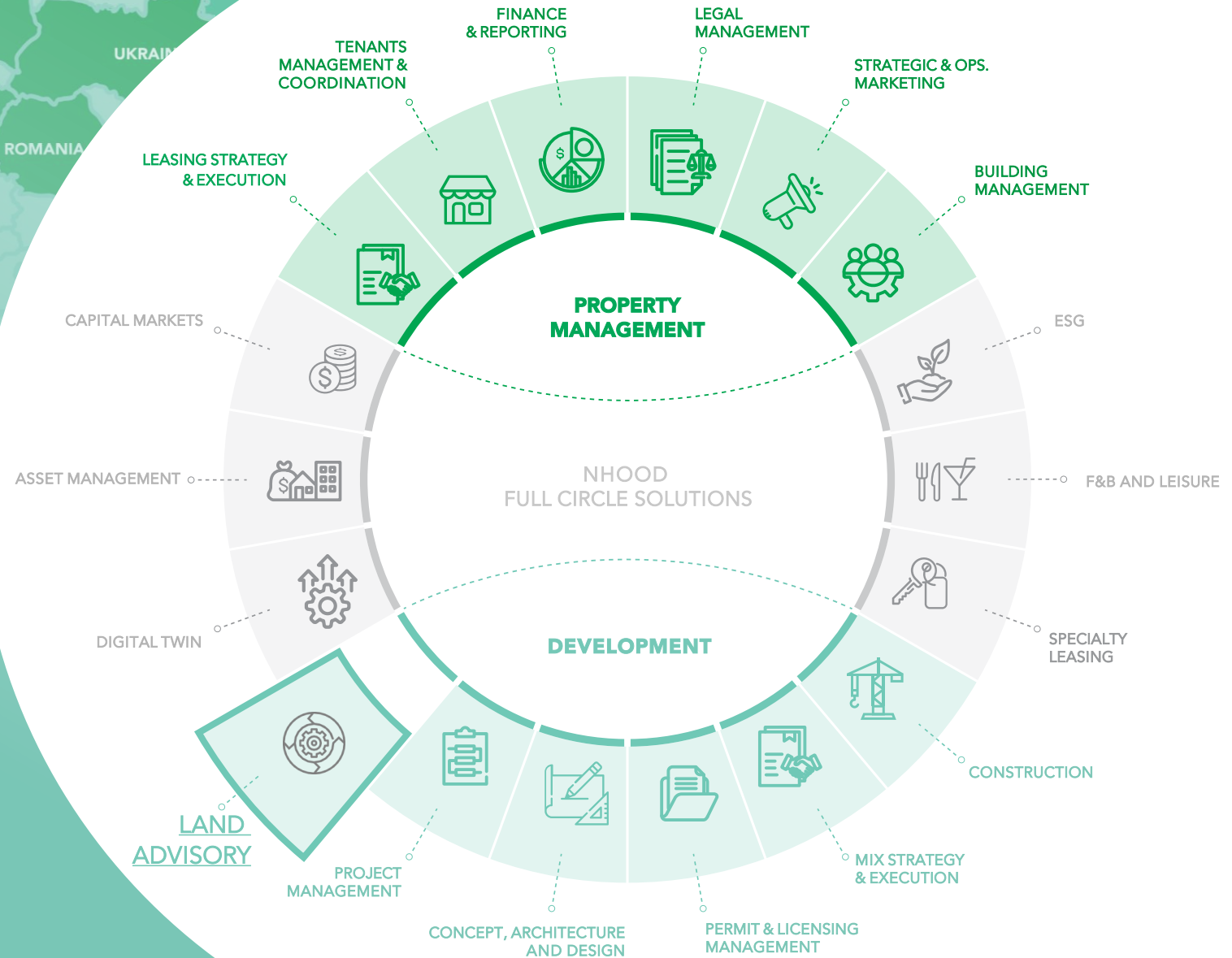


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SOSNOWIEC

GENERAL INFORMATION



91 sqkm

Area of Sosnowiec



187 115

Residents



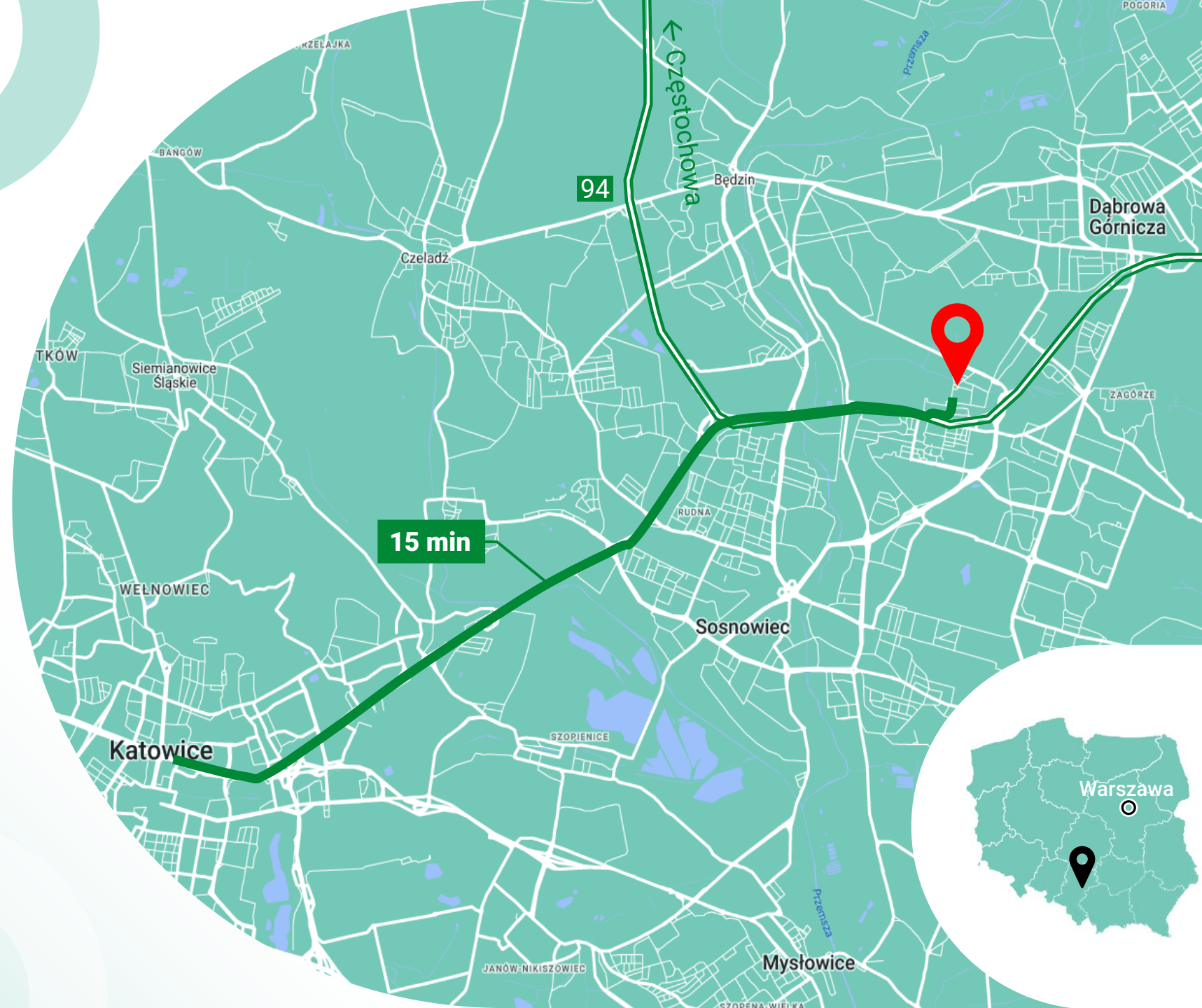
6 973 pln

Average salary



5,5 %

Unemployment rate



Source: stat.gov.pl

4 From 2023

3,38 ha

A

B

1,01 ha

4,66 ha

C

D

1,83 ha

0,34 ha



SOSNOWIEC

NEARBY LOCATIONS



108 835 sqm

Total plot area



4

Number of plots



Plots
boundry



Future
Development



Hypermarket



DIY
Store



RTV AGD
Store



Furniture
Store



Petrol
Station



Car
Dealership



Sports
Shop





Planing Status

Resolution No. 233/XIX/03 of the City Council in Sosnowiec of 18 December 2003 amending the local spatial development plan for the area covering the "Środula-Północ" area, located north of the DK 94 road to the city limits - Resolution No. 321/XX/2012 of the City Council in Sosnowiec of 29 February 2012 - the latest amendment



Plot usage

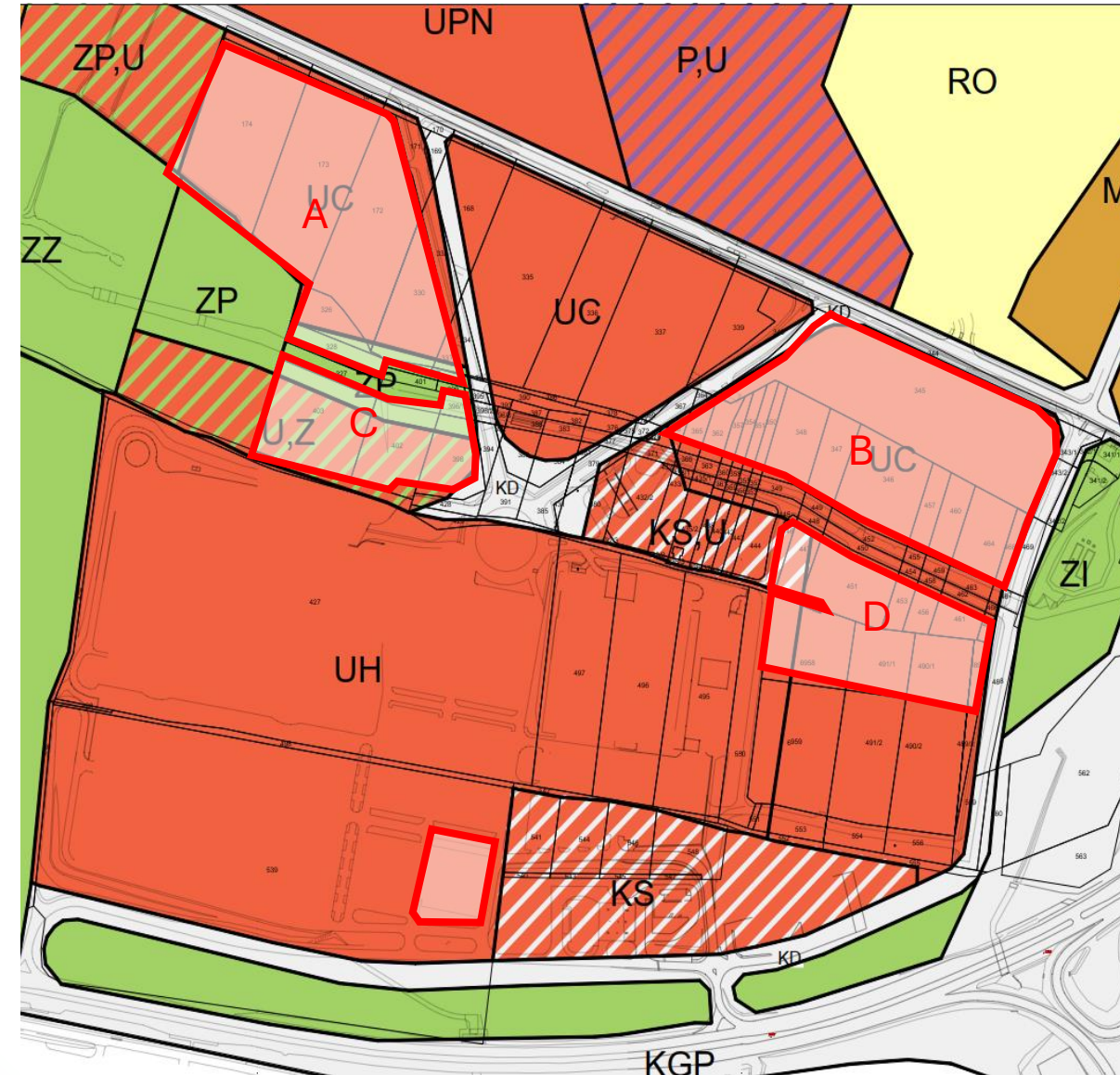
V56 UC, V57 UC: service areas: trade, catering, administration, sports, culture and entertainment;
V59 UC: service areas: trade, catering, administration, sports;
V61 Uhw: service areas: trade, catering;
V55 U,Z: service areas and accompanying greenery;
V60 KS, U: Areas of communication facilities and devices and services, catering, entertainment

Additional designation: **V56 UC, V57 UC, V59 UC:** access roads, parking lots, pedestrian areas, landscaped greenery, elements of technical infrastructure networks and devices;

V61 Uhw: administration services, warehouses, parking lots, access roads, pedestrian areas, landscaped greenery, elements of technical infrastructure networks and devices;

V55 U,Z: access roads, pedestrian and roadway areas, bicycle paths, elements of small architecture, elements of technical infrastructure networks and devices

V60 KS, U: access roads, parking lots, landscaped greenery, elements of technical infrastructure networks and devices, communication infrastructure devices





Limitations

Restrictions related to the Zagórski stream;

V56 UC, V57 UC, V59 UC: creation of blind walls or open delivery yards from the side of Sokolska Street, Realization of parking areas exceeding 50% of the plot area geodetically designated for a specific investment (depending on the terrain);

V61 UHw: location of residential development, temporary facilities;

V55 U,Z: construction of a facility with a height exceeding 8 m above ground level and a development area exceeding 800 m², location of temporary facilities;

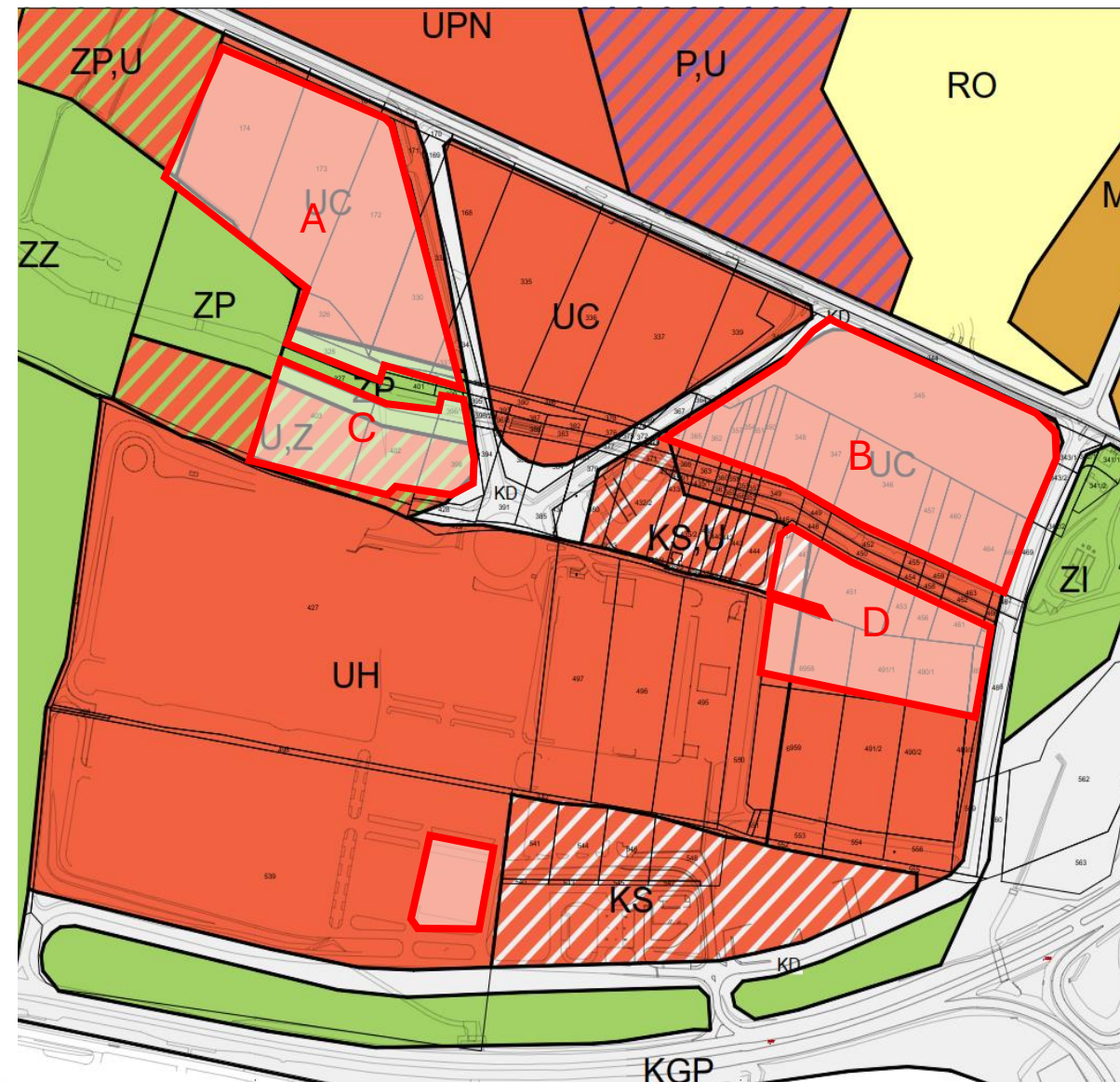
V60 KS,U: construction of parking areas exceeding 40% of the entire area, location of residential facilities

- Building footprint max (%) – none
- Green area min (%) – 15
- Density max – none
- Height max – 16m



Road infrastructure

Access to the plots form Sokolosa Street from north and from road no. 94 from south.



CONTACT US

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