

HELLO, WE ARE NHOOD POLAND

LAND ADVISORY BRONOWICE

SEPTEMBER 2024

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nhood
NEW LIVING
MOOD

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.

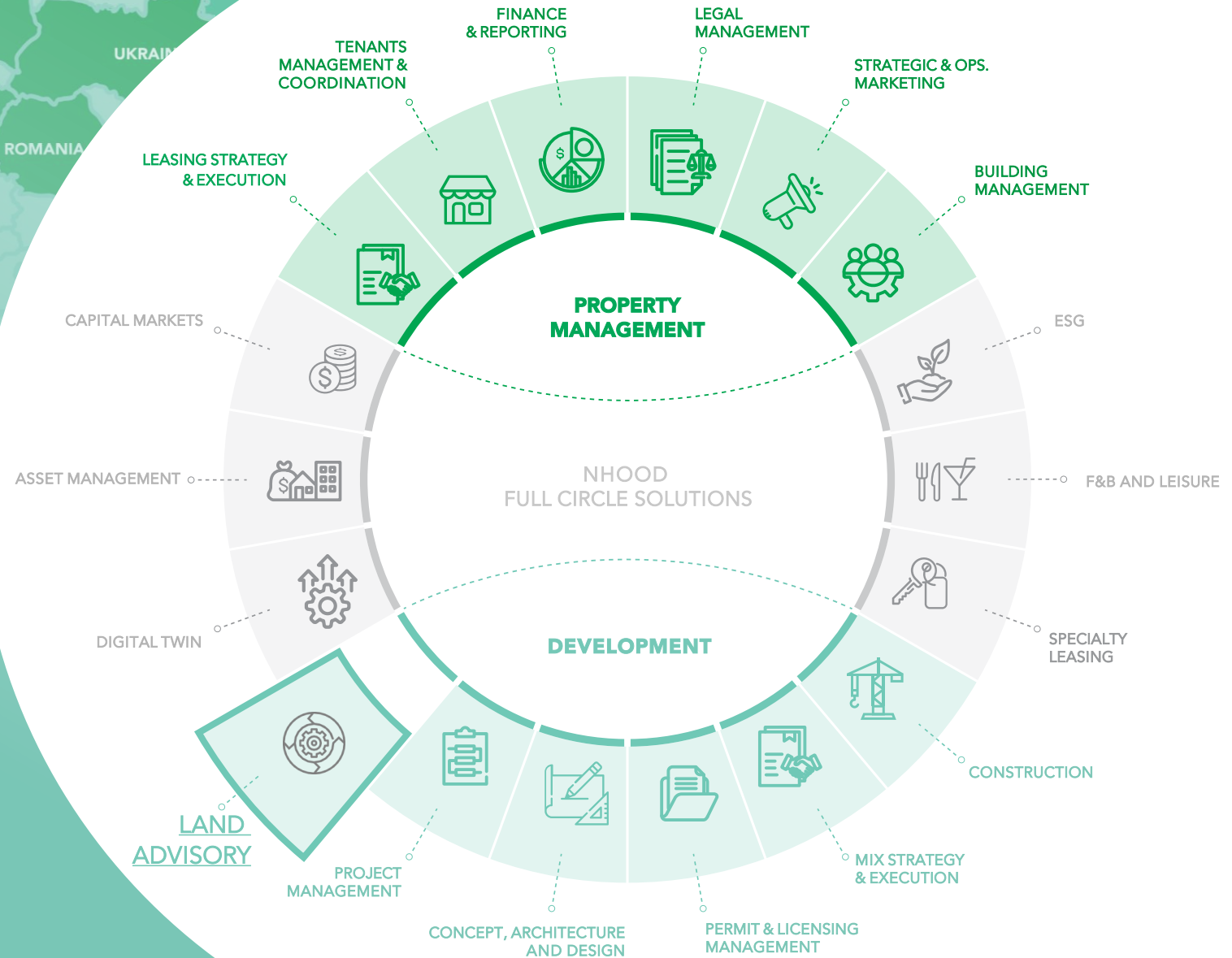


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KRAKÓW BRONOWICE

GENERAL INFORMATION



327 sqkm
Area of Kraków



766 683
Residents



7 252 pln
Average salary

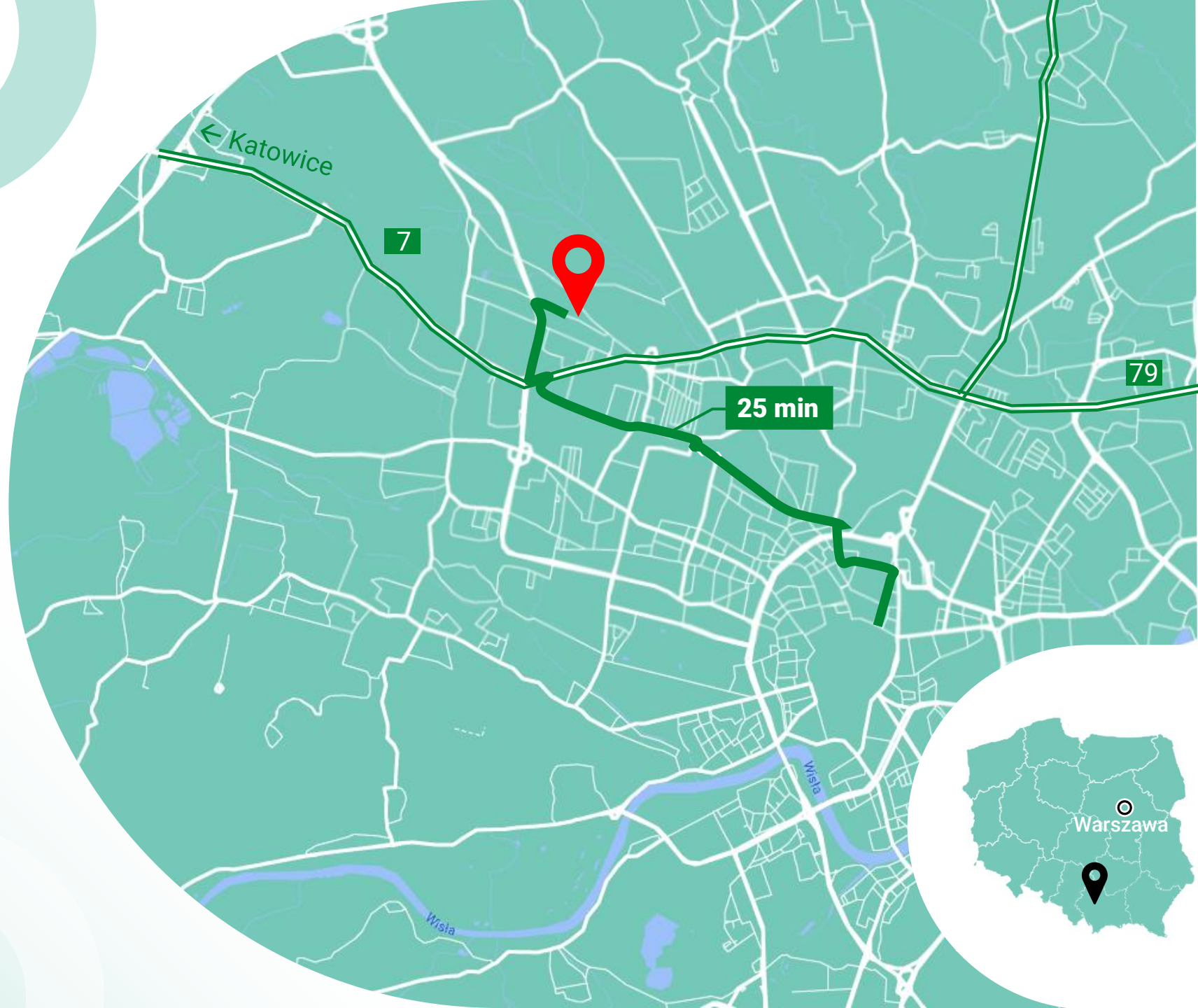


1,8 %
Unemployment rate

Source: stat.gov.pl

4

From 2023



KRAKÓW BRONOWICE

NEARBY LOCATIONS



42 600 sqm

Total Plot area



1

Number of plots



Plot border



Hypermarket



Car dealer



Private Clinic



DIY shop



Gas station



Furniture shop



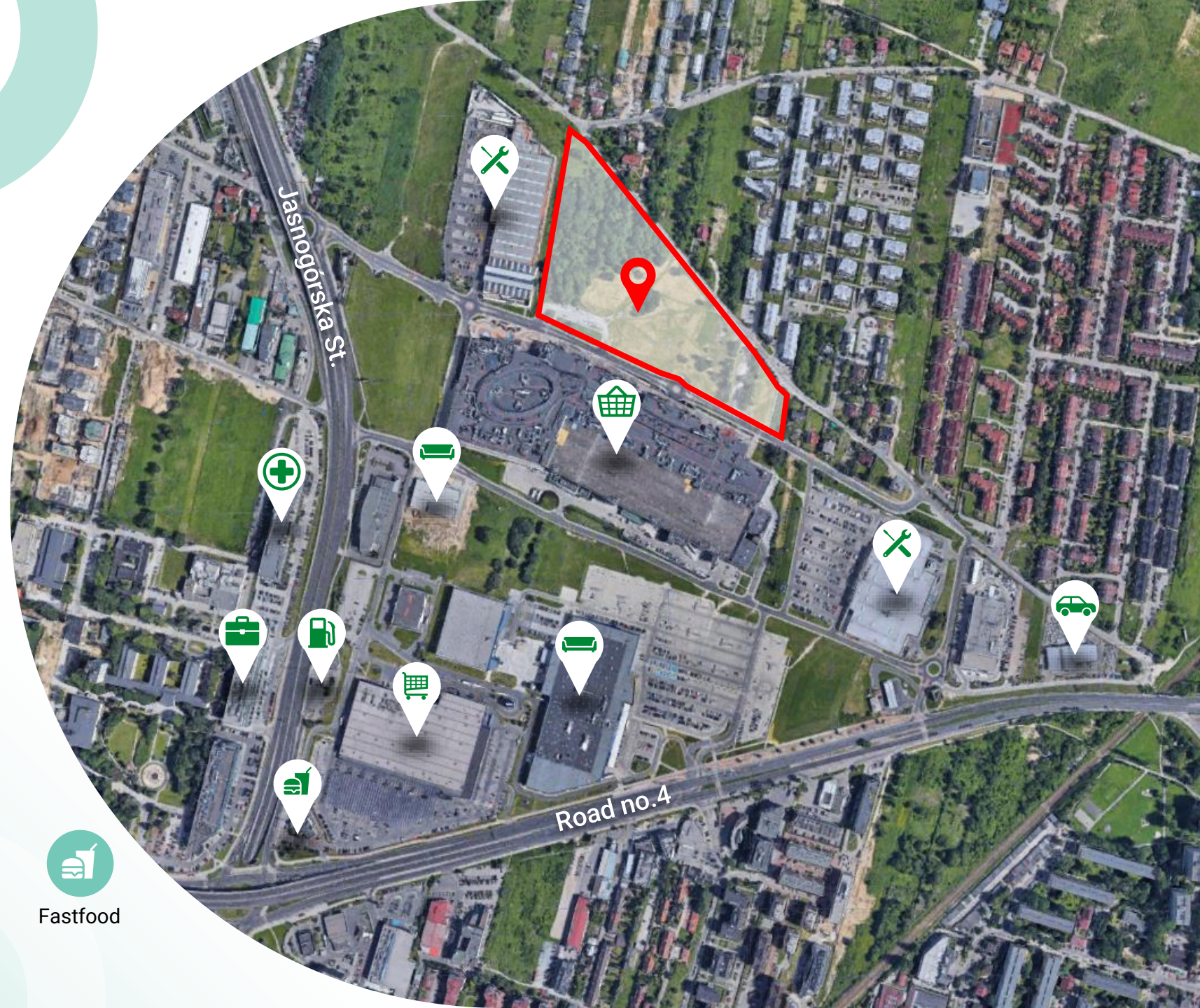
Shopping Mall



Office building



Fastfood



KRAKÓW BRONOWICE

SITE VIEW

42 600 sqm

Stawowa St.

Chechońskiego St.



KRAKÓW BRONOWICE

DEVELOPMENT CAPACITY CONCEPT

Residential



42 600 sqm

Total plot area

Development Capacity	Master plan		Presented Concept	
	%	m2	%	m2
Building area	none	-	18	7 847
Density	0,6-3,0	-	0,9	47 767
Green zone min	20%	-	48%	20 637
Car places	-	-	Depends if theres underground parking	



KRAKÓW BRONOWICE

DEVELOPEMENT CONCEPT VIEW

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MASTER PLAN



Planing Status

RESOLUTION NO. LV/1525/21 OF THE KRAKOW CITY COUNCIL of 7 April 2021 on the adoption of the local spatial development plan for the area of "Bronowice - Service Concentration Area".



Plot usage

UC/U.3 area designated for the development of large-scale commercial facilities with a sales area exceeding 2,000 m² or service buildings,

ZP.2: area designated for a publicly accessible park



Limitations

UC/U.3: ban on locating petrol stations, maximum building height for farm buildings, garages, sheds and gazebos: 4 m

ZP.2: ban on building location

Green zone – 20% (UC/U.3) 80% (ZP.2)

Density – 0,6-3,0 (UC/U.3);

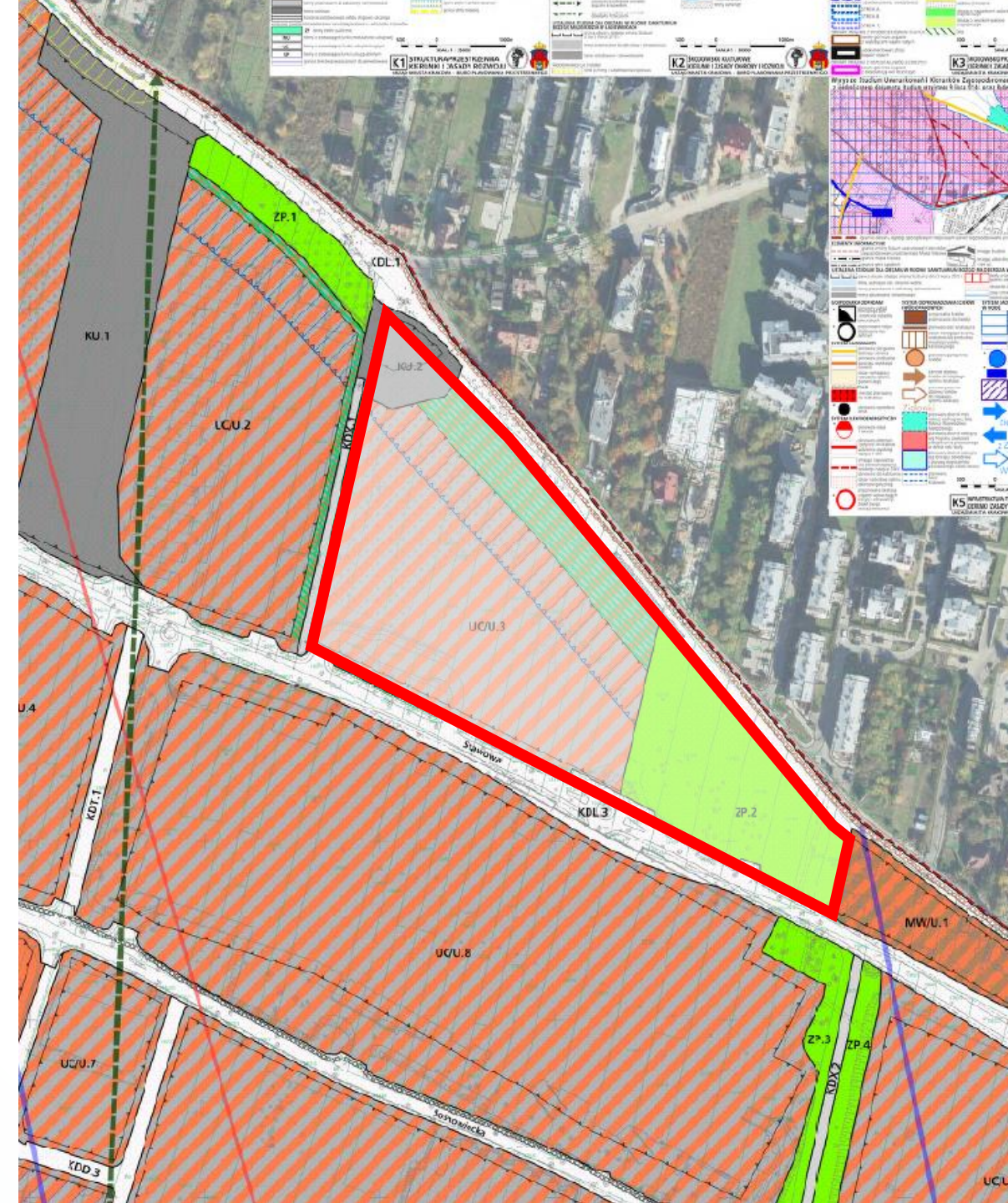
Height - 22/13low-rise development zone (UC/U.3)



Road infrastructure

Connection to the plot from Stawowa St. And Chełmońskiego St.

Closest main roads Jasnogórska road from west and and no.4 road from south.



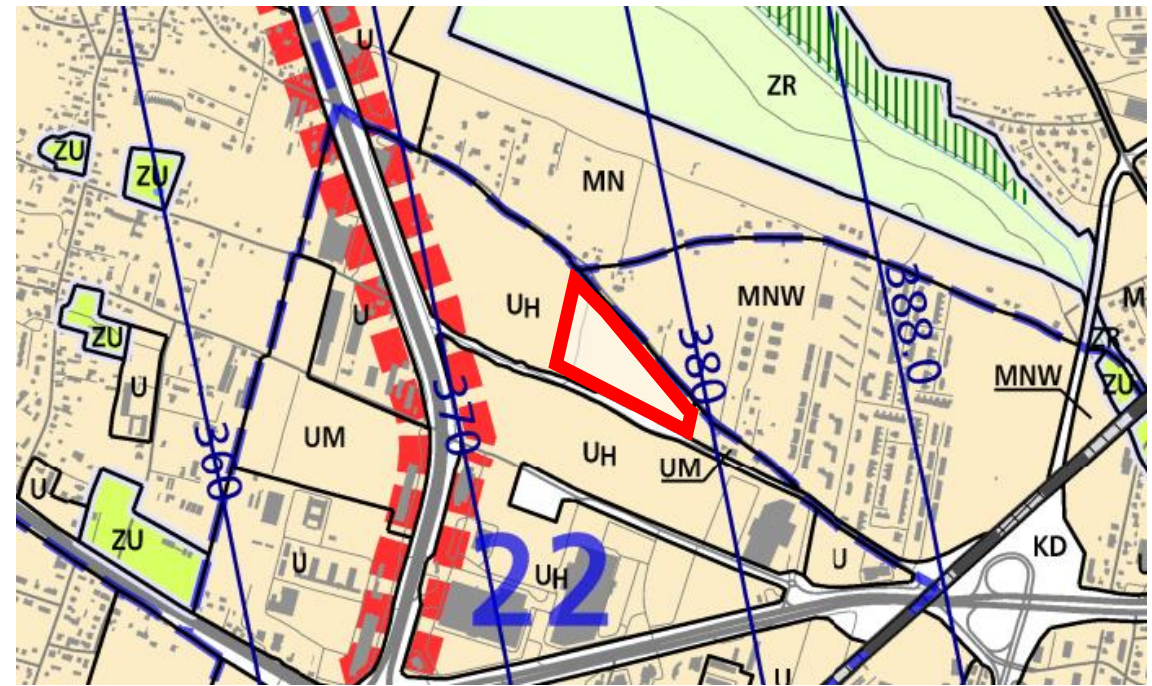
KRAKÓW BRONOWICE

STUDIUM



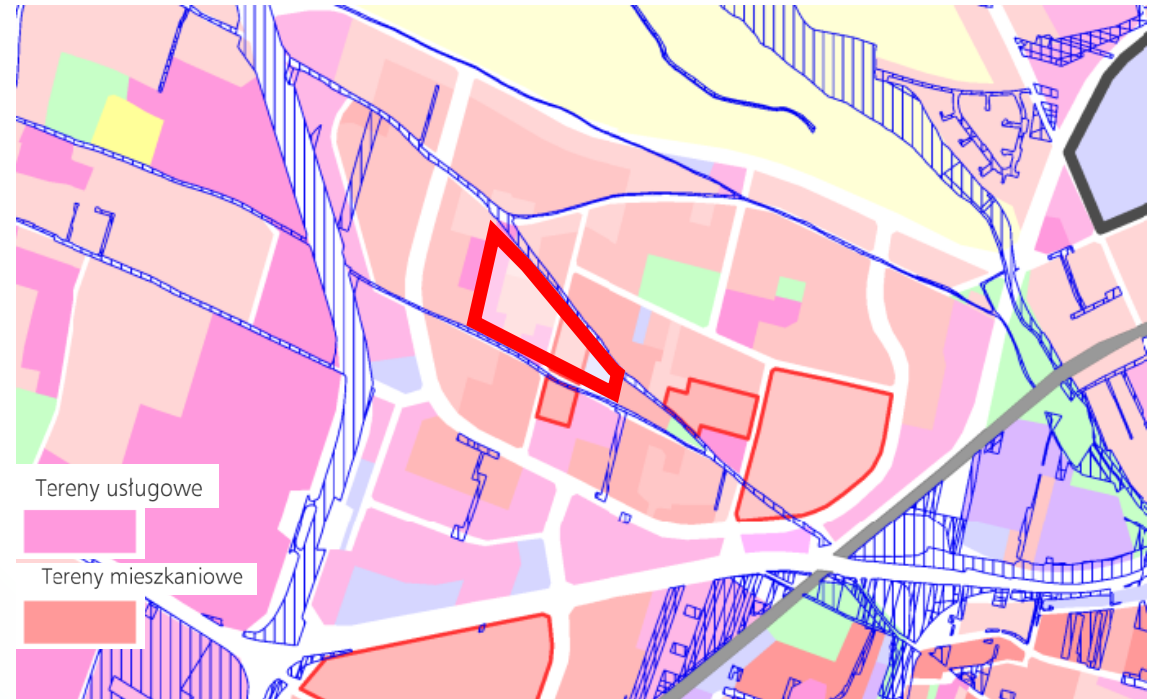
Current Planing Status

Drawing of changes to the study of conditions and directions of spatial development of the city of Kraków.
Attachment No. 4 to Resolution No. CXII/1700/14 of the Kraków City Council dated July 9, 2014.
Spatial structure, directions, and principles of development



Previous Planing Status

Study of conditions and directions of spatial development of the city of Kraków.
Resolution No. XII/87/03 of the Kraków City Council dated April 16, 2003, amended by Resolution No. XCIII/1256/10 of the Kraków City Council dated March 3, 2010.
Current land use, ownership, and land management.



CONTACT US

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