

HELLO, WE ARE NHOOD POLAND

LAND ADVISORY BYDGOSZCZ

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.

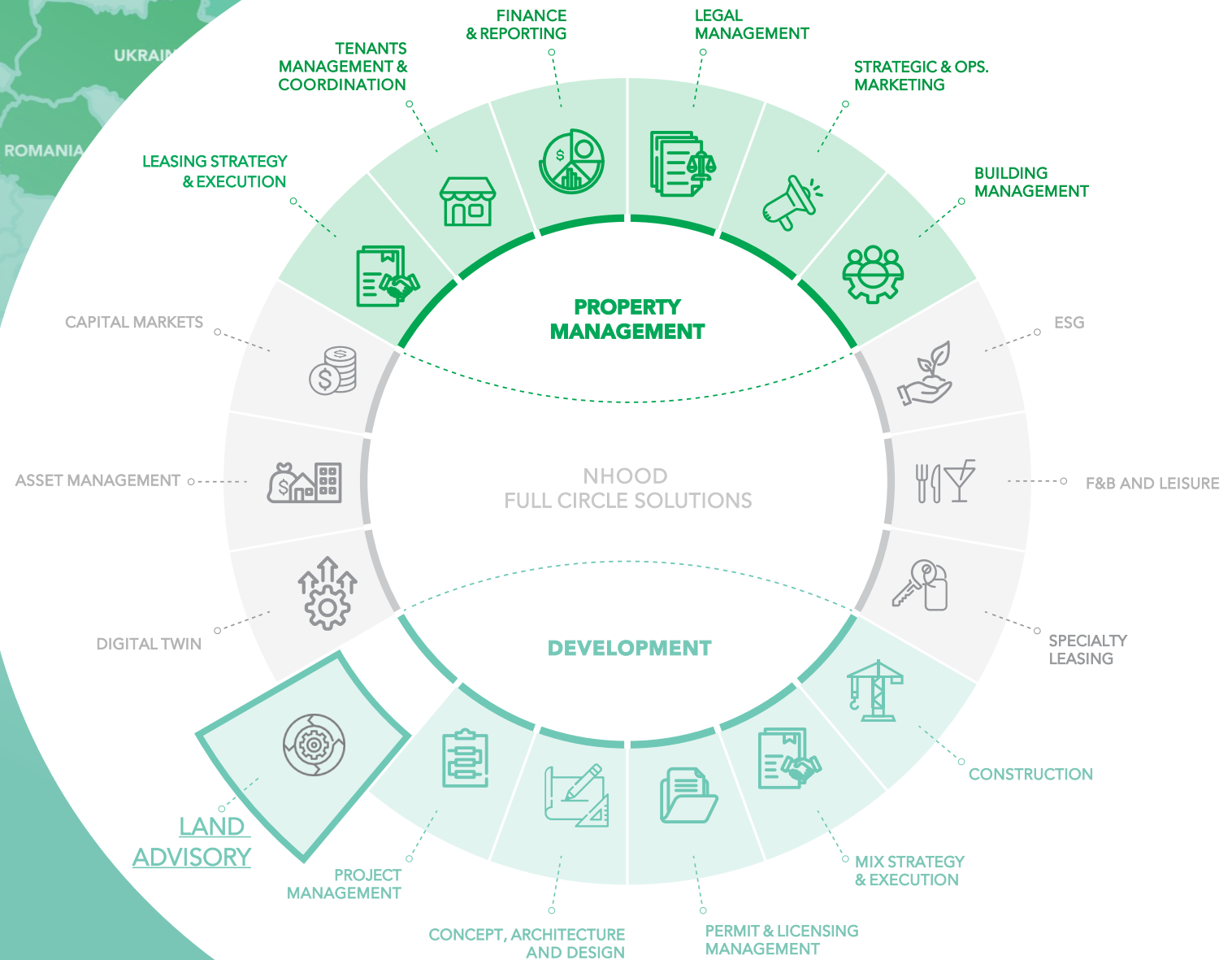


TABLE OF CONTENT

1. Front page
2. About Us
3. Table of Content
4. General Information
5. Site View
6. Nearby Locations
7. Master Plan
8. Contact



BYDGOSZCZ FORDON

GENERAL INFORMATION



176 sqkm
Area of Bydgoszcz



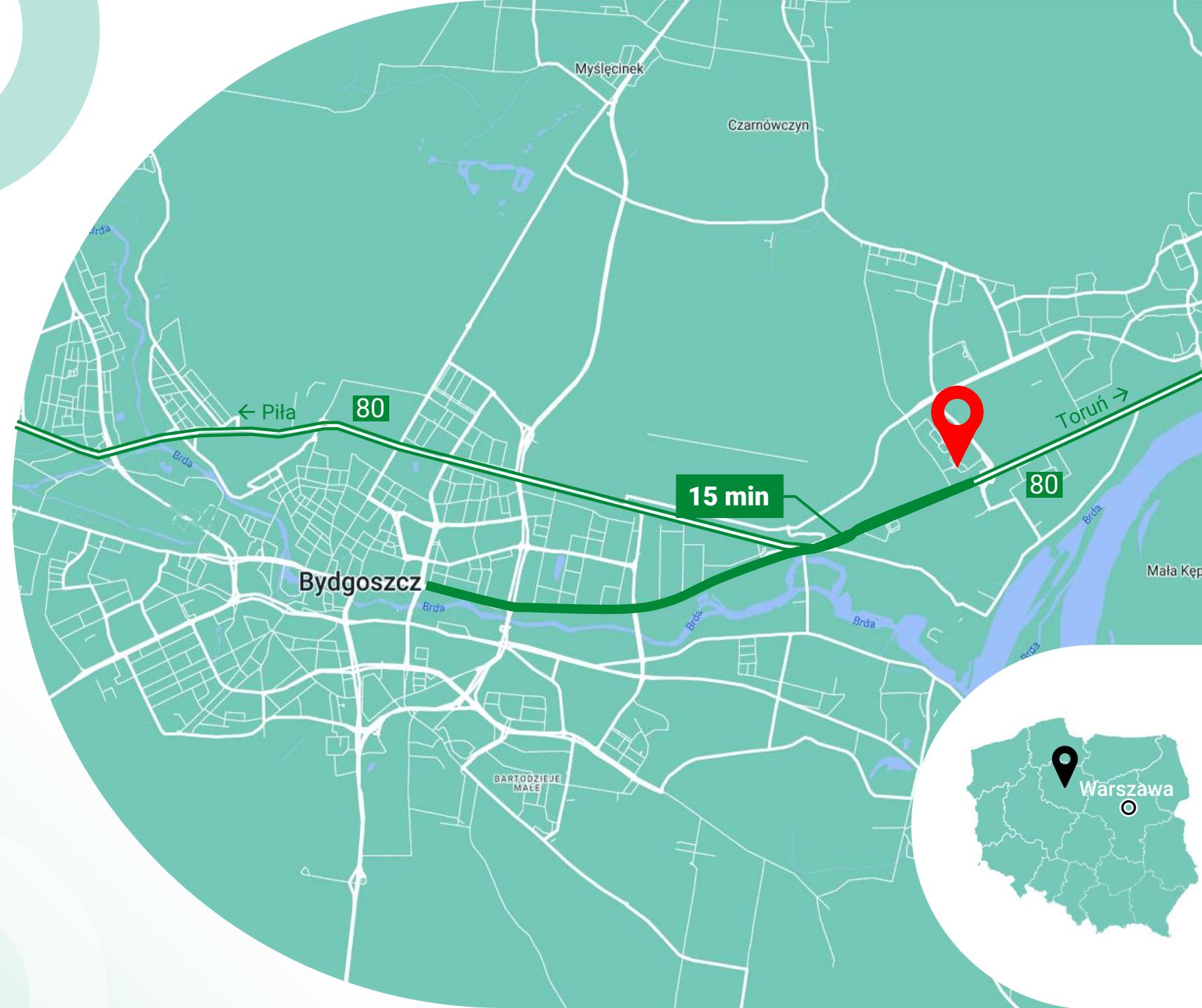
326 434
Residents



7 478 pln
Average salary



2,2 %
Unemployment rate



Source: stat.gov.pl

4 From 2023

BYDGOSZCZ FORDON

SITE VIEW

3,07 ha



0,76 ha



BYDGOSZCZ FORDON

NEARBY LOCATIONS



38 296 sqm

Total plot area



2

Number of plots



Plots
boundry



Hypermarket



Petrol
Station



DIY
Store



Tram
Line



Furniture
Store



Car
Dealership



Sports
shop



BYDGOSZCZ FORDON

MASTER PLAN PLOT A



Planing Status

Resolution No. LI/1050/05 of the City Council of Bydgoszcz of 29 June 2005 on the local spatial development plan for part of the Akademicka housing estate, in the area of Akademicka and Jasienicka streets in Bydgoszcz



Plot usage

Service development area with the possibility of locating commercial facilities with a sales area of over 2,000 m²



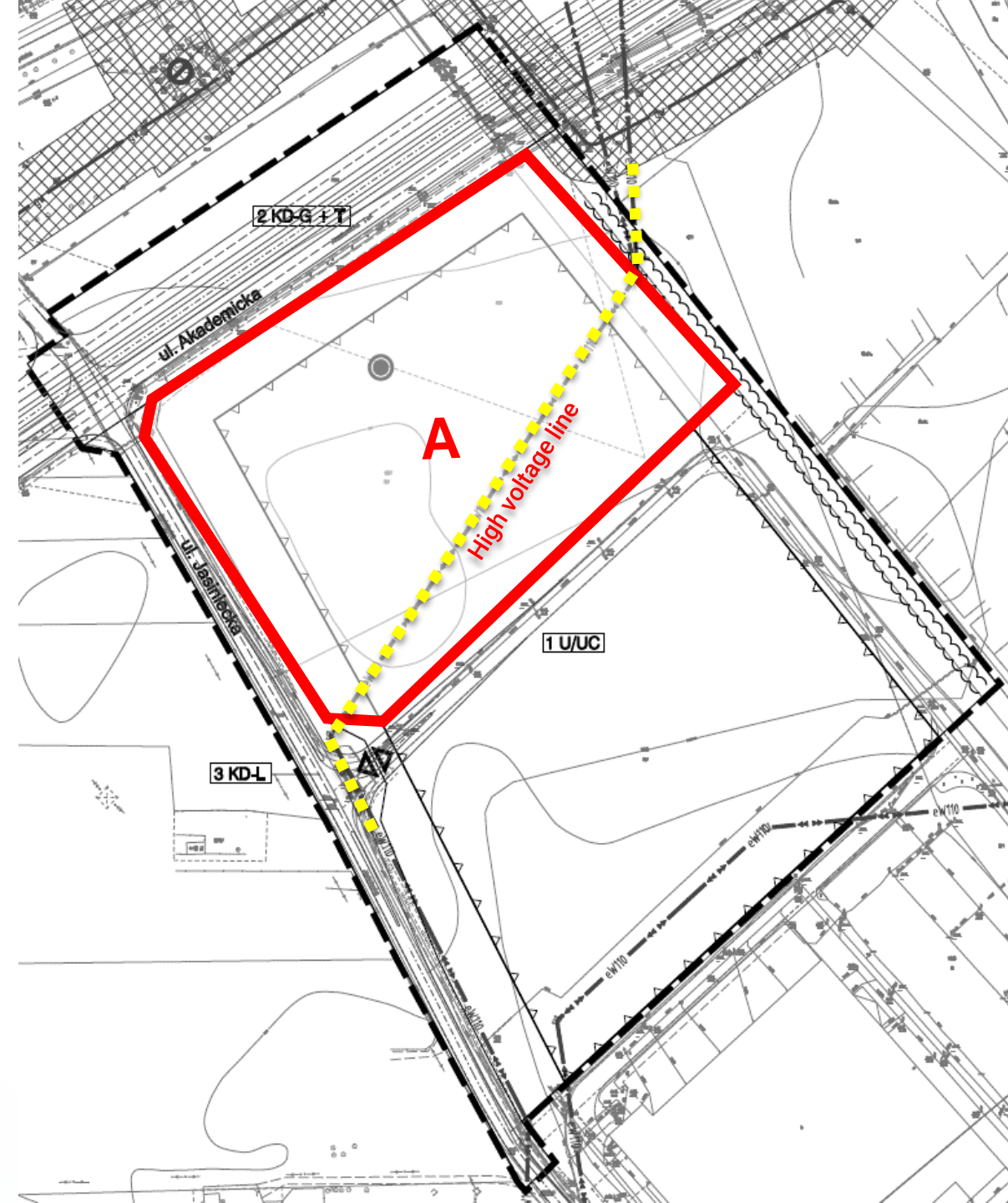
Limitations

Maintaining distance from 110kv line, the size of the developed area which is not the building area (parking, maneuvering areas, roads) cannot exceed 40%, ban on direct connection with ul. Akademicka



Road infrastructure

Access to the plots from the Akademicka Street form north and Fordońska Steet from south, connected by Jasienicka Street.



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