

HELLO, WE ARE NHOOD POLAND

LAND ADVISORY RUMIA

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.

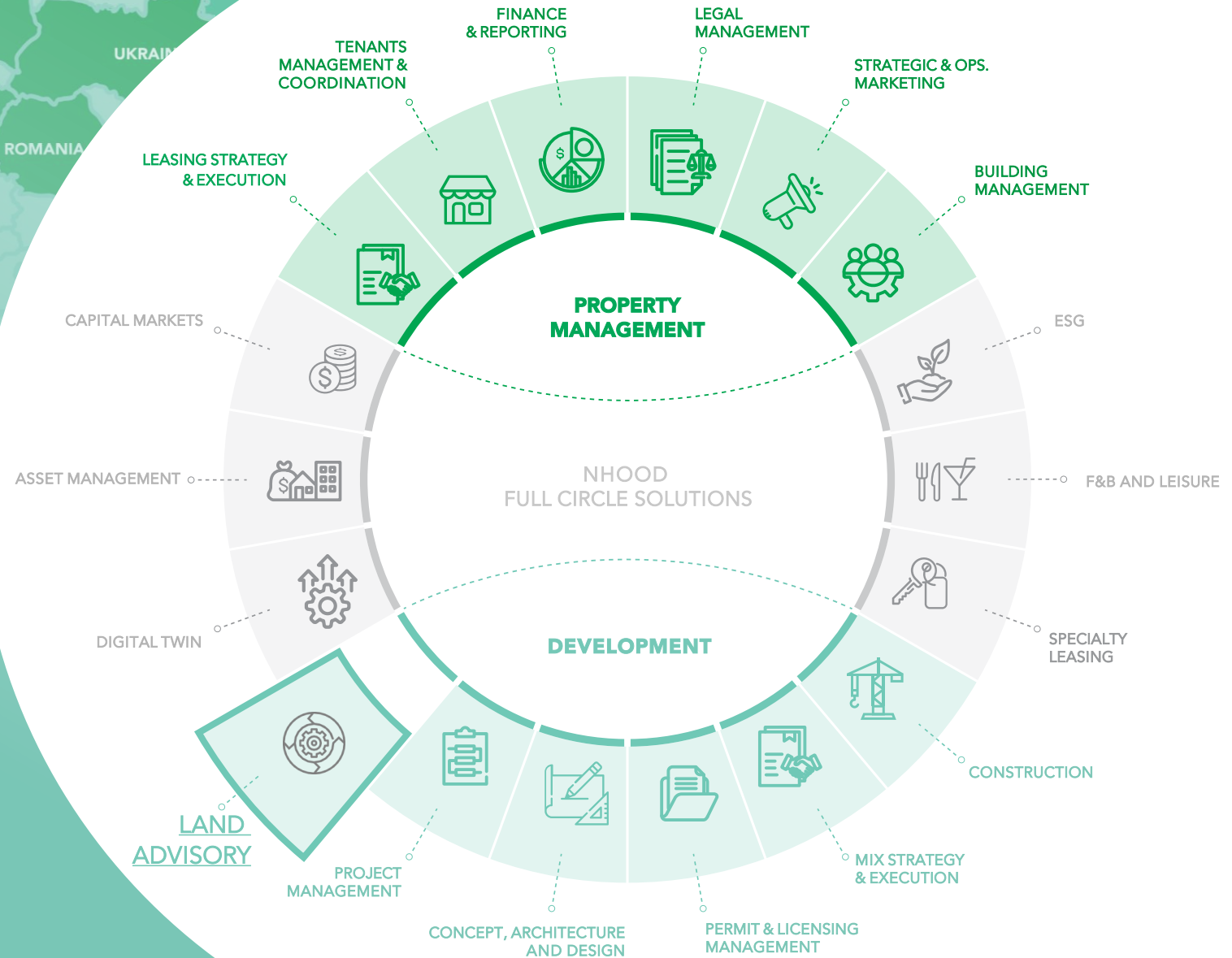


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RUMIA

CITY GENERAL INFORMATION



30 sqkm

Area of Rumia



53 316

Residents



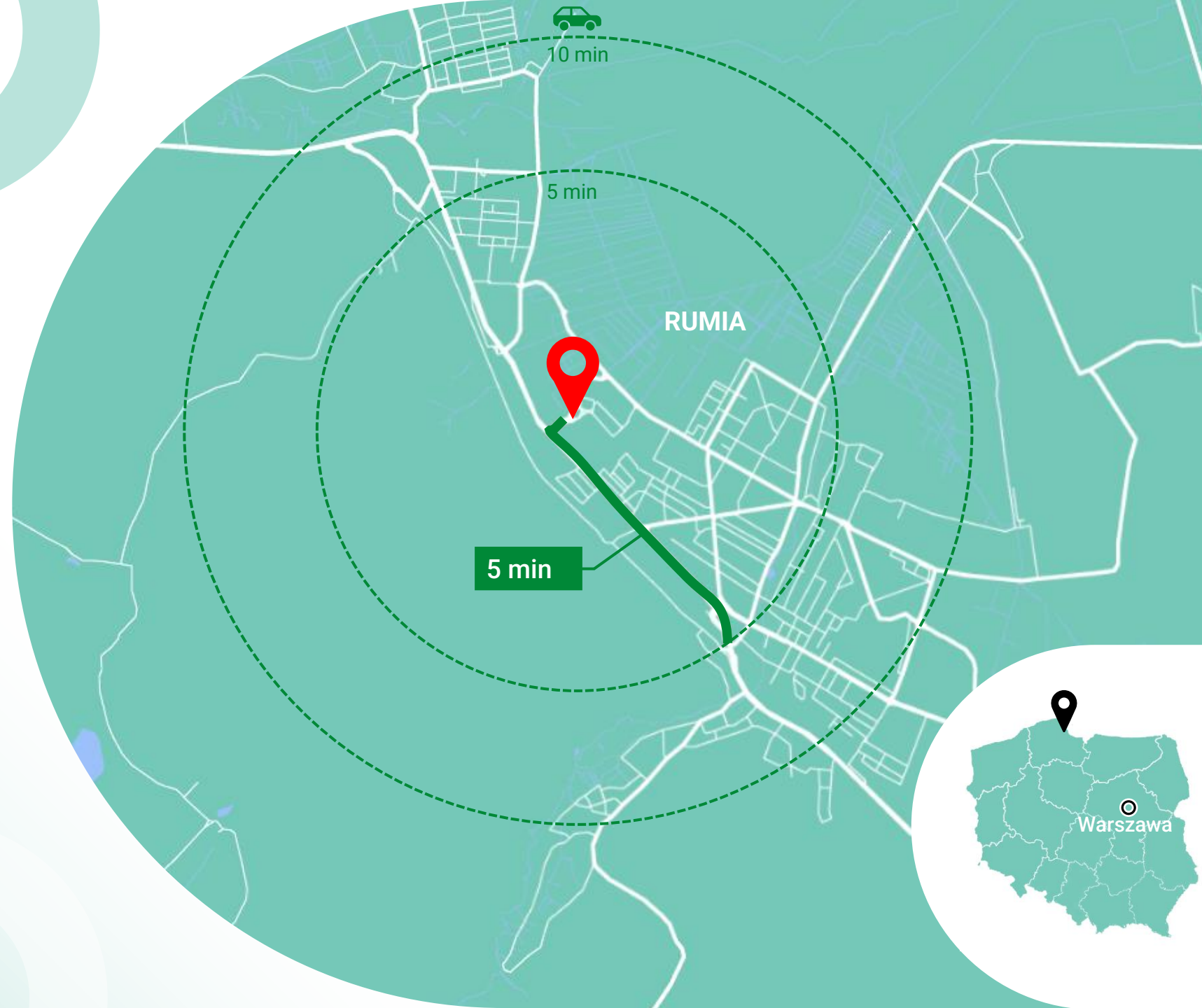
6 276pln

Average salary



1,9 %

Unemployment rate



Source: stat.gov.pl

4 From 2023

RUMIA

LOCATIONS NEARBY



2,01 ha

Total plot area



4

Number of plots



Residential Plot



Future development



Retail Plot



Development In progress



Shopping mall



DIY Store



Petrol Station



Sports Shop



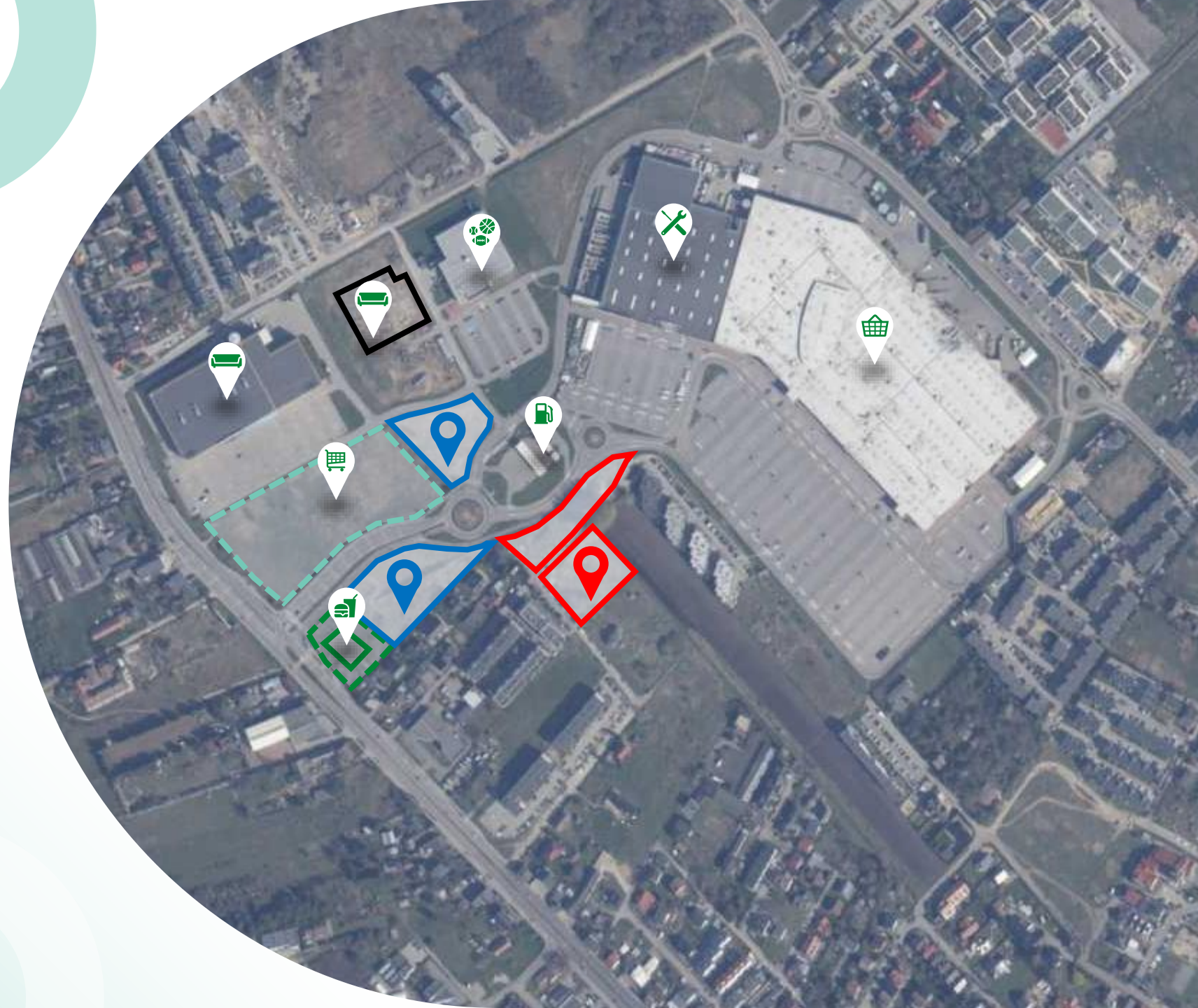
Retail Park



Furniture Store



Fast food Restaurant



RUMIA

LOCATIONS NEARBY



0,41 ha

0,34 ha

0,45 ha

0,50 ha

A

B

C

D

ORKISZOWA

OWSIANA

GRUNDWALDZKA

RUMIA

MASTER PLAN RESIDENTIAL



Plot usage

2.MW/U: area of multi-family housing, service, multi-family housing with services; non-burdensome services that do not interfere with the residential function;

3.MW/U: area of multi-family housing, service, multi-family housing with services; non-burdensome services that do not interfere with the residential function



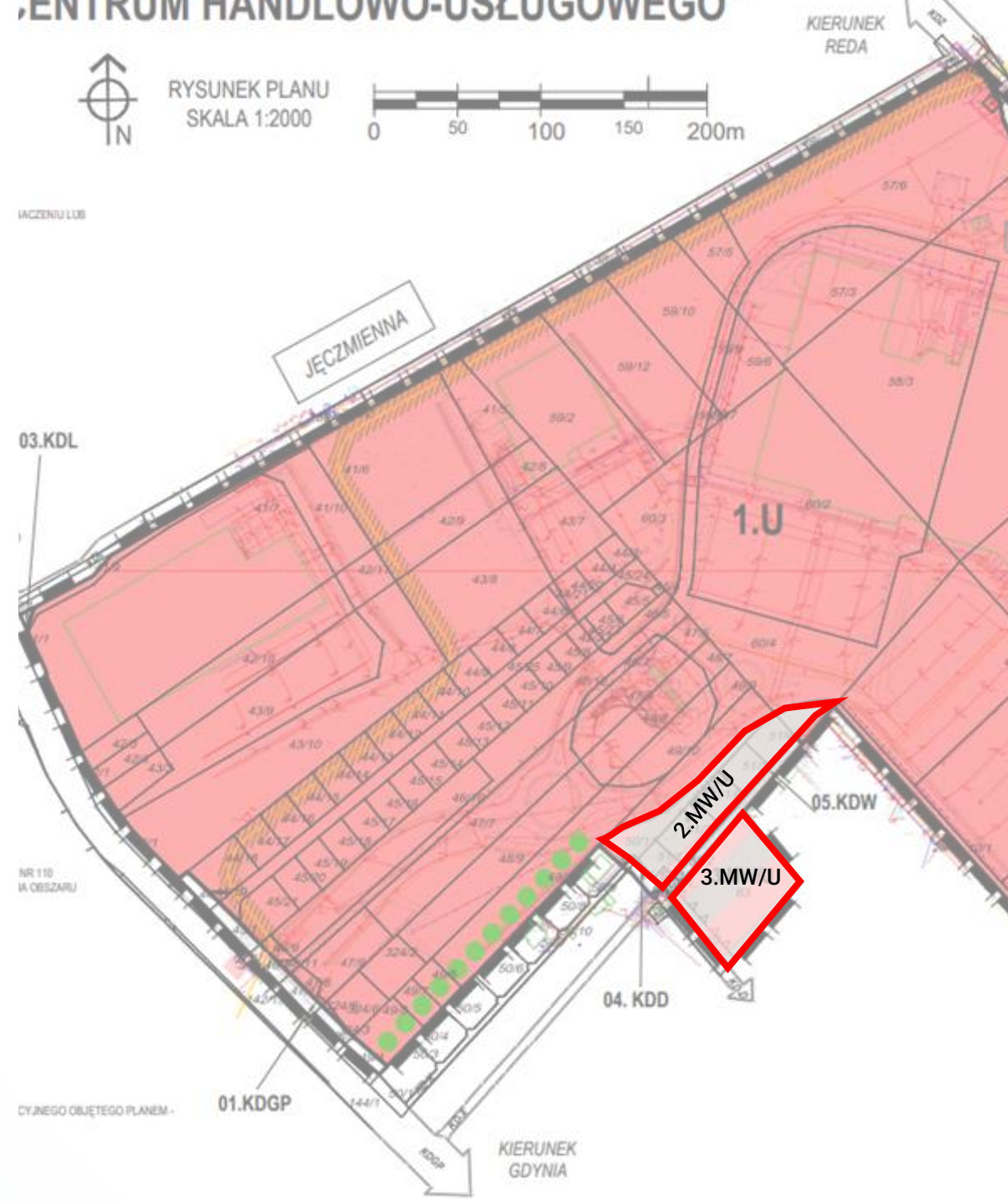
Limitations

- Ban on temporary development, arrangement and use of land
- The area of development of one building is not larger than 250m², it is allowed to combine into complexes of compact developments (ban on locating free-standing above-ground garages)
- Minimum building height: 6 m.



Road infrastructure

Plots located by the Owsiana and Orkiszowa streets, which are connected to the Grunwaldzka main road.



RUMIA

MASTER PLAN RETAIL



Planing Status

RESOLUTION NO. XL/548/2022 OF THE MUNICIPAL COUNCIL OF RUMIA of 25 April 2022 on the adoption of the local spatial development plan for the area located in Rumia for the implementation of the "Shopping and Service Center" investment.



Plot usage

1.U: service development area, multifunctional services (commercial services, trade, catering, culture, sports and recreation), including facilities with a sales area of over 2,000 m², excluding: bases, warehouses, production crafts;

Additional usage: 1.U: networks, service communication, parking, garages, pedestrian and bicycle paths, petrol stations (expansion possible), car washes, service stations, showrooms, small wholesalers (up to 2,000 m²), and greenery.



Limitations

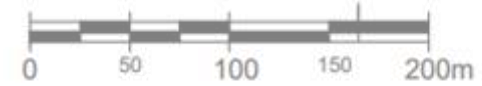
Gas line restriction.



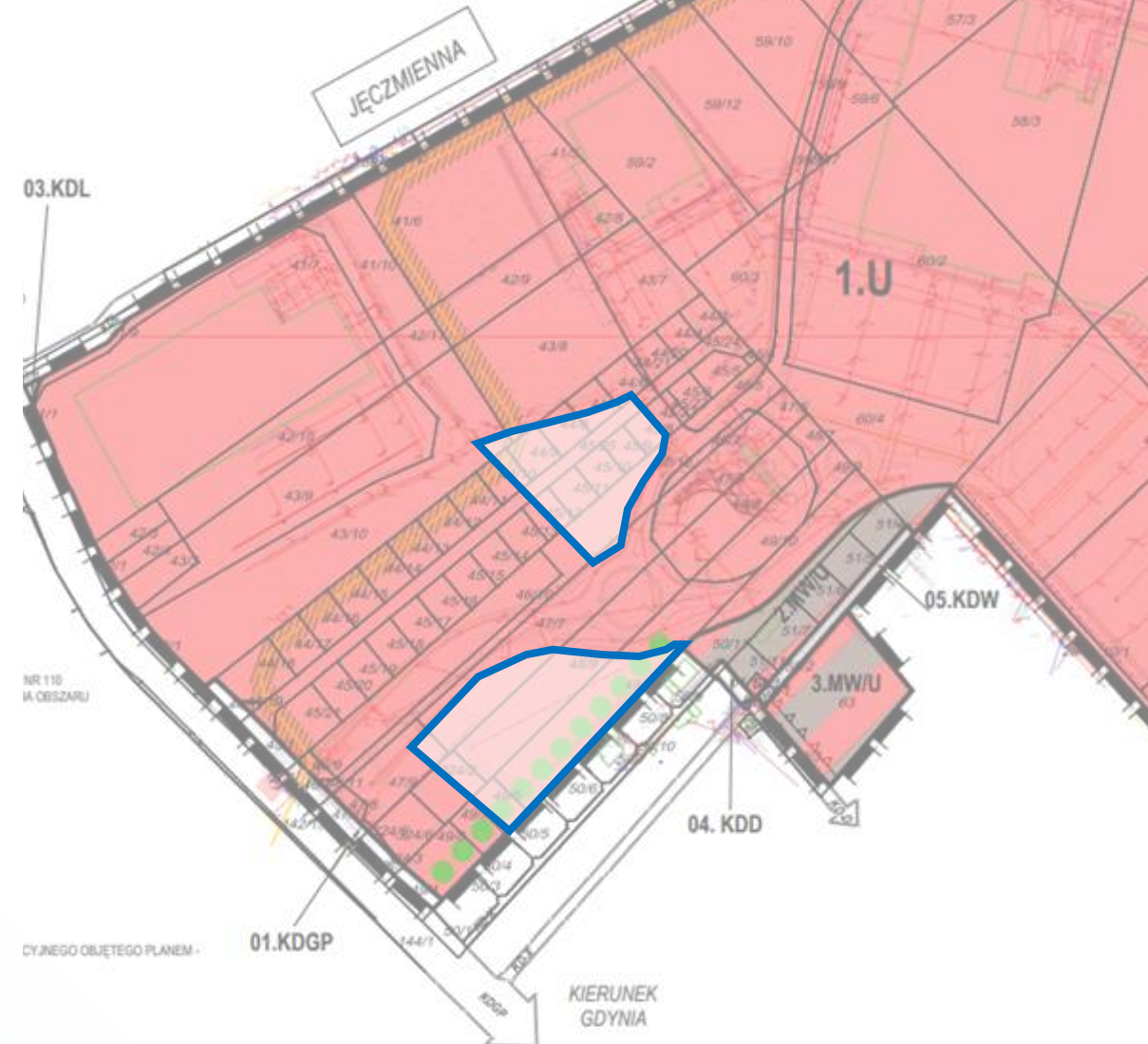
Road infrastructure

Plots located by shopping center local roads that are connected the Grunwaldzka main road.

CENTRUM HANDLOWO-USŁUGOWEGO
RYSUNEK PLANU
SKALA 1:2000



IACZENIU LUB



CONTACT US

Marcin Stokowiec
Head of Development

landadvisory@nhood.pl
+48 510 020 089



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Nhood Services Poland Sp. z o.o.
11 Polna Str.
00-633 Warszawa