

# HELLO, WE ARE NHOD POLAND

## LAND ADVISORY RYBNIK

NOVEMBER 2024

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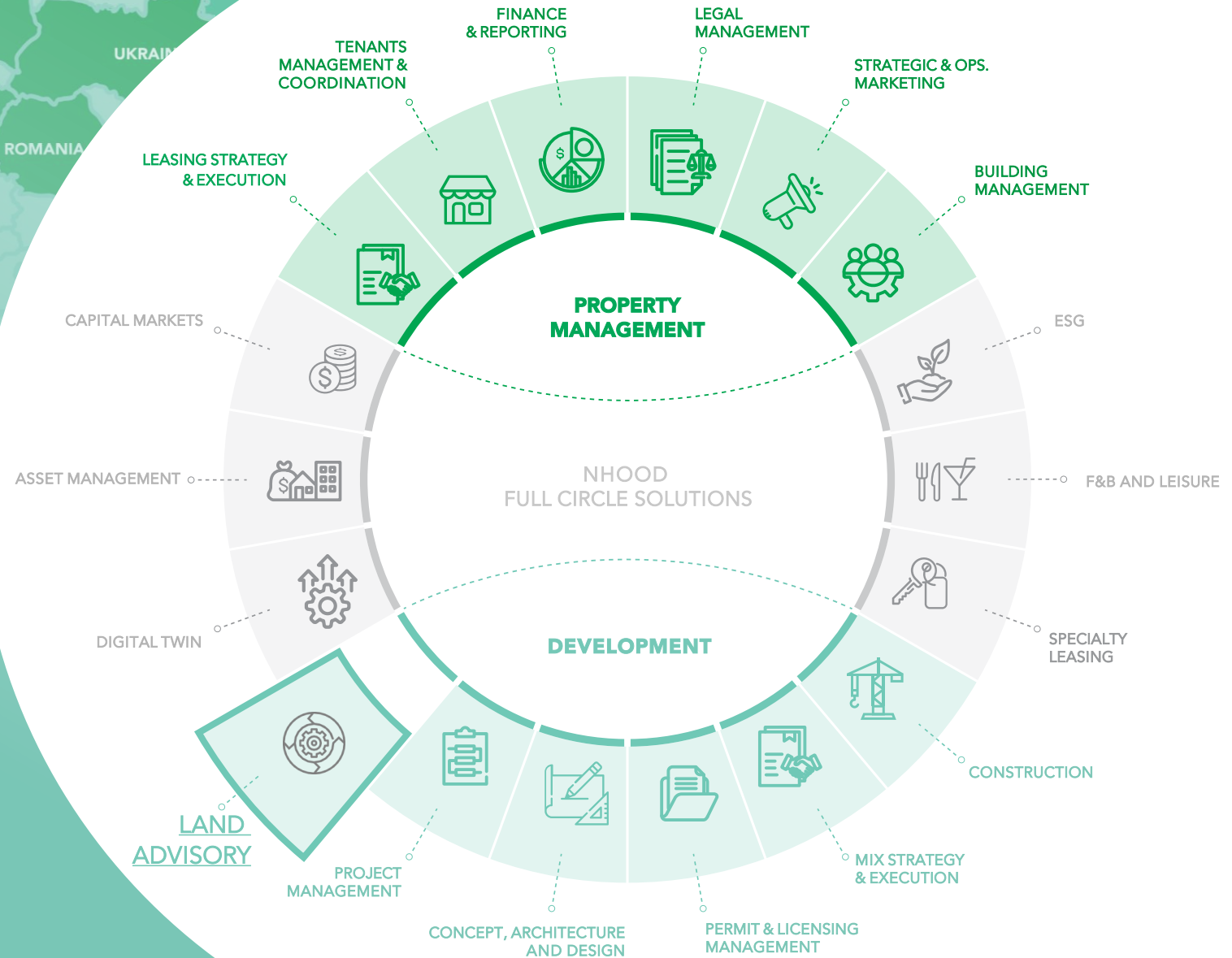


# HELLO, WE ARE NHOOD

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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# RYBNIK

## GENERAL INFORMATION



**148 sqkm**  
Area of Rybnik



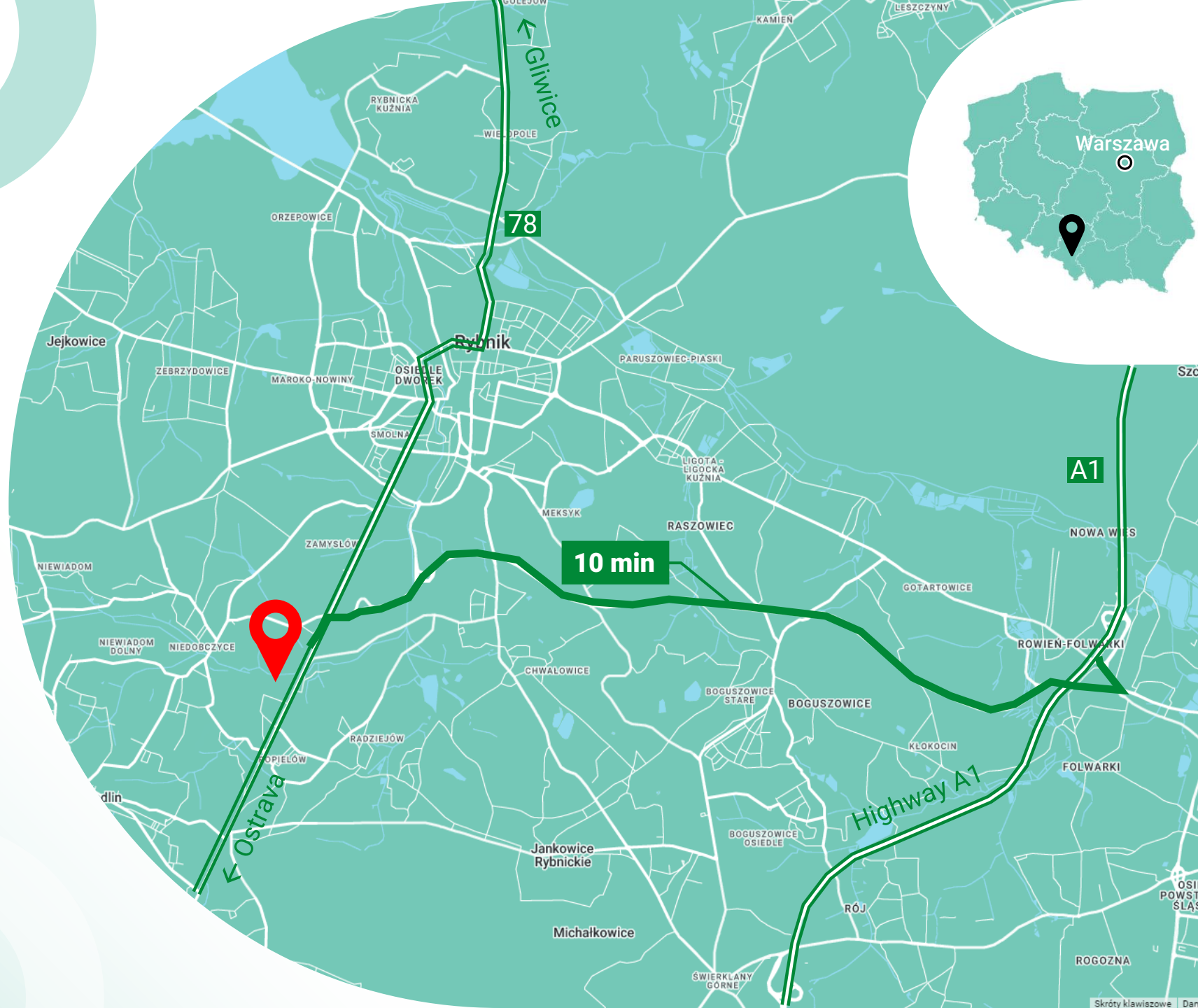
**130 887**  
Residents



**6 596 pln**  
Average salary



**2,7 %**  
Unemployment rate



Source: stat.gov.pl

4 From 2023

# RYBNIK

SITE VIEW

13,8 ha



# RYBNIK

## NEARBY LOCATIONS



**137 959 sqm**

Total plot area



**1**

Number of plots



Plot  
Boundary



Offices



Bike  
Dealership



Car  
Dealership



# RYBNIK

## MASTER PLAN



### Planing Status

Resolution No. 78/VII /2011 of the City Council of Rybnik of 23 February 2011 on the adoption of changes to local spatial development plans for the city of Rybnik for specific areas.



### Plot usage

**Primary purpose:** land for the construction of commercial facilities with a sales area exceeding 2,000 m<sup>2</sup>,

**Supplementary purpose:** service development, petrol stations



### Limitations

Requirement to designate undeveloped and unpaved areas as greenery.

Building footprint max (%) – 80

Green Area min (%) – 10

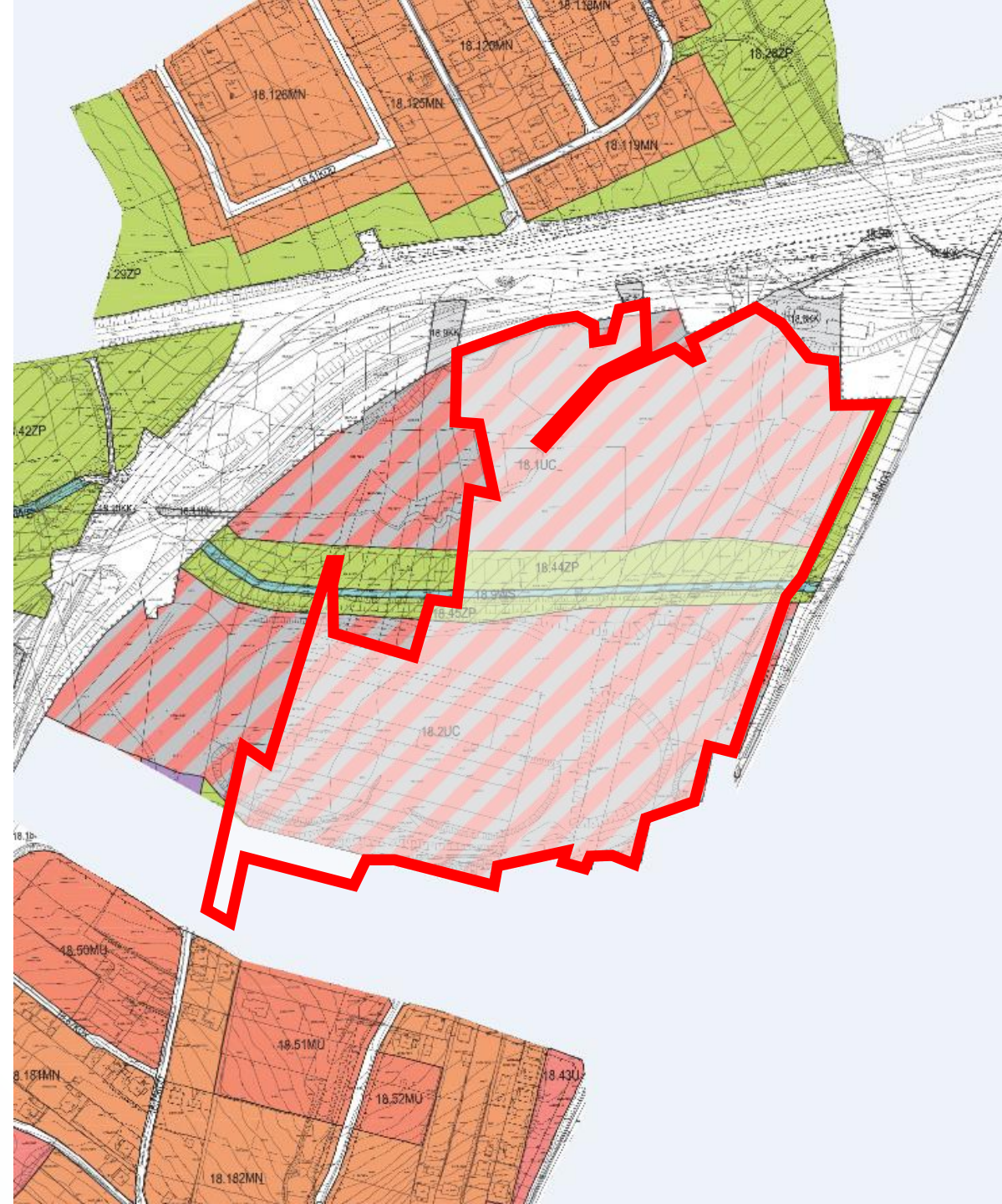
Density max – None

Height max – 16m



### Road infrastructure

Access to the plot from Żwirowa Street connected to the Wodzisławska road no. 78.



# CONTACT US

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