

HELLO, WE ARE NHOD POLAND

LAND ADVISORY KOŁBASKOWO

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.

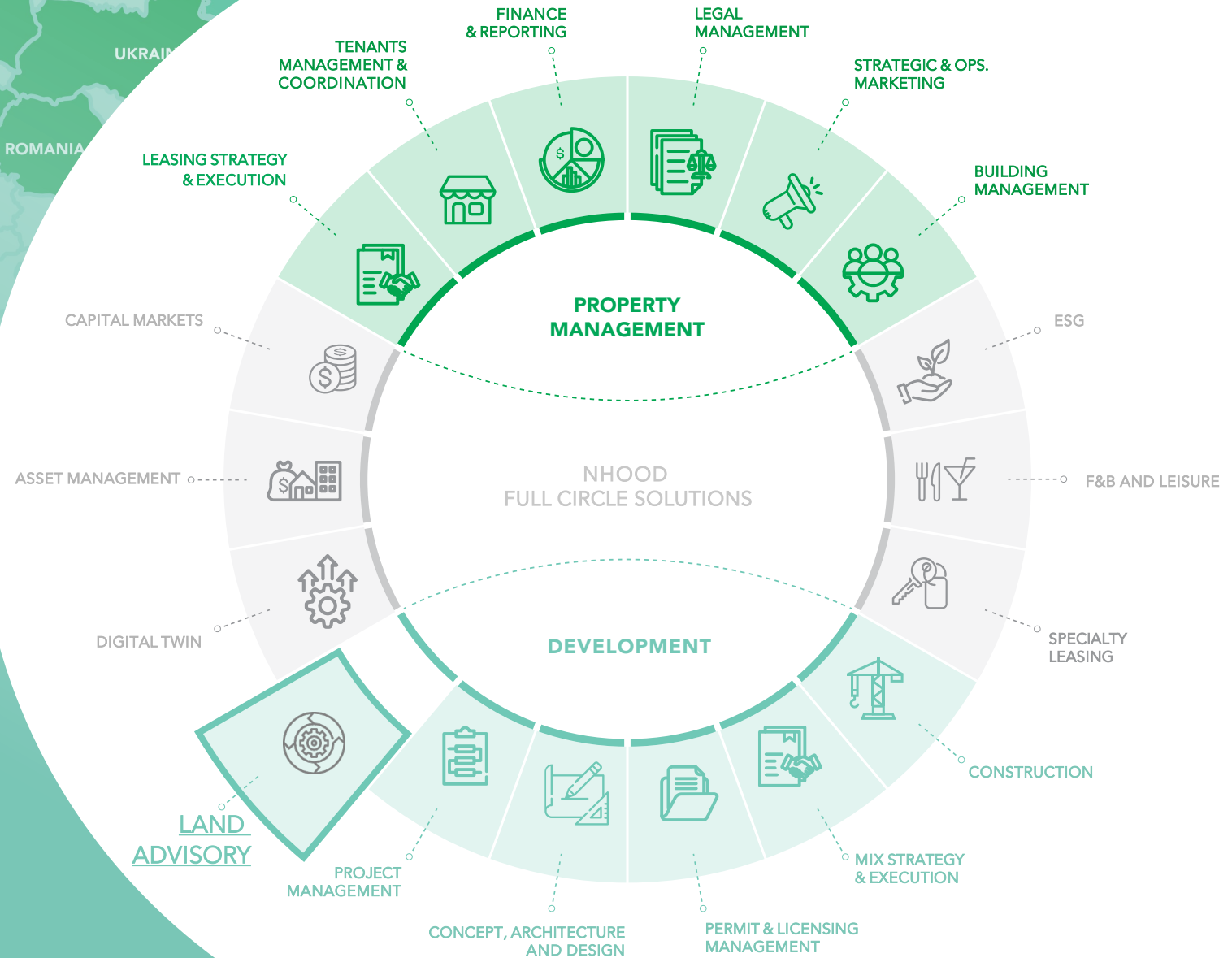


TABLE cONTEN

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



KOŁBASKOWO

GENERAL INFORMATION



301 sqkm
Area of Szczecin



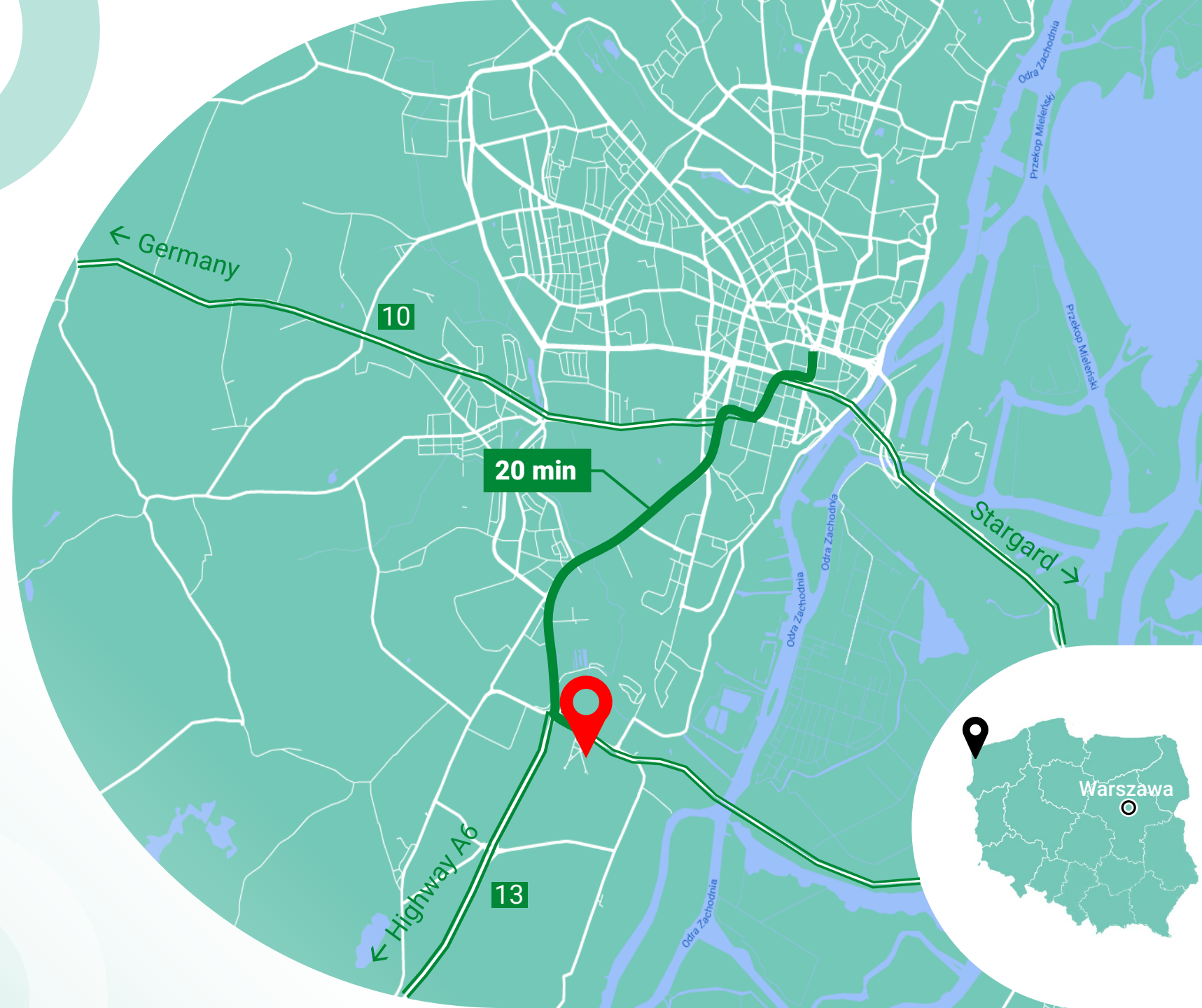
389 066
Residents



7 933 pln
Average salary



3,6 %
Unemployment rate



Source: stat.gov.pl

4 From 2023

KOŁBASKOWO

SITE VIEW



ok. 13 468 sqm

A

ok. 24 314sqm

B

ok. 29 876 sqm

C

D

ok. 138 000 sqm

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NEARBY LOCATIONS



181 604 sqm

Total plot area



4

Number of plots



Plot Boundry



Shopping Mall



DIY Store



Sports Shop



KOŁBASKOWO

MASTER PLAN



Planing Status

Resolution No. XXI/205/2016 RG Kołbaskowo of 27 June 2016 on the local spatial development plan for areas in the Ustowo district in the Kołbaskowo commune.



Plot usage

Development area of a shopping and service center, including the location of large-scale retail facilities with a sales area exceeding 2,000 m²

Additional purpose: landscaped greenery, communication services, including petrol stations and technical infrastructure devices related to the service and development of the area, access roads and driveways to buildings and parking spaces necessary for their service



Limitations

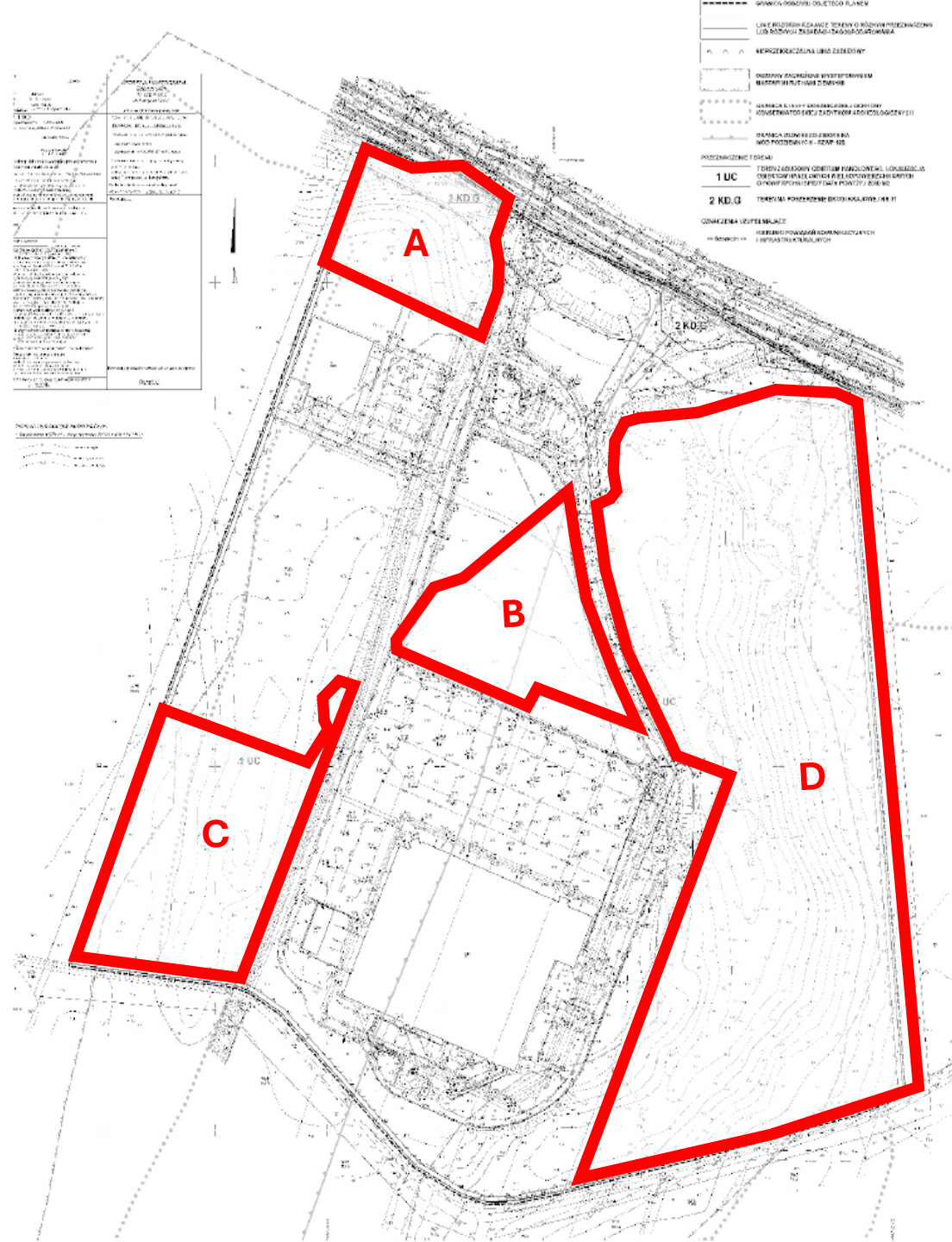
The fragment is located in the area of GZW

Building footprint max (%)	- 60
Green area min (%)	- 15
Density max	- None
Height max	- 18



Road infrastructure

Access to the plot from Floriana Krygiera road no.31.



CONTACT US

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