

HELLO, WE ARE NHOOD POLAND

LAND ADVISORY CZĘSTOCHOWA POCZESNA

JANUARY 2025

The materials and content included in this document ("Content") are the property of Nhood Services Poland Sp. z o.o., based in Warsaw (Nhood), or its licensors and are protected by copyright law and other applicable legal provisions. Without the express written consent of Nhood, it is prohibited to copy, reproduce, modify, distribute, share, or otherwise use the Content, in whole or in part, in any form or by any means. Violation of the above prohibitions, as well as any other infringement of intellectual property rights related to the Content, may result in the initiation of appropriate legal action.

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.

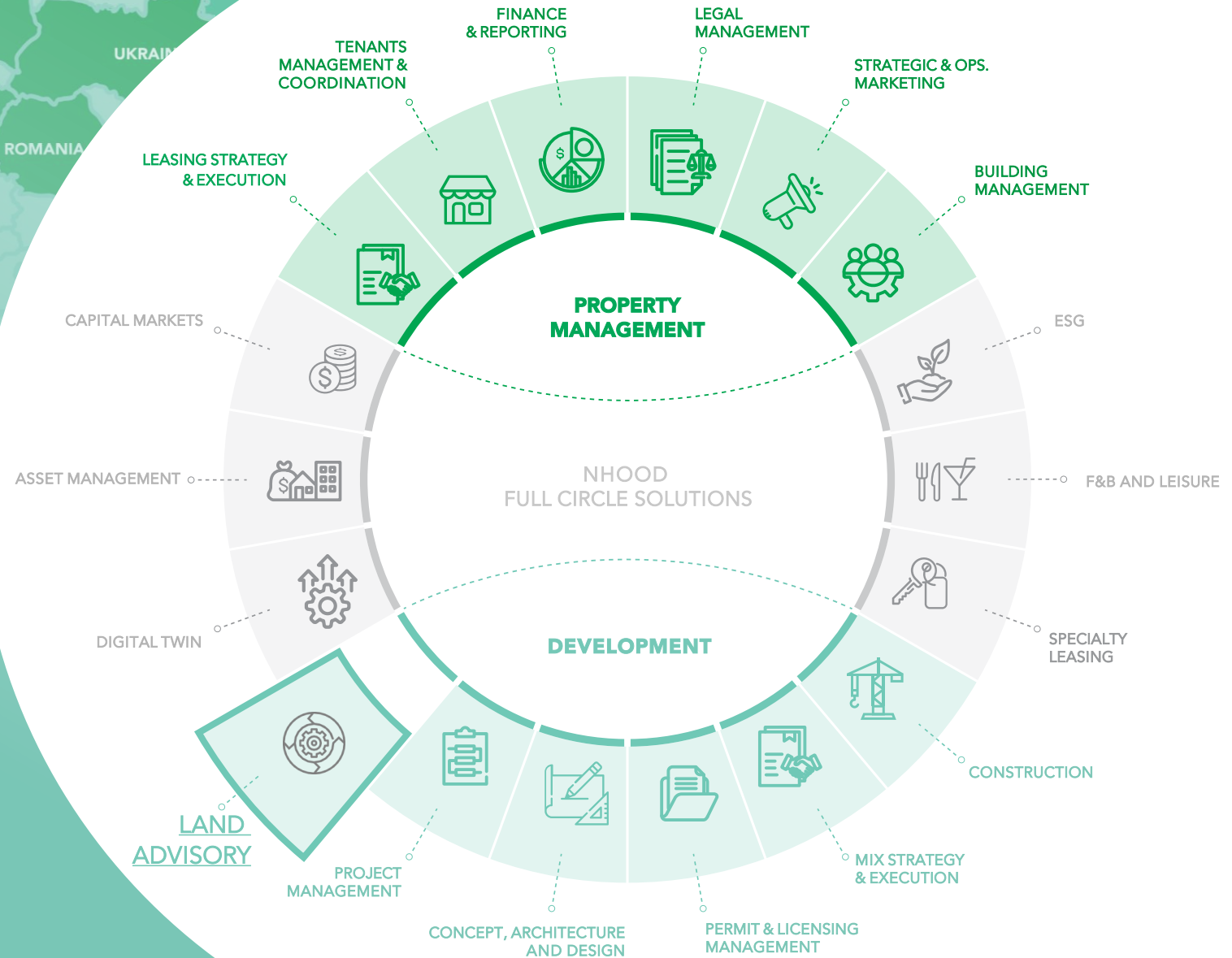


TABLE OF CONTENT

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



CZESTOCHOWA POCZESNA

GENERAL INFORMATION



160 sqkm
Area of Częstochowa



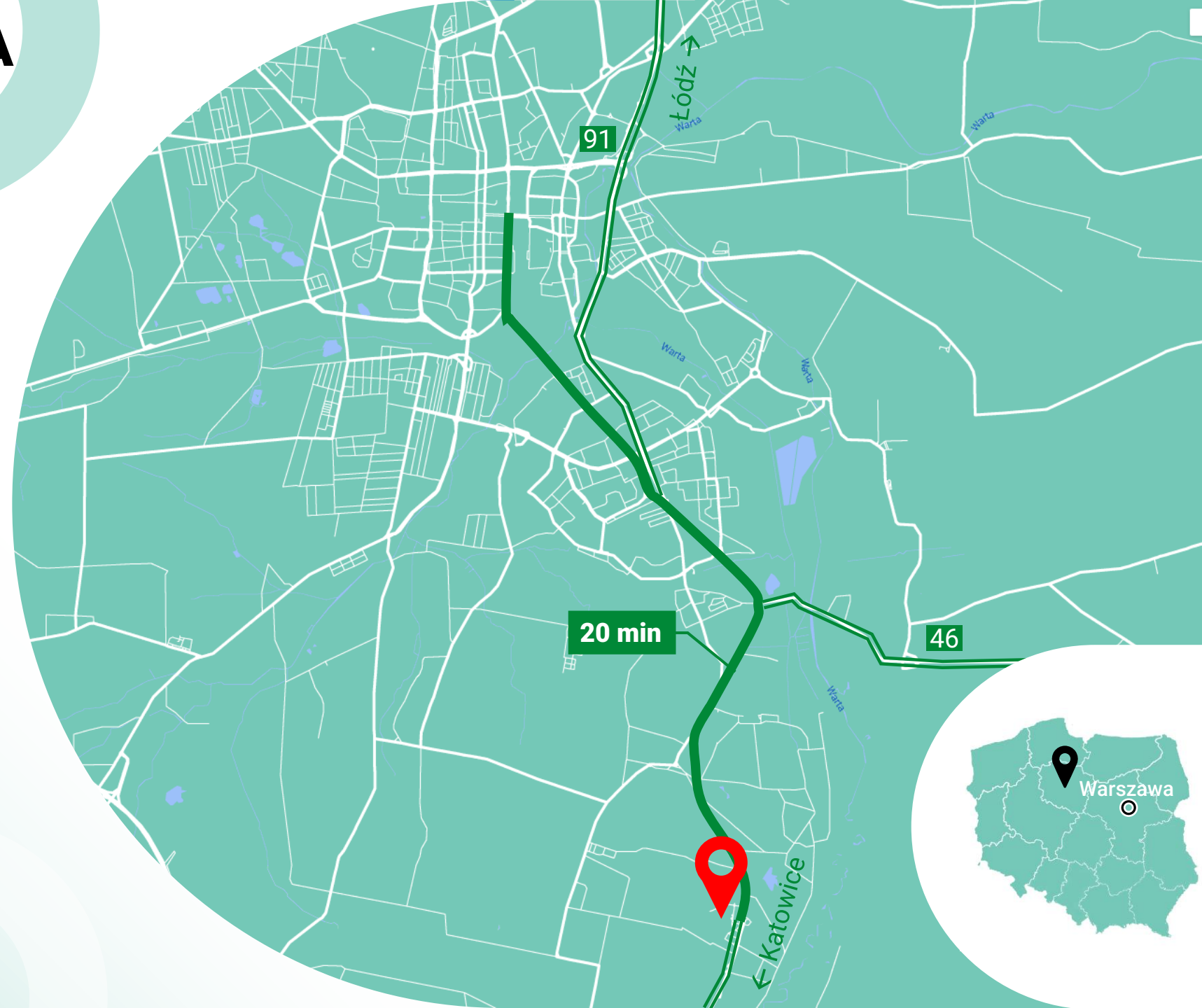
205 969
Residents



6 715 pln
Average salary



3,2 %
Unemployment rate



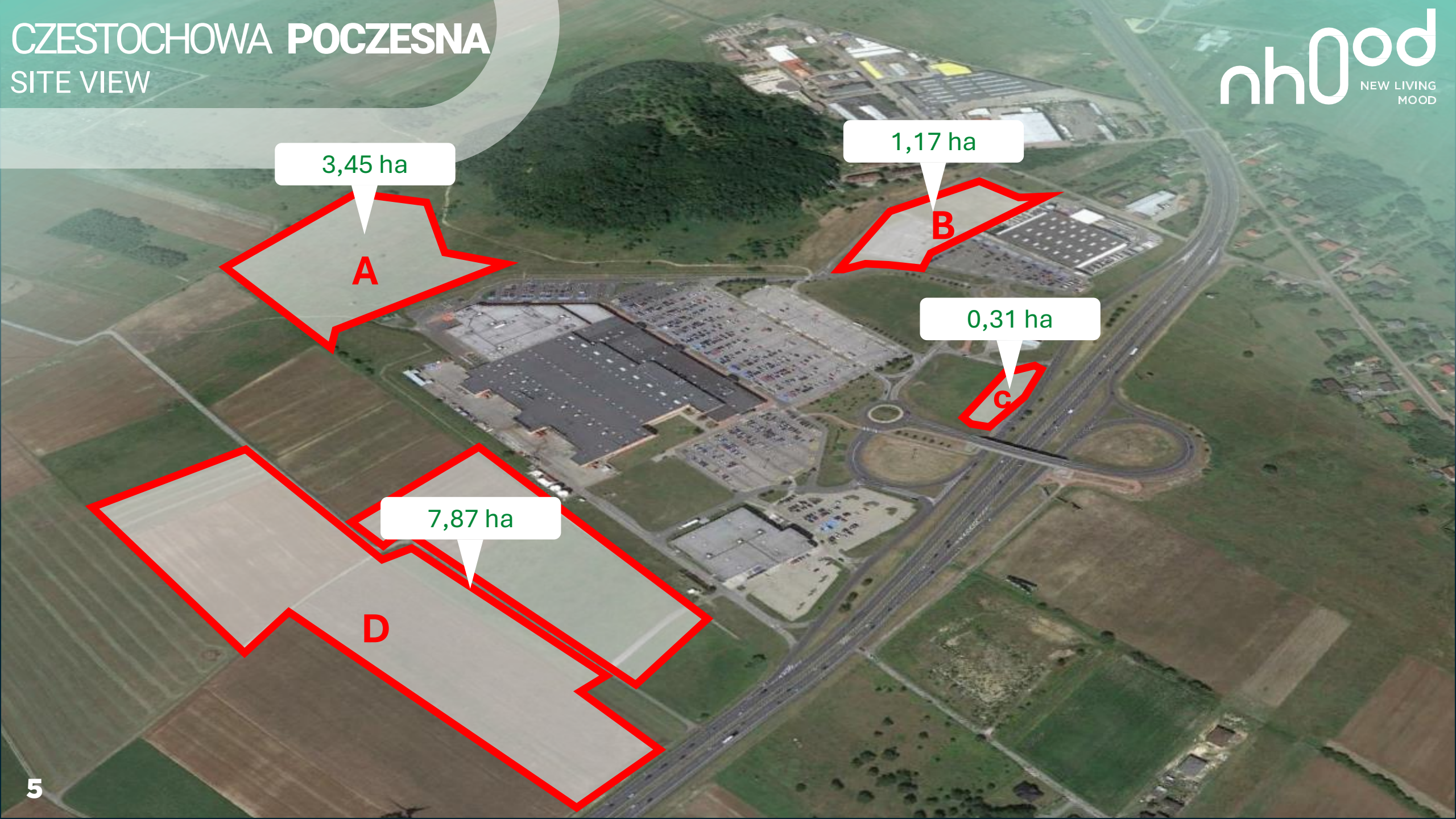
Source: stat.gov.pl

4

From 2023

CZESTOCHOWA POCZESNA

SITE VIEW



3,45 ha

A

1,17 ha

B

0,31 ha

C

7,87 ha

D

CZESTOCHOWA **POCZESNA**

NEARBY LOCATIONS



128 199 sqm

Total plot area



4

Number of plots



Plots
Boundary



DIY
Store



Car
Dealership



Petrol
Station



Discount
Store



Hypermarket



RTV AGD
Store



CZESTOCHOWA POCZESNA

MASTER PLAN



Planing Status

RESOLUTION No. 346/XLIX/23 OF THE POCZESNA MUNICIPAL COUNCIL of 28 March 2023 on the adoption of the local spatial development plan - zone VI covering the villages of: Nowa Wieś with fragments of the village of Wrzosowa



Plot usage

2UC, 3UC: areas of service and commercial development with the admission of large-scale trade (over 2000 m²), office and hotel facilities, petrol stations, logistics facilities, service and production facilities

Additional usage:

2UC, 3UC technical infrastructure, landscaped greenery, parking lots: facilities and devices accompanying the basic function, internal communication service, networks and devices



Limitations

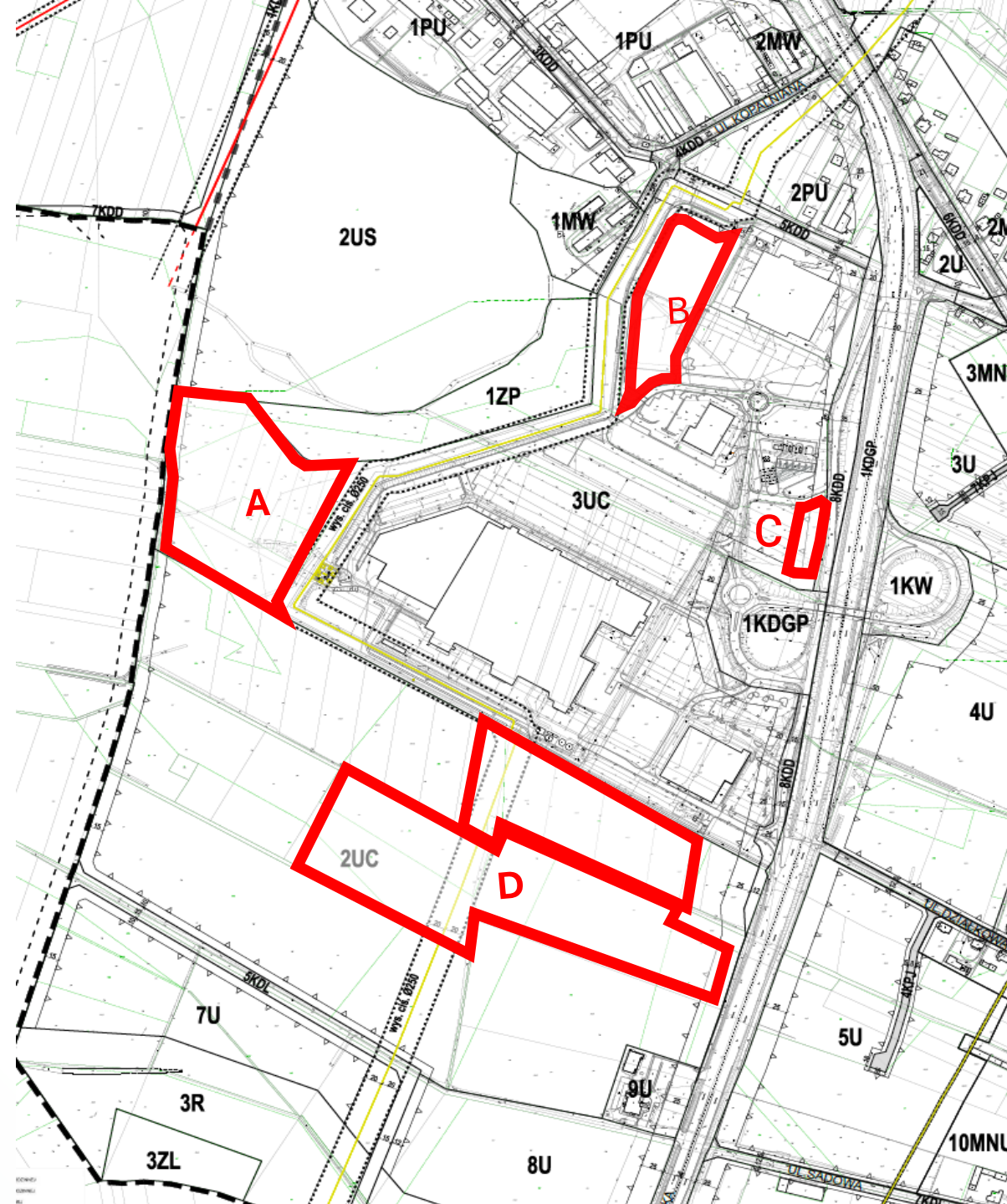
2UC, 3UC: ban on locating temporary facilities, except for facilities related to a short-term event

- Building footprint max (%) – 70
- Green Area min (%) – 10
- Denisty max – 0.01 – 2.5
- Height max – 15 m, 50 m – masts, chimneys, technological devices (2UC, 3UC); 12 m – excluding buildings



Road infrastructure

Access to the plots from Droga Europejska 75 (Katowicka)



CONTACT US

Land Advisory Team

landadvisory@nhood.com

+48 451 052 211



This document does not constitute a commercial offer within the meaning of the provisions of the Civil Code and cannot be interpreted as an obligation to enter into a contract. All information, data, and specifications presented in this document ("Data") are for illustrative and informational purposes only, may be subject to change at any time, including without Nhood's involvement, without prior notice, and their use cannot form the basis for any claims against Nhood. The authors of this document have made every effort to ensure that the Data is accurate and up-to-date; however, they do not accept responsibility for any errors, omissions, or inaccuracies.