

Land (Construction) for sale

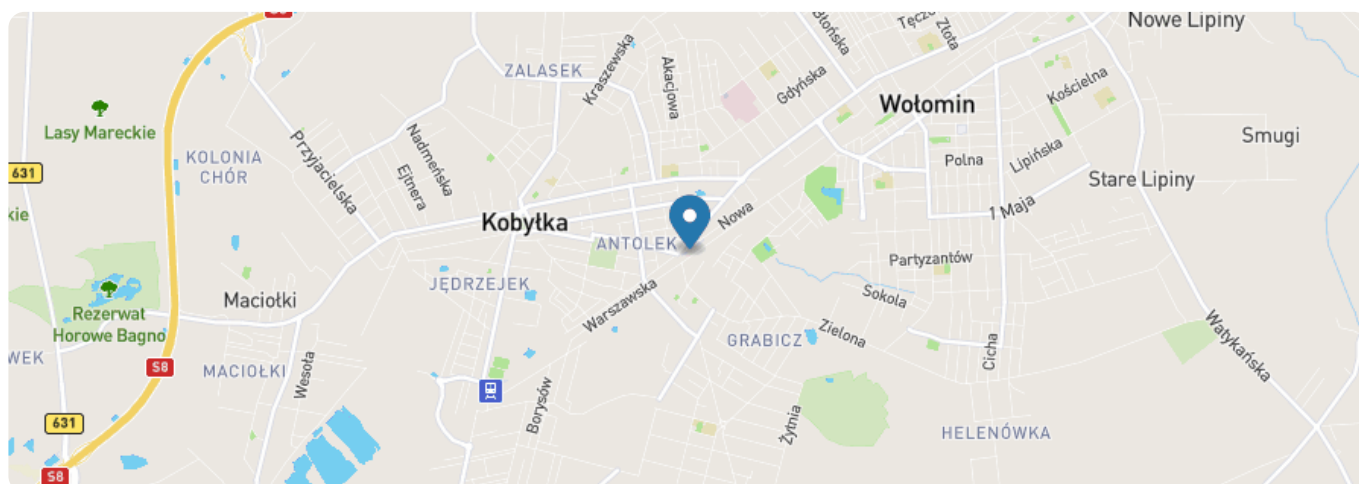
## Attractive investment building plot Kobyłka

**1470.00 m<sup>2</sup>**

05-230 Kobyłka

**2 400 000,00 PLN**

1 632,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** sale

**Property type:** Land (Construction)

**Market:** secondary

**Space:** 1 470,00

**Available from:** 01.04.2024

**Purpose of the plot:** Construction

**Offer number:** WIL835382

## Description

Extremely attractive building plot of 1470 m2 in the very centre of Kobylka, at Jana Pawła II Avenue. The plot is included in the local zoning plan.

According to the MPZP, it is an area of single-family housing development and non-duressive services in the service concentration zone MNU-1.

The lot is not included in the revitalisation area and is not located in a special revitalisation zone. The plot is not included in the simplified forest management plan.

Development possibilities:

- Biologically active area : minimum 30% of biologically active area within one building plot.
- Development intensity ratio 0.75
- 3 storeys - maximum height of residential building
- 3 storeys - maximum height of detached service building
- 1 storey above ground and a usable attic for the garage and utility building

Utilities: water, septic tank, electricity, gas

Location:

Intersection of Wołominśka and Jana Pawła II streets, vicinity of the Municipality Office, commercial and service points, railway platform.

The plot is located next to the railway line - it takes about 30-40 minutes to get to the centre of Warsaw.

Wilsons Real Estate Agency helps to go through all the stages of property purchase. In case of a need to use credit for the purchase, we also organize the whole credit process in banks.

We speak english. In case of any questions please do not hesitate to contact me. Feel free to contact me and for a presentation.



# Offer advisor

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## Photos









