

Land (Services) for sale

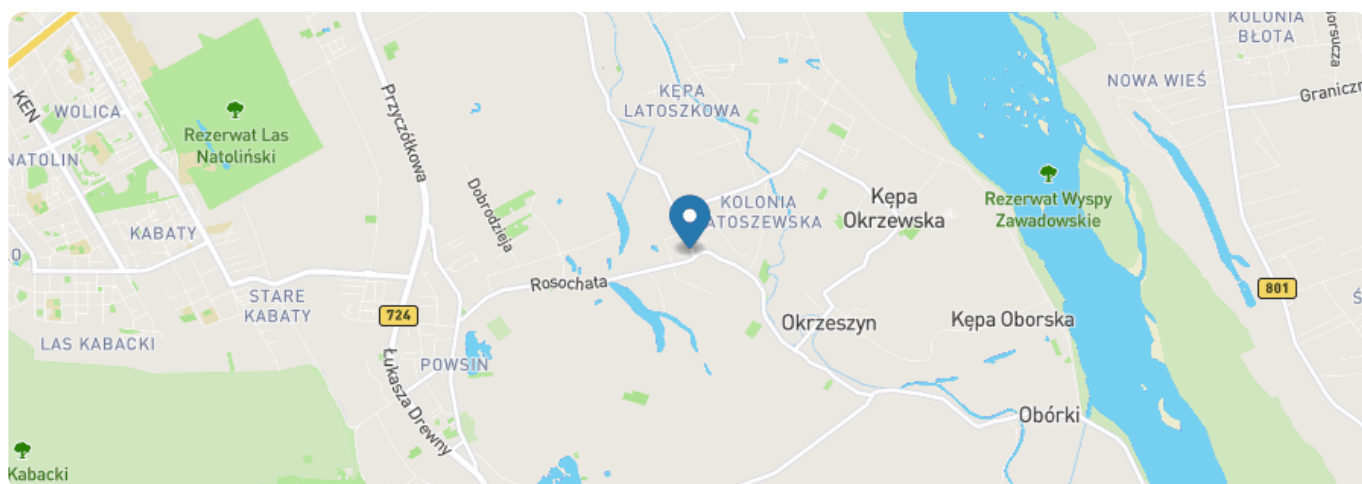
Land for sports investment

3211.00 m²

ul. Rosochata, Warszawa

610 000,00 PLN

189,00 PLN / m²



Key informations

Type of transaction: sale

Property type: Land (Services)

Market: secondary

Space: 3 211,00

Available from: 02.02.2024

Purpose of the plot: Service

Offer number: WIL985885

Description

A plot for an investor located in a quiet, picturesque place in close proximity to Ursynów and Miasteczko Wilanów.

The study of conditions and directions of spatial development indicates that the area in which the plot is located is marked with the **symbol ZP2 areas of arranged greenery with the share of sport and recreation areas on which: it is established:**

- **preservation of m. 70% of the biologically active area with the character of arranged greenery, with** adaptation of the values of the existing trees and natural vegetation, protection of natural and landscape values,

allowed for:

- **implementation of recreational and sports infrastructure,**
- **implementation of service buildings** to serve the basic function of the area up to the height of 12m, implementation of cultural facilities,
- preservation, renovation and reconstruction of the existing buildings,
- the conversion of allotment gardens and land used for agricultural purposes into landscaped green space of public character.

Indicators established for the area:

Minimum share of biologically active area: m70% PBC

For areas located within the scope of the Warsaw Nature System (SPW), the sum of the areas of terraces and flat roofs arranged as permanent lawns or flowerbeds are not included in the biologically active area.

Building height category for the area: realization of service buildings to serve the basic function of the area up to the height of 12 m.

Legal status is ownership, there is an established land register.

The plot has an area of 3211 m², rectangular in shape with dimensions of 145 m x 22 m.

The plot is not fenced, it is flat in shape.

Available utilities are electricity, water mains, gas mains. Access to the plot via a dirt road.

A picturesque, secluded place, at the same time located only 1 km from Przyczółkowa Street.

Nearby are the Soccer Academy, Horse Riding School, Park of Culture in Powsin, so the place is ideal for **sports, recreation, active leisure**.

Offer advisor

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Photos



