

Land (Construction) for sale

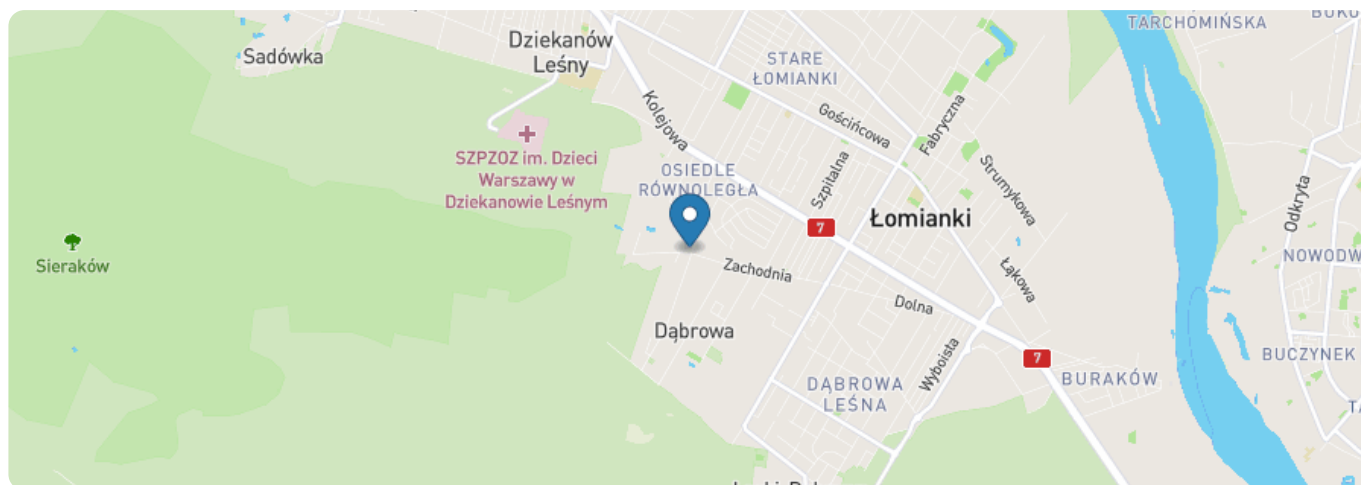
## ŁOMIANKI/DĄBROWA, BUILDING PLOT next to the woods

**1300.00 m<sup>2</sup>**

ul. Zachodnia, Łomianki

**728 000,00 PLN**

560,00 PLN / m<sup>2</sup>



# Key informations

**Type of transaction:** sale

**Property type:** Land (Construction)

**Market:** secondary

**Space:** 1 300,00

**Available from:** 17.02.2023

**Purpose of the plot:** Construction

**Offer number:** WIL837476

## Description

**BUILDING** PLOT of 1,300 m<sup>2</sup> located on **GREEN** PLOTS in **Łomianki-DĄBROWA**, in close proximity to the forest (approx. 350 m from the border of the Kampinos National Park).

### lot description:

- plot area: 1.300 m<sup>2</sup>
- dimensions: approx. 23 m x 56 m
- shape of the plot: regular, rectangular
- plot: undeveloped, unfenced
- located in the second line of development (in a green area)
- flat terrain
- forestation - none; currently grass with single low bushes
- utilities: in the street (approx. 180 m): gas mains, electricity
- access to the plot: share in the access road to the plot from Zachodnia Street. At the moment the road is passable, without paving.

**INVITATION** to view the attached **FILM**.

### LOCATION:

- the plot is located approx. 17 km from the centre of Warsaw
- at a distance of approx. 350 m from the border of Kampinoski National Park.
- approx. 1 km from the road E-77 (direction: Gdańsk)
- COMMERCIAL AND SERVICE POINTS: approx. 1.0 km, Galeria Łomianki approx. 3.6 km.

### COMMUNICATION:

- nearby bus terminus (approx. 400 m) - buses no. 250 reach the Młociny communication node (metro, trams, buses)
- convenient access to Warsaw (exit E77, Gdańsk-Warsaw), to Wiśtostrada in the direction of Śródmieście and Ursynów, to the E30 road in the direction of Poznań. as well as to the North Bridge in the direction of Białotłęka and Białystok.

### MPZP - Local Spatial Development Plan:

according to MPZP, the plot is located in the area marked with the symbol MN4, with the land use:

- basic: single-family detached residential development
- height of buildings: 10 m for residential buildings, 6 m for others
- steep roof (for houses), with the possibility of flat roofs (for garages)
- max. building surface - 20%
- min. share of biologically active area - 75%.

### SUMMARY:

due to the location of the plot, and landscape values, surroundings, the plot is an attractive location for the emergence of suburban single-family housing.

**I recommend and invite you to contact me.**

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*The offer presented above is not a commercial offer within the meaning of the law, but is for information purposes only.*

*All data relating to the property have been obtained on the basis of statements by the Owners or their Agents.*

## Offer advisor

**Grażyna Werder**

Phone: [600286772](tel:600286772)

E-mail: [grazyna.werder@wilsons.pl](mailto:grazyna.werder@wilsons.pl)

## Photos





