

WARSAW

INVESTMENT LAND FOR SALE

11 580 sq. m

with the building permit for a hotel complex of 16 040 sq. m

MOKOTÓW

POSTĘPU 1A-1B STREET

WARSAW



S79 CLEARWAY

AIRPORT

MOKOTÓW

POSTĘPU 1A-1B STREET

Chopin Airport: 2,9 km

Clearway No S79: 1,5 km

Bus stop Żabczyńskiego roundabout : 600 m

Bus stop Boksterska: 400 m

Train station Służewiec: 1,6 km

Train station Okęcie: 2,6 km

Subway station Służew: 2,7 km

Subway station Wilanowska: 2,9 km



Warsaw University

Lazarski University

Warsaw University of Life Sciences

Vistula School of Hospitality



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Residentials

Służewiec Racecourse

Business Park Domaniewska

Westfield Mokotów shopping center

Służewiecka Valley Park

Mokotów Sport and Leisure Center



LAND REGISTER

province: mazowieckie
city: Warszawa
cadastral unit: : Dzielnica Mokotów
cadastral district : 1-08-12
land plots : 14/1, 14/2, 20/8
land use: Bp

Plot number	Plot size [sq. m]	Legal title
14/1	4954	ownership
14/2	6599	ownership
20/8	27	perpetual usufruct

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MASTER PLAN

12p U/U-A/U-Th/KD-G

Business orientated land use including Hotels, Commercial, Business and Service, car parks and multistorey parking

land development conditions :

- minimum percentage of biologically active area of 20%
- maximum building coverage ratio of 0,4
- maximum floor area ratio of 2,0
- maximum building height of 23 m
- air traffic height limitations
- minimum building height of – 16 m excluding aboveground parking garages



BUILDING PERMIT

107/MOK/2021

issued 5 of May 2021

INVESTMENT

A construction of a new hotel building with service premises in the ground floor and associated amenities, an underground car park, land development and all the necessary technical infrastructure.



FLOORAGE SUMMARY

13 870 sq. m of appartments | 1 160 sq. m of retail space | 587 sq. m of facilities | 423 sq. m of other areas

Type	Number	Area [sq. m]	Percentage	Total area [sq. m]	Details
small studio	76	26-29	21	2913	room with kitchenette, bathroom
large studio	54	29-32	14	1942	livingroom with kitchenette, bedroom, bathroom
small 1 bedroom	158	33-36	43	5964	livingroom with kitchenette, bedroom, bathroom
large 1 bedroom	35	36-39	9	1248	livingroom with kitchenette, bedroom, bathroom
small 2 bedroom	32	53-65	9	1248	livingroom with kitchenette, 2 bedrooms, bathroom
large 2 bedroom	16	69-72	4	555	livingroom with kitchenette, 2 bedrooms, bathroom

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