

Magnolia

SZTUKA BUDOWANIA Sp. z o.o. Sp. k.
Mikołaja Kopernika 2-4 · 58-310 Szczawno-Zdrój



Listed townhouse of 1914 and a modernist wing of 1974, joined by a connecting structure. Current condition.

SELLABLE RESIDENTIAL AREA 1,754 m²	APARTMENTS 29 units	TOTAL SITE AREA 0.3685 ha plots 281 + 283/1
BUILDING PERMIT Final & binding decision 125/2022 · works commenced	YEAR BUILT 1914 / 1974 townhouse / wing	BUILDING CATEGORY XIII multi-family residential

Key strengths

- ◆ **Shovel-ready** — final and binding building permit, with works commenced and recorded in the construction logbook. The permit is not exposed to expiry under Art. 37 of the Polish Construction Law.
- ◆ **Two architectural periods** — a classic Sudeten townhouse and a modernist wing, joined by a connecting structure.
- ◆ **Heritage clearances already obtained** — the building is on the municipal heritage register; the scope of works on the listed façade was cleared at the permit stage.
- ◆ **Spa-resort location** — protection zone “B” of the statutory spa area (min. 50% green space across the zone, Art. 38 of the Polish Spa Act), in a parkland setting.
- ◆ **Use independent of planning reform** — multi-family residential with a service and leisure component derives from rights vested in the permit, not from municipal planning instruments.

Legal status

Land register, plot 281	SW1W/00031913/8
Land register, plot 283/1	SW1W/00008080/9
Cadastral district	0002 Szczawno-Zdrój
Owner	
Sztuka Budowania Sp. z o.o. Sp. k.	
Proceedings to establish a transmission easement (TAURON) are pending on the property.	

INVITATION

We invite you to a site visit and a walkthrough of the full technical documentation.

Jakub Piskorek

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