

AZYMUTALNA INVESTMENT SITE



AZYMUTALNA INVESTMENT SITE A



AZYMUTALNA INVESTMENT SITE A

Available Area	1,4 ha
Plot Nos.	313/9, 313/23, 313/25, obr. 003
Preferred Sectors	Biotechnology, hi-tech

TRANSPORT LINKS

Airport	0,9 km	PKP/PKM Railway	1 km
City Centre	15,5 km	Port of Gdańsk	20 km
S6 Ring Road	3 km	Baltic Hub	20 km
Public Transport	0,1 km		



Any questions about this investment? We will answer them all!

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MPZP

MPZP No.	2723, karta 10-P/U41
Footprint Area	max. 70%
Biologically Active Area	min. 20%
Development Intensity	max. 1,4
Structure Height	between 11.5 m and 25 m
Building Height	between 151.5 m ASL and 165 m ASL

INFRASTRUCTURE

Functions Excluded	shopping outlets of the retail space above 2000 m ² ; projects carrying an ever present potential of exerting an impact on the environment; plants carrying an increased or high risk of a severe industrial failure; storage of bulk materials in the open air; hospitals, social aid and care homes; buildings and premises connected with permanent or temporary stay of children and the youths, such as: schools, pre-schools, creches for children aged below 3, boarding houses, hostels, orphanages, etc.
Electricity	within the road corridor of Azymutalna Street
Water	Ø 160 within the road corridor of Azymutalna Street
Gas	Ø 90 / Ø 110 gas network within the road corridor of Azymutalna Street
Sewage Discharge System	Ø 400 sewage discharge system within the road corridor of Azymutalna Street
Storm Water Drainage System	Ø 500 storm water drainage system within the road corridor of Azymutalna Street
CT Network	within the road corridor of Azymutalna Street

AZYMUTALNA INVESTMENT SITE B



AZYMUTALNA INVESTMENT SITE B

Available Area	0,2798 ha
Plot Nos.	313/17, Cadastral District 003
Preferred Sectors	Biotechnology, hi-tech

TRANSPORT LINKS

Airport	0,9 km	PKP/PKM Railway	1 km
City Centre	15,5 km	Port of Gdańsk	20 km
S6 Ring Road	3 km	Baltic Hub	20 km
Public Transport	0,1 km		



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MPZP

MPZP No.	2720, sheet 001-P/U41
Footprint Area	max. 80%
Biologically Active Area	0%
Development Intensity	max. 1,4
Structure Height	max. 20 m
Building Height	166 m ASL

INFRASTRUCTURE

Functions Excluded	shopping outlets of the retail space above 2000 m ² ; plants carrying an increased or high risk of a severe industrial failure; storage of wastes; storage and processing of hazardous wastes; storage of materials or goods in the open air; facilities generating traffic of more than 3 vehicles of the permissible gross vehicle rating 12 tonnes or more per hour in the local streets or on access roads crossing the existing or planned residential estates; facilities emitting intense smells detectable over a substantial area; hospitals and nursing homes; buildings connected with permanent or temporary stay of children and the youths.
Electricity	within the road corridor of Azymutalna Street
Water	Ø 160 within the road corridor of Azymutalna Street
Gas	Ø 90 / Ø 110 gas network within the road corridor of Azymutalna Street
Sewage Discharge System	Ø 400 sewage discharge system within the road corridor of Azymutalna Street
Storm Water Drainage System	Ø 500 storm water drainage system within the road corridor of Azymutalna Street
CT Network	within the road corridor of Azymutalna Street