

## We offer you the latest apartments for living or investment in the Smolensk 22 tenement house.

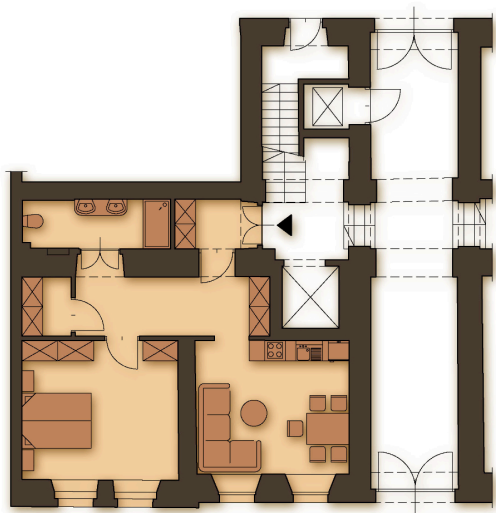
The offer includes premises with a usable area **from 21 up to 142 m<sup>2</sup>**. Some of the apartments are in good condition, others are intended for renovation. Thanks to size variety, you can choose the apartment best suited to your needs and requirements and create a space for living or renting there.

**Until January 10th, 2024** all offered premises are available at discounted prices. If you have no experience in renovation, we can help you renovate and create your dream space in the Smolensk 22 investment.

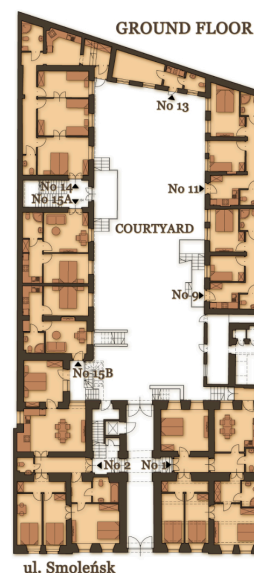
## Apartment Nr 2A

<b>Usable area of the apartment (PUM)</b>	<b>61,47 m<sup>2</sup></b>
Including usable flat area	55,65 m <sup>2</sup>
Including usable basement area	5,82 m <sup>2</sup>
<b>Sale Status</b>	<b>Free</b>
<b>Offer price (till )</b>	<b>793 000 PLN</b>
Offer price per 1m <sup>2</sup>	12 901 PLN
<b>Regular price</b>	<b>949 000 PLN</b>
Price per 1m <sup>2</sup>	15 438 PLN
Local state	Good

**Apartment plan**



**Floor plan**



The descriptions, visualizations and standard of performance posted on the website do not constitute an offer within the meaning of the Civil Code and are published for information purposes. The presented visualizations and standard of workmanship are for illustrative purposes only and cannot be treated as final implementation projects. The appearance of the building, premises, rooms and direct land development presented on them may be subject to change at the stage of investment implementation. Our intention is to familiarize you with our products and services and to make it easier for future buyers to get acquainted with the overall appearance of the investment being implemented.

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## Location

The Smolensk 22 investment is located in the heart of Krakow's Old Town. This vibrant district allows not only tourists but also residents, to discover the beauty of Krakow. From Smolensk 22 apartments you can walk to the Main Square, Wawel Castle, as well as many cinemas and museums where there is always something interesting going on. Popular urban green areas are very close - you can reach Planty, Błonia and Vistula Boulevards in just a few minutes. There are also cafes, bookstores, restaurants and medical offices within walking distance of the investment.

### In the vicinity

- **Main Square** - 12 minutes
- **Parking** - 1 minute
- **Planty Park** - 6 minutes
- **Błonia Park** - 2 minutes
- **Akademia Górniczo-Hutnicza** - 5 minutes
- **Wawel Castle** - 10 minutes
- **National Museum** - 3 minutes

## Investment Description

At the moment, the condition of the tenement house is good: most of the apartments are rented short-term, and others are intended for renovation. As with any investment, we plan to perform some renovation works. Such action is not a requirement, but a desire to raise the standard of the tenement house.

The future owners of the apartments will decide on the scope of renovations. The exceptions to which every buyer obligatorily agrees are:

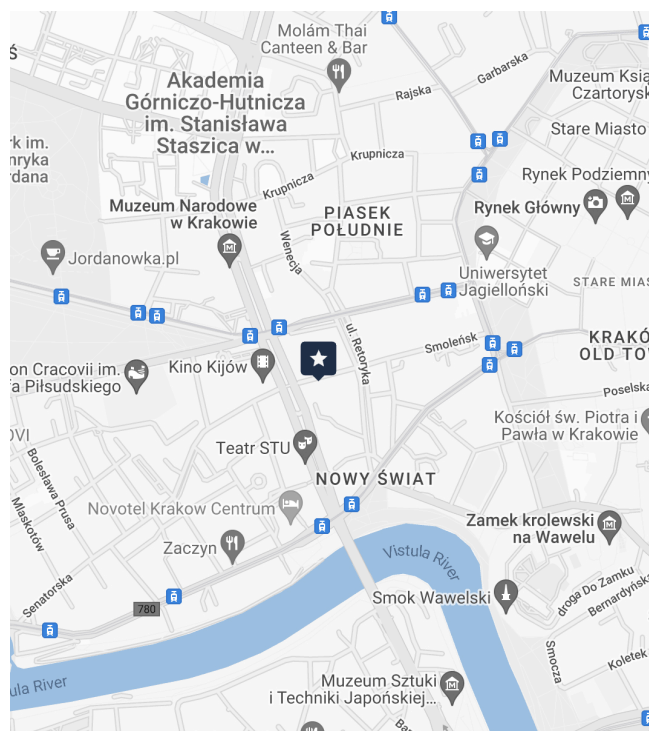
- connecting to the MPEC central heating and hot water networks,
- replacement of window frames with new ones,
- replacing roof coverings,
- renovation of the front façade,
- an external elevator in the yard with access to the apartments in the front building.

The plans include:

- Renovation of the façade from the yard side.
- Transformation of parts of the basement into storage rooms.
- Renovation of the existing installation in the common parts of the building to the necessary extent.

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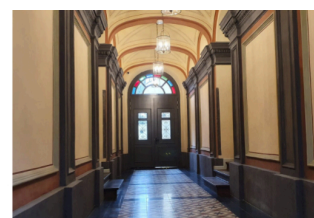
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- Renovation of staircases and hall.
- Reconstruction of a part of the building to create a garbage shed, or to create a room in the basement.
- New arrangement of the yard.

For convenience, a silent elevator is planned in the tenement house. The entire investment will be arranged similarly to our other investments such as: Plac na Groblach 19, Sarego 16, Dielta 31 in Krakow.

The renovation of the tenement house will be financed by contributions to the renovation fund of the Housing Community. Materials are being prepared to initiate administrative proceedings for the renovation of the tenement house.



## Investment potential - short-term rental

In response to frequently asked questions, below we present an offer from one of the companies servicing short-term rental apartments.

Our offer focuses on apartments located in the heart of Krakow. The city attracts crowds of tourists all year round, who want to see world-famous monuments, as well as taste the unique atmosphere of the city. The investment located in the very center is close not only to historical buildings but also to unique restaurants, museums and green areas. An additional advantage is the availability of public transport, allowing you to easily get to every part of the city. Situated in a unique place and with a lot of potential, this investment will let you safely invest your capital.

**Sample prices** for our high-standard serviced apartments in the center of Krakow:

- 2-person apartment - 350zł/night;
- 3-person apartment - 420zł/night;
- 4-person apartment - 490zł/night;
- 5-person apartment - 620zł/night;
- 6-person apartment - 780zł/night;
- 7-person apartment - 880zł/night;
- 8-person apartment - 990zł/night;
- 9-person apartment - 1090zł/night.

## Company's services include:

- marketing activities aimed at ensuring the highest possible occupancy of the apartment;
- professional photos of the apartment;
- preparing the apartment for use;
- interior design;
- reservation service;
- full guest service - handing over keys/communication with guests/key collection;
- payment processing;
- comprehensive cleaning after guests' visits, including changing bed linen, towels, etc.

## Benefits for apartments' owners:

- can expect a high return on their investment;
- are exempt from attracting guests to their apartments;
- are exempt from servicing their apartment;
- they don't have to worry about minor repairs - we do them;
- they can reserve an apartment for their needs at any time.

## If you have any questions, please feel free to contact:

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