



INVESTMENT CATALOG

JUNE 2025



DEVELOPMENT INVESTMENTS

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JANKÓWKO K/GNIEZNA - UL. GDAŃSKA

SEMI-DETACHED HOUSES

NR KSIĘGI WIECZYTEJ: PO1G/00084433/1

The investment consists of twelve semi-detached houses, each with an area of 97 m². They feature four comfortable rooms, two practical toilets, and an elegant bathroom. The property is finished and ready for immediate occupancy. Out of the twelve semi-detached houses, seven have been sold, and five are currently rented and ready for sale.

A charming garden is the perfect place to relax and have fun on sunny days, and in front of the house, there is a comfortable parking space for your cars.

- ✓ Gas heating
- ✓ High-quality siporex H+H 24 cm
- ✓ Modern Salamander Bluevolution-82 windows
- ✓ Electric roller shutters with remote control
- ✓ Solid roof truss C24
- ✓ Insulation for years - styrofoam 20 cm
- ✓ Comfortable video intercom





GNIEZNO - UL. WIEŚNIACZA

SEMI-DETACHED HOUSES

NR KSIĘGI WIECZYSTEJ: PO1G/00092583/6, PO1G/00077084/7

Modern four-unit semi-detached houses located within the administrative boundaries of Gniezno, on Wieśniacza Street. Built with exceptional care, these homes set the investment at the highest standard.

The property offers convenient access to the city center and the S5 loop (Bydgoszcz-Poznań). In close proximity, there is a school, a kindergarten, and commercial and service facilities.

- ✓ Electric blinds with remote control
- ✓ Windows with triple glazing
- ✓ Security doors
- ✓ Underfloor heating on both levels
- ✓ Heat pump, photovoltaic system
- ✓ 20 cm polystyrene insulation
- ✓ Spacious terrace
- ✓ Garage





The property is accessible via an asphalt road that serves as a public city street from both Poznańska Street and the village of Żerniki. Within a distance of up to 150 meters, there is a public transportation stop.

The complex consists of thirty-six semi-detached houses.

The investment area consists of two fenced plots with two entrances, featuring its own internal infrastructure including a road, a children's playground, green areas, and a communal relaxation and leisure space. The entire area is illuminated and monitored.





LULKOWO

SINGLE-FAMILY HOUSE

NR KSIĘGI WIECZYTEJ: PO1G/00098085/7, PO1G/00098086/4

The investment includes the construction of semi-detached single-family houses on plots number 16/47 (PO1G/00098085/7) and 16/61 (PO1G/00098086/4). The construction is in an advanced stage, and work is ongoing — the entire buildings are in a raw state, with the upper ceilings being poured. The houses feature garages, parking spaces, and large gardens.





GNIEZNO, UL. ORZESZKOWEJ

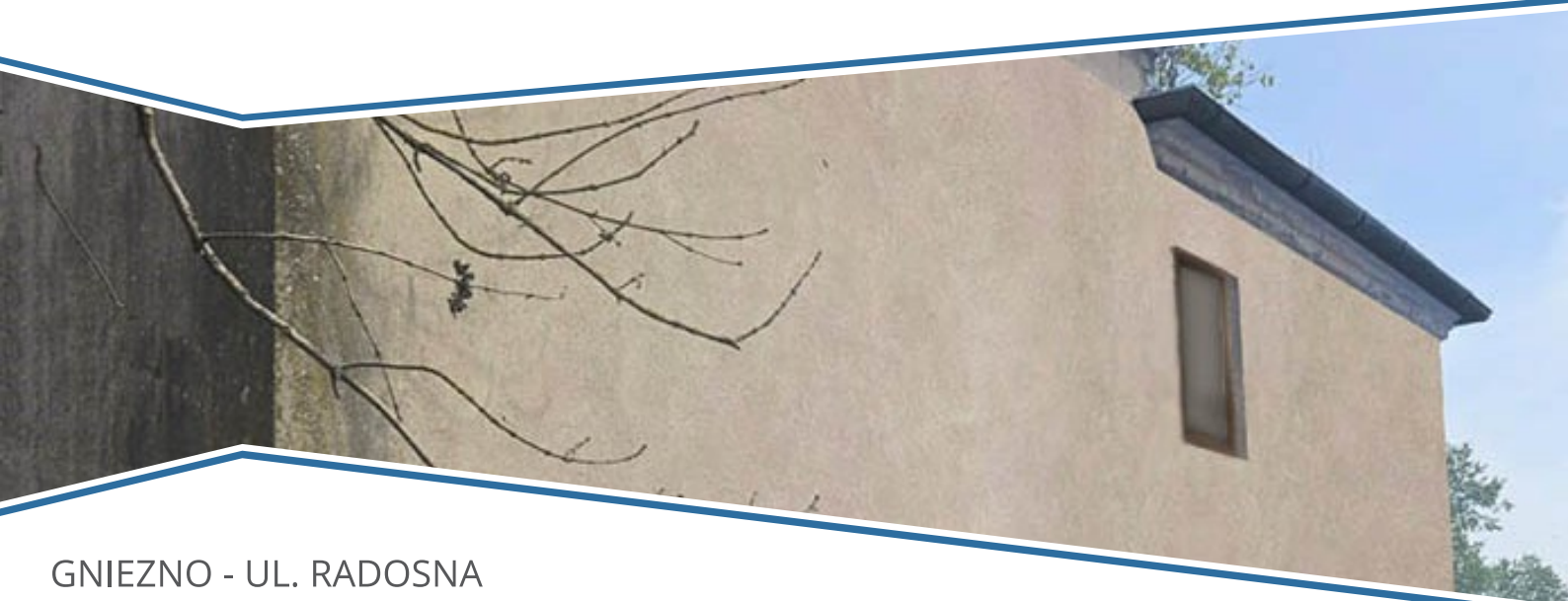
SINGLE-FAMILY HOUSE

NR KSIĘGI WIECZYSTEJ: PO1G/00012745/6

The investment involves the construction of a single-family house with a garage and an outbuilding, which will be equipped with connections for a sauna and a Jacuzzi. Between the house and the outbuilding, there will be a covered swimming pool.

The current stage includes all earthworks, installation of sewage, water, electricity, and gas systems. The foundation slab is completed and ready for wall construction.



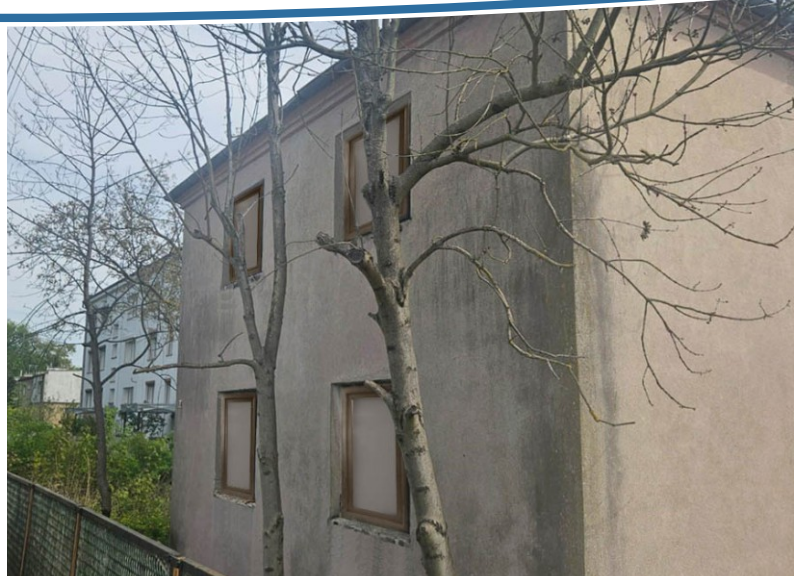


GNIEZNO - UL. RADOSNA

SINGLE-FAMILY HOUSE

NR KSIĘGI WIECZYTEJ: PO1G/00002510/7

The investment concerns a single-family house with an outbuilding/garage on Radosna Street in Gniezno. The house is located in a very good area – close to a kindergarten and an elementary school. A park and a lake are nearby. The house has a usable area of 150 m², including 100 m² of living space. Currently, renovation work is being carried out on the house.





GNIEZNO - UL. ORZESZKOWEJ

APARTMENTS

NR KSIĘGI WIECZYSTEJ: PO1G/00085275/2, PO1G/00085276/9, PO1G/00085277/6, PO1G/00085278/3

The investment includes four apartments on Orzeszkowa Street in Gniezno. The apartments are located in a residential building within a housing estate, with the area around the building fenced and monitored.



Each apartment has an area of 43.5 m², consisting of a living room with a kitchenette, a bedroom, and a large bathroom – the apartments are fully furnished. Each apartment comes with a two-car parking space in an underground garage, along with a storage locker.





LULKOWO

BUILDING PLOTS

NR KSIĘGI WIECZYSTEJ: PO1G/00099307/7, PO1G/00099306/0

Building plot number 16/16 (PO1G/00099306/0) – the surveyor has marked out the foundations, and earthworks for the foundation construction have begun. The site is being prepared for building, with excavations for the foundations underway.



Building plot number 16/54 (PO1G/00099307/7) – planned construction of a large single-story house with access to a flat roof used as a terrace. The house will have an area that allows for the designation of space for any type of service activity (at the project preparation stage).



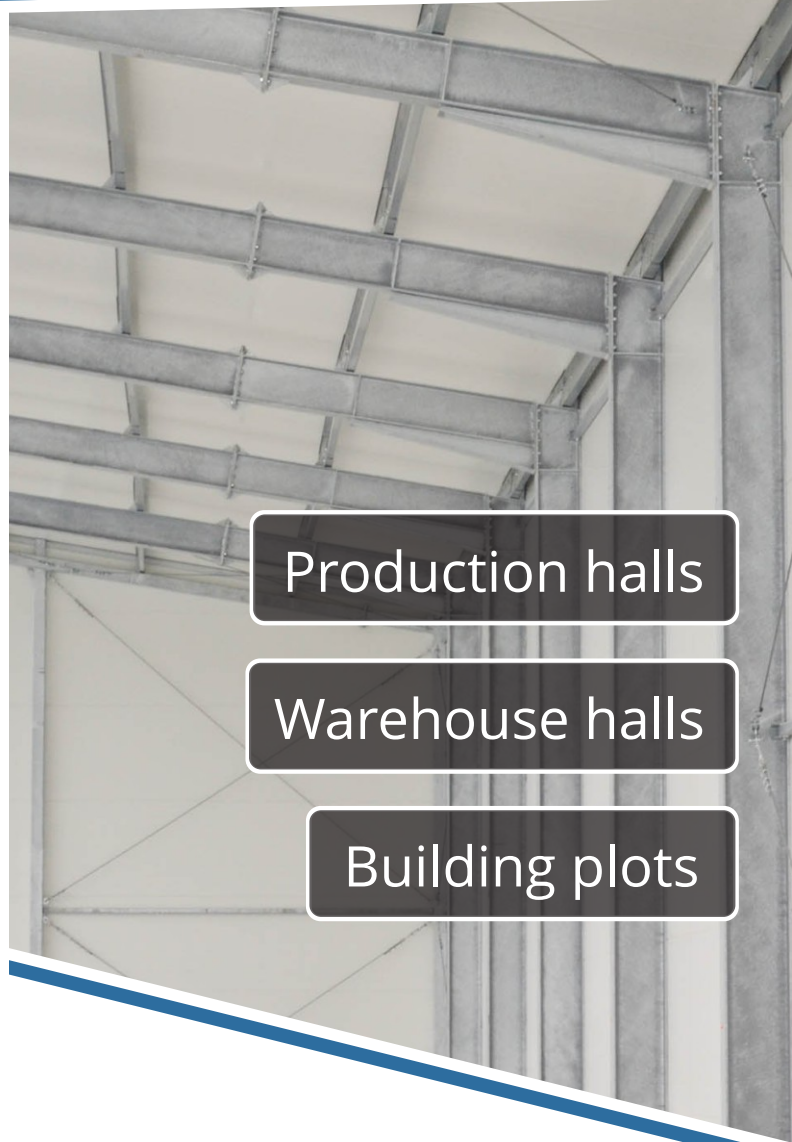


KŁOMNICE K/CZĘSTOCHOWY **BUILDING PLOTS**

NR KSIĘGI WIECZYTEJ: CZ1C/00049496/0, CZ1C/00188963/1

Building plots number 1114/1 and 1114/2 (CZ1C/00049496/0) with an area of 0.28 hectares, as well as building plot number 3137 (CZ1C/00188963/1) with an area of 0.10 hectares. The plots are located in the village of Kłomnice in Częstochowa County, Silesian Voivodeship.





Production halls

Warehouse halls

Building plots

COMMERCIAL INVESTMENTS

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PLOT AREA: 18 500 m²

TOTAL BUILDING AREA: 15 868,70 m²

PRODUCTION/WAREHOUSE: 14 885,60 m²

OFFICES/HOSTEL: 983,10 m²

GNIEZNO - UL. SPICHRZOWA

WAREHOUSE AND PRODUCTION HALL

NR KSIĘGI WIECZYSTej: PO1G/00031009/4

The hall is located in the northeastern part of Gniezno, close to the S5 expressway (which is well connected to the highway network) and the Gniezno bypass, ensuring easy and quick access to main transportation routes. The facility is situated in an industrial and economic activation zone marked with the symbol 3P, which allows for the construction of production facilities, warehouses, storage, and wholesale outlets.



A large area of the plot is fenced and equipped with paved walkways, ensuring convenient use. Safety is provided by good and bright lighting, as well as monitoring with cameras that have a wide field of view.

The office area has been arranged in an attractive visual manner and in accordance with current trends, which will certainly serve as a showcase for the company. Each office room is equipped with an efficient air conditioning system controlled remotely, and there is very fast fiber-optic internet with the option for wired connection (concealed RJ45 sockets) or wireless (high-quality access points).





The construction is made with a mixed structure, featuring a ceiling height of 5.2 meters and a grid of columns measuring 6×18 meters, which allows for any type of production and the storage of large quantities of goods. An additional advantage of the property is the auxiliary buildings, such as a drive-over scale and technical infrastructure. The facility is equipped with several loading ramps and wide, high entrance gates. The fire-resistant sectional doors OGS EI 60, with drive and control panel, are installed, with standard opening (lintel height of 900 mm) and dimensions of 4000×3500 mm.



TECHNICAL INFRASTRUCTURE:

- ✓ electricity (transformer station 1600 kVA)
- ✓ water (connections on two sides of the building)
- ✓ gas (two independent connections)
- ✓ sewage system
- ✓ intelligent metering system for electricity, gas, and water
- ✓ photovoltaic installation with a capacity of 49.875 kW





ŁUBOWO

WAREHOUSE HALL

NR KSIĘGI WIECZYTEJ: PO1G/00053113/6

The property is located in Łubowo, Gniezno County, on a plot of 4,583 m². Nearby, there is road number 194, which connects Gniezno to Pobiedziska, as well as an exit from the S5 expressway on the Poznań - Bydgoszcz route. The distance from the city center of Gniezno is 7 kilometers, and from Pobiedziska, it is 20 kilometers.



The property area is enclosed with a mixed fence (partially concrete, partially made of steel mesh). The land is paved with cobblestones, and the paving includes external communication routes such as a parking lot and a maneuvering area.

The property includes:

- ✓ residential building (214,08 m²),
- ✓ warehouse building with office and social part (829,15 m²)
- ✓ auxiliary buildings with technical infrastructure





JANKOWO DOLNE

WAREHOUSE WITH OFFICE BUILDING

NR KSIĘGI WIECZYSTEJ: PO1G/00073541/1

The property is located in Jankowo Dolne on a plot of 10,000 m². The investment consists of a warehouse and production hall with an area of 1,800 m² and an adjacent office building with an area of 300 m². Nearby, there is road number 15, which connects Gniezno to Trzemeszno. The distance from the city center of Gniezno is 9 kilometers, and from Trzemeszno, it is 10 kilometers.

The height of the hall is 7 meters in the side wall, 12 meters in the ridge.

- ✓ Two loading ramps
- ✓ Large maneuvering area
- ✓ Possibility of adaptation to any activity





GNIEZNO - UL. SPICHRZOWA

PLOT WITH A TENT HALL

NR KSIĘGI WIECZYTEJ: PO1G/00076206/2

The plot is located in the northeastern part of Gniezno, close to the S5 expressway (which is well connected to the highway network) and the Gniezno bypass, ensuring easy and quick access to main transportation routes.



A tent hall has been constructed on the plot, with a load-bearing structure made of aluminum-steel (Al 234x100x3 mm). The roof is covered with a PVC tarpaulin, with a gable design and a roof pitch angle of 15°. The walls are covered with trapezoidal sheet metal T-35, 5 mm thick, arranged vertically. The hall has an area of 239.46 m², a width of 9.5 meters, and a length of 25.21 meters.

- ✓ The height of the side wall is 5.80 m.
- ✓ Connecting elements and roof purlins are made of steel, hot-dip galvanized.
- ✓ Single-leaf sliding gate measuring 4.70 x 5.30 m.
- ✓ Steel door measuring 0.90 x 2.00 m.
- ✓ Snow load: 0.35 kN/m².
- ✓ Technical design of the structural industry.





BRACISZEWO

BUILDING PLOTS

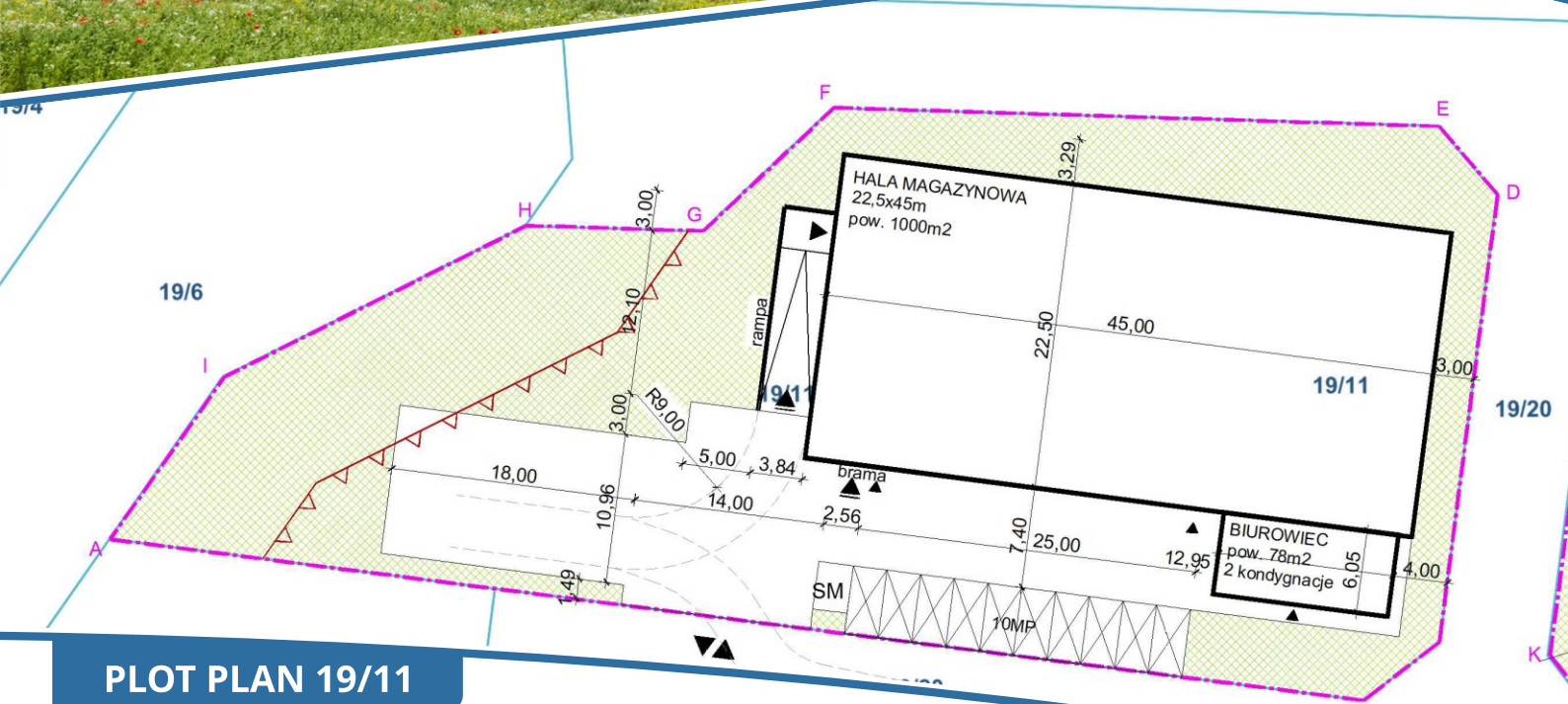
NR KSIĘGI WIECZYTEJ: PO1G/00012745/6, PO1G/00099087/8

Building plots numbered 19/10 (PO1G/00012745/6) and 19/11 (PO1G/00099087/8) in the village of Braciszewo are located near the S5 expressway connecting Poznań and Bydgoszcz. The investment plans include the construction of a warehouse-production hall with an adjacent office building.

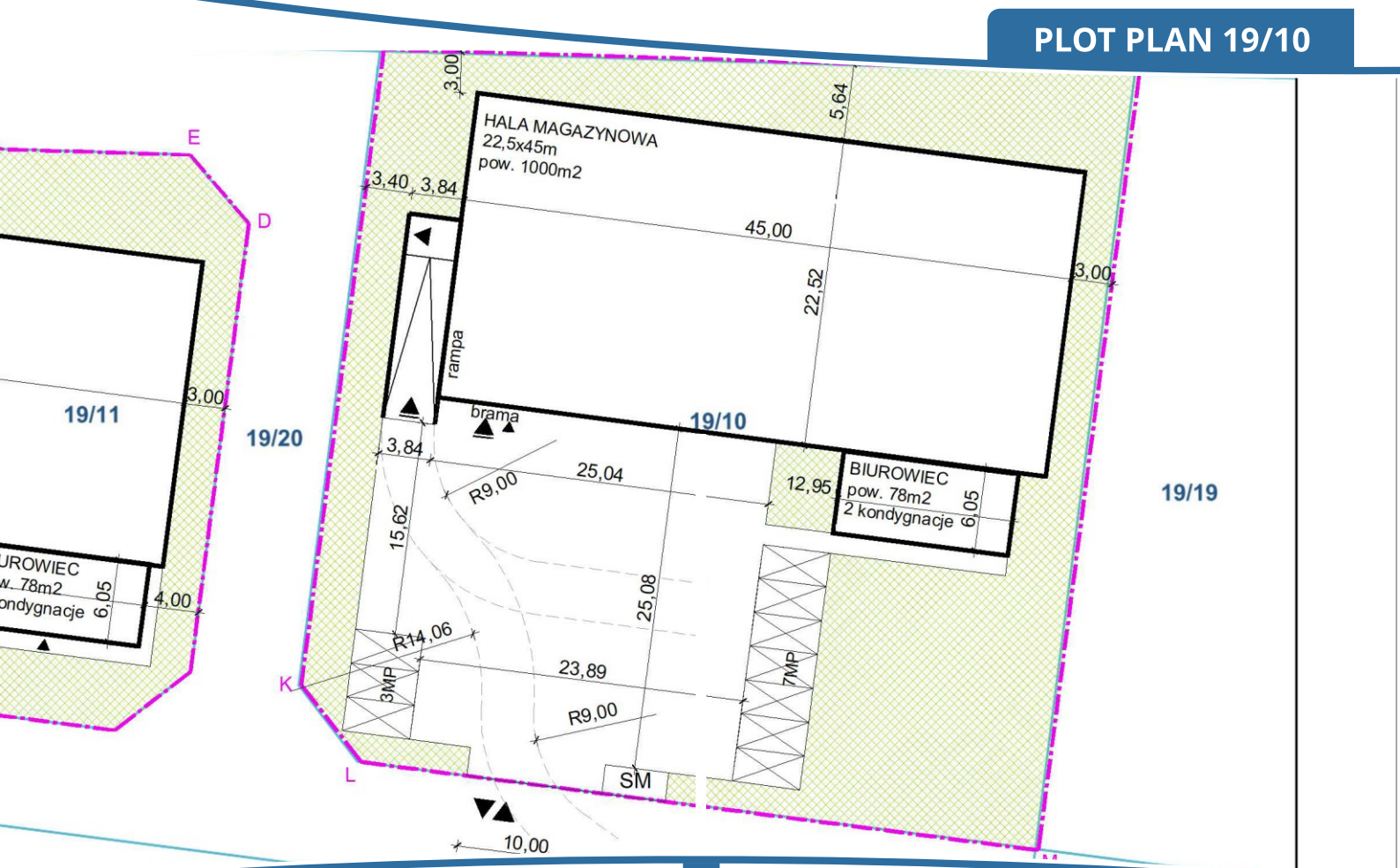


The hall has a usable area of 1000 m², and the office building has a usable area of 78 m². The office building includes a large hall, a staff cloakroom, a social room, and a utility room.





The documents for the issuance of a Building Permit Decision have been submitted.





WIZARD
GROUP

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