



**ELEGANT SINGLE-FAMILY VILLA IN NIEMCZ**  
**LEŚNY ZAULEK STREET, PLOT NR 109/5**





An exceptionally elegant and very comfortable villa designed in a modern style, situated by the forest, in the quiet center of Niemcz in the commune of Osielsko.

It combines timeless architectural solutions with comfortable and attractively planned interiors.

The building belongs to the category of two-story houses, thanks to which all the rooms located on the upper floor are devoid of slants and easy to arrange. From the outside, it impresses with a perfectly arranged, timeless facade. It was composed of a two-color thin-layer plaster and decorated with white entablature running around the building. Large, two-storey glazing additionally make the shape of the house more attractive. The colors of the window and door joinery as well as the matching color of the tiles perfectly complement the entire composition. From the garden side, there is a beautiful, partially covered terrace, while from the south, the interior of the villa is perfectly illuminated by panoramic windows.

There is a beautiful view outside from the living area and from the recreational room on the mezzanine, and a convenient connection with the terrace and garden is ensured by sliding doors. A large, over 40 square meter living room is a very attractive place to relax for the whole family. The kitchen space has been organized in such a way that you can comfortably prepare meals in it. In addition to the main worktop, there is a practical peninsula with a separate cooking zone and a place for eating meals. There is a practical pantry next to the kitchen, which allows you to store supplies and kitchen appliances. For the comfort of using the house, the functional layout of the ground floor also includes an office, a small bathroom with a shower and a wardrobe adjacent to the vestibule and a fireplace.

The utility part includes: a spacious boiler room, a utility room and a garage for 2 cars. On the first floor of the house, there is a comfortable, functional and sun-filled relaxation area. There is a separate apartment, the so-called master bedroom, consisting of a bedroom, a small wardrobe and a private bathroom. In addition, on the first floor you will find two spacious bedrooms. Each room has its own wardrobe and access to the

sun terrace. Exceptional comfort is ensured by a comfortable bathroom, which can also be used as a home SPA. There is a separate laundry room on the first floor.

Triple-glazed windows on German profiles (facade windows - aluminum profiles, other PVC), automatic anti-burglary roller shutters, external granite window sills, external panel fencing, gate and wicket with a brick front fence with metal linea spans, entrance to the garage and a terrace hardened with an exclusive plate Magna terrace, external glass balustrades. Garage and entrance gate with automatic control.

**Infrastructure and installations:** water - from the water supply network, sanitary sewage, rainwater sewage. The building has all electrical installations, including smart home ready - installation for a smart home, RTV, internet, central heating and hot water (air-to-water heat pump with hot water tank by DIMPLEX), mechanical ventilation (recuperation).

Possibility of preparing the attic as a utility room.

**Heating:** air-water heat pump with hot water tank. - (possibility of connecting the gas installation), underfloor heating and additionally electric heaters in the bathrooms.

**Additional installations:** Leading out the water and electrical installation for connecting garden watering, leading out the electrical installation for air conditioning in the living room and bedroom, additional three-phase installation in the garage, for example, for charging an electric car, and on the terrace for connecting, for example, a jacuzzi, distribution of a shower installation in the garden, LED external lighting of the house, installation for monitoring and alarm, RTV, internet, installation for SMART READY (intelligent control), automatic control of the entrance and garage gate, intercom, central vacuum cleaner.

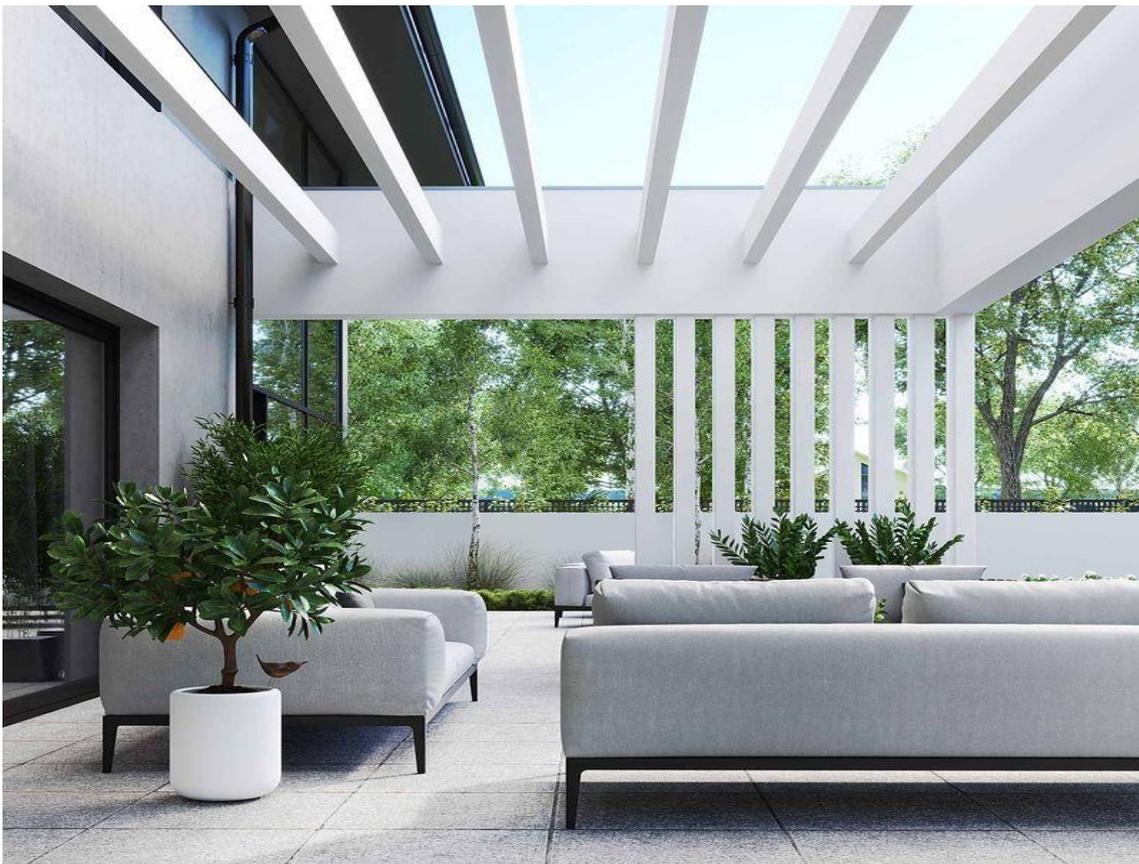
### Energy-saving building



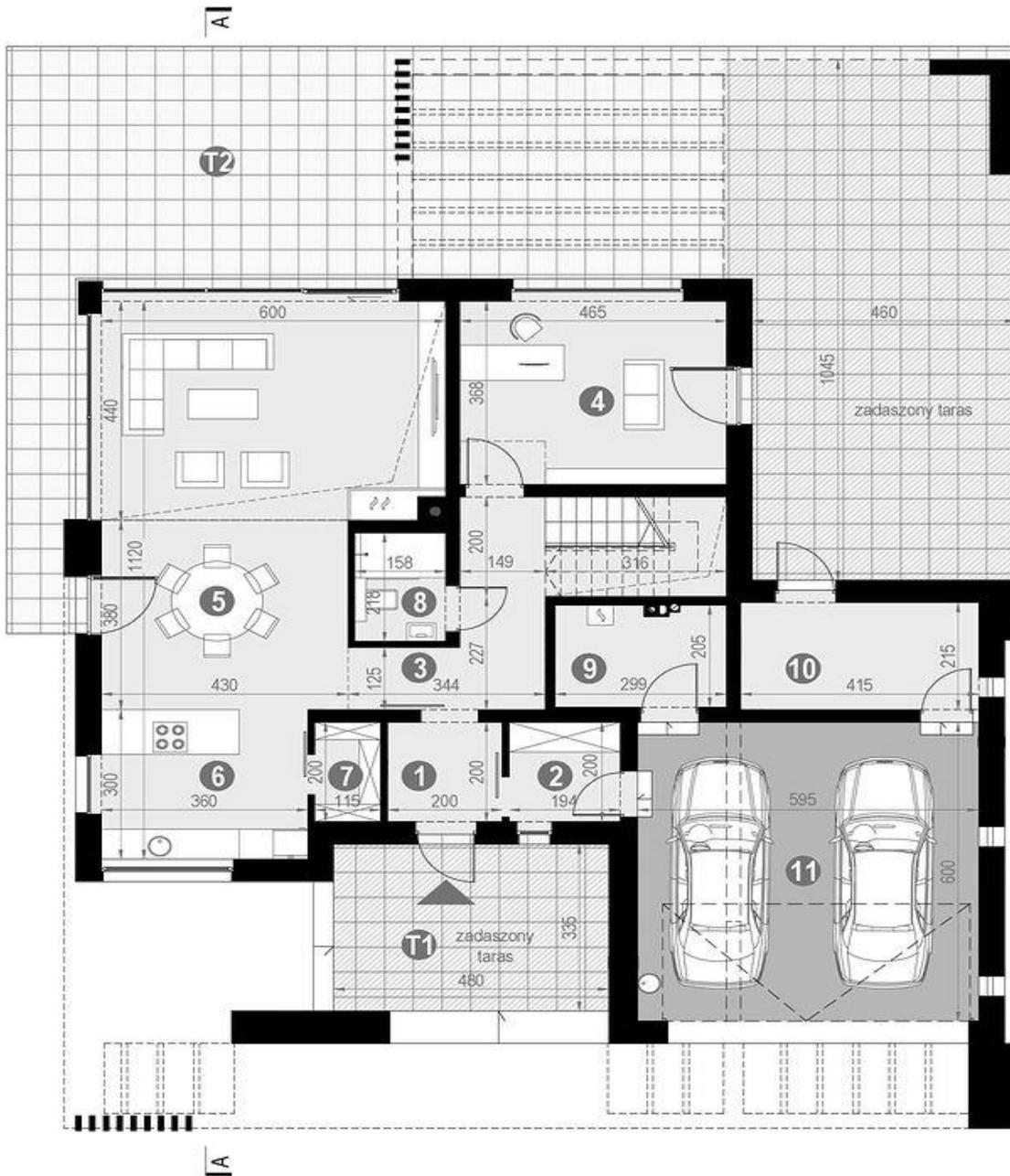
# VISUALIZATIONS







# GROUND FLOOR PLAN



## GROUND FLOOR

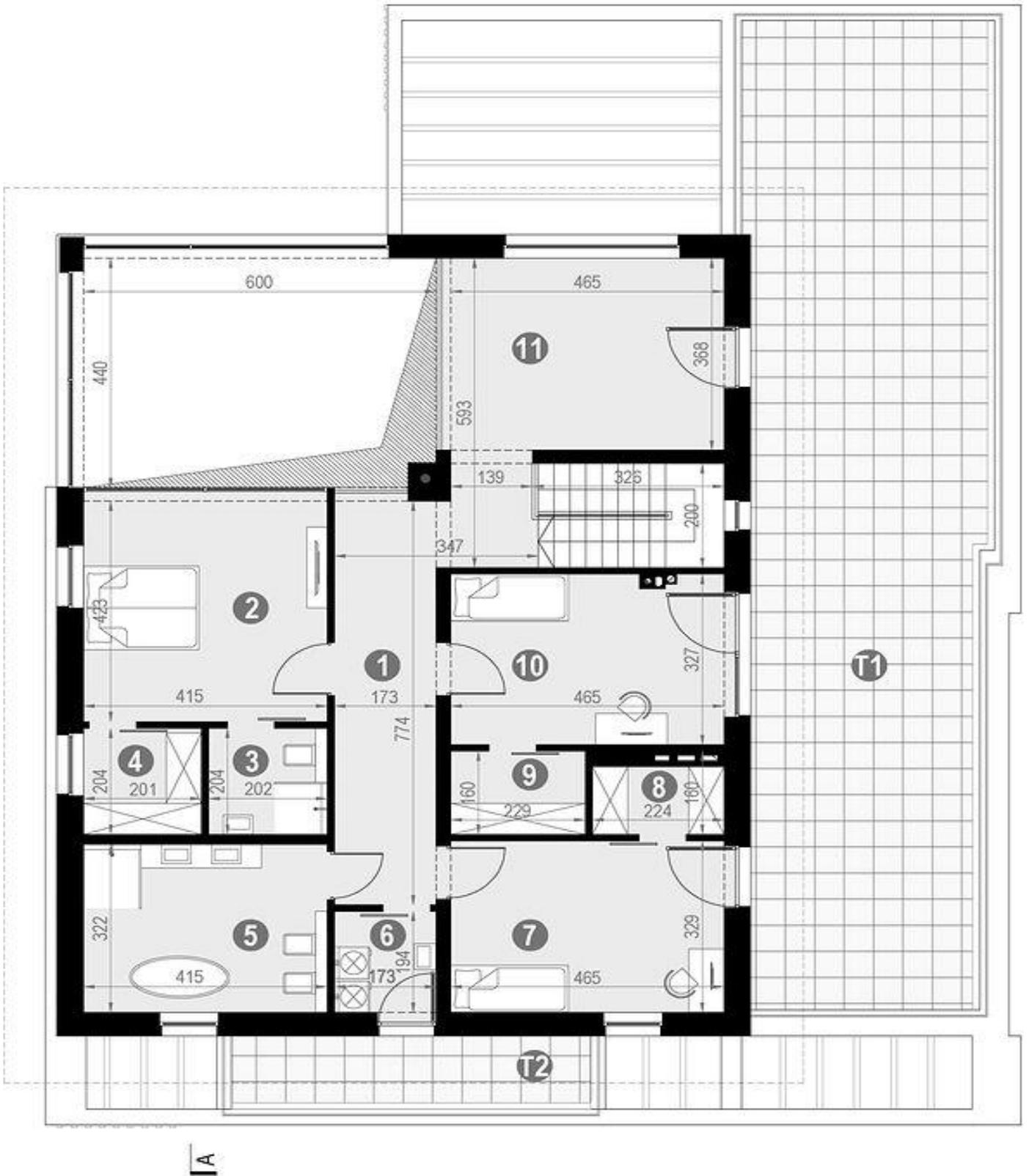
1. Vestibule	4 m <sup>2</sup>
2. Wardrobe	3.88 m <sup>2</sup>
3. Corridor	11.96 m <sup>2</sup>
4. Room	17.11 m <sup>2</sup>
5. Living room + dining room	42.51 m <sup>2</sup>
6. Kitchen	10.80 m <sup>2</sup>

7. Pantry	2.30 m <sup>2</sup>
8. Bathroom	3.44 m <sup>2</sup>
9. Boiler room	6 m <sup>2</sup>
10. Utility room	8.92 m <sup>2</sup>
11. Garage with two cars	35.70 m <sup>2</sup>
12. Terrace	
13. Terrace	
Total	146.62 m <sup>2</sup>



# UPPER FLOOR PLAN

A



A

## UPPER FLOOR

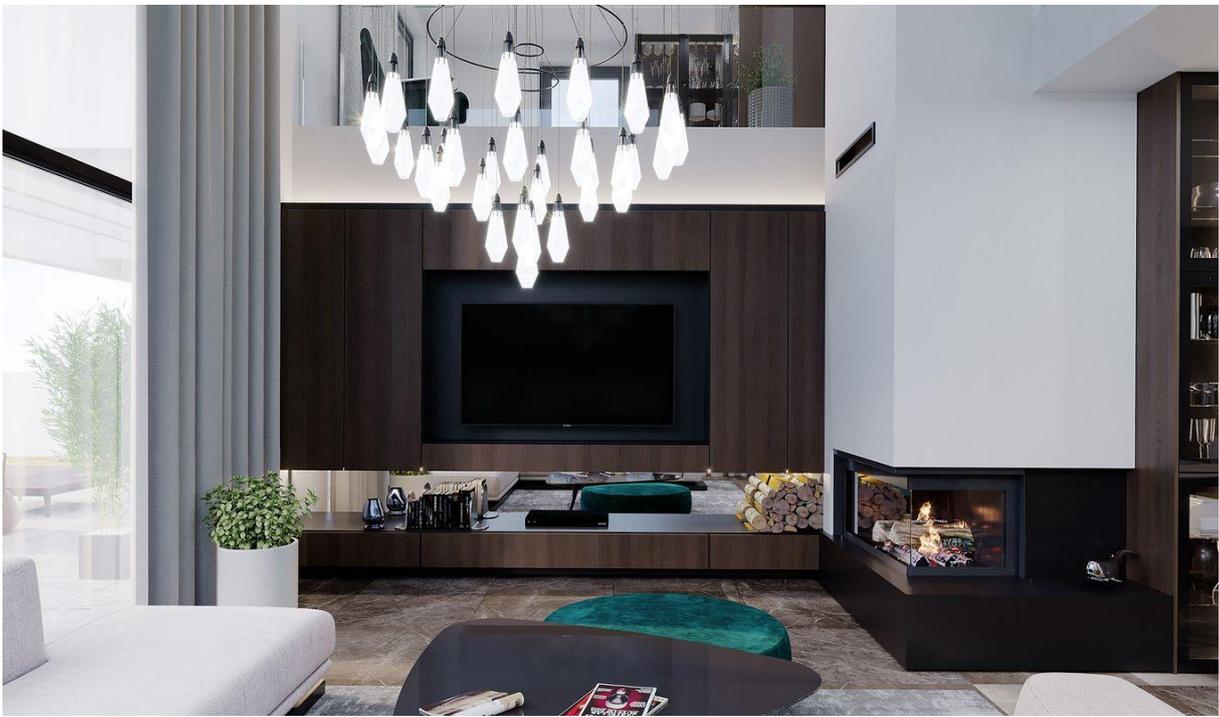
- |             |                      |
|-------------|----------------------|
| 1. Corridor | 20.04 m <sup>2</sup> |
| 2. Room     | 18.34 m <sup>2</sup> |

3. Bathroom	4.12 m <sup>2</sup>
4. Wardrobe	4.10 m <sup>2</sup>
5. Bathroom	13.36 m <sup>2</sup>
6. Utility room	3.36 m <sup>2</sup>
7. Room	15.30 m <sup>2</sup>
8. Wardrobe	2.91 m <sup>2</sup>
9. Wardrobe	3.66 m <sup>2</sup>
10. Room	15.08 m <sup>2</sup>
11. Entresol	17.66 m <sup>2</sup>
12. Terrace	
13. Terrace	
<b>Total</b>	<b>117.93 m<sup>2</sup></b>



# VISUALIZATIONS









## Details information

Usable area with a garage **264,35**  
**m<sup>2</sup>**

Building area **223,93 m<sup>2</sup>**

The area taken up by the part on- and above-ground of the building, calculated as the vertical

projection of the building on the plot.

Total area **459,38 m<sup>2</sup>**

The total area of all storeys of the building, including load-bearing elements such as external walls (with insulation), columns, terraces, etc.

Gross cubature **1 487 m<sup>3</sup>**

The sum of the cubature (volume) of all rooms in the building, calculated along the external outline of the walls (with insulation).

Roof area **258 m<sup>2</sup>**

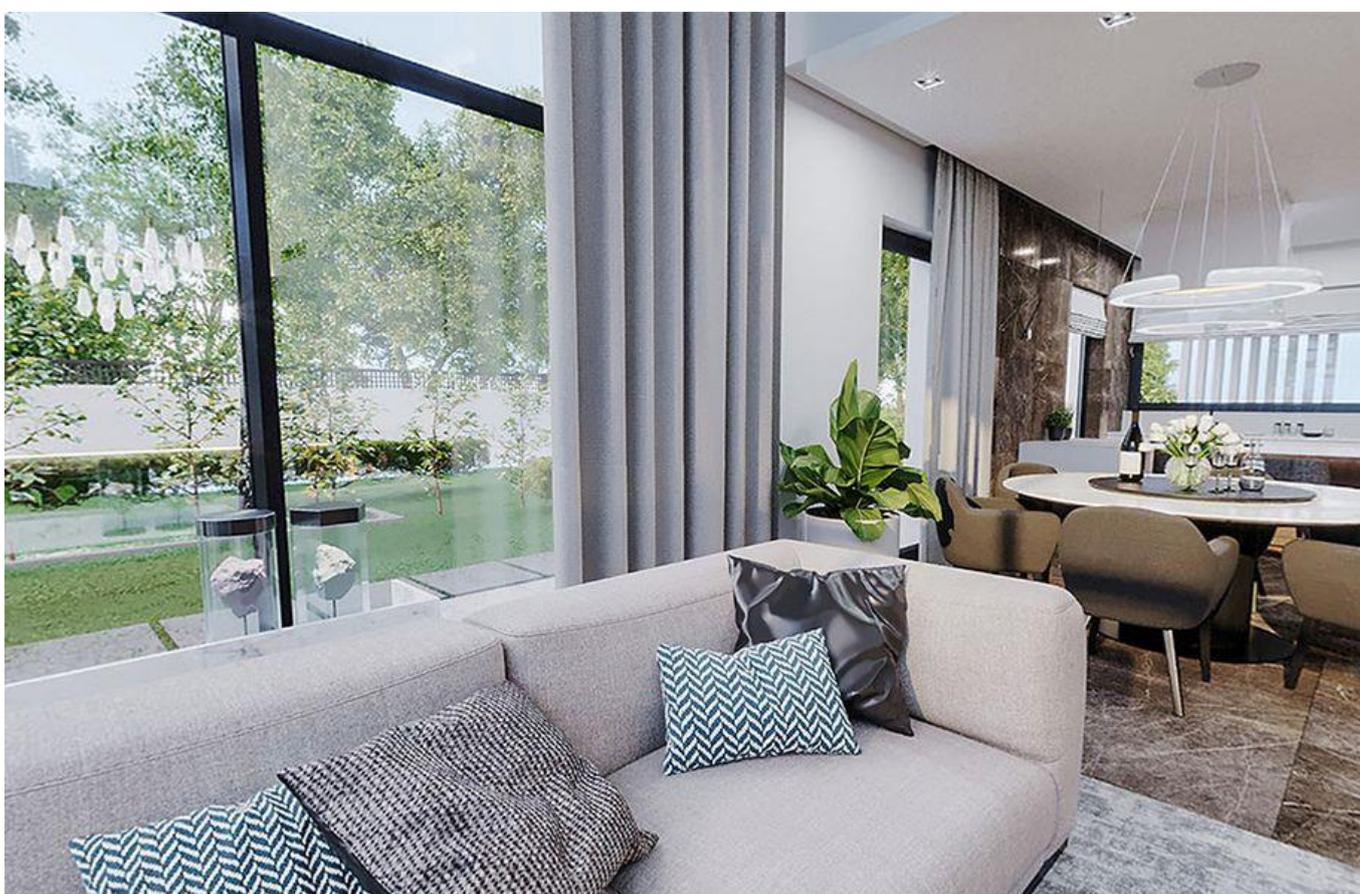
The angle of the roof slope **25°**

Building height **9,38 m**

The height is calculated from the lowest part of the building at the ground surface to the highest point of the roof (ridge), excluding chimneys.

Facade width **16,60 m**

Facade length **21,45 m**



## Energy-saving

Ep

**68,15 kWh/(m<sup>2</sup>rok)**

Primary energy determines the amount of non-renewable energy needed per year for heating or domestic hot water, taking into account the costs of production and transport of energy resources.

Euco

**24,58 kWh/(m<sup>2</sup>rok)**

Useful energy for heating and ventilation. The lower the parameter, the more energy-efficient the building.

### **Technical conditions**

WT 2017 or WT 2021

Technical conditions (WT) **define the maximum demand for non-renewable primary energy (Ep)** for heating, ventilation, cooling and domestic hot water preparation. Additionally, they define **the maximum heat transfer coefficient** for external walls, roof / ceilings, floor, windows and doors.

<b>Parameter</b>	<b>WT 2017</b>	<b>WT 2021</b>
<b>Primary energy (Ep)</b>	up to 90 kWh / (m <sup>2</sup> per year)	up to 70 kWh / (m <sup>2</sup> per year)
<b>Exterior walls</b>	max. 0.23 W / m <sup>2</sup> K	max. 0.20 W / m <sup>2</sup> K
<b>Roof / flat roofs</b>	max. 0.18 W / m <sup>2</sup> K	max. 0.15 W / m <sup>2</sup> K
<b>Floors on the ground</b>	max. 0.30 W / m <sup>2</sup> K	max. 0.30 W / m <sup>2</sup> K
<b>Windows and balcony door</b>	max. 1.10 W / m <sup>2</sup> K	max. 0.90 W / m <sup>2</sup> K
<b>Roof windows (spatial)</b>	max. 1.30 W / m <sup>2</sup> K	max. 1.10 W / m <sup>2</sup> K
<b>Doors and gates</b>	max. 1.50 W / m <sup>2</sup> K	max. 1.30 W / m <sup>2</sup> K

### **TECHNOLOGY**

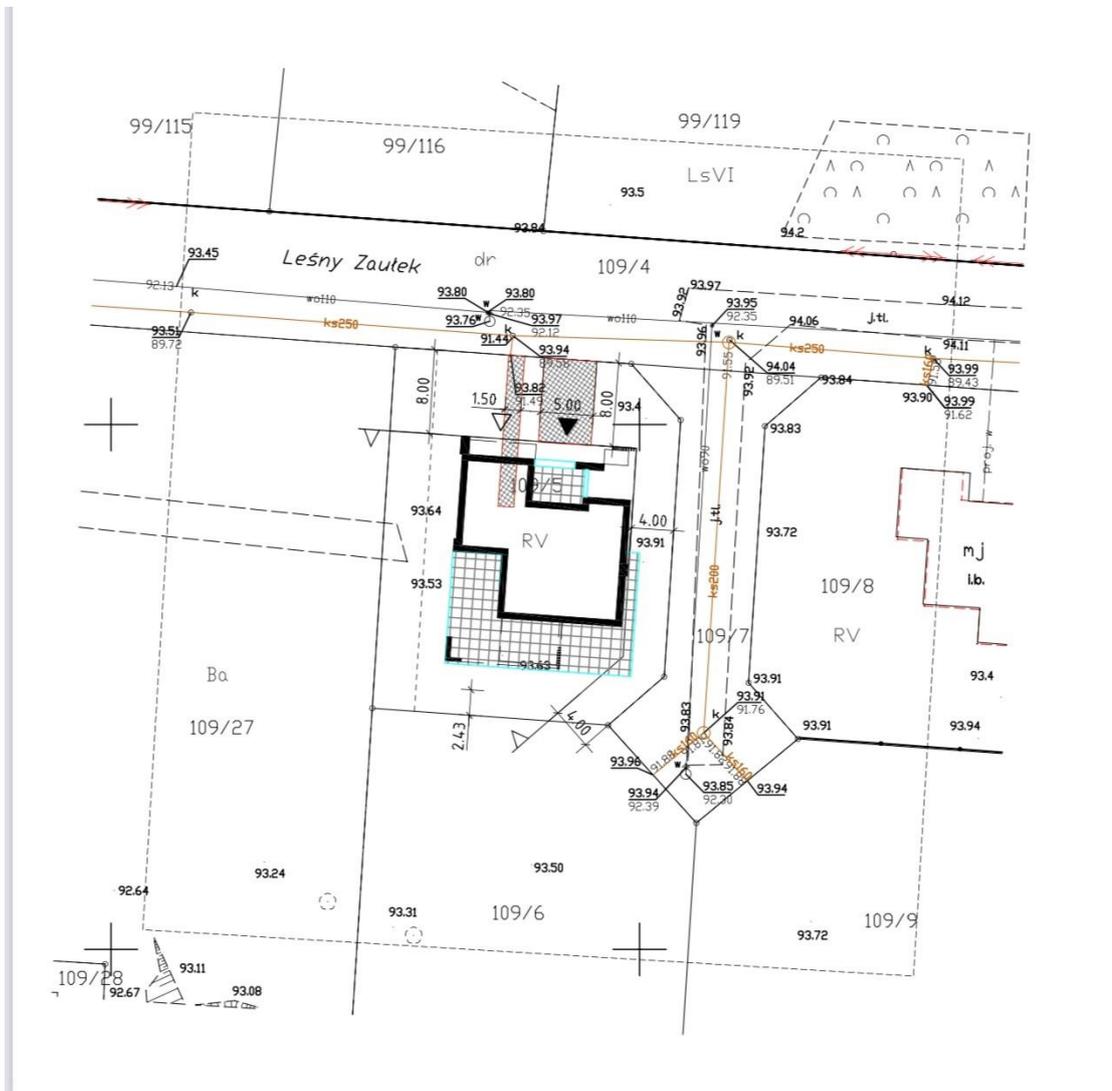
Foundations: traditional - on continuous footings.

Ceiling: reinforced concrete, poured.

Walls: two-layer - ceramic block 25 cm + Thermo Organics polystyrene 20 cm.

Roof: traditional roof truss, covered with ceramic tiles





**Nearby are:**

Primary school

Kindergarten, nursery

Bus stop

Post office

Church

Food Store Żabka, ABC, POLO Store

Playing field

Dental and Rehabilitation Outpatient Clinic

Osielsko Gallery, Biedronka

Hotel and restaurant

Myślęcinek - the Forest Park of Culture and Recreation

Botanic Garden

**The expected completion date of the investment is December / 2023**

Sale price - PLN 9,412.21/m<sup>2</sup>, including 8% VAT (PLN 2,490.00 gross)

Usable area with a garage 264.55 m<sup>2</sup> (without the attic area)

Building area 280.37 m<sup>2</sup>

Green area 504.10 m<sup>2</sup>

Plot size 919m<sup>2</sup>

Developer status

**Possibility of finishing the house at the customer's request**

Source: Extradom.pl



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