



**EXCLUSIVE SEMI-DETACHED HOUSES  
THE CENTER OF NIEMCZ !! RENTAL -SALE**

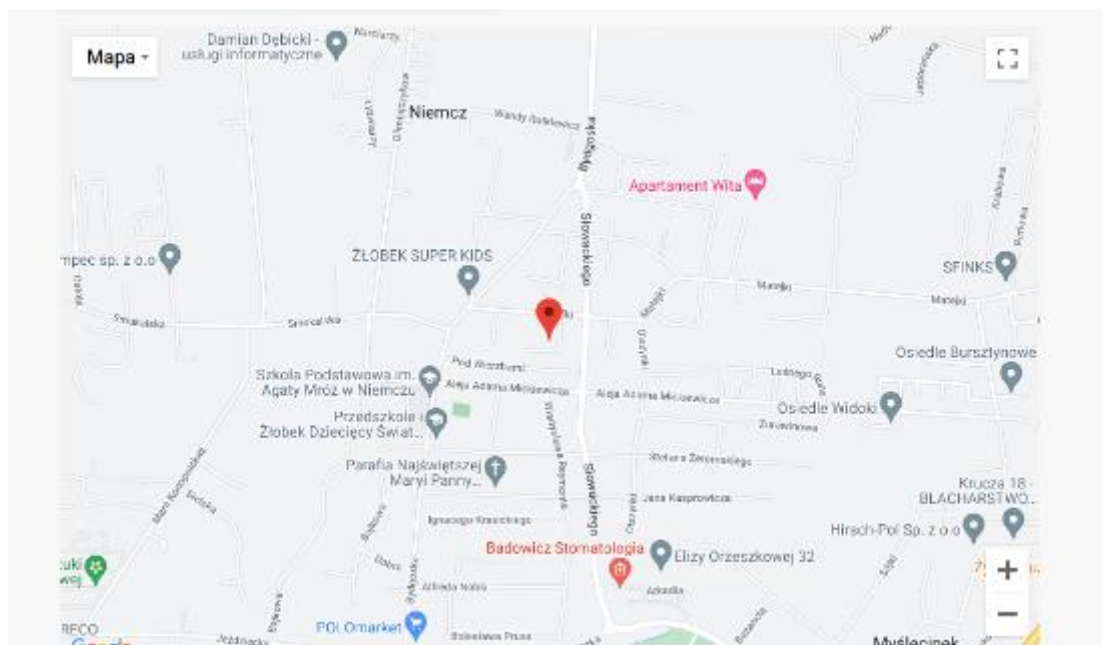


**DOMY BLIŹNIAK  
W NIEMCZU  
UL. TĘCZOWA**

**Biuro sprzedaży  
780 179 071, 517 443 458  
[www.rentalbydgoszcz.pl](http://www.rentalbydgoszcz.pl)**



**Address: Tęczowa Street, Niemcz 86-032, Osielsko**



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County: Bydgoszcz, dz.nr.ew. 99/59, 99/60 with access to a municipal and public road dz.nr.ew 99/90

**Infrastructure:** water - from the water supply, sanitary sewage, rainwater drainage, electricity, central heating and hot water - air-water heat pump with hot water storage tank by DIMPLEX, gravity ventilation, telecommunications network, underfloor heating, additional electric radiators in bathrooms.

**Additional installations:** water and electrical installation for connecting garden watering, electrical installation for air conditioning in the living room and bedroom, additional three-phase installation in the garage, e.g. 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 (possible remote control of the installation).

### **Energy-saving building**

Elegant two-family houses, belonging to the collection of villas and residences is located in a quiet and forested part of the center of Niemcz. Two full floors and an optimally composed functional layout ensure maximum comfort. The façade finish is an effective combination of light plaster with steel-colored joinery.

A modern detail are glazed balustrades, which together with numerous glazing add a unique elegance. The building consists of two separate apartments of 162.14 m<sup>2</sup> plus an attic of 60 m<sup>2</sup> and each of them has a single-car garage (second outdoor position in a closed house), an adjacent plot to each of the apartments of 525 m<sup>2</sup> / 584 m<sup>2</sup>. The apartments have independent main entrances, a garden separated by a metal fence with plantings. The entrance areas have been roofed with a balcony designed on the first floor. In a similar way, a large terrace on the garden side was sheltered.

Inside each apartment there is a spacious and full of natural light day zone, with two exits to the corner terrace. The living room with a fireplace, in combination with a dining room and direct access to the terrace, which is a place of relaxation due to the large spacious glazing with a view of the garden and direct access to a large terrace, on which the installation for the Jacuzzi connection is prepared, and in the living room and bedroom for air conditioning.

A large dining room with a spacious view of the garden and direct access to the terrace, combined with a kitchen and additionally a corner window, opening a view of the entrance area and the garden, is a bright and comfortable place. Optimally designed functional layout of the kitchen, has the possibility of installation spacious worktops and very practical high buildings, which effectively manages space with a large amount of storage space.

In the basement boiler room with a heat pump, the possibility of developing a laundry and a technical room is provided. In the corridor, where it is possible to install a spacious wardrobe, there is a bathroom with a shower, in the vestibule itself there is a place for building a large wardrobe.

On the first floor there are four adjustable rooms, among them a large bedroom with its own wardrobe and access to a spacious balcony from the garden side, which is also connected to the second bedroom. Near the stairs there is a large bathroom, where there is an exit to a large balcony from the front side of the building.



Triple-glazed windows on German PVC profiles, graphite color, internal window sills made of granite in light color, external window sills made of aluminum sheet coated in graphite color, external automatic anti-burglary blinds on all windows, external panel house fence, fence height up to 1.7 m, automatic controlled entrance and garage gate, wicket with intercom, garage entrance, terrace, terrace stairs, external entrance - hardened with an exclusive Magna terrace tile, external glass balustrades.

**In the garden there are:** few trees: coniferous and deciduous trees, grass, plantings.

**For individual order:** Outdoor pool, photovoltaics, Jacuzzi and utility room in the garden of 10 m<sup>2</sup>, built-in underground rainwater container, turnkey finishing with the project.

**Nearby are:**

Primary School: 300 m, Nursery: 220 m, Kindergarten: 160 m

Bus stop: 230m

Post office: 220m

Church: 380 m, Play field: 260 m

Żabka grocery store, ABC: 260 m, POLO store: 830m

Dental clinic: 650m, Rehabilitation clinic: 430 m

The Osielsko Shopping Center: 2 km, Biedronka shop: 918 m

Hotel and restaurant: 1600 m

Myszęcinek - Forest Park of Culture and Recreation: 900 m

Botanical Garden: 1240m

Highway S5: 9km

**Side elevation**





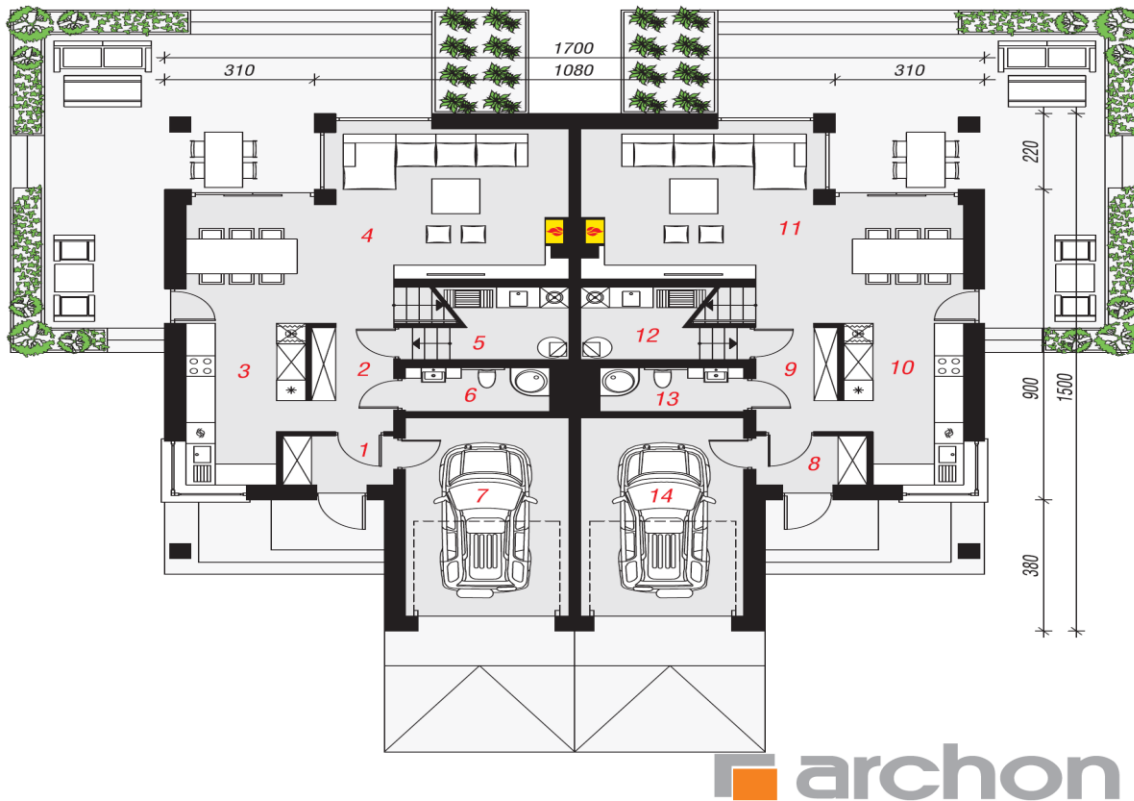
## Visualization



Willa Julia 9 (R2)

 archon  
PROJEKTY DOMÓW

# GROUND FLOOR



GROUND FLOOR total usable area: 160.04 m2 (163.60 sq. floors)

- 1. Vestibule: 3.13
- 2. Corridor: 4.98
- 3. Kitchen: 10.63
- 4. Living room + dining room: 32.80
- 5. Boiler room: 5.23 (7.01 m2 of floor area)
- 6. Bathroom: 4.12
- 7. Garage: 19.13
- 8. Vestibule: 3.13
- 9. Corridor: 4.98
- 10. Kitchen: 10.63
- 11. Living room + dining room: 32.80
- 12. Boiler room: 5.23 (7.01 m2 floor area)
- 13. Bathroom: 3.63
- 14. Garage: 19.13

**UTILITY AREA, BOTTOM, EACH OF RESIDENTIAL PREMISES: 80.02 m2 (floor area: 81.80 m2)**

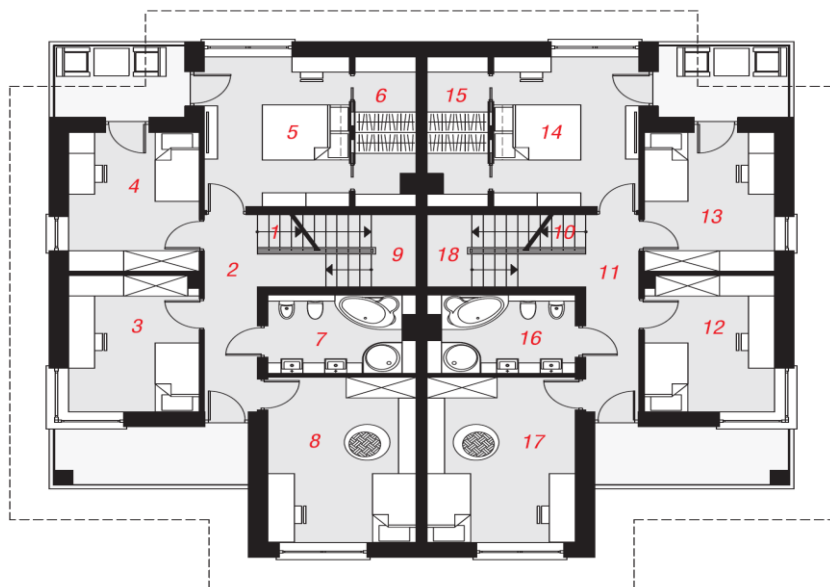
## **UPPER FLOOR usable area: 160.68 m2**

1. Stairs: 5.83
2. Corridor: 8.56
3. Room: 11.43
4. Room: 11.76
5. Room: 14.14
6. Dressing room: 5.62
7. Bathroom: 7.30
8. Room: 15.95
9. Lack of attic stairs, loft hatch
10. Stairs: 5.83
11. Corridor: 8.56
12. Room: 11.43
13. Room: 11.76
14. Room: 14.14
15. Dressing room: 5.62
16. Bathroom: 7.30
17. Room: 15.95
18. Lack of attic stairs, loft hatch

**UPPER UTILITY AREA, EACH OF RESIDENTIAL PREMISES: 80.34 m2**

### **CROSS-SECTION**





### **Dimensions for one apartment in a terraced (two-family) building**

usable area: 143.01 m<sup>2</sup> + garage: 19.13 m<sup>2</sup> in total: 162.14 m<sup>2</sup>

total area: 208.06 m<sup>2</sup> (with terraces and balconies and vestibules in front of the main entrances)

building area: 112.22 m<sup>2</sup>

roof area: 156.70 m<sup>2</sup>

net area: 168.88 m<sup>2</sup>

gross volume: 940.17 m<sup>3</sup>

building height: 9 m

### **technology:**

external walls: a block of cellular concrete H + H 24 cm polystyrene 20 cm + plaster

ceiling: reinforced concrete slab

knee wall: h = 0 cm

roof: hipped, slope: 22

number of floors

### **SALES & RENTAL DATA**

**1. Expected date of completion of the first investment June/July 2022 – developer status, condition with finishing – September 2022, plot No. 99/60,**

**Niemcz , Tęczowa 4a and 4b – OFFER OUT**

Usable area: 160.36 m<sup>2</sup> (floor area: 162.14 m<sup>2</sup>)

Active biological area (green area): 737,68m<sup>2</sup>)



The size of the entire plot is 1167m<sup>2</sup> (including 583.50m<sup>2</sup> location of one apartment in a terraced building with a garden)

**2. Expected completion date of the second investment: August 2023 – developer status, plot No. 99/59**

**Niemcz , Tęczowa 6B – OUTDATED OFFER ,**

**Niemcz , Tęczowa 6A – CURRENT OFFER**

Usable area: 160.36 m<sup>2</sup> (floor area: 162.14 m<sup>2</sup>)

Active biological area (green area): 630,68m<sup>2</sup>

The size of the entire plot: 1050 m<sup>2</sup> (including 525m<sup>2</sup> location of one apartment in a terraced building with a garden)

**The sale price of one house in a terraced house developer status**

developer condition – PLN 7703.22 / m<sup>2</sup> gross including 8% VAT (PLN 1,249,000 gross)

condition with finishing – 9245, 10 PLN/m<sup>2</sup> gross including 8% VAT PLN 1,499,000 gross

( preparation of the state for habitation: 2 months )

**3. The price of renting one house in a terraced building 9.000 zł / month plus utilities, preparation of the house within 2 months of signing the contract.**



**Office seat / Office Department:**

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