



**ELEGANT SINGLE-FAMILY VILLA IN NIEMCZ
LEŚNY ZAULEK STREET, PLOT NR 109/5
PERFECT LOCATION NEAR THE FOREST**





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: water - from the water supply network, sanitary sewage, storm sewage. The building has all electrical installations, including smart home ready - installation for a smart home, RTV, internet, central heating and hot water (heat pump), mechanical ventilation (heat recovery), central vacuum cleaner, intercom, installation for photovoltaics, monitoring, alarm and watering and garden lighting, air conditioning, additional three-phase installation in the garage and on the terrace for Jacuzzi, external LED lighting of the building.

Possibility of preparing the attic as a utility room.

Energy-efficient building

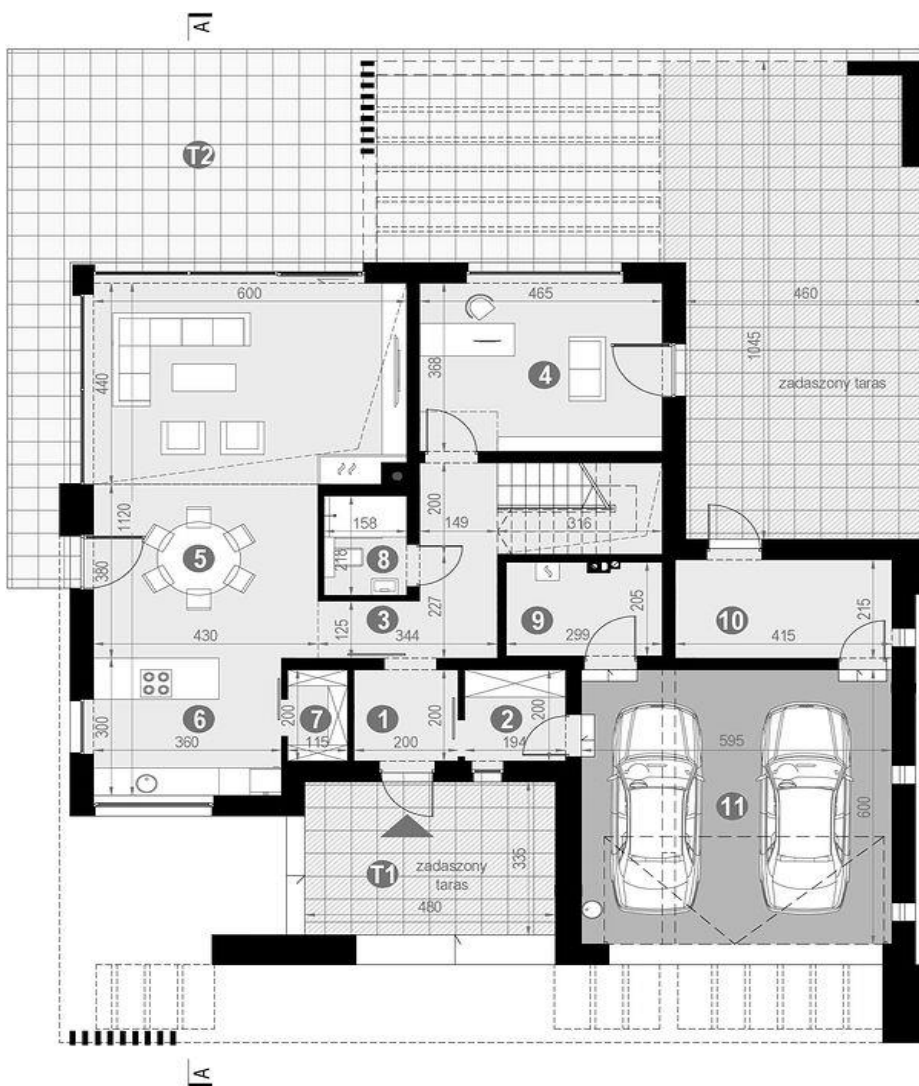








GROUND FLOOR PLAN



GROUND FLOOR

1. Vestibule 4 m²
 2. Wardrobe 3.88 m²
 3. Corridor 11.96 m²
 4. Room 17.11 m²
 5. Living room + dining room 42.51 m²
 6. Kitchen 10.80 m²
 7. Pantry 2.30 m²
 8. Bathroom 3.44 m²
 9. Boiler room 6 m²
 10. Utility room 8.92 m²
 11. Garage with two cars 35.70 m²
 12. Terrace
 13. Terrace
- Total 146.62 m²



UPPER FLOOR

A



A

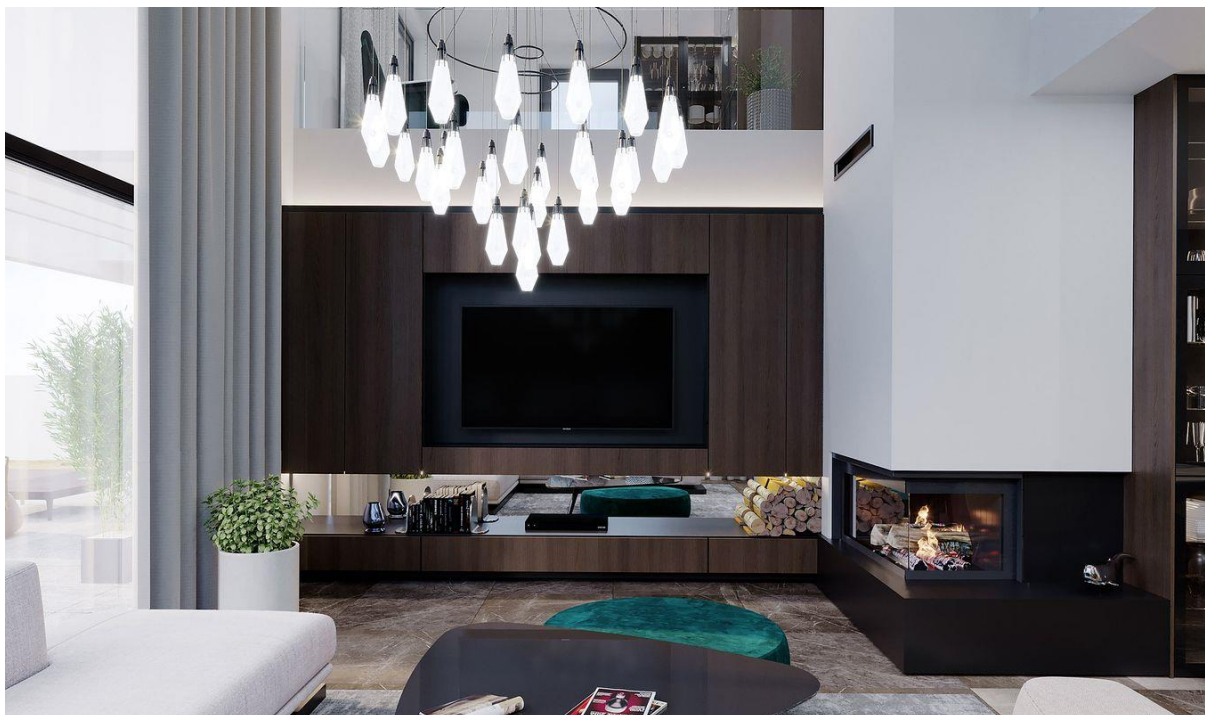
UPPER FLOOR

1. Corridor 20.04 m²
 2. Room 18.34 m²
 3. Bathroom 4.12 m²
 4. Wardrobe 4.10 m²
 5. Bathroom 13.36 m²
 6. Utility room 3.36 m²
 7. Room 15.30 m²
 8. Wardrobe 2.91 m²
 9. Wardrobe 3.66 m²
 10. Room 15.08 m²
 11. Entresol 17.66 m²
 12. Terrace
 13. Terrace
- Total 117.93 m²



VISUALIZATIONS









Detailed informations

Usable area with a garage 264,35 m²

Building area 223,93 m²

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 m²

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 m³

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 m²

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/(m²year)

Primary energy determines the amount of non-renewable energy needed annually for heating or heating domestic water, taking into account the costs of production and transport of energy raw materials.

Euco

24,58 kWh/(m²rok)

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

Ventilation

mechanical with heat recovery

WT 2017 or WT 2021

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

Parameter	WT 2017	WT 2021
Primary Energy (Ep)	do 90 kWh/(m ² year)	do 70 kWh/(m ² year)
External walls	maks. 0,23 W/m ² K	maks. 0,20 W/m ² K
Roof/flat roofs	maks. 0,18 W/m ² K	maks. 0,15 W/m ² K
Floors on the ground	maks. 0,30 W/m ² K	maks. 0,30 W/m ² K
Windows and balcony doors	maks. 1,10 W/m ² K	maks. 0,90 W/m ² K
Roof (slope) windows	maks. 1,30 W/m ² K	maks. 1,10 W/m ² K
Doors and gates	maks. 1,50 W/m ² K	maks. 1,30 W/m ² K

TECHNOLOGY

Foundations: traditional - on strip foundations.

Ceiling: reinforced concrete, poured.

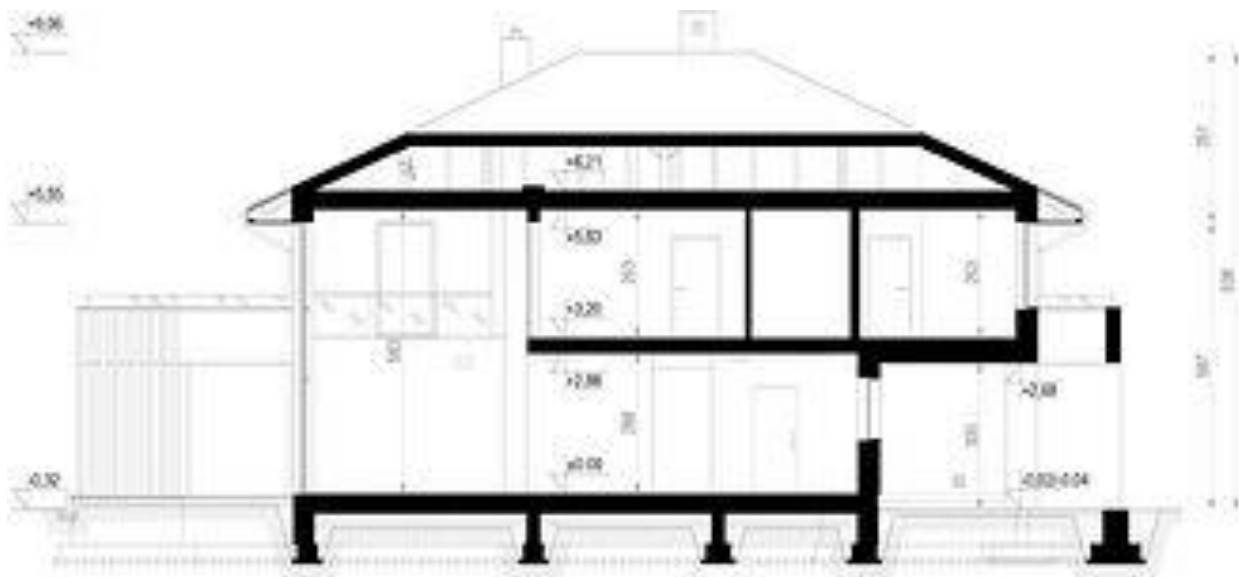
Walls: two-layer - ceramic block 25 cm + Thermo Organic Styrofoam 20 cm.

Roof: traditional roof truss covered with ceramic tiles

Facade: silicone plaster.

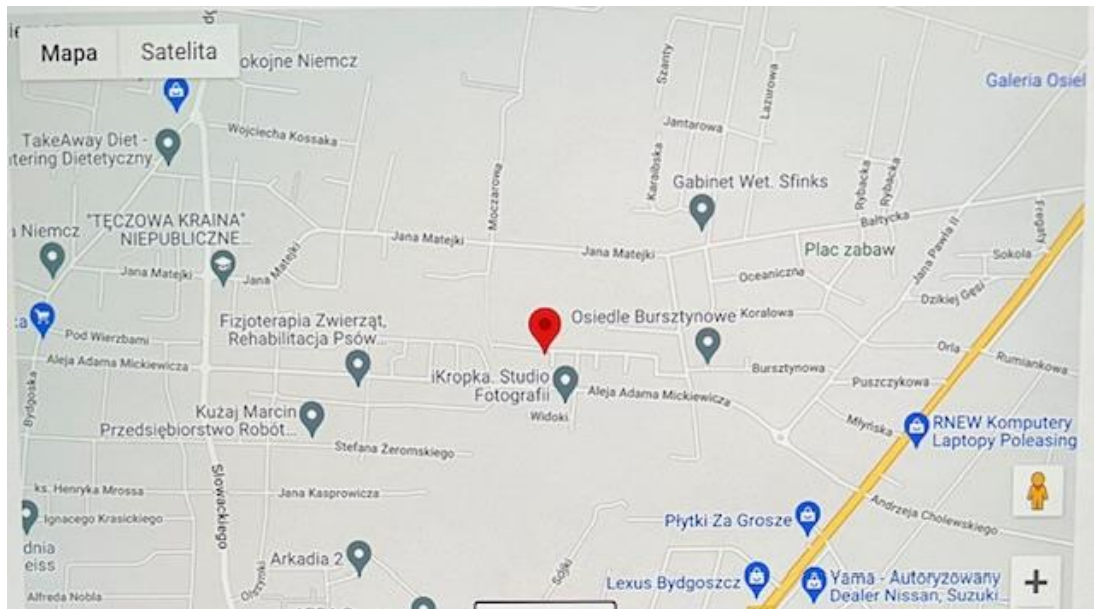
Heating: air-water heat pump with domestic hot water tank, (possibility to connect gas installation), underfloor heating and electric radiators in bathrooms.

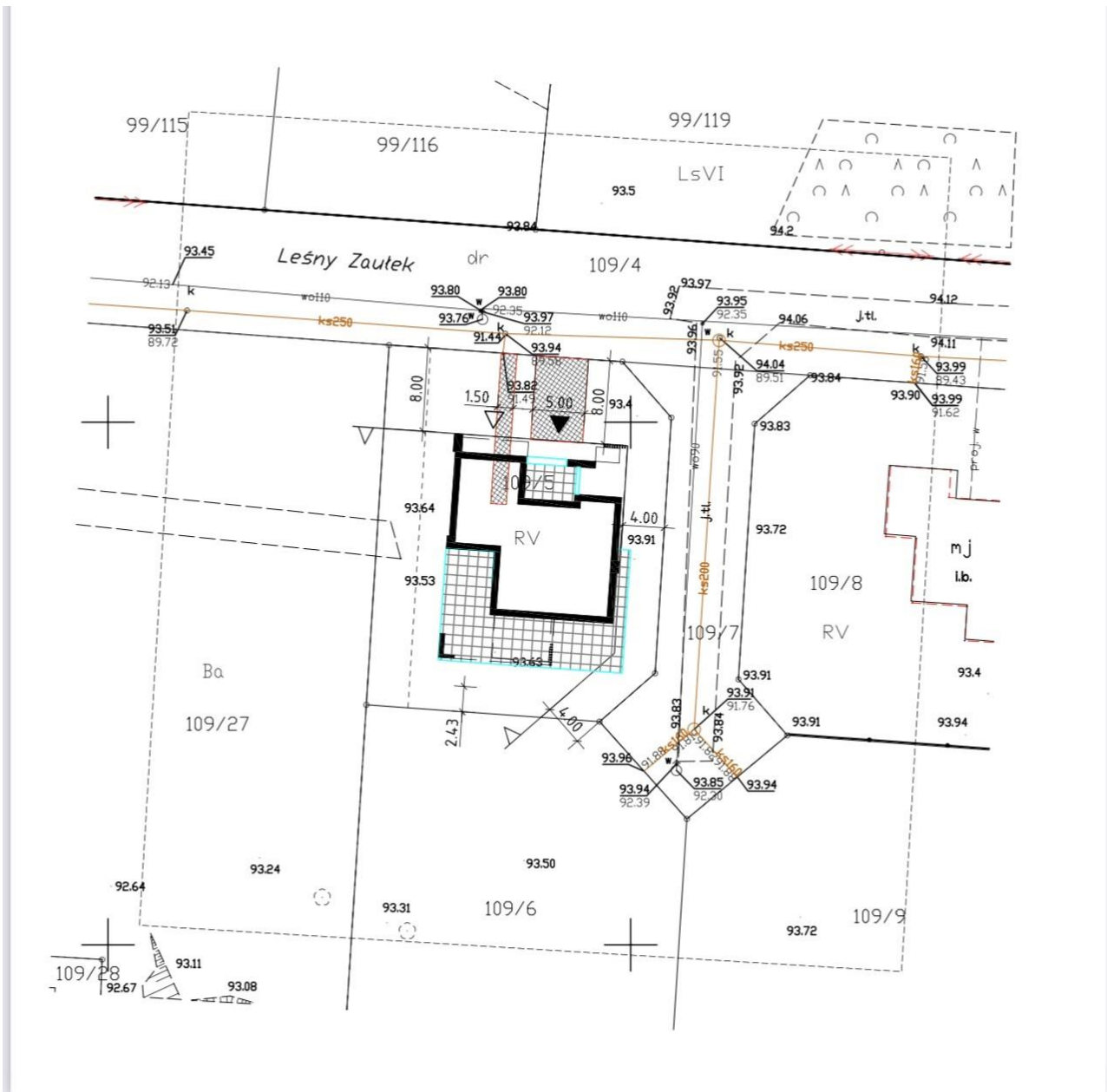
CROSS-SECTIONS





LOCATION MAP





Nearby are:

Primary school, kindergarten, nursery

Bus stop, post office, church

Żabka grocery store, ABC, POLO store, sports field

Dental and Rehabilitation Clinic, Galeria Osielsko, Biedronka

Hotel and restaurant Myślęcinek - Forest Park of Culture and Recreation, Botanical Garden

Additional changes to the project:

The house is 76 cm higher

Door openings raised to 2.8 m

7 Window openings increased to 2.8 m

Entrance door - enlarged opening – 2,06 m wide and increased to 2.8 m

Façade windows raised to 76 cm

Kitchen enlargement by 7,5 m2 (total 21m2)

The expected completion date of the investment is December / 2024

Sales price – PLN 9,412.21/m2 including 8% VAT (PLN 2,490.00 gross)

Usable area with garage 264.55 m2 (without attic area)

Building area 280.37 m2

Green area 504.10 m2

Plot size 919m2

Developer's condition with a higher standard

Possibility of finishing the house according to the customer's order

For individual order: Outdoor swimming pool, fireplace in the living room, photovoltaics, Jacuzzi and a utility room in the garden of 5 m2, installation of an underground rainwater tank, turnkey finishing along with the design.

Source: Extradom.pl



Office headquarters / Office Department:

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