



**ELEGANT SINGLE-FAMILY VILLA IN NIEMCZ
LEŚNY ZAULEK STREET, PROPERTY NO. 109/5
EXCELLENT LOCATION NEXT TO THE FOREST
THE VIEW**





An elegant and comfortable villa designed in a modern style, with timeless architectural solutions, situated next to the forest, in the quiet center of Niemcz in the Osielsko commune.

The building belongs to the category of two-story houses, thanks to which all rooms located on the upper floor are free of slopes and easy to arrange. The external elevation was composed of two-color thin-layer silicone plaster and decorated with white beams running around the building. Large, two-story glazing additionally makes the house more attractive.

The black colors of the windows and doors and the matching tone of the roof tiles perfectly complement the entire composition. On the garden side there is a partially covered terrace, while on the south side the interior of the villa is perfectly lit with panoramic window sets.

From the living area and the recreation room on the mezzanine there is a beautiful view outside, and convenient communication with the terrace and garden is provided by sliding doors. From the upper bedroom, which has safety glass instead of a brick wall, there is a view of the large, over 50 m² lower living room and the terrace and garden. In addition to the main worktop, the kitchen space also includes a peninsula with a separate cooking zone and a large dining room. There is a practical pantry next to the kitchen.

For the comfort of using the house, the functional layout of the ground floor includes a study and a bathroom with a shower, as well as a dressing room adjacent to the vestibule.

The utility part includes: a spacious boiler room, utility room and a 2-car garage. On the first floor of the house there is a sunny recreation area, a separate apartment consisting of a bedroom, wardrobe and private bathroom, and two spacious bedrooms with wardrobes and access to a sunny terrace. Exceptional comfort is provided by a spacious bathroom, which can also function as a home

SPA. On the first floor there is a separate laundry room and an entrance to a spacious attic.

Energy-efficient building







Total dimensions of the Ground Floor: 160.62 m² (without terraces)

VESTIBULE 8.12 m²

HALLWAY 11.96 m²

OFFICE 17.11 m²

LIVING ROOM/DINING ROOM 53.31 m²

KITCHEN 14 m²

PANTRY 2.30 m²

BATHROOM 3.44 m²

BOILER ROOM 6.00 m²

UTILITY ROOM 8.92 m²

GARAGE 35.70 m²

TERRACE 16.08 m²

TERRACE 113.28 m²

Total dimensions of the Upper Floor area: 117.93 m² (without terraces and attic)

HALLWAY 20.04 m²

ROOM 18.34 m²

BATHROOM 4.12 m²

DRESSING ROOM 4.10 m²

BATHROOM 13.36 m²

UTILITY ROOM 3.36 m²

ROOM 15.30 m²

DRESSING ROOM 2.91 m²

DRESSING ROOM 3.66 m²

ROOM 15.08 m²

ANTRESOL 17.66 m²

TERRACE 100 m²

TERRACE 6 m²

SAMPLE VISUALIZATIONS





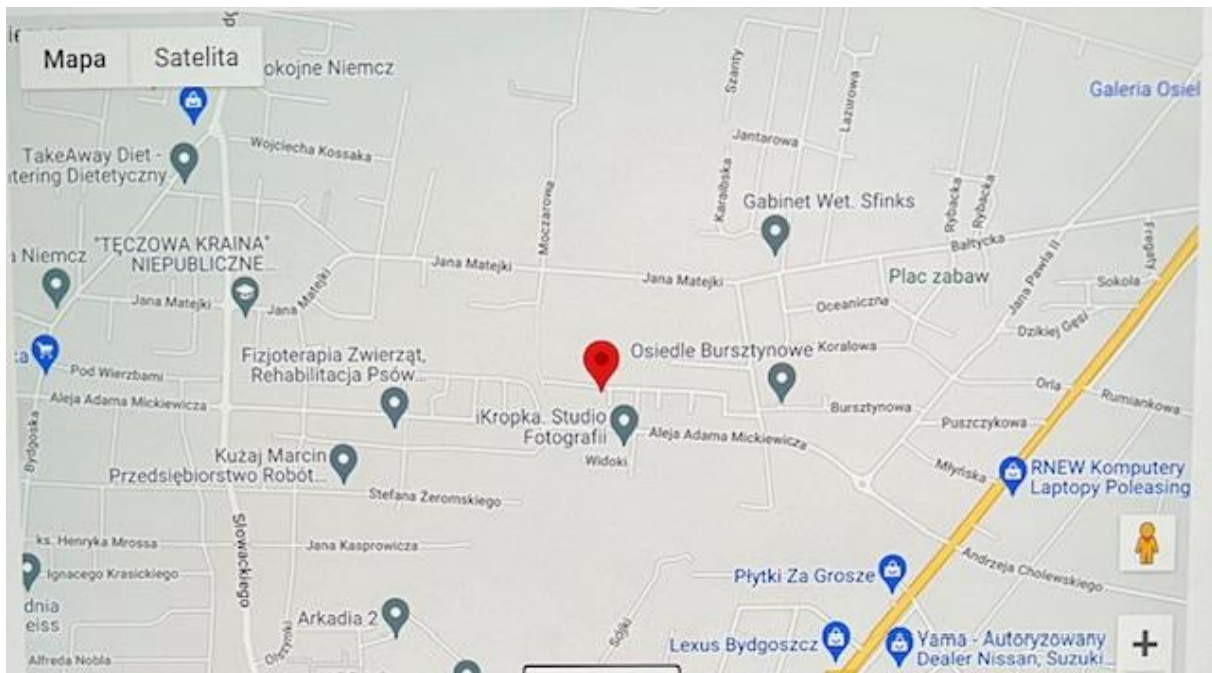








LOCATION MAP



Nearby there are:

Primary School, kindergarten, nursery, bus stop, post office, church, Grocery store Zabka, ABC, POLO Store, sports field, Dental and Rehabilitation Clinic, Galleria Osielsko, Biedronka, Hotel and restaurant, Myślęcinek – Forest Culture and Recreation Park, Botanical Garden.

TECHNOLOGY:

Foundations: traditional - on foundation strips.

Ceiling: reinforced concrete, poured.

Walls: two-layer - ceramic block 25 cm + Termo Organika polystyrene 20 cm.

Roof: traditional roof truss covered with concrete roof tiles.

Facade: silicone plaster.

TOTAL USABLE AREA 278.55 M² (EXCLUDING ATTIC AREA)

BUILDING AREA 294.37 m².

PRICE OFFER

- 1. Raw closed state: 1,750,000 PLN plus 8% VAT – in accordance with the construction project including:**

A. Additional changes in the project:

- House raised by 76 cm
- Door openings raised to 2.8m
- Window openings raised to 2.8m - 7 openings
- Entrance door – enlarged opening - width 2.06m and raised to 2.8m PIVOT 09 door
- Façade windows additionally raised by 76 cm
- Kitchen enlargement by 3.2m² (total: 14m²) plus pantry
- Enlargement of the living room and dining room by 10.80m² (total 53.31m²)

B. Roof

- Black concrete tiles
- Full drainage system
- Treatment of ventilation and flue chimneys

C. Woodwork

- Color: black
- Aluminum joinery, two-chamber, German profiles, two-story, large panoramic triple-glazed windows
- Automatic SOLIDBOX facade blinds
- Black automatic garage door with control

D. Entrance door PIVOT B-1700, H-2800 – photo below

E. Load-bearing columns, decorative white – photo below

- Steel, hot-dip galvanized, powder-coated

F. Grounding of the building

G. Installed sewage, water, and construction electricity systems

I. Combustion chimneys (for the fireplace and gas boiler)

J. Complete project documentation along with annexes, construction diary, building permit with annex.

2.Selling price for the completed developer's state - 8,975 PLN/m² net (2,500,000 PLN + 8% VAT). Expected completion date of the investment: December 2024.

Infrastructure and finishing status: water supply from the water supply network, sanitary sewage, rainwater drainage, all electrical installations including smart home ready - installation for a smart home, RTV, internet, heating (C.O.) and hot water (C.W.U.) (heat pump), mechanical ventilation (recovery), central vacuum cleaner, intercom, installation provisions for photovoltaic's, monitoring, alarm, as well as garden irrigation and lighting, air-conditioning, additional three-phase installation in the garage and on the terrace for a Jacuzzi, external LED lighting of the building, granite windowsills, external panel fencing, gate and door with a brick front fence with metal sections, and glass external balustrades. The entrance gate has automatic control. Suspended ceilings, elevation.

Heating: air-to-water heat pump with a hot water storage tank (possibility to also bring in a gas installation), floor heating, and additionally electric heaters in bathrooms, fireplace in the living room.

Made to individual order: Outdoor swimming pool, turnkey finishing along with the design.

Possibility to buy a neighboring plot of 1100 m2.

Photo gallery below.



OFFICE HEADQUARTERS:

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CONSTRUCTION STAGE AS OF 13.08.2024

DOOR PIVOT 09





09 GLASS ELEGANCE

CZARNA HARMONIA SZKŁA



Możliwości, jakie daje szkło, są praktycznie nieograniczone, dlatego w modelu PIVOT 09 postawiliśmy na formę wykonaną z ogromnej tafli czarnego szkła. To wyjątkowe rozwiązanie, które sprawdzi się zarówno w dużych budynkach o monumentalnych projektach, jak i w małych domach jednorodzinnych. Panel wykonany z czarnego szkła zachwyca swoją barwą i doskonale komponuje się z otoczeniem. Jego wyjątkowy wygląd doskonale współgra z luksusowym wystrojem oraz detalami we wnętrzu domu. Dodatkowym atutem jest praktyczność – szkło jest łatwe w utrzymaniu czystości i odporne na wpływ czynników atmosferycznych.

Ten model drzwi został wyposażony w zintegrowany pochwyt PWZ, co wzmacnia minimalistyczny i elegancki charakter prezentowanego wzoru.

Opcje zastosowania elektroniki w pochwycie:

- podświetlenie LED w kolorach:
biały zimny, biały ciepły,
- czytnik linii papilarnych,
- mikroprzełącznik.



PIVOT 09

MATERIAŁ: Szkło lakierowane
KOLOR: Czarny
POCHWYT: PWZ w kolorze RAL 9005, L-2200 mm
ROZETA: 61421 kolorze czarnym





CONSTRUCTION STAGE AS OF 06.08.2024





CONSTRUCTION STAGE AS OF 24.05.2024





