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Monday, October 9, 2023 - 13:15

Chemobudowa – Kraków S.A., belonging to the PHN Group, begins the project of construction of a two-segment residential building entitled Willa Pana Tadeusza in Zabłocie. This will be the second BREEAM-standard residential project in Kraków. The new real estate will feature 120 higher-standard apartments.

The buildings will be located at Pana Tadeusza Street in the 13th district of Podgórze in its dynamically developing part, Zabłocie – Wschód. Willa Pana Tadeusza is a multi-family building consisting of two segments, each with eight above-ground floors set on a common one-level garage hall located on floor -1.

*Willa Pana Tadeusza is our first residential project that we will carry out in the formula of an own project. I am glad that it will take place in Kraków. Chemobudowa Kraków has been associated with the capital of Małopolska region for 75 years. It is a top regional brand, having maximum trust and guarantee of reliability among residents and customers, says **Andrzej Wyszzyński**, President of the Management Board of Chemobudowa – Kraków S.A.*

The architectural structure and facades of the two-segment building were designed with particular attention to the material and architectural detail by introducing rhythm, shape and appropriate size of windows, as well as the shape of balconies and railings. Architects from the Blok Architekci design studio took special care in designing the common parts inside the building, i.e. staircases, railings, floors, and doors inside the staircases. High architectural quality will be evident in the surroundings of the building, i.e. its particularly carefully planned high greenery (in front of the building, on the street side) and low greenery with concrete planters (in the inner courtyard), as well as the bicycle pedestrian

communication layout.

The Willa Pana Tadeusza complex was designed with care for the ecological effect in accordance with the international BREEAM standard. This will be the first such certified residential building in Zabłocie, and the second in Kraków. 94 parking spaces for bicycles have been provided for residents who care for the natural environment and prefer a healthy lifestyle. The underground garage provides an option to install an electric car charging station. Also eight commercial premises are planned on the ground floors of the buildings.

A total of 120 (2- to 5-room) apartments with an average area of 60.88 sqm are planned in both buildings of Willa Pana Tadeusza. Moreover, 103 storage rooms on floor -1 and on staircases will be available to residents. As part of the project, an underground garage was designed on the -1 floor, where 22 enclosed garage spaces and 144 parking spaces were provided.

The future residents of Willa Pana Tadeusza will benefit from the fact that Zabłocie is currently transforming from a post-industrial district into a modern urban area with great access to the cultural offer of the city. The real estate is located in the immediate vicinity of the Vistula Boulevards, within walking distance of Kazimierz, the Old Town or such places as the MOCAR Museum of Contemporary Art, Cricoteka Kantor Museum, Emil Schindler Factory, Manggha Museum, ICE Kraków and many more. The proximity of tram and bus lines and stops, as well as the main transport hubs (Grzegórzeckie Roundabout), is a guarantee of residents' convenient access to every part of Kraków. The advantage of the project is also the proximity to shopping centres (Galeria Kazimierz, Galeria Krakowska, M1), universities (Andrzej Frycz Modrzewski Academy, Jagiellonian University) and numerous medical and service facilities.

Polski Holding Nieruchomości Group

The Polski Holding Nieruchomości Group is the leading managing investor in the commercial property market in Poland. It is one of the largest companies in the sector in terms of the market value of its portfolio, which includes more than 150 properties and ca. 600 ha of land across the country (e.g. in Warsaw, Poznań, Wrocław and the Tri-City). PHN has long experience both in real estate management and construction project implementation. The company has been listed on the Warsaw Stock Exchange since February 2013.

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