

ICON DEVELOPMENT spółka z o.o.
Al. 3 Maja 9, 30-062 Kraków

NIP: 6762562550 | KRS: 0000774604 | REGON: 382710808

+48 578 021 001
+48 694 787 050
biuro@icondevelopment.pl

icondevelopment.pl

An extraordinary investment in the historic center of Krakow

Just a **fifteen-minute walk from the Main Square**, in the vicinity of the charming Grechuta Park, at the end of an intimate street, there is a **building plot with a Construction Permit** for a stylish residential building that fits perfectly into the historical fabric of the city. **This is the only such property in such a prestigious location**.

In a modern tenement house of a high standard, **14 apartments** with a total usable area of **959.1 m²** were designed. The project takes into account both elegant architecture and functionality, responding to the needs of the contemporary premium real estate market.



ICON DEVELOPMENT spółka z o.o.
Al. 3 Maja 9, 30-062 Kraków

NIP: 6762562550 | KRS: 0000774604 | REGON: 382710808

+48 578 021 001
+48 694 787 050
biuro@icondevelopment.pl

icondevelopment.pl

Modern solutions in a historical setting

Living in the historic center of Krakow creates extraordinary opportunities for everyday contact with historic architecture and the rich cultural offer of the city. At the same time, many people find modern amenities very important, which are hard to find in historic tenement houses. The investment “Sobieski” fits perfectly into these expectations, combining modern solutions with classic elegance.

The exclusive building impresses with its refined architectural concept, which combines contemporary trends with the historic surroundings. The project includes spacious apartments arranged on four floors. Apartments located on the top floor will have terraces, which will provide residents with a comfortable space to relax and the opportunity to admire the surrounding greenery and the impressive panorama of the city. **The building will also include an elevator, air conditioning, a recuperation system and parking spaces** – rarely found amenities in this part of the city. Thanks to this, residents can enjoy the unique atmosphere of historic Krakow, without giving up comfort and modern standards.



ICON DEVELOPMENT spółka z o.o.
Al. 3 Maja 9, 30-062 Kraków

NIP: 6762562550 | KRS: 0000774604 | REGON: 382710808

+48 578 021 001
+48 694 787 050
biuro@icondevelopment.pl

icondevelopment.pl

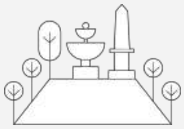
Location

The “Sobieskiego” investment is located just **500 meters from Marek Grechuta Park and 600 meters from Planty Park**. Less than fifteen minutes is enough to walk from Jana Sobieskiego Street to the Main Market Square in Krakow. The excellent location guarantees not only **proximity to key points on the city map**, but also direct access to **numerous cafes, restaurants and cultural institutions**.

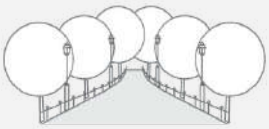
Apartments in this location arouse the interest of many buyers – in particular those who want to live in the historic center of Krakow and those who are looking for a prestigious property with investment potential.



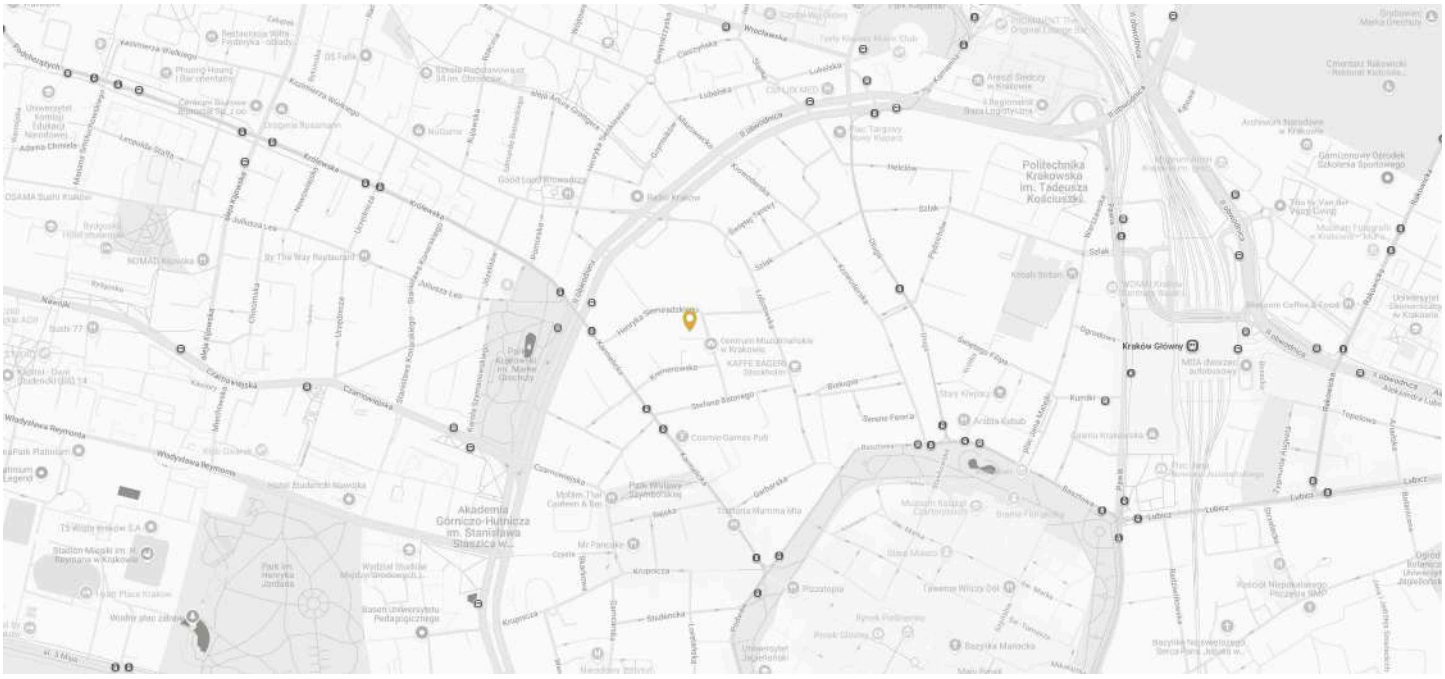
Main Square
15 min



Marek Grechuta Park
5 min

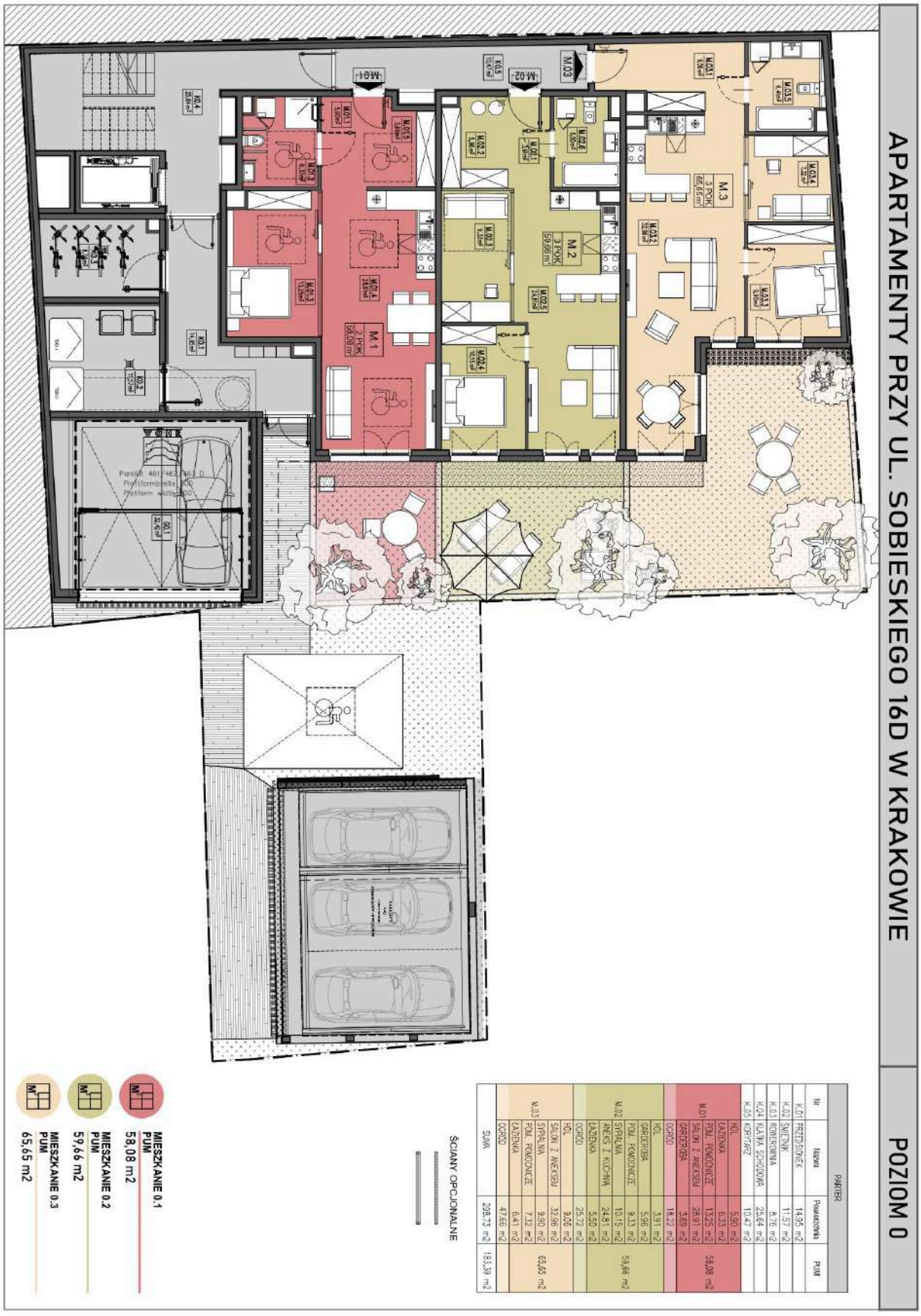


Planty Park
10 min



Floor	Unit	Unit's area	Usable area (PU)
-1	Commercial premises, 3 storage units	4.02 m² | 4.19 m² | 4.16 m²	units: 12.37 m²
0	6 parking spaces in the outdoor garage (park lift) + 1 parking space in the disabled area + 3 apartments	58.05 m² + garden 18.22 m² 59.66 m² + garden 25.72 m² 65.65 m² + garden 47.66 m²	PUM: 183.36 m² garden: 91.60 m²
1	4 Apartments	68.65 m² 68.22 m² + balcony 4.71 m² 59.66 m² 65.58 m² + balcony 3.02 m²	PUM: 262.11 m² balcony: 7.73 m²
2	4 Apartments	68.65 m² 68.22 m² + balcony 4.70 m² 59.66 m² 65.60 m² + balcony 3.02 m²	PUM: 262.13 m² balcony: 7.72 m²
3	3 Apartments with roof terraces	96.48 m² + balcony 4.45 m² + terrace 42.26 m² 98.42 m² + terrace 43.72 m² 56.60 m² + balcony 3.02 m²	PUM: 251.50 m² terrace: 85.98 m² balcony: 7.47 m²
			1 171.96 m²

Total usable area of apartments (PUM): 959.10 m²
Total area of gardens: 91.60 m²
Total area of balconies: 22.92 m²
Total area of terraces: 85.98 m²
Total area of storage units: 12.37 m²
TOTAL usable area (PU): 1171.96 m²



Nr	Nazwa	PARTER Powierzchnia	PUM
K.01	PRZEDSIONEK	14.95 m2	
K.02	SMIETNIK	11.57 m2	
K.03	POMIESZCZENIA	8.76 m2	
K.04	KLATKA SCHODOWA	25.64 m2	
K.05	KOMÓRKI	10.47 m2	
M.01	HOL	5.90 m2	58,08 m2
	ŁAZIENKA	6.33 m2	
	PDW. PONIŻONE	11.25 m2	
	SALON Z ANEKSEM	28.91 m2	
	GARDEROBA	3.69 m3	
	OGRÓD	18.22 m2	
M.02	HOL	3.91 m2	59,66 m2
	GARDEROBA	5.96 m2	
	PDW. PONIŻONE	9.33 m2	
	SYPIALNIA	10.15 m2	
	ANEKS Z KUCHNIĄ	24.81 m2	
	ŁAZIENKA	5.50 m2	
	OGRÓD	25.72 m2	
M.03	HOL	9.06 m2	65,65 m2
	SALON Z ANEKSEM	32.96 m2	
	SYPIALNIA	9.90 m2	
	PDW. PONIŻONE	7.32 m2	
	ŁAZIENKA	6.41 m2	
	OGRÓD	47.66 m2	
SUMA		298.73 m2	183,39 m2

ICON DEVELOPMENT spółka z o.o.
Al. 3 Maja 9, 30-062 Kraków

NIP: 6762562550 | KRS: 0000774604 | REGON: 382710808

+48 578 021 001
+48 694 787 050
biuro@icondevelopment.pl

icondevelopment.pl

APARTAMENTY PRZY UL. SOBIESKIEGO 16D W KRAKOWIE

POZIOM +1



PIĘTRO +1				
Nr	Nazwa	Powierzchnia		PUM
K.1.1	KLATKA SCHODOWA	25,54 m2		
K.1.2	KOMINEK	10,48 m2		
M.1.1.1	HOL	6,77 m2	68,65 m2	
	ŁAZIENKA	6,10 m2		
	SALON Z ANEKSEM	42,47 m2		
	SYPIALNIA	12,71 m2		
M.1.2	HOL	4,92 m2	68,22 m2	
	ŁAZIENKA	6,03 m2		
	SALON Z ANEKSEM	30,43 m2		
	SYPIALNIA	10,89 m2		
	POM. PRZECHOWCZE	10,69 m2		
	GARDEROBA	5,26 m2		
	BALKON	4,71 m2		
M.1.3	HOL	3,91 m2	59,66 m2	
	GARDEROBA	5,96 m2		
	POM. PRZECHOWCZE	9,33 m2		
	SYPIALNIA	10,27 m2		
	SALON Z ANEKSEM	24,69 m2		
	ŁAZIENKA	5,50 m2		
M.1.4	HOL	9,01 m2	65,58 m2	
	SALON Z ANEKSEM	32,96 m2		
	SYPIALNIA	9,91 m2		
	POM. PRZECHOWCZE	7,31 m2		
	ŁAZIENKA	6,39 m2		
	BALKON	3,00 m2		
SUMA		302,85 m2	262,11 m2	

ŚCIANY OPCJONALNE

MIESZKANIE 1.1
PUM
68,65 m2

MIESZKANIE 1.2
PUM
68,22 m2

MIESZKANIE 1.3
PUM
59,66 m2

MIESZKANIE 1.4
PUM
65,58 m2

ICON DEVELOPMENT spółka z o.o.
Al. 3 Maja 9, 30-062 Kraków

NIP: 6762562550 | KRS: 0000774604 | REGON: 382710808

+48 578 021 001
+48 694 787 050
biuro@icondevelopment.pl

icondevelopment.pl

APARTAMENTY PRZY UL. SOBIESKIEGO 16D W KRAKOWIE

POZIOM +2



Nr	Nazwa	Powierzchnia	PUM
PIĘTRO +2			
K.2.1	KLATKA SCHODOWA	25,54 m2	
K.2.2	KORYTARZ	10,43 m2	
M.2.1	HOL	6,77 m2	68,65 m2
	ŁAZIENKA	6,70 m2	
	SALON Z ANEKSEM	42,47 m2	
	SYPIALNIA	12,71 m2	
M.2.2	HOL	4,90 m2	68,22 m2
	ŁAZIENKA	6,03 m2	
	SALON Z ANEKSEM	30,43 m2	
	SYPIALNIA	10,89 m2	
	PDW. PRZECHOWCZE	10,69 m2	
	GARDEROBA	5,28 m2	
	BALKON	4,71 m2	
M.2.3	HOL	3,91 m2	59,66 m2
	GARDEROBA	5,96 m2	
	PDW. PRZECHOWCZE	9,13 m2	
	SYPIALNIA	10,27 m2	
	SALON Z ANEKSEM	24,69 m2	
	ŁAZIENKA	5,50 m2	
M.2.4	HOL	9,01 m2	65,60 m2
	SALON Z ANEKSEM	32,96 m2	
	SYPIALNIA	9,91 m2	
	PDW. PRZECHOWCZE	7,31 m2	
	ŁAZIENKA	6,41 m2	
	BALKON	3,00 m2	
SUMA		302,81 m2	262,13 m2

ŚCIANY OPCJONALNE

MIESZKANIE 2.1
PUM
68,65 m2

MIESZKANIE 2.2
PUM
68,22 m2

MIESZKANIE 2.3
PUM
59,66 m2

MIESZKANIE 2.4
PUM
65,60 m2

ICON DEVELOPMENT spółka z o.o.
Al. 3 Maja 9, 30-062 Kraków

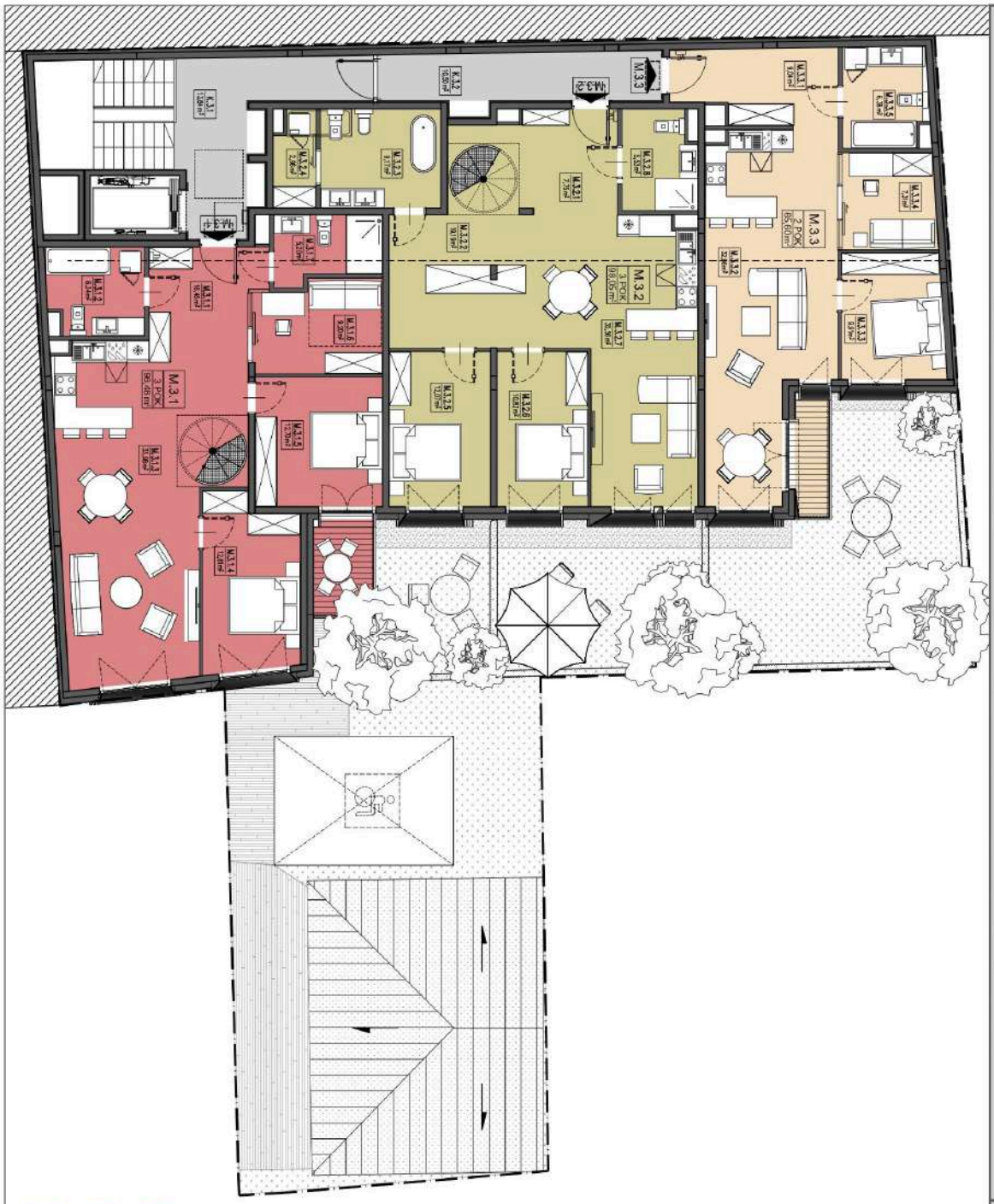
NIP: 6762562550 | KRS: 0000774604 | REGON: 382710808

+48 578 021 001
+48 694 787 050
biuro@icondevelopment.pl

icondevelopment.pl

APARTAMENTY PRZY UL. SOBIESKIEGO 16D W KRAKOWIE

POZIOM +3



PIĘTRO +3				
Nr	Nazwa	Powierzchnia		PUM
K.3.1	KLATKA SCHODOWA	13,84 m2		
K.3.2	KORYTARZ	10,50 m2		
M.3.1	HOL	15,45 m2		96,48 m2
	ŁAZIENKA	6,34 m2		
	SALON Z ANEKSEM	33,96 m2		
	SYPIALNIA	12,61 m2		
	POM. PONIŻONE	12,70 m2		
	TOALETA	9,20 m2		
	BALKON	5,20 m2		
	TARAS (DACH)	4,44 m2		
M.3.2	HOL	42,26 m2		98,05 m2
	KORYTARZ	7,75 m2		
	ŁAZIENKA	19,19 m2		
	PRALNIA	9,17 m2		
	SYPIALNIA	2,96 m2		
	SYPIALNIA	12,07 m2		
	SALON Z ANEKSEM	10,82 m2		
	ŁAZIENKA	33,96 m2		
	TARAS (DACH)	5,53 m2		
M.3.3	HOL	43,72 m2		65,60 m2
	SALON Z ANEKSEM	9,04 m2		
	SYPIALNIA	32,96 m2		
	POM. PONIŻONE	9,91 m2		
	ŁAZIENKA	7,31 m2		
	BALKON	6,38 m2		
SUMA		3,00 m2		
		377,85 m2		260,13 m2

ŚCIANY OPCJONALNE

MIESZKANIE 3.1
PUM
96,48 m2

MIESZKANIE 3.2
PUM
98,05 m2

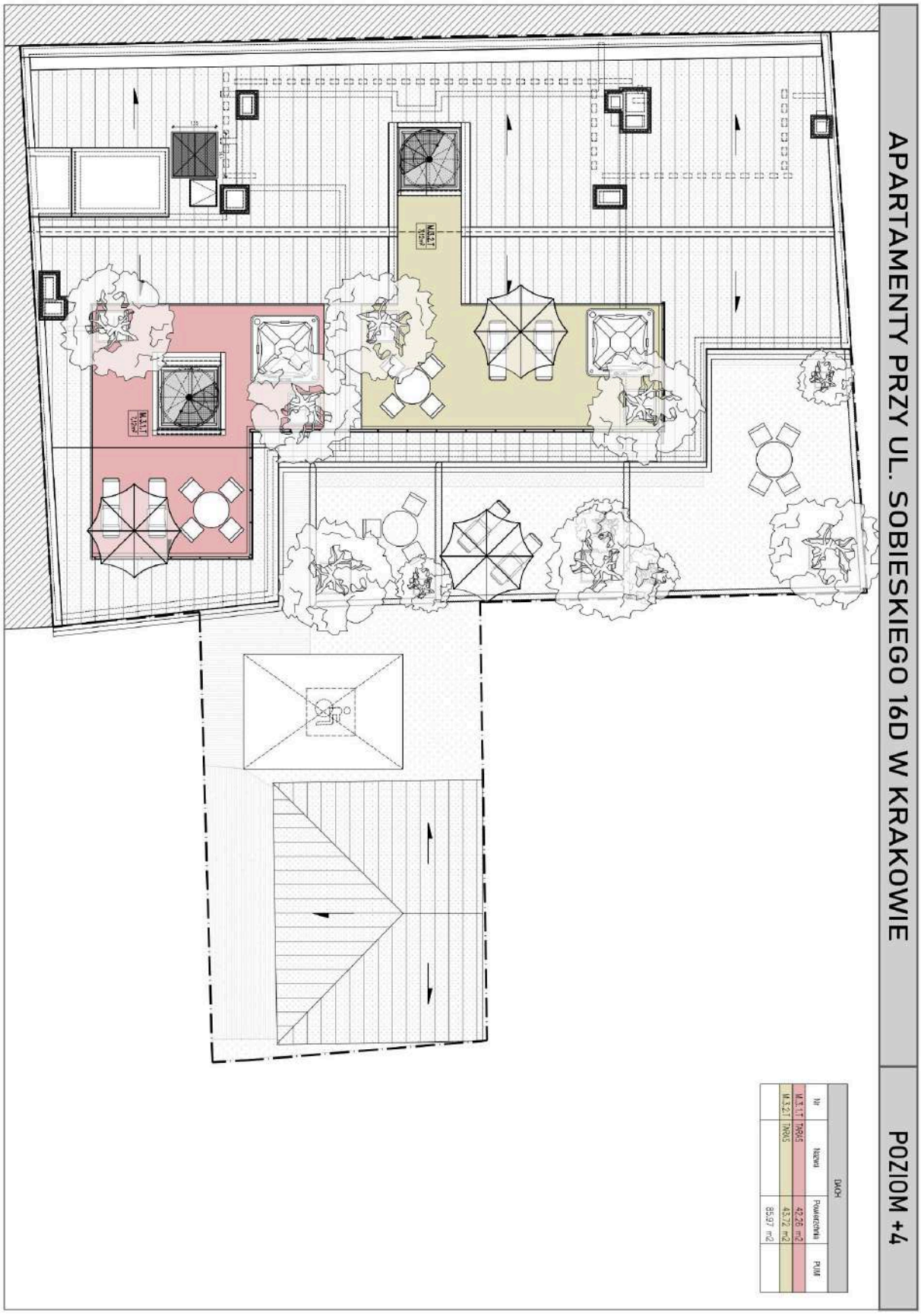
MIESZKANIE 3.3
PUM
65,60 m2

ICON DEVELOPMENT spółka z o.o.
Al. 3 Maja 9, 30-062 Kraków

NIP: 6762562550 | KRS: 0000774604 | REGON: 382710808

+48 578 021 001
+48 694 787 050
biuro@icondevelopment.pl

icondevelopment.pl



ICON DEVELOPMENT spółka z o.o.
Al. 3 Maja 9, 30-062 Kraków

NIP: 6762562550 | KRS: 0000774604 | REGON: 382710808

+48 578 021 001
+48 694 787 050
biuro@icondevelopment.pl

icondevelopment.pl

ICON DEVELOPMENT spółka z o.o.
Al. 3 Maja 9, 30-062 Kraków

NIP: 6762562550 | KRS: 0000774604 | REGON: 382710808

+48 578 021 001
+48 694 787 050
biuro@icondevelopment.pl

icondevelopment.pl

ICON
DEVELOPMENT

Tel: +48 578 021 001
Tel: +48 694 787 050
biuro@icondevelopment.pl