

inwi

# INVESTMENT LAND MARKET MULTIFAMILY WARSAW

---

SUMMARY OF 2018



# INVESTMENT LAND MARKET - TABLE OF CONTENT

## SUMMARY OF RECENT LAND TRANSACTIONS (2018)

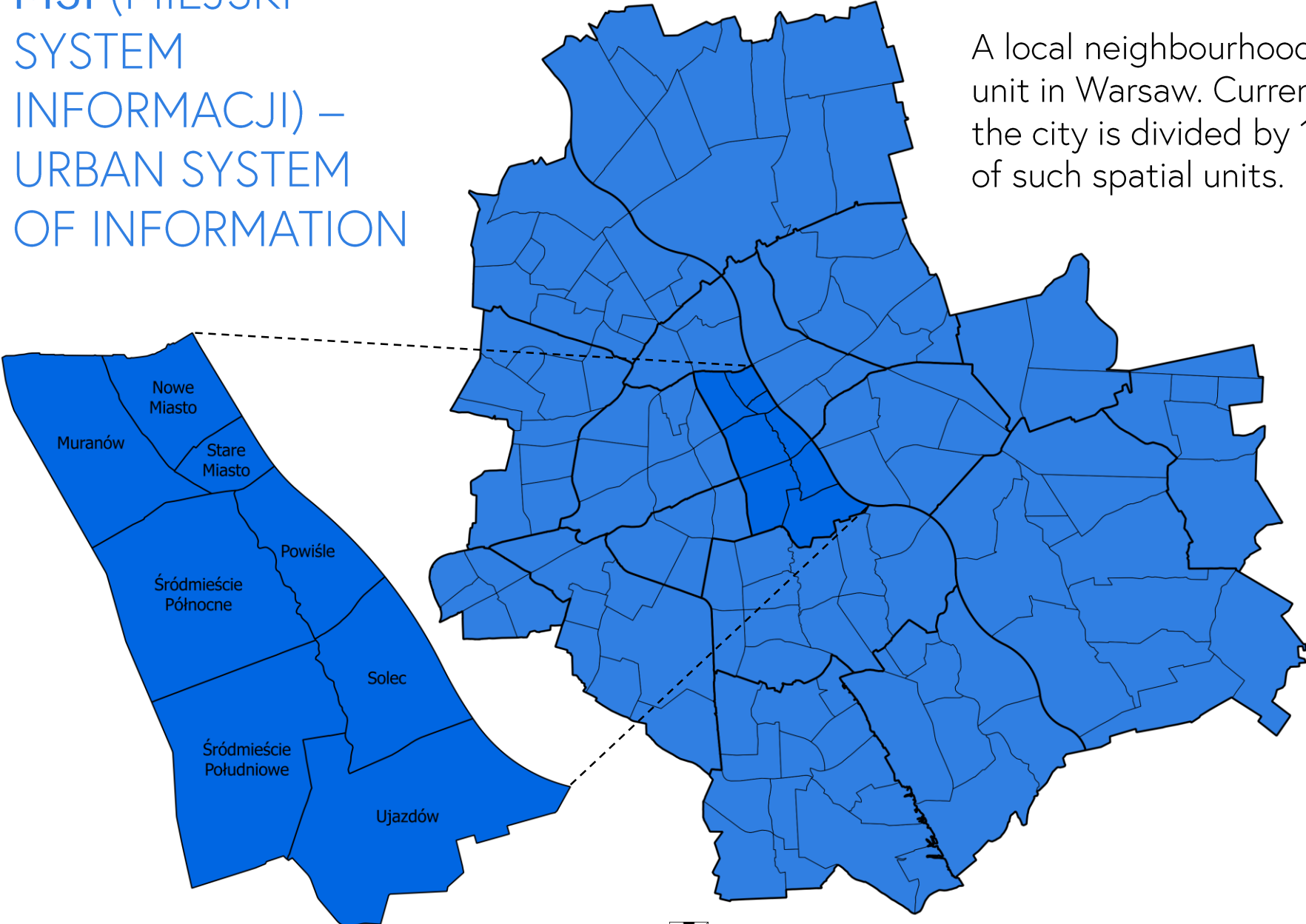
1. Sum of area and number of transactions – by district / MSI
2. Average price per m<sup>2</sup> of PUM vs m<sup>2</sup> of area – by district / MSI
3. Locations of plots signed
4. Average transaction price and area - by district
5. Number of transactions – timeline
6. Conditions of land transactions : no conditions, WZ / Masterplan conditions, Building permit conditions
7. City Center vs Suburbs
8. TOP 3 Districts, TOP 5 MSI, TOP 5 Developers

# INVESTMENT LANDS

---

# MSI (MIEJSKI SYSTEM INFORMACJI) – URBAN SYSTEM OF INFORMATION

A local neighbourhood unit in Warsaw. Currently the city is divided by 143 of such spatial units.



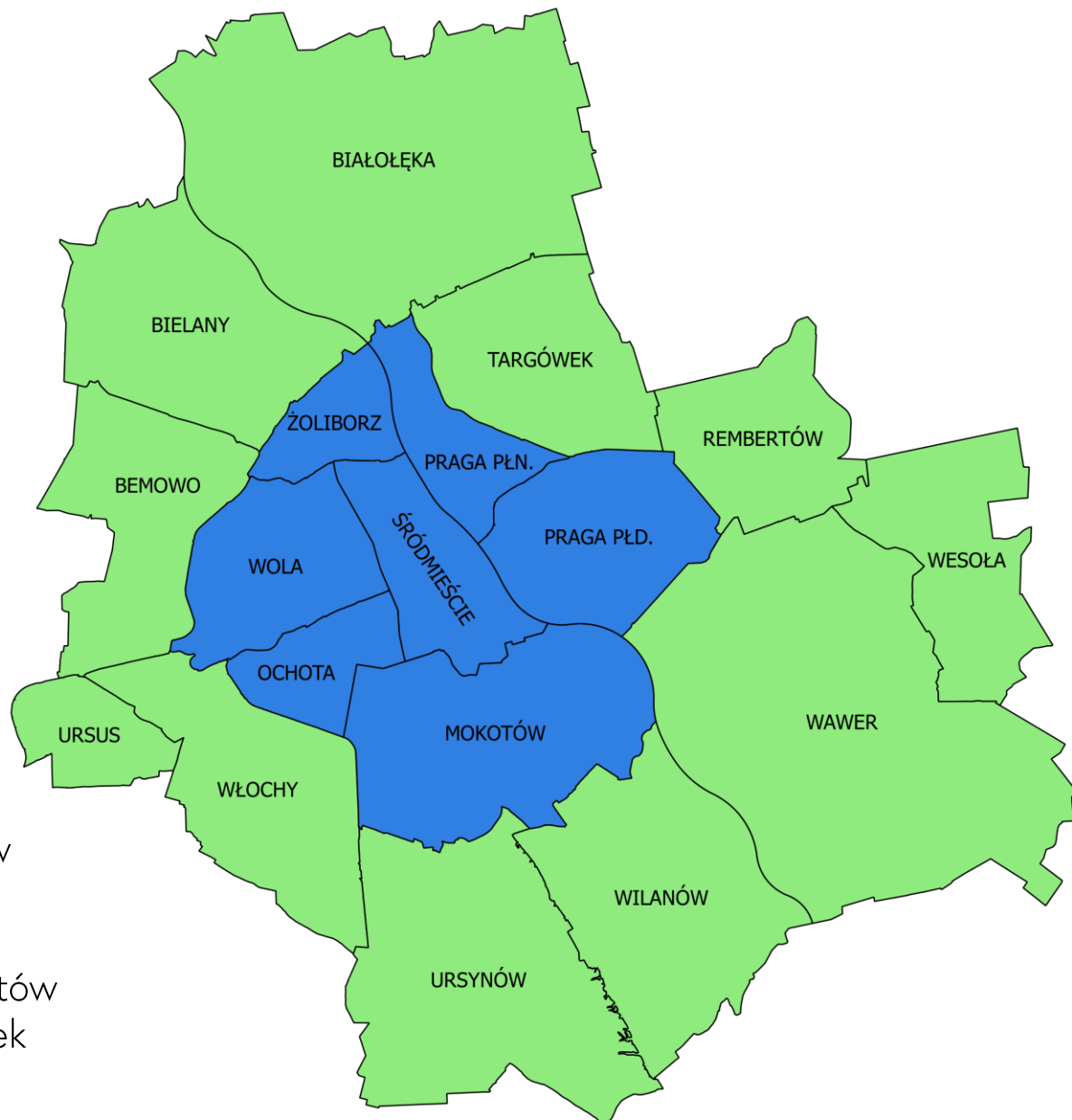
# CITY CENTRE VS OUTSKIRTS

## CITY CENTRE:

- Śródmieście
- Żoliborz
- Wola
- Ochota
- Mokotów
- Praga Płd.
- Praga Płn.

## OUTSKIRTS:

- Białołęka
- Bielany
- Bemowo
- Ursus
- Włochy
- Ursynów
- Wilanów
- Wawer
- Wesoła
- Rembertów
- Targówek



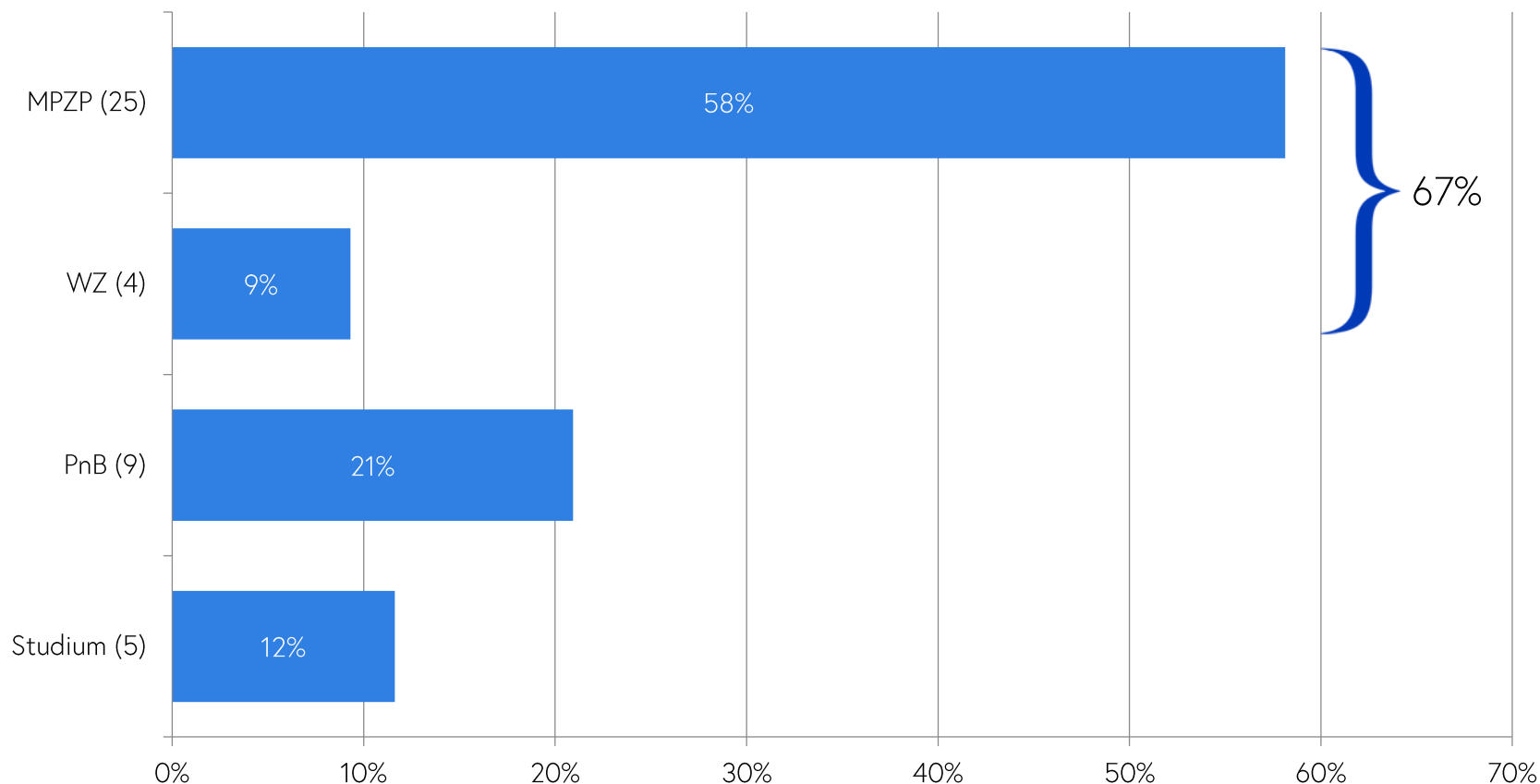
# CITY CENTRE vs OUTSKIRTS

Parameter	Centre	Outskirts	Warsaw
Total area of transactions [m <sup>2</sup> ]	199 549 (28%)	506 206 (72%)	705 755
Number of transactions	52 (33%)	106 (67%)	158
Average price per m <sup>2</sup> of PUM [PLN]	1 936 (↑ 64%)	949 (↓ 20%)	1182
Average price per m <sup>2</sup> of land [PLN]	3 552 (↑ 101%)	1 231 (↓ 30%)	1770

The percentages shown in brackets in first two rows represent the value of shares, and the following two rows are a reference to the average value.



# CONDITIONS OF THE TRANSACTIONS



The values in brackets represent number of transactions

Studium = no zoning decision WZ, no Masterplan condition, no building permit condition

# FOR MORE INFORMATION PLEASE CONTACT US:

## **Daniel Radkiewicz — MRICS**

### **Address**

INWI sp. z o.o. sp.k.  
Zebra Tower (12<sup>th</sup> floor)  
ul. Mokotowska 1  
00-640 Warsaw

### **Phone number — WhatsApp**

+48 516 192 856

### **Email**

[daniel.radkiewicz@inwi.com.pl](mailto:daniel.radkiewicz@inwi.com.pl)





# ALL RIGHTS RESERVED

---

This whole presentation as well as its individual parts is owned by INWI sp. z o. o. sp.k. and is constituting works as defined by the Act on Copyright and Related Rights of 4 February 1994 (uniform text: Journal of Laws Dz. U. 06.90.631).

No part of this publication may be reproduced, distributed, or transmitted in any form or by any means without a written permission of INWI sp. z o. o. sp.k..

The information included in this publication is not, in any case, a provision of advisory services or any other form of services. Taking a decisive action should be preceded by contacting INWI or other professional advisor that possesses the knowledge on specific factual state in order to receive a proper advice.

Copyrights on the contents of this publication are owned by INWI Sp. z o. o. sp.k. All rights reserved.

INWI sp.z. o o. sp.k. , KRS 0000717744, NIP 7010800415, REGON 369432771