



Space tailored to
your needs

3C Pychowicka Street, Krakow

 **BUDREM**
KRAKÓW



Advantages of the investment

Comfortable housing estate in modern frame

Kapelanka -Pychowicka is a unique investment, which will be implemented in three stages. The second stage of the investment consists of a modern 6-storey residential building with 102 apartments and two floors of an underground garage. For each apartment there is a parking space provided in the garage. A playground, bicycle racks and outdoor parking spaces are planned on the site of the investment. Investment completion date **3rd quarter of year 2025.**

At your fingertips

Regardless of your **lifestyle, nearby you will find green areas for activities, shopping center and entertainment areas for the youngest.** You can also spend your free time here in your own intimate garden, on a spacious balcony, terrace or green area on the roof.



Convenience and proven solutions

The apartment you choose should meet your requirements and needs. A single, family with children, couples and people who need space will find themselves feeling great in this investment. A wide selection of apartment layouts and sizes will satisfy even the most demanding, as we have apartments ranging from 26 to 80 sqm with spacious balconies, gardens or green roof terraces.



An original shape



Terrace or roof terrace, balcony, garden



Bicycle racks



Underground and ground parking lots



Playground



Functional and varied apartments



CCTV



Individual thermal interface unit – logotherm

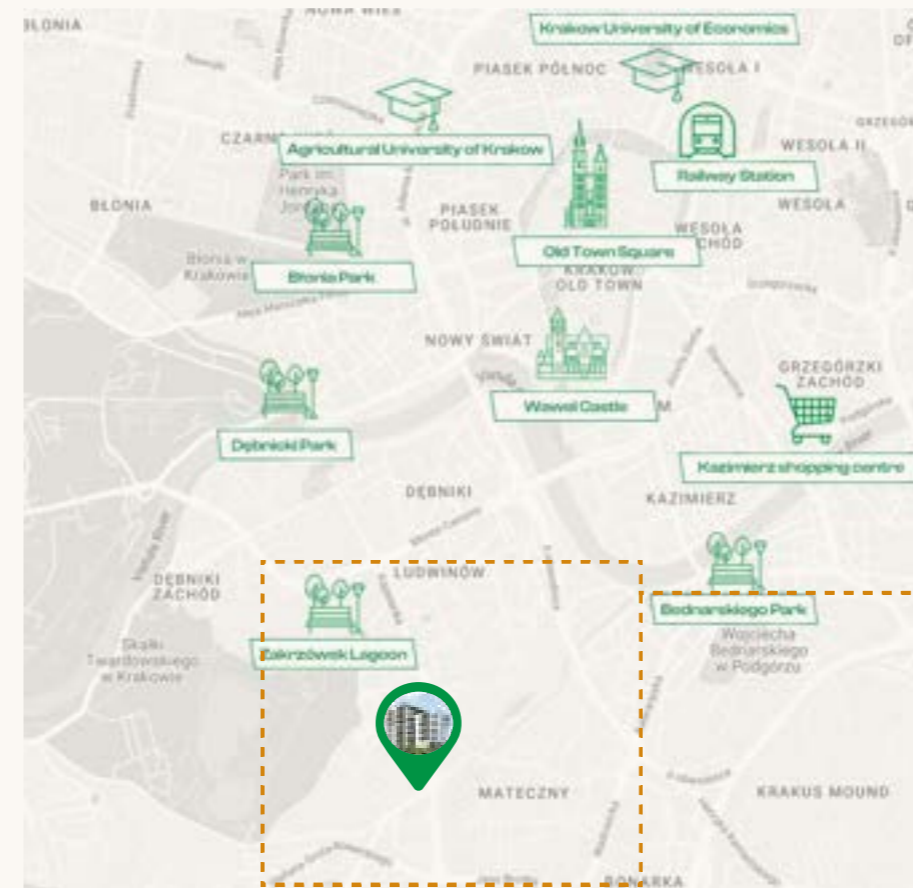


The city center is at your fingertips

The location in the Dębniki district in the vicinity of Kapelanka Street provides quick access to the city center and good communication with other districts of Krakow. Whether you choose to walk, bike or travel by car, you'll get there faster than you think.

The location of the investment has been thought out to ensure comfort for both professionally active people and families.

In a short distance there are kindergartens, nurseries, pharmacies and bank branches. It is also worth to mention the nearby campus of the Jagiellonian University. Next to the investment there is both a tram and a bus stop. Admirers as well as amateurs of spending time in nature will enjoy the Zakrzówek lagoon and the Twardowski calcium rock formation. The short distance to the old town with the Wawel Castle and nature makes our apartment complex the best choice for an apartment purchase. The residents will find many places to explore and spend their free time at: ICE Congress Centren, cafes, restaurants, gyms and malls: Pasaż Kapelanka, Bonarka, Solvay Park.



On foot

- ❖ in **2 minutes** you will reach the shopping centers for shopping
- ❖ **3 minutes** will take a walk to the bus stop
- ❖ it will take you **9 minutes** to reach the nursery, kindergarten or school
- ❖ a walk to the Zakrzówek Park will take you **10 minutes**

By bike

- ❖ **4 minutes** and you are in the Wilga River Park
- ❖ **5 minutes** - the campus of the Jagiellonian University
- ❖ you can reach the Trampoline Park **within 5 minutes**
- ❖ you can ride to Wawel **in 15 minutes**

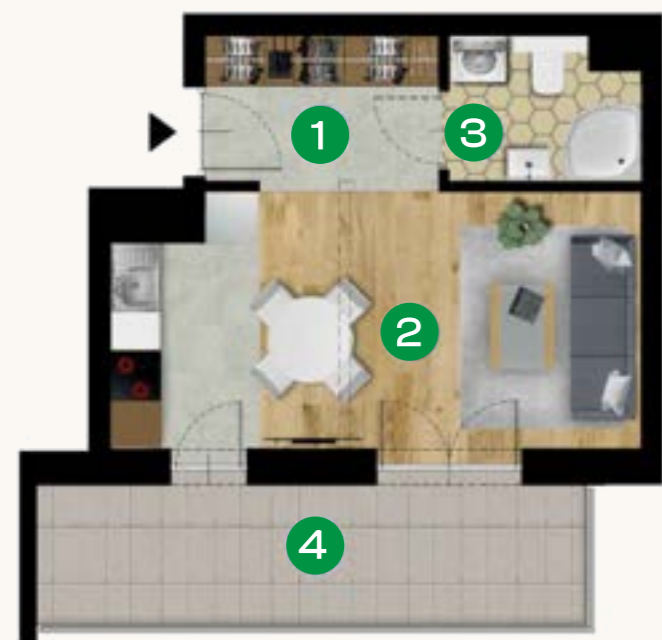
By car

- ❖ in **5 minutes** you will reach the Grunwaldzkie roundabout
- ❖ it will take you **8 minutes** to reach the Matecznego roundabout
- ❖ **it is 8 minutes** from the shopping ceneter Bonarka and Solvay Park



Floor 5, 1 room
M29 | 26.05m²

1. Hall	4.86 m ²
2. Room with a kitchenette	17.73 m ²
3. Bathroom	3.46 m ²
4. Balcony	10.51 m ²

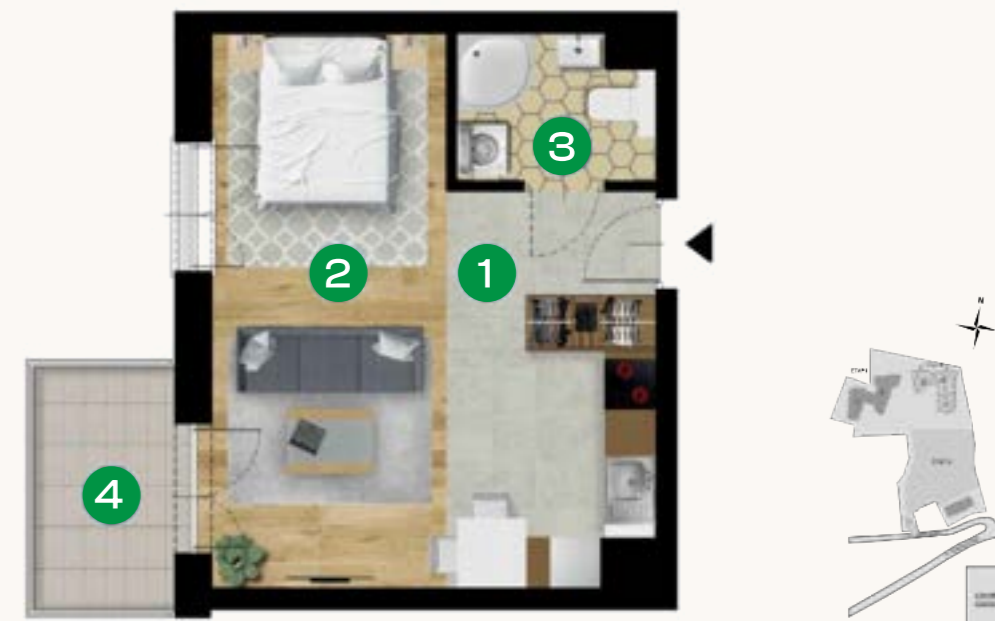


Sample arrangement of a 1-room apartment

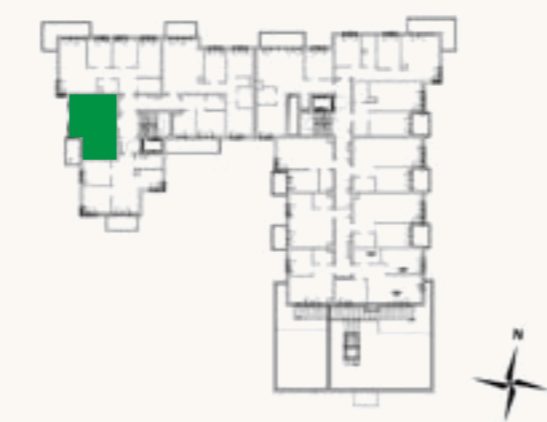


Floor 3, 1 room
M75 | 31.40m²

1. Hall	4.45 m ²
2. Room with a kitchenette	23.37 m ²
3. Bathroom	3.58 m ²
4. Balcony	4.59 m ²



Sample arrangement of a 1-room apartment



Floor 5, 2 rooms

M26 | 34.69m²

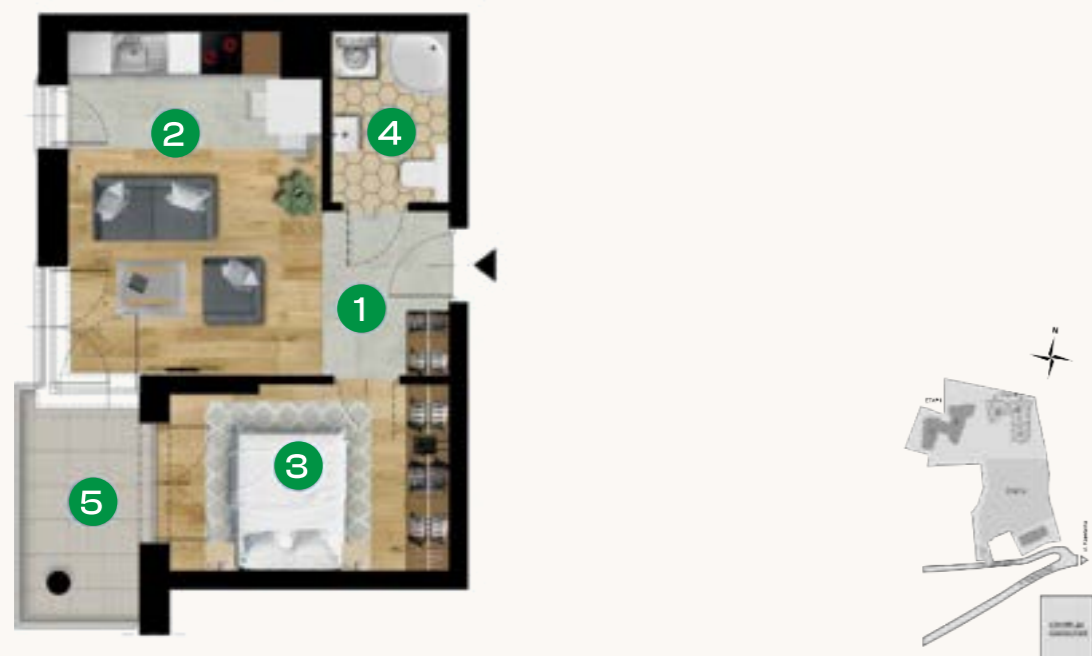
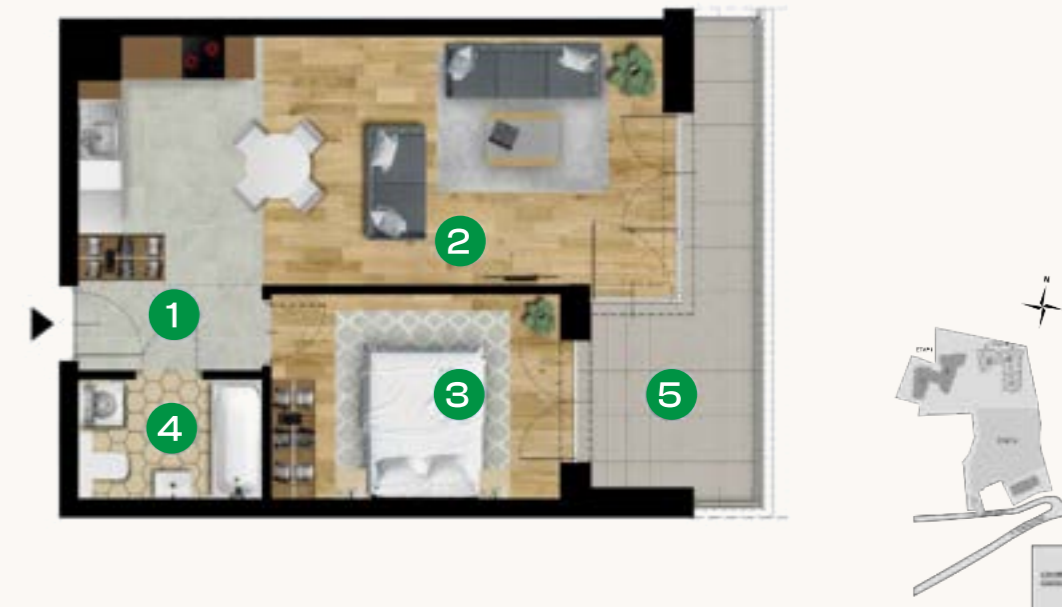
1. Hall	4.15 m ²
2. Room with a kitchenette	16.61 m ²
3. Bedroom	10.06 m ²
4. Bathroom	3.88 m ²
5. Balcony	5.17 m ²



Floor 4, 2 rooms

M81 | 46.18m²

1. Hall	4.01 m ²
2. Room with a kitchenette	26.66 m ²
3. Bedroom	11.38 m ²
4. Bathroom	4.12 m ²
5. Balcony	9.72 m ²



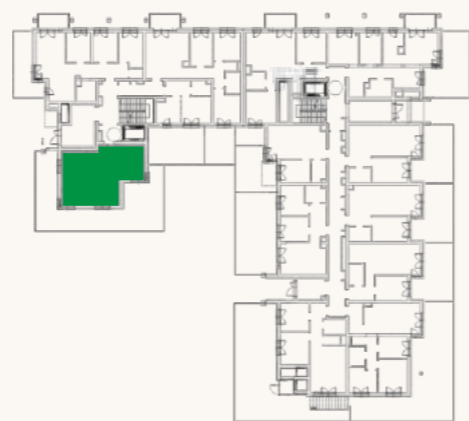
Sample arrangement of a 2-room apartment



Sample arrangement of a 2-room apartment



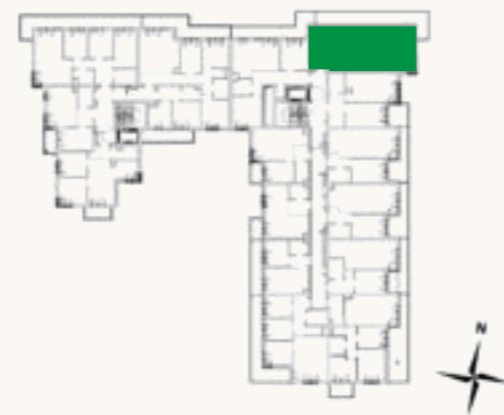
Sample arrangement of a 3-room apartment



Ground floor, 3 rooms

M1 | 51.35m²

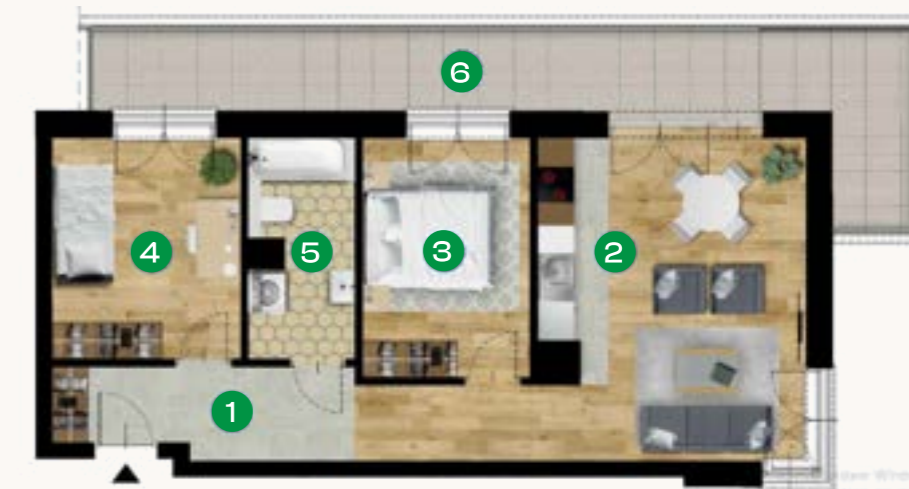
1. Hall	3.40 m²
2. Room with a kitchenette	23.42 m²
3. Bedroom	10.16 m²
4. Bedroom	9.58 m²
5. Bathroom	4.79 m²
6. Terrace/Garden	69.34 m²



Floor 4, 3 rooms

M78 | 61.41m²

1. Hall	10.70 m²
2. Room with a kitchenette	22.76 m²
3. Bedroom	10.77 m²
4. Bedroom	11.25 m²
5. Bathroom	5.93 m²
6. Balcony	21.88 m²



Sample arrangement of a 3-room apartment



Sample arrangement of a 4-room apartment



Floor 6, 4 rooms + mezzanine

M32 | 76.06m²

1. Hall	12.67 m ²
2. Room with a kitchenette	23.87 m ²
3. Bedroom	9.25 m ²
4. Bedroom	9.25 m ²
5. Bedroom	12.18 m ²
6. Bathroom	4.01 m ²
7. WC	2.09 m ²
8. Balcony	12.10 m ²
Terrace belonging to the apartment	2.75 m²
9. Mezzanine	2.75 m ²
10. Terrace	10.66 m ²
11. Garden	104.83 m ²

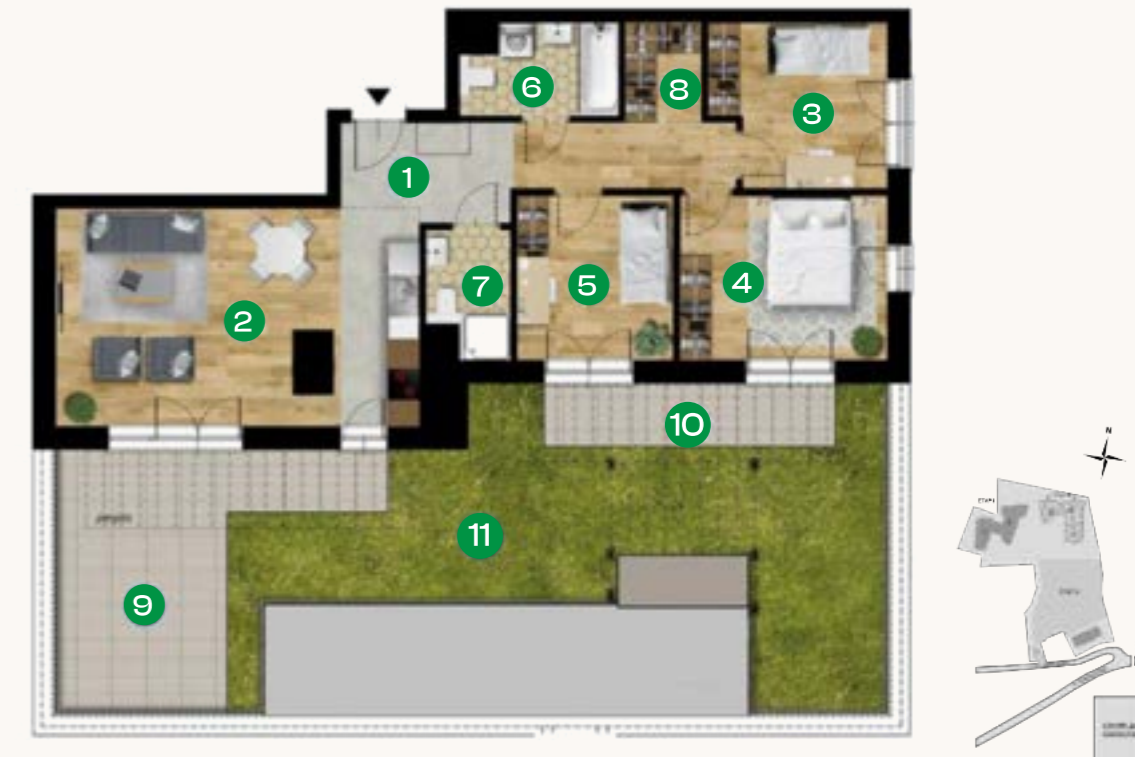


Floor 6, 4 rooms

M101 | 81.54m²

1. Hall	11.22 m ²
2. Room with a kitchenette	27.37 m ²
3. Bedroom	10.07 m ²
4. Bedroom	12.41 m ²
5. Bedroom	9.39 m ²
6. Bathroom	4.80 m ²
7. Bathroom	3.44 m ²
8. Storage	2.85 m ²
9. Terrace	19.85 m ²
10. Terrace	6.60 m ²
11. Garden	40.95 m ²

Sample arrangement of a 4-room apartment





Safety

- ❖ CCTV ensuring residents with peace
- ❖ Fire alarm system
- ❖ Antiburglar entrance door in each apartment
- ❖ CO and LPG detectors in the garage



A safe living space in comfortable conditions

- ❖ Practical and well laid out apartment
- ❖ Attractive surface areas
- ❖ Larger apartments are a great alternative to a single-family house
- ❖ Additional space: balcony, garden, terrace or green roof terrace
- ❖ Large windows perfectly illuminating the interior
- ❖ Emergency staircase in the garage

Budrem builds for You!

35 years

We've been building since 1989

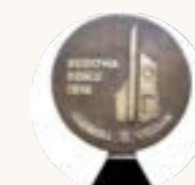


Our first construction on the Krakow market was the Mistrzejowice Wschod housing estate. It was built in 1989, erected with relatively simple methods using the materials available at that time. Today the market of construction and finishing materials is extremely rich, so we build modern and high-quality apartments that meet the expectations of the most demanding customers. With full confidence, we can recommend apartments in our latest investment - at Kapelanka Street / Pychowicka Street in Krakow. The developed infrastructure around the place ensures truly good living conditions.

M.Sc. Józef Hojda



The 2nd degree award in the **CONSTRUCTION OF THE YEAR 2013** competition for the investment at 118C Dobrego Pasterza Street in Krakow awarded by the Polish Association of Engineers and Construction Technicians with the participation of the Ministry of Infrastructure and Development and the Main Office and Construction Supervision.



The 3rd degree award in the **CONSTRUCTION OF THE YEAR 2016** competition for two residential and service buildings at 26B and 26C Cystersów Street in Krakow, awarded by the Polish Association of Engineers and Construction Technicians with the participation of the Ministry of Infrastructure and Development and the Central Office of Construction Supervision.



The 2nd degree award in the **CONSTRUCTION OF THE YEAR 2019** competition for the Dąbie Plaza investment 11A Dąbska Street in Krakow, awarded by the Polish Association of Engineers and Construction Technicians with the participation of the Ministry of Infrastructure and Development and the General Office of Construction Supervision.



The 2nd degree award in the **CONSTRUCTION OF THE YEAR 2021** competition for the investment 9 Na Łąkach Street in Krakow, awarded by the Polish Association of Engineers and Construction Technicians with the participation of the Ministry of Infrastructure and Development and the General Office of Construction Supervision.



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