



Szczecin



# Investment offers

## MIĘDZYODRZE

**MIĘDZYODRZE** is a group of islands with quays, Oder river branches, in the immediate vicinity of the core city centre. The islands of Łasztownia, Wyspa Grodzka, Kępa Parnicka and Wyspa Zielona provide a huge investment potential in what is now a deteriorated and misused land. The regeneration of the site including historical and architectural values as well as unique waterfront location enables developing functions: residential, shopping and services, leisure, recreation and cultural. The land has mixed ownership. In 2009 the City plans to adopt the master plan for the site.



**ŁASZTOWNIA** is the largest of the islands. It enjoys a showpiece location viewed from the Old Town, Waly Chrobrego Embankment and inbound roads leading to the city, primarily the Long Bridge and the Castle Route. It has favourable location with direct access to quays on Oder and its branches. It is linked with the City Centre via the Long Bridge. Port and shipyard quays are favourably located promoting the development of industry. This actually contributed to the current image of a port city. On the island, preserved are individual building and clusters of buildings listed in the conservation register. These include the old abattoir, Customs Office at Energetyków Street, St Gertrud Church at St Florian Street, industrial and warehouse complex of Fish Company, and a tenement house at Gdański Bulwar.

The total area is about **50 ha**.

Major designations at Łasztownia include commerce, namely retail, services, offices, city services of administration, finance, culture, education and specialist healthcare, as well as hotels, sports, recreation and tourism utilising access to water. In the future, it is planned to connect the northern part of Łasztownia with the neighbouring Grodzka Island.



**WYSPA GRODZKA** is situated at the fork of Western Oder and Duńczyca. It enjoys a prominent location with excellent views from Wały Chrobrego Embankment and the Castle Route. It is situated in the immediate vicinity of Łasztownia. In its southern part, operates a students' marina AZS, whereas the remaining area of the island is occupied by temporary allotment gardens.

The total area is about **15 ha**.

The preferred use includes tourism, recreation and culture, yacht, kayaking and motorboat marinas, services for boats and yachts, sport centres, wellness and residential.

The island enjoys favourable location between Wały Chrobrego Embankment and Łasztownia and there are plans to provide a bridge between the islands across Duńczyca.



**ISLANDS OF KĘPA PARNICKA AND WYSPA WENECJA** are situated between Western Oder, Parnicki Canal, Zielony Canal and the Zielona Island. Wenecja (or Venice in English) is situated close to Kępa Parnicka and connected with it by a footbridge. It is used by the water sports centre. Kępa Parnicka links with Wyspa Zielona with Heyki Street, and with Łasztownia a Green Bridge. At the moment prevailing functions include business, administration and industry. A block of historical residential and industrial buildings is well preserved: a stretch of Heyki Street with a line of 3-4-storey houses, red brick buildings of the early 20th c. at Targowa Street, 4-storey building at no 6 and 7 Spedytorska Street and individual facilities at Maklerska and Składowa streets. The site is underinvested at the moment.

The Kępa Parnicka' area is about **25 ha**.

Proposal for the site include mixed use with such designations as office, finance, retail, entertainment, culture, residential and water transport services and tourism. The City considers a possibility of connecting the island and Kolumba Street with a bridge near the Main Railway Station.



**THE ZIELONA ISLAND** was created after building the Parnicki Canal to facilitate inland navigation. It is linked with Kępa Parnicka with a dyke. The northern part of the island where quays are developed is used by a repair shipyard. The remaining part of the island is undeveloped with natural green.

The total area is about **30 ha**.

The northern part of the island is designated to mixed use including residential, office, finance, retail, entertainment, culture, recreation and tourism using access to water, as well as healthcare and wellness. On the remaining part of the island, forest green can be developed.