



PLACE IN CZERNICA

4 reasons to live in the Czernica Municipality

1 Great location called Czernica Municipality is a green suburb of the city of Wrocław. It is located a few kilometres from the city limits and is about 20 minutes drive from the city centre. It is located near to the eastern ring road of Wrocław, which provides easy access to the main thoroughfares, to cultural and shopping centres and to the airport. The inhabitants of Wrocław are very willing to settle in the Municipality, who value the possibility of living in a peaceful and safe Municipality without having to lose the benefits which a large city offers.

2 Place for rest and recreation - The area has an abundance of lakes, forests, parks and rivers - providing close contact with nature and allowing for a tranquil lifestyle free from the hustle and bustle of city life. The Municipality of Czernica consists mainly of low-rise single-family buildings with a relatively small number of industrial facilities. The surroundings offer a variety of opportunities for active leisure in nature. People who have moved there cannot imagine a return to living within the city limits. This is not a coincidence, rather it is as a result of a continuous programme of work to improve the quality of life of the inhabitants of the Municipality, undertaken by NGOs, who provide a wide range of educational, sports and cultural activities. This feeling is further enhanced by the friendliness and openness of the inhabitants.

3 Sport and culture - Czernica is not only a place to rest, it is also a place to develop, to establish new contacts and to attend cultural gatherings. There are currently about 40 associations and foundations, including theatrical and musical groups within the municipality. Cultural and sports projects are being implemented. There are 5 youth football teams, a swimming pool, recreational facilities and an excellent sports base. In addition, there is a Municipality Library with branches in each locality which is widely considered to be one of the best in the region. This facilitates not only organising meetings with the authors of some books, but also fosters other ambitious cultural projects that go far beyond what is commonly associated with library work. There are 9 rural centres in Czernica with interesting cultural and educational activities, new places of education, recreation and active recreation.

4 Excellent investment - Czernica Municipality is ranked as the best and most popular place of settlement in the Lower Silesian Voivodship. Buying a house or plot near Wrocław is an investment that does not lose value and can provide a steady return on capital invested. There is continued demand from those wishing to settle in the immediate vicinity of Wrocław. Year by year the number of inhabitants of our municipality is increasing, most of whom have relocated from Wrocław. In the Municipality of Czernica there are elegant housing estates of multifamily, single and family house. In addition there are both newly built and modernised communal facilities including schools, social associations and ordinary citizens. In each locality, there are also service points, shops, playground lounges and meeting places.



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INVEST IN CZERNICA

Czernica Municipality is located in the immediate vicinity of Wrocław. The distance from the city centre is only a dozen kilometres away. There is a section of the eastern bypass of Wrocław. There is a direct connection to a section of the eastern bypass of the City of Wrocław. As a result it offers great transport and logistical links to Bielany Wrocławskie, Kobierzyce, and the airport, as well as connections via the A-4 motorway to neighbouring towns - Oława, Jelcz, Laskowice, Oleśnica, Długoleka, Siechnice. This prime location enables efficient business operations in the proximity of a large urban agglomeration, offering greater usable space with the added advantage of lower maintenance costs.

The Czernica Municipality also has a human potential. Thanks to the growing population in the locality of educated and experienced professionals there is a large local talent pool.

The Czernica Municipality is currently the attractive investment place in the north-western part of Dobrzykowice, between Dobrzykowice and Kielczówek, near (about 1 km) from the planned exit from the eastern ring road of Wrocław.

These Municipalities are designated in the local spatial development plan for services and industrial production as well as routes and communication facilities, parking lots, storage yards and shunts, and commercial buildings up to 2000 m².

The municipality also offers for sale a development of multi-family building (at Brylantowa Street and Szafirowa Street in Dobrzykowice) and (directly at Wrocławska Street in Dobrzykowice, near the roundabout in Wojnow).

We encourage you to familiarize yourself with the investment offer in the Czernica Municipality.

