

# The Mayor of the Town of Milanówek

## hereby announces

the second unlimited oral tender for the sale of the historical value property  
**“Turczynek”**

located at 2 Brwinowska street in Milanówek.

The tender shall take place at the Municipal Office of the Town of Milanówek at 4 Spacerowa street  
in Milanówek

**on September 10<sup>th</sup> 2014 at 11.00 a.m.**

The property is marked at the land and buildings list as **plot no 3** within the geodesic precinct **07-01** of the area **10.0181 ha** and it has a mortgage book no **WA1G/00030877/5**. It is developed with two historical villas of the usable area: **Villa A – 1,424.89 m<sup>2</sup>** and **Villa B – 1,076.44 m<sup>2</sup>**

The starting gross price for the property is – **PLN 7,565,000**

Deposit (10% of the starting price – **PLN 756,500**)

Pursuant to the Resolution No 336/XXXIX/13 of the Town Council of Milanówek

of September 3<sup>rd</sup> 2013.

**the price reached at the tender shall be decreased by 30%.**

### **I. Data relating to the property:**

#### **Existing state:**

The property in question is located 4 km from the centre of the town of Milanówek in the direction of Warsaw. According to the excerpt from the land register, a part of the property of the area 9.0035 ha is comprised of woods and wooden land. Except for technical buildings and outbuildings, it is primarily developed with two historical brick two-storey villas with usable attic and towers, with cellars erected in 1905 based on the project by Dawid Lande in the style referred to as “picturesque eclectics”. The condition of both villas in the materials submitted to the Communal Historical Sights Register has been described as “average”. The villas are fitted with installations as follows: water-and-sewage, gas, electrical and alarm.

### **II. Binding formal-and-legal state of affairs:**

1. The buildings of the villa-and-palace character with the surrounding based on the historical idea Turczynek, were recorded **at the historical sights register with no 1181-A** pursuant to the decision of the President of the capital city Warsaw of June 11<sup>th</sup> 1981 revealed in the mortgage book. The facility has granted protection as the nature-and-landscape complex established with the resolution no 254/XXIII/05 of the Town Council of Milanówek of March 15<sup>th</sup>, 2005.

2. **The property in question is covered by the Local Land Spatial Development Plan (Zoning Plan) "Turczynek A" in Milanówek adopted with the resolution no 276/XXVI/13 of the Town Council of Milanówek of April 25<sup>th</sup>, 2013 announced in the Official Journal of the Mazovian Province /Dziennik Urzędowy Województwa Mazowieckiego/ of 2013, item 8170 of July 17<sup>th</sup>, 2013. The text of the resolution together with the graphic schedule and other schedules is available at the Public Information Bulletin /Biuletyn Informacji Publicznej/ available at the webpage at the address: (<http://bip.milanowek.pl/>).**
3. Pursuant to art. 36 part.1 sec. 1 of the law on historical sights protection and care given to them of July 23<sup>rd</sup>, 2003 (Journal of Laws of 2003, No 162,item 1568 as amended) the conduct of maintenance, renovation, restoration and building works on a sight recorded at the historical sights register shall require the permit of the Mazovian Provincial Historical Sights Conservator.
4. Conservator's recommendations constituting the basis for the programme of functional development of the historical sight are attached a schedule No 1 to this announcement and are available for viewing at the Properties Management and Spatial Planning Office /Referat Gospodarki Nieruchomościami and Planowania Przestrzennego/ of the Town Council of Milanówek at 4 Spacerowa street.
5. The property is not encumbered with any burdens, nor is it the object of any liabilities.

### III. Tender terms:

1. This tender is conducted pursuant to the provision of art. 40 par. 1 sec. 1 and par. 3 of the law of August 21<sup>st</sup>, 1997 on property management (Journal of Laws of 2010, No 102, item 651, as amended).
2. The oral unlimited tender related to the property in question was conducted on June 25<sup>th</sup>, 2014.
3. In the tender proceeding related to the property in question there may participate persons who have the **functional programme for the development of the historical sight with the timetable of renovation-and-restoration works agreed with the Mazovian Provincial Historical Sights Conservator.**
4. The tender organizer shall make available to the persons interested in participating in the tender the historical sight's documentation at its possession as well as it shall enable making copies of this documentation free of charge.
5. The costs of drawing up the programme of the functional development of the historical sight and the timetable of renovation-and-restoration works as well as other related costs shall be paid by the bidder.
6. Persons intending to participate in the tender **shall offer themselves for participation the tender in written form by August 26<sup>th</sup>, 2014 by 12.00 a.m., exclusively at the seat of the Town Council of Milanówek at 4 Spacerowa street, 05-822 Milanówek.**

*In case of the offers sent by mail or courier, it shall be considered that as the date of the offer submission there shall be deemed the date when the offer reaches the location indicated by the tender Organizer as the location for submitting offers.*

The offer of participation shall be submitted in a sealed envelope, case or parcel with the name and address of the Bidder written on it and the information stated: **"The offer of participation in the 2<sup>nd</sup> unlimited oral tender for the sale of the property located in Milanówek at 2 Brwinowska street"** with appropriate documents attached i.e.:

- 2 copies of the programme of the functional development of the historical sight with the timetable of renovation-and-restoration works (in accordance with sec. III.3),
- the copy of the document confirming the payment of the deposit.

The tender organizer shall not be held responsible for events resulting from *improper packaging or absence on the packaging of any information referred to above.*

7. The list of persons qualified to participate in the tender shall be published at the seat of the Town Council of Milanówek at 4 Spacerowa street and at 45 Kościuszki street as well as on the webpage [www.milanowek.pl](http://www.milanowek.pl) **on August 30<sup>th</sup> 2014 by 12.30 p.m.**
8. Both natural as well as legal persons may participate in the tender. The representatives of legal persons shall have appropriate authorization granting them the right to incur liabilities to the benefit and on behalf of a given legal person.
9. A foreigner participating in the tender shall fulfil conditions defined in the law of March 24<sup>th</sup>, 1920 on the purchase of land by foreigners (Journal of Laws of 2004 No 167, item 1758, as amended), which shall be proven with appropriate statements or documents submitted to the tender organizer by **August 26<sup>th</sup> 2014** 12.00 a.m. at the latest.
10. The deposit in the amount of PLN 890,000 payable by bank transfer to a deposit account of Bank Spółdzielczy in Biała Rawska Branch Office in Milanówek at 28 Kościuszki street, No 62 9291 0001 0086 8336 2000 0050, shall be paid by **August 23<sup>rd</sup> 2014** at the latest.
11. The original copy of the document confirming the payment of the deposit shall be presented on demand to the tender committee prior to tender opening.
12. The deposit shall be returned to persons who did not win the tender immediately within three days of the end, cancellation, invalidation or negative conclusion of the tender at the latest, while the deposit paid by t tender winner shall be credited to the property purchase price.
13. The tender shall be valid irrespective of the number tender participants provided that at least one bidder offered the price at least one step above the starting price.
14. It is the tender participants who set the value of one step with the reservation that it shall not be less than 1% of the starting price rounded up to full tens of Polish zlotys.
15. The winning participant shall be bound with the price bidden subject to discount referred to in the preamble to the announcement till the lapse of the time limit provided for the signing of the notary's certified agreement.
16. The price referred to in section 15 shall be paid in such a way that financial means shall reach the bank account of the Town Council of Milanówek 7 days before the time limit set for the signing of the notary's certified agreement transferring ownership rights.
17. The tender organizer shall inform the person selected as the property buyer about the venue and time for the signing of the notary's certified agreement transferring ownership rights within 21 days of the tender resolution at the latest. The time limit set in the notification will most probably be 7 days.
18. If the person selected as the property buyer does not appear for the signing of the sales agreement at the venue and time set by the organizer without justification, the tender organizer may refrain from signing the agreement and the deposit paid shall not be refunded.
19. The duties following from the law of July 23<sup>rd</sup>, 2003 on historical sights protection and care given to them (Journal of Laws of 2003, No 162,item 1568 as amended) and in particular duties following from the provision of art. 26 par. 1 shall transfer onto the property buyer.
20. Notary's, treasury and court fees shall be charged to the property buyer.
21. The organizer hereby reserves to itself the right to recall or invalidate the tender for valid reasons at any time with such decision being published in the manner appropriate for the tender announcement
22. All information about the tender are available at the Properties Management and Spatial Planning Office */Referat Gospodarki Nieruchomościami and Planowania Przestrzennego/* of the Town Council of Milanówek at 4 Spacerowa street, telephone number: 22 758 30 61 ext. 240 and on the webpage [www.milanowek.pl](http://www.milanowek.pl).

**The Mayor of the Town of Milanówek**

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**Jerzy Wysocki**