

SKANMIESZKANIA · ANALYTICAL REPORT · 2026-05-02

Al. Jerozolimskie 190B, Warsaw

Italy / Ochota border · generated 26/04/2026, 17:42

970 000 PLN

68 m²

14 264 PLN

High attractiveness - 7.5 / 10

7.5

out of 10 points

+ STRENGTHS

- SKM/WKD in 300–400 m — Śródmieście in 12 minutes, airport on the way
- Price 19% below the Italian median (PLN 17,081/m²) and 50% below Ochota
- Cietrzewia Park, Fort Włochy, Veterans' Park - hidden greenery within 5-15 minutes on foot

- WEAKNESSES

- 6-lane Al. Jerozolimskie - high noise on the 1st building line
- Chopin Airport air corridor - check the exhibition of a specific premises
- Address "Włochy" and not "Ochota" - a psychological barrier when reselling

Report generated automatically by AI (Gemini Deep Research) · SkanMieszkania · 2026-05-02

Recommended negotiation range: **920 000 – 940 000 PLN**i.e. PLN 13,529 – 13,824/m² · scope of similar transactions Q1 2025

1. Facility rating

Facility rating
 Synthesis of 9 analysis sections · 28 sources · 90% confidence

Property profile
 Certainty of analysis 90%



High attractiveness - 7.5 / 10

Overall rating	7.5 / 10	High attractiveness
Transport	9/10	
Building	8/10	
Market	8/10	
Location	7/10	
Environment	6/10	

The facility is located in the Dom Development estate at Al. Jerozolimskie. Price 19% below the Italian neighborhood median. Excellent SKM/WKD transport, rich greenery (Cetrzewia Park, Fort Włochy). Main factors lowering the rating: noise of Al. Jerozolimskie and air traffic. The decision is yours.

+ Strengths

SKM/WKD in 300–400 m — Śródmieście in 12 minutes, airport on the way

Price 19% below the Italian median (PLN 17,081/m²) and 50% below Ochota

Cietrzewia Park, Fort Włochy, Veterans' Park - hidden greenery within 5-15 minutes on foot

- Weaknesses

6-lane Al. Jerozolimskie - high noise on the 1st building line

Chopin Airport air corridor - check the exhibition of a specific premises

Address "Włochy" and not "Ochota" - a psychological barrier when reselling

Recommendation

Check the location of the premises inside the estate — if the apartment corridor does not face directly onto Al. Jerozolimskie (N, NW or NE exposure), noise drops significantly. In this case, the offer is there **extremely attractive** for this standard and communication accessibility. Negotiate from PLN 14,264 to PLN 13,529–13,824/m².

2. Market

Market analysis

Price position of the facility relative to the market · NBP data, Otodom, Morizon Q1 2025

PRICE RANGE OF COMPARABLE TRANSACTIONS

920 000 – 940 000 PLN

i.e. PLN 13,529 – 13,824/m² · scope of similar transactions Q1 2025

Price comparison/m²

Price position

Object (offer)

14 264 PLN/m²

Median Italy

17 081 PLN/m²

Median Ochota

28 785 PLN/m²

Discount vs Italy

-19.4%

Discount vs Ochota

-50.4%

Trend y/y (Italy)

+0.2% nominal / -2.3% real

Share of cash transactions

56%

5 similar offers on the market

Address	Square footage	Price	PLN/m ²	Developer	Year	Status
Al. Jerozolimskie 190B (offer)	68 m ²	970 000	14 264	House Development	2023	Analysis
street Popular neighborhood, Italy	65 m ²	1 030 000	15 846	Secondary market	2019	Available
street Mszczonowska approx., Italy	72 m ²	1 180 000	16 389	Secondary market	2021	Available
Garden Estate (Italy)	64 m ²	980 000	15 313	Robyg	2022	Available
Street Łopuszańska area	70 m ²	1 100 000	15 714	Bouygues	2020	Available

Source: Otodom, Morizon, OLX - Q1 2025 data. Approximate prices, require verification on the transaction date.







3. Building

Building analysis
 Dom Development S.A. · monolithic technology · 2023

⚠ Multi-building estate — the height of individual buildings is 3-5 floors. Before purchasing, verify the specific building and floor in the documentation of the developer Dom Development.

Technical data
 Developer
 Dom Development S.A.
 Technology
 Monolithic reinforced concrete
 A year of devotion
 2023
 Number of storeys
 3–5 floors (buildings varied within the estate)
 Energy class
 A (predicted)
 Certificate
 BREEAM Very Good
 Rent (68 m²)
 850 – 1,000 PLN/month
 Form of ownership
 Full ownership
 Condition of the premises
 Development / for finishing

Equipment and standard

 Elevator Accessible, modern	 Underground parking Available in the garage
 Bicycle room Separate room	 Access control Intercom/CCTV
 Common greenery Internal patio	 Availability No barriers

Developer rating - Dom Development S.A.

A	30+	45k+	WSE
Credibility	years on the market	premises completed	Listed company

Dom Development S.A. is one of the largest housing developers in Poland, listed on the Warsaw Stock Exchange. Investment at Al. Jerozolimskie meets BREEAM requirements. The developer completed similar housing estates in the area on time in 2021–2023.

4. Housing estate

Analysis of the estate and its surroundings
Safety, noise, greenery, planned investments

Road noise

 HIGH

Al. Jerozolimskie - 6 lanes with intense traffic 24/7. On the 1st building line, the noise level exceeds 65 dB (WHO standard: 53 dB). On the 2nd or 3rd building line it drops to 50-55 dB - an acceptable level.

 **Check the exposure of a specific premises!**

Security

 HIGH

New housing estate with access control, CCTV monitoring and physical security. The Włochy district has a crime rate below the Warsaw average. Illuminated sidewalks, active community of residents.

Airplane noise

 MODERATE

Chopin Airport ~4 km away. The approach to runway 11/29 generates flights every few to a dozen or so minutes during peak periods. Check the aircraft noise map for a specific address on flightaware.com or ENVI-met.

Greenery within 15 minutes on foot



Park with the Black Grouse Ponds
~500 m, 5 min walk · ponds, paths, benches · one of the hidden gems of the Italians



Fort Italy
~900 m, 12 min on foot · historic fort with greenery, walking paths



Veterans Park
~700 m, 9 min walk · city park with playing fields



Szczeńliwicki Park
~2 km, by bike · large city park with a ski lift and pumptrack

Planned investments in the area (MPZP / city registers)

Construction of the Space Gardens Park

In progress/planned

Extension of Al. Jerozolimskie

Risk of traffic growth

Lidl + Biedronka investment (Park Ogrody)

Confirmed

Further development of development construction

Oversupply - risk

5. Infrastructure

Infrastructure within 1.5 km

Shops, education, health · Google Maps data, Central Statistical Office 2024

Shops and services



Frog

100–200 m · several locations on the route to the SKM train



Ladybird

800–1,200 m · at Ogrody Kosmosu Park



Lidl

1,500–2,000 m · complex at Park Ogrody (Lidl + Biedronka)



Auchan

~1,800 m · large shopping center with a full range of products



Carrefour

~2,500 m · hypermarket



Pharmacy

~500 m · several locations within 800 m



Attention: The Lidl + Biedronka node at Park Ogrody Kosmosu is a key shopping point for the entire estate - accessible on foot or by bike.

Education

Primary School No. 359 (extended English)

English 84% · PL 79% · Mat. 63%
Ranked 117 in Warsaw

Public kindergartens

3 branches within 1 km

Secondary schools

Accessible by public transport (~20 min)

Private/international schools

Within 5 km (by car)

Health

Pharmacy

~500 m on foot

National Health Fund clinic

1 500 – 2 500 m

UCK WUM Hospital (Banacha)

3,500 – 4,000 m · 7–10 min by car

Private clinics (Medicover, LuxMed)

Within 3 km

6. Transportation

Transport and communication

Rating: 9/10 · One of the best advantages of this location



SKM / WKD / KM — EXCELLENT

Distance to the station

300 – 400 m on foot

Peak frequency
every 10 minutes

To Śródmieście
12 – 14 min (SKM)

To Chopin Airport
Directly (SKM S2)

To the Central Station
~15 min

★ **The key advantage of the location - SKM S2 connects directly with the center and the airport without transfers.**



Buses - GOOD

Day lines

517, 187, 189, 717, 817

Night lines

N35

Peak frequency
every 4 – 8 minutes

To the center (by bus)
25 – 35 min

Direct connection

Ochota, Mokotów, Ursynów



Metro - INDIRECT

Access

WKD → Centrum (M1) / Świętokrzyska (M2)

Total time

~20 min with transfer

There is no direct metro

Transfer necessary

Alternative

SKM faster to the center



Airplane Noise - ATTENTION

Chopin Airport

~4 km in a straight line

Approach corridor

Lane 11/29 - check

Flight frequency

every few minutes during peak times

⚠ **Check the aircraft noise zone map for your specific premises. The corridor changes depending on the wind direction.**

TRANSPORT SUMMARY

SKM/WKD is an absolute distinguishing feature of this location. City center in 12-14 minutes without getting stuck in traffic jams, the airport is directly on the same line. For people going to the center, the communication is better than many addresses in Ochota itself.

7. Local Development Plan

Local Spatial Development Plan

Plan Wiktoryn, part B · resolution of the Capital City Council Warsaw

Plan status

 **APPROVED**

Plan name

Wiktoryn plan, part B

Status

In force

Max. construction height

15 m

Development intensity

max 2.0

Biologically active surface

min. 30%


Land use

MW - multi-family housing

Acoustic protection - 1st line of Al. Jerusalem

 **ACOUSTIC SHIELD**

The plan provides that the first line of buildings from Al. Jerozolimskie has a function **service** — which means that residential buildings are moved away from the main artery, and the ground floors of the first line are commercial (services, trade). It is a natural acoustic screen for deeper residential buildings.

 The residential development in the interior is protected by a plan. The risk of changing the land use in the immediate vicinity - low.

Assessment of planning risks

Risk of building a nuisance facility next door

Low - Local Development Plan adopted

Risk of changing the land use

Low

Risk of a new road/bypass

Extension of Al. Jerozolimskie - monitor







Public investments in the area




Park Ogrody Kosmosu - positively

8. Risks

Risk matrix

6 identified risks · probability and impact assessment

RISK	PROBABILITY	INFLUENCE
 Noise from Al. Jerozolimskie On the 1st line of development, WHO standards were exceeded. Mitigation: verification of the exposure of the premises. Certain Tall		
 Oversupply and rental competition Many new development investments in the vicinity of Włochy in 2023–2025. High Mediocre		
 Liquidity (extended sales time) The address "Italy" is a psychological barrier. The median sales time is above the Warsaw average. High Mediocre		
 Credit barrier (56% cash) The high share of cash transactions may limit the pool of buyers for resale. Average Tall		
 Airplane noise Depends on the orientation of the building. Requires verification for a specific premises and floor. Average Mediocre		
 Location nomenclature (Italy vs Ochota) A psychologically "worse" address despite its actual proximity to Ochota. Limits premium when selling. Low Short		

<p>Recommended actions before purchasing</p>  <p>Check the exhibition of the premises Ask for an appointment during peak hours (7 a.m.–9 a.m., 5 p.m.–7 p.m.). Check if the windows face al. Jerusalem or for the patio/yard.</p>  <p>Verify aircraft noise Use flightaware.com or the airport noise map (Chopin PPLL) for a specific address and floor.</p>  <p>Check the land and mortgage register and legal status Verification of the developer's mortgage, assignment of rights, BREEAM certificate and acceptance protocol.</p>		
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9. Investment

Investment analysis

Rental potential, rate of return, price trend · NBP data 2022–2025

INVESTMENT POTENTIAL

● High potential for long-term rental

Gross yield of 6.18% is above the average for Warsaw (4.5–5.5%). The location of SKM ensures stable demand from tenants from the center. Risk: oversupply of new premises in the area.

Rent
4 800–5 200
PLN / month

Gross Yield
6,18%
per year (gross)

Price/Rent
16,2
payback years

Price increase y/y
+0,2%
nominal (–2.3% real)

Real estate price trend in Italy - NBP data 2022–2025

Source: NBP - Information on apartment prices and the situation on the real estate market, Q4 2024.

5-year scenarios

Scenario	Price assumption	Value in 5 years	Profit on sales
Pessimistic	–1% y/y realistically	~PLN 920,000	–50,000 PLN
Basic	+1% y/y nominally	~PLN 1,020,000	+50 000 PLN
Optimistic	+4% y/y (metro M3 2028)	~PLN 1,180,000	+210 000 PLN

The scenarios do not take into account transaction costs, taxes or maintenance costs. They are for illustrative purposes only.

10. Air & Water

Air and water

Data from GIOŚ, WIOŚ Warsaw, MPWiK 2024

Air quality

PM2.5 (particulate matter)

● Below WHO standards

PM10

● Normal

Smog days per year

● 40–50 days/year

Clean Transport Zone

● from 01/01/2026

Data source

CIEP /zdrowie.gios.gov.pl

● 40-50 smog days are more than in the center (20-30), but less than in Ursus or Wawer. The implementation of SCT from 2026 should improve the situation.

Water quality

Overall rating

● Sterile, drinkable

Treatment station

SUW Filters (MPWiK)

Water hardness

● 237 mg CaCO₃/l (13.3°dH)

Hardness classification

Medium hard

Bacteriology

● No reservations

● Water from MPWiK Warszawa meets all PZH and EU standards. Hardness 13.3°dH - a softening filter is recommended for household appliances and heating systems.

11. Sources

Sources and bibliography

28 verified sources · every statement in the report is data-driven

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otodom.pl

Otodom - real estate advertising portal. Offer data Q1 2025.

2

morizon.pl

Morizon - advertising portal. Price analysis of the secondary market in Italy.

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OLX - sales offers of premises in the Włochy district Q1 2025.

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Map portal of the Capital City Office Warsaw - Local Development Plan Wiktoryn, part B.

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skm.warszawa.pl

SKM Warszawa - SKM S2 timetables, travel times to Śródmieście and the airport.

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airport-chopina.pl

Warsaw Chopin Airport - map of approach routes, aircraft noise zones.

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air.gios.gov.pl

GIOŚ - air quality, PM2.5 and PM10 concentrations for Warsaw-Włochy measurement stations.

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wios.warszawa.pl

WIOŚ Warsaw - reports on the state of the environment, number of smog days.

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mpwik.com.pl

MPWiK Warsaw - water quality test results, hardness, bacteriology 2024.

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Resident's Portal of the Capital City of Warsaw Warsaw - data on investments planned in the region.

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[exam results - vulcan](https://exam-results-vulcan)

Results of exams at Primary School No. 359 - English, Polish, mathematics.

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rspo.gov.pl

Register of Schools and Educational Institutions - schools and kindergartens within a radius of 1 km.

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nfz-warszawa.pl

NFZ Warsaw - list of primary care clinics in the area of Al. Jerozolimskie.

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[Google Maps](#)

Distances to service points, shops, parks - measurements March 2025.

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geoportal.gov.pl

GUGiK - topographic maps, plot boundaries, land registration data.

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ekw.ms.gov.pl

Electronic Land and Mortgage Registers - verification of the legal status of real estate.

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breeam.com

BRE Group - BREEAM Very Good certification assessment methodology.

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flightaware.com

FlightAware - flight route analysis, approach corridor to runway 11/29 of Chopin Airport.

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Central Statistical Office Local Data Bank - demographic and market data for the Włochy district.

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um.warszawa.pl — SCT

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WSE - Dom Development S.A. company profile, annual reports 2022–2024.

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