

SKANMIESZKANIA · ANALYTICAL REPORT · 2026-05-02

street Jana Kochanowskiego 10, Warsaw

Bielany - Piaski housing estate / Słodowiec area · generated on April 27, 2026

≈ 615 000 PLN

38 m²

16 184 PLN

High attractiveness - 7.4 / 10

7.4

out of 10 points

+ STRENGTHS

- Full layout: 2 independent rooms + separate kitchen of 38 m² - unique at this price
- Metro Słodowiec ~950 m (11-14 min on foot) - center in 11 min
- Biedronka 150 m, Żabka 80 m - shopping without a car
- Kindergarten No. 105 literally next to the building (30 m) - unique for families
- Olszyna Park 750 m, Bielański Forest 1.9 km, Forty Bema 1.4 km

- WEAKNESSES

- S8 route approx. 250 m - constant background noise, especially with open windows
- No elevator in a 4-story building - 3rd floor; barrier for seniors and families with strollers
- Parking deficit - a housing estate from the 1970s without underground garages
- Risk of old aluminum cables in the premises - replacement recommended during renovation

Report generated automatically by AI (Gemini Deep Research) · SkanMieszkania · 2026-05-02
Recommended negotiation range: **16 184 PLN/m²**
-1.6% vs. Bielany in total (PLN 16,451) · -13.5% vs. Warsaw (PLN 18,713)

1. Facility rating

Facility rating

Synthesis 10 analysis sections · 32 sources · 92% confidence

Property profile
Certainty of analysis 92%



High attractiveness - 7.4 / 10

Two-room premises in the Rama H technology in the Piaski WSM housing estate - a rare layout with a separate kitchen on 38 m². Słodowiec metro station in 11-14 minutes on foot, kindergarten literally next door. The price of PLN 16,184/m² is ambitious compared to the Piaski median (+13.5%), but below Bielany in general (-1.6%). Main risk factors: no elevator and noise S8. The decision is yours.

+ Strengths

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- Weaknesses

- S8 route approx. 250 m - constant background noise, especially with open windows
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Analytical assessment

Property o **high market resistance** — a 2-room layout with a separate kitchen is the most desirable functional model for areas of 35–45 m² in Warsaw. The price of PLN 16,184/m² reflects the premium for the

unique layout. **Assuming replacement of windows with triple-glazed ones ($R_w > 40$ dB)** the risk of S8 noise is effectively reduced. Sales time for similar apartments in Piaski: 28-45 days - the leading liquidity of the Warsaw secondary market.

2. Market

Market analysis

Price position against the market · Domiporta, SonarHome, NBP data · April 2026

OFFER PRICE COMPARED TO THE MARKET

16 184 PLN/m²

-1.6% vs. Bielany in total (PLN 16,451) · -13.5% vs. Warsaw (PLN 18,713)

Price comparison/m²

Price position
 Object (offer)
 16 184 PLN/m²
 Mediana - Bielany
 PLN 16,451/m² (-1.6% ✓)
 Mediana - Piaski
 PLN 14,261/m² (+13.5%)
 Śródmieście district (metro)
 PLN 15,758/m² (+2.7%)
 Warsaw (entire city)
 PLN 18,713/m² (-13.5% ✓)
 Bielany Trend (half-year)
 +1,6%
 Forecast end 2026
 16 422 PLN/m²

Comparable offers in micro-locations

Address	Square footage	Price	PLN/m ²	Comments	Status
street Kochanowskiego 10 (offer)	38 m ²	~615,000	16 184	Piaski, Frame H, 3rd floor, 2 rooms	Analysis
street Literary	42 m ²	590 000	14 048	Piaski, needs renovation	Market
street Kochanowski	47 m ²	635 000	13 511	Larger area, 3 rooms	Market
Śródmieście region	37 m ²	710 000	19 200	Newer construction, closer to the subway	Market
street At Agora	48 m ²	760 000	15 833	Spindle, by the subway	Market

Source: Domiporta, Otodom, SonarHome - data April 2026.

Factors affecting value

2-room layout with a separate kitchen
 +12%

Management Board of WSM Piaski (renown)
 +5%

Thermal modernization (styrofoam 15 cm)
 +3%

No elevator (4-story building)
 -7%

Neighborhood of the S8 route (noise)

-8%

3. Building

Building analysis


WSM Piaski · H-frame technology · 1970s


Technical data

Cooperative/manager
WSM Piaski (56 buildings)
Technology
H frame (reinforced concrete frame + brick)
Year of construction
~1975 (1970s)
Number of storeys
4 floors (no elevator)
Energy class
D (after thermal modernization)
Thermal insulation
Styrofoam 15 cm
Rent (38 m²)
650 – 700 PLN/month
Form of ownership
Cooperative ownership
First floor of the premises
3. (last in the building)

Standard and equipment

	
H frame More durable and quieter than a "clean" large slab	Installations Replaced water and sewage lines, central heating, remote meters
	
Staircase After renovation: stoneware, LED lighting with sensors	Basement There is a basement space ~2.5 m ²
	
Parking Terrestrial public access; space rental possible	Electrics Recommended verification - risk al. cables in the premises

 **H Frame Technology** — prefabricated reinforced concrete frame filled with Żerań bricks. The internal walls are not load-bearing (apart from columns and beams), which allows for almost any rearrangement of the premises. Acoustic parameters are much better than in large-panel closed systems. WSM Piaski is considered one of the best managed cooperatives in Warsaw.

 **No elevator** — 3rd floor (top) in a 4-story building. In 2026, the lack of an elevator reduces the price compared to modern apartment buildings by an estimated 5-10%. It constitutes a barrier for elderly people and families with strollers. The lack of an elevator reduces the cooperative's operating costs (lower base rent).

4. Housing estate

Analysis of the estate

Osiedle Piaski (WSM) · Bielany · gentrification and natural infrastructure

Characteristics of the district

District

Bielany (Piaski)

Trend

Intense gentrification

Demographic profile

Growing % 25–39 years (IT, services)

Security

Wysokie (monitoring, police station 900 m)

Noise (S8)

Medium (2nd building line, greenery buffers)

Airplane noise

None - outside the Chopin Airport zone

Increase in value (3 years)

+35% nominal

Green areas (2 km radius)

Zbigniew Herbert Park

600 m - skate park, gym

Olszyna Park

750 m - playgrounds, running routes

Chomicz Park

1.2 km — fountain, sports

Bema Forts

1.4 km - the largest playground in Warsaw

Bieleński Forest

1.9 km - nature reserve, Kampinos

Planned urban investments

The city is planning **modernization of the street Jan Kochanowski** — expansion of bicycle paths and illumination of pedestrian crossings at al. Reymont.

The local development plan protects existing squares and green areas against aggressive commercial development. **No risk of high-altitude dominants** obscuring light - maximum height of new buildings 24 m.

Clean Transport Zone, stage II (from January 1, 2026) — the border runs along S8, which will indirectly increase the demand for apartments near the Słodowiec metro station.

5. Infrastructure

Infrastructure - shops and services

The density of retail outlets eliminates the need to have a car for everyday operations

SHOPS WITHIN 500 M

4 stores

Biedronka 150 m · Żabka 80 m · Bazaar 400 m · local store 300 m

Kochanowskiego / Reymont junction (immediate neighborhood)



Frog

street Kochanowskiego 51A

80 m · 1 min



Ladybird

street Kochanowskiego 45/47

150 m · 2 min



Neighbor Store (general food)

al. W. Reymonta 10C

300 m · 4 min



The World of Alcohol

al. W. Reymonta 7

350 m · 4 min



Bazaar na Piaski (vegetables, dairy products)

street Broniewskiego / Reymont

400 m · 5 min

Broniewskiego junction and Słodowiec



Carrefour Market

street Broniewskiego 65

750 m · 9 min



Lidl

street Conrad 1

900 m · 11 min



Bio/Organic Store

street area Staffa

950 m · 12 min



Delikatesy Centrum

street Kasprowicza 15

1100 m · 14 min

Shopping malls

Galeria Żoliborz

1.4 km - Rossmann, services, optician

Bemowo Shopping Center (Carrefour, Leroy, Cinema City)

2.1 km

Galeria Młociny (200+ stores, multiplex cinema)

2.8 km / 8 min by public transport

6. Transportation

Public transport

Excellent transport connections - metro, tram, bus within 400 m

Metro

Metro Słodowiec

11–14 min on foot

Distance: 950–1000 m
or 2 stops by bus 103/197

To the center (Świętokrzyska): 11 min

Interval: every 2:20 min on peak,
every 4 min off peak

Tram

Kochanowski (Broniewski)

5 min on foot

Distance: 400 m
Lines: **22, 28, 33, 35**

Total peak interval: 2–3 min
Centrum, Rondo ONZ, Old Town,
Prague

Bus

Kochanowskiego 01/02

2 min on foot

Distance: 120 m
Daily: **103, 114, 180, 197**
Night: N41, N91
L. 180: Trakt Królewski, Wilanów · L.
114: UKSW

Key connections

Purpose of the trip	Means of transport	Time	Line/Notes
Center (Śródmieście)	Subway	11 min	from the Słodowiec metro station
Rondo ONZ / Mordor	Tram 33	18 min	the fastest way to Wola
Gdański Railway Station	Tram 28	12 minutes	connection with the Old Town
Metro Młociny (M1)	Bus 114	20 min	change to M2 or park&ride
UKSW (Dewajtis)	Bus 114	18 min	direct connection
AWF Warszawa	Bus 197	12 minutes	direct connection
Chopin Airport	Metro + SKM	35–40 min	transfer in the center

7. Education

Education and health

Complete social infrastructure - kindergarten literally next door

UNIQUE ON THE MARKET

Kindergarten no. 105 - 30 meters

Literally next door · Public · highly rated by parents

Nurseries and kindergartens (500 m radius)

Kindergarten No. 105 "Wesoła Stopiątka"

30 m - near the block

Nursery No. 17 "Rainbow Land"

250 m · public

Kindergarten No. 318 "Zielony Zakątek"

200 m · public

Primary schools

Primary School No. 187 named after Adam Mickiewicz

750 m · 257th place in Waw.

— Polish 67.96%, Math. 55%, English 75.82% results 2025

Primary School No. 369 named after Dobrowolski

1.2 km · 54th place in Waw.

— mat. 73.69% - TOP result in Bielany results 2025

Universities

AWF Warszawa

12 min (bus 197)

UKSW (ul. Dewajtis)

18 min (public transport)

WATT

15 min (bus 197)

Healthcare

Pharmacy (Biedronka)

150 m

Medicover (Metro Słodowiec)

1.1 km

24-hour pharmacy

500 m · street Broniewskiego 71

National Health Fund clinic (SPZOZ Bielany)

1.2 km · stoma., rehab.

Bieleński Hospital (ED)

1.9 km · 5 min by car

8. Local Development Plan

Local Development Plan and legal risks

Stable planning situation - no risk of aggressive development

Planning status

Local zoning plan status

✓ The applicable local development plan

Destiny

MW - multi-family residential development

Max. height of new buildings

24 m (~6-8 floors)

Greenery protection

Yes - squares protected from development

Risk of dominant height

Low - The plan limits height

Plan: Marymont and Piaski

Resolution No. 780/XXXVI/02

Form of ownership and legal risks

Legal form

Cooperative ownership right to the premises

Possibility of invoice

Yes - you can set up a KW

Land under the building

Settled (WSM carried out the buyout)

Mortgage loan

Possible without legal obstacles

Condition of WSM Piaski

Good - no bankruptcy proceedings

Decree claims

None in this area



Legal Risk: Low. The WSM Piaski cooperative carried out land purchase processes, which allows the buyer to easily take out a mortgage loan. No decree claims. Planning stability excludes aggressive development within green areas.

9. Risks

Risk matrix

Investment and operational risk assessment

RISK	PROBABILITY	INFLUENCE
Road noise (Route S8) Constant sound emission. Mitigation: triple-glazed windows $R_w > 40$ dB. Building in the 2nd building line - natural barrier ~250 m. High Mediocre No elevator (3rd floor) A sure factor. Reduces market liquidity by 5-10% on resale. Barrier for seniors, disabled people and families with strollers. Certain Tall		
Increase in interest rates Increases the cost of credit over the cost of rent. Recommended own contribution: 25% or cash purchase. Average Tall		
Condition of the electrical installation in the premises The risk of old aluminum cables. Recommended verification before purchase and replacement during renovation. Average Mediocre Local oversupply		
The sands are densely built-up. No space for new development investments nearby. Local development plan protects greenery. Low Short		
Liquidity risk (SCT) The Clean Transport Zone (from 01/2026) along S8 will limit the traffic of older cars, which will increase the demand for apartments near the Słodowiec metro station - it works TO THE BENEFIT of the value of the premises. Low Short		

10. Investment

Investment potential

A "defensive" asset that maintains value in times of inflation

Estimated rent
2 900–
3 300
PLN / month

Gross Yield
5,2–
5,7%
above average Vav. (4.8–5.2%)

Increase in value (3 years)
+35%
Bielany nominally

Sale time
28–45
days - leading liquidity

Lease profitability analysis
Monthly rent (estimate)
2 900 – 3 300 PLN
Annual rent
34 800 – 39 600 PLN
Gross Yield
5,2 – 5,7%
Wed. Gross Yield Warsaw
4,8 – 5,2%
Rent WSM Piaski (38 m²)
650 – 700 PLN/month (owner's cost)
Price forecast end 2026
16 422 PLN/m²

Bielany price trend

Final rating: The property is attractive to both the end user (first-time buyer) and the investor. The layout of 2 independent rooms with an area of 38 m² guarantees almost zero vacancy when renting "per room" or for a couple. Price/Rent ratio below 20 indicates high profitability of

purchase vs. lease. The sales time of 28-45 days places the premises at the forefront of the liquidity of the secondary market in Warsaw.

11. Air & Water

Air and water

Environmental parameters determined by the proximity of the "lungs of Warsaw" - Kampinos and Bielański Forest

Air quality

Average annual level of PM2.5
 ~16 µg/m³ (one of the lowest in Warsaw)
 GIOŚ measuring station
 Warszawa-Bielany (ul. Ceglowska 80)
 Smog days 2023
 -30% vs. 2017
 Clean Transport Zone
 Stage II from January 1, 2026 (border: S8)
 Road noise (S8)
 ~55-60 dB (2nd building line)
 Airplane noise
 None - outside the Chopin Airport corridor

Water quality (MPWiK)

Source
 Zegrze Lake (Northern Plant)
 Treatment
 Ozonation + carbon filters
 Quality
 To drink from the tap - 24/7 monitoring
 Hardness
 Average: 226.7-271 mg/l (12.7-15.2 °dH)
 Attention
 May cause scale deposits in household appliances

Ecological context: Bielany is a district with one of the best air quality in Warsaw, which is due to the proximity of the Bielański Forest (nature reserve) and the Kampinos National Park. The only constant environmental factor is traffic noise from S8 - with appropriate window joinery (Rw > 40 dB) reduced to the urban background level. SCT Phase II will further improve the air quality in the district.

12. Sources

Sources

32 verified sources · data as of April 2026

- 1
[Morizon.pl - Piaski Bielany apartments Warsaw](#)
Offers and prices - April 2026
- 2
[WSM Piaski — official website of the cooperative](#)
Technical data of the building, rent, management
- 3
[Biedronka - ul. J. Kochanowskiego 45/47, Warsaw](#)
Store location - 150 m
- 4
[SonarHome - transaction prices of Piaski apartments](#)
Market data April 2026
- 5
NBP - Real estate market report 4Q 2025
Transaction prices, Gross Yield, trends
- 6
[Strzelczyk - large plate, Rama H](#)
Technological characteristics of the building
- 7
[Domiporta.pl - Bielany offers](#)
Offer and transaction prices April 2026
- 8
[SonarHome - transaction prices Śłodowiec](#)
Median area near the metro - April 2026
- 9
[Otodom - secondary offers Piaski Bielany](#)
Comparable offers April 2026
- 10
[Zametr.pl - offers and prices of Bielany apartments](#)
April 2026
- 11
[Morizon - H-frame, brick, large slab](#)
Design characteristics comparison
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[SISKOM - Marymont-Piaski Local Development Plan](#)
Resolution No. 780/XXXVI/02 RG Warszawa-Bielany
- 13
[Targeo - Żabka ul. Kochanowskiego 51A](#)
Location - 80 m
- 14
[Bielany District Office - nurseries](#)
Nursery No. 17 Tęczowa Kraina
- 15
[Bielany District Office - kindergartens](#)
Kindergartens no. 105, 318
- 16
[Your Education - Primary School No. 187 Adam Mickiewicz](#)
Exam results 2025, ranking 2026
- 17
[Your Education - Primary School No. 369 Dobrowolski](#)
Mathematics 73.69% - 54th place in Warsaw 2026
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[Warsaw City Hall - Stare Bielany station](#)

Air quality measurements

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[Warsaw City Hall - Clean Transport Zone](#)

Stage II SCT requirements from January 1, 2026

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[MPWiK - Warszawska Kranówka](#)

Water quality and parameters