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Press Release

Apsys with building permit for new residential projects

Apsys Polska has received the final building permit for two residential projects in the centre of Wrocław. According to the plan, construction is to start in the second quarter of this year and is expected to be completed in the fourth quarter of 2026.

Both investments are being built on post-industrial sites in the very centre of Wrocław, combining respect for the past and the local context, a modern approach to revitalisation, sustainable development and special attention to design. The building permit relates to the quarter of Stawowa, Kościuszki, Kołłątaja and Rejtana Streets, where Apsys has planned the implementation of two original projects - Ogrody Staromiejskie and Nowa Stawowa - which aim to bring a degraded area back to life and give it new functionality for the benefit of various groups of residents. Construction work will begin in the second quarter of this year, with completion planned for the fourth quarter of 2026.

The attractive location fits the investments into the concept of a 15-minute city, according to which all necessary points and services are located in close proximity to residential development. Its location in the very centre of the city will provide future residents with comfortable access to the Old Town Park (15 minutes), the Old Town Square (12 minutes), the Wroclavia shopping centre, service and catering establishments, as well as public institutions, cultural facilities (including the Wrocław Opera House, located 15 minutes away), schools and kindergartens, bus and tram stops and the railway station (5 minutes' walk).

- Revitalising and revitalising forgotten places is one of the main objectives of Apsys' activities. Our new projects - Ogrody Staromiejskie and Nowa Stawowa - are a unique proposition on Wrocław's real estate market, tailored to the expectations of customers who are aware of their needs - those who are looking for both urban comfort and contact with nature, those who expect environmentally-friendly solutions, or connoisseurs who value high-quality architecture, atmospheric interiors and unique, consistent design. All residents, regardless of which of our developments they buy their dream apartment in, will certainly appreciate the unique location, thoughtful design and extraordinary atmosphere of these places," **says Cyril Plumecoq, Operation Department Director/Board Member Apsys Polska.**

A green oasis in the city centre

Staromiejskie Ogrody is a complex of three townhouses, including two new ones and one historic one, which will be fully revitalised. The buildings will have between five and seven storeys. Lifts are planned

in all of them. A total of 66 flats will be located in the townhouses, ranging in size from 25 sqm to as much as 120 sqm. Some of them will be distinguished by their oversized height and large windows. Some of the flats, depending on their location, will have balconies, terraces or gardens.

The name of the project refers to the carefully designed green architecture. The project envisages the use of native plant species such as birches, dogwoods, ferns and flower meadows, which, becoming habitats for birds and insects, will be important for the local ecosystem. Inner courtyards with relaxation areas and a multisensory playground will be provided for residents.

Nowa Stawowa

The second development being carried out by Apsys in the area is Nowa Stawowa. The project involves the revitalisation of two post-industrial buildings, in which 44 lofts will be created with areas ranging from approximately 30 to 132 sqm. The loft character of the interiors will be emphasised by high ceilings (reaching up to 3.5 m), large glass windows and preserved original ceiling beams. All rooms will be laid out in a functional manner, which guarantees great arrangement possibilities. Residents of lofts on the top floors will be able to use terraces and enjoy the view of Wrocław's panorama, while owners of selected units on the ground floor will gain access to private gardens.

Urbanity according to Apsys

All aspects of the projects - from the approach to the revitalisation process itself, the construction process and the focus on locality, to the green areas and original design - are in line with Apsys Polska's proprietary approach to shaping urban spaces and influencing the well-being of city dwellers. In order to maintain a coherent vision at every stage of both projects, the company invited partners with a recognised track record and experience in the local market.

The architectural design was prepared by the renowned Łapacz Winkowski Architekci studio from Wrocław, which, thanks to its knowledge of the specifics of local architecture, maintained a balance between historical elements and solutions in line with the latest trends. Such an approach made it possible to fully bring out the qualities of the post-factory area and to integrate the investment naturally into the surrounding urban fabric.

The unique design of the project's lobby and common areas will be created according to the ideas of the studio of Boris Kudlicki - an artist and stage designer whose credits include the interiors of the Raffles Hotel Europejski in Warsaw, the Belvedere Restaurant in the Royal Łazienki Park or projects created for the National Theatre. Original design is an expression of Apsys' particular attention to detail and high aesthetic standards.

In the case of the concept for the green areas, Apsys also trusted specialists from Wrocław who understand the local context well - Pracownia Architektury Krajobrazu IKROPKA Dominika Krop-Andrzejczuk.

The sale of the flats and lofts was entrusted to DevelopMe Sp. z o.o., a company with many years of experience in the Wrocław market.

Sustainability

As with all Apsys projects, Staromiejskie Gardens and Nowa Stawowa will be developed in line with the concept of sustainability - from the design stage through to refurbishment and construction work. The company meets high environmental standards in terms of, among other things, biodiversity, the use of low-emission and sustainable materials, minimising the negative impact of construction on the environment, introducing facilities to promote green transport or using energy-efficient Smart Home solutions. Both projects will be certified under the Polish Green Home scheme.

Apsys Polska is one of the leading operators in the commercial real estate sector in Poland, operating on the market for 28 years. The Group is active in the retail property segment, mixed-use projects and residential developments. Apsys is responsible, among other things, for the revitalisation of the areas on which Manufaktura Łódź was built.

The projects implemented by Apsys aim to revitalise urban spaces, develop cities through revitalisation projects or new investments enriching the urban fabric. The organisation is guided by the slogan "Together, a different city is possible". This ambitious declaration is an expression of the responsibility of the company - a developer and property manager - for the development of cities and the well-being of their inhabitants. Apsys combines professionalism with respect for tradition, the history of a place, its surroundings and social and environmental responsibility. The latest residential development under construction by Apsys Poland is the Solea Mieszkania complex at the Races in Warsaw..