

TOP 20 Premium Real Estate DEVELOPMENTS — IN POLAND —



REAL ESTATE DEVELOPMENTS IN POLAND

Address Matters

The premium real estate market operates by a different set of rules than the mass residential market. Buyers are not simply purchasing square footage. They are paying for **an address, a view, architecture, the history of a place, quality of execution, privacy, security, access to services, and, often, a location that cannot be recreated.**

In the premium segment, everything matters.

It is not only about **where** a building is located, but also **who designed it, what materials were used, how common areas, lighting, acoustics, landscaping and entrances were conceived, and even how residents arrive by car and make their way to their apartments.**

The best developers understand that luxury begins where the standard specification sheet ends.

That is why the most prestigious projects increasingly feature natural stone, wood, refined metals, custom-designed facade elements, above-standard ceiling heights, expansive glazing, air conditioning, advanced ventilation systems, and smart-home technology. Growing attention is also being paid to joinery, acoustic insulation, lighting, landscaping, and carefully designed lobbies and corridors. Common areas are no longer merely spaces residents pass through on the way home. In the best developments, they become **a calling card for the entire property.**

Statement lobbies, concierge services, private fitness and wellness areas, saunas, coworking spaces, residents' lounges, landscaped courtyards, observation terraces, and curated works of art are increasingly creating an experience comparable to that of a luxury hotel.

The global prime-property market is clearly moving in this direction. Buyers no longer expect high specifications alone. They are looking for service, con-

venience, wellness, and a property that can be enjoyed with minimal day-to-day management. Knight Frank has noted the growing importance of turnkey, professionally managed residences, privacy, security, and high-quality amenities, while wellness is increasingly becoming an integral part of the development rather than an optional extra.

Security Is Becoming Part of Luxury

Today's premium buyer is also purchasing **peace of mind.**

A 24-hour reception desk, controlled access, surveillance, security staff, dedicated parking areas, elevators serving selected parts of a building, and systems restricting access by outsiders are no longer simply add-ons. In the best developments, they are becoming core elements of the product.

Privacy is equally important.

That is why lower apartment counts, carefully planned floor layouts, the separation of private and commercial zones, and solutions allowing residents to move through a building discreetly and comfortably carry a premium.

Luxury does not have to be ostentatious. Increasingly, the opposite is true. **Silence, space, material quality, flawless detailing, and the sense that every element of daily life has been thought through in advance** are becoming defining features of the category.

This reflects the global shift toward so-called quiet luxury—a less conspicuous, more considered approach to high-end consumption.

Location Cannot Be Manufactured

The finest materials can be brought almost anywhere. A leading architect can be hired for another project. Technology can eventually be copied.

Location cannot.



AI generated

The limited supply of the best sites is one of the most important factors supporting the value of prime real estate.

A new apartment can be built in many places. It is much harder to create another development a few hundred yards from Warsaw's Old Town, directly on the Motława River, on the shore of Lake Mikołajskie, in historic Żoliborz, or within a short walk of Sopot's beach.

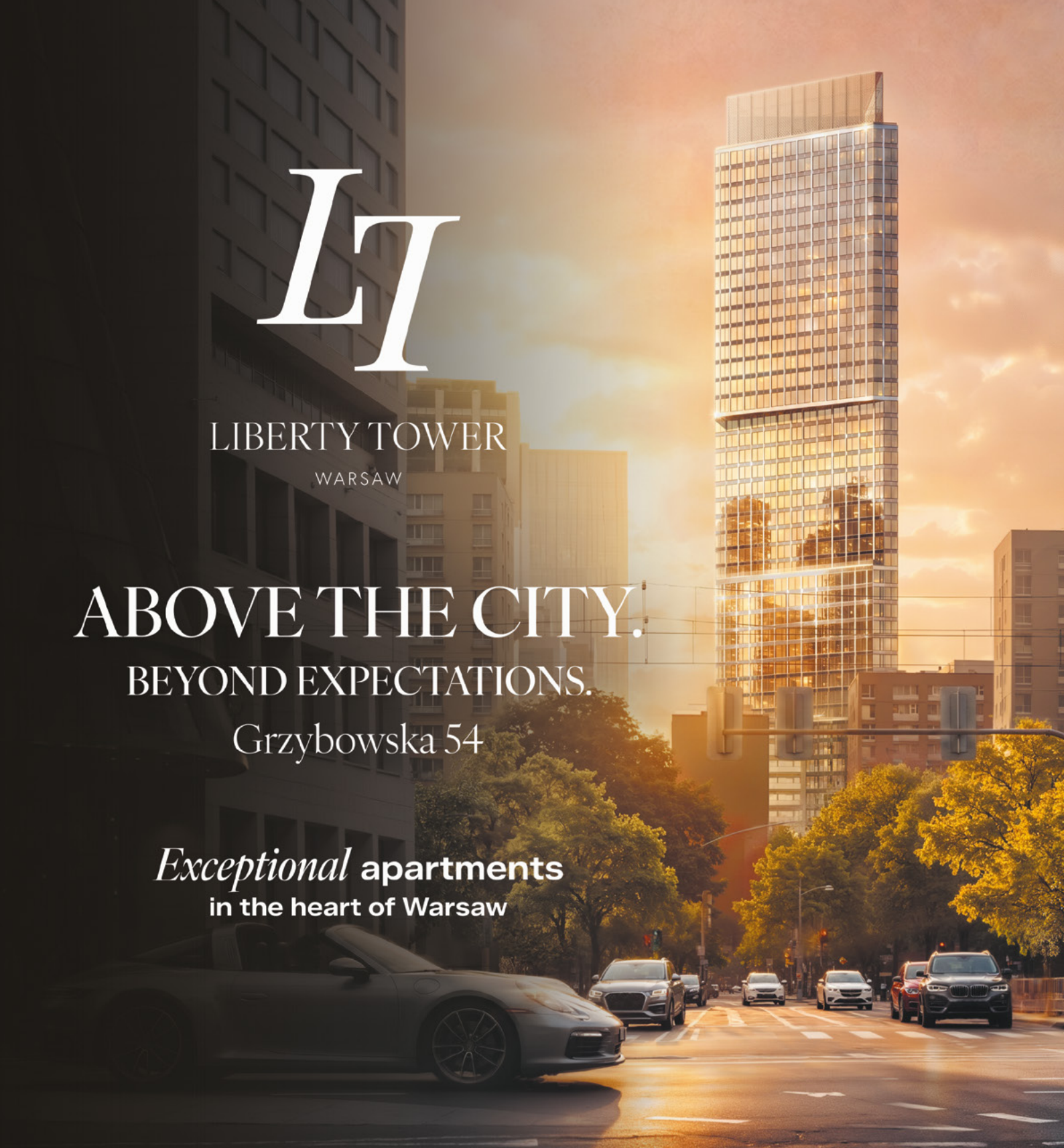
The same dynamic is visible in Europe's most mature real estate markets. Access to prime development sites is increasingly constrained, and the limited supply of top locations is shaping the next generation of luxury projects.

In the premium segment, the address itself becomes part of the brand.

Over time, some developments cease to be perceived simply as buildings. Their names begin to function much like luxury brands. Buyers know what to expect, and ownership at a particular address becomes a mark of status in its own right.

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A strong premium property should look good not only on the day it is delivered.

One of the greatest challenges in luxury architecture is creating a building that **will not look dated in five or 10 years**.

That makes proportion, material quality, timeless facades, and attention to detail especially important. In adaptive-reuse projects, additional value comes from successfully combining heritage with modernity—preserving brickwork, facades, or elements of a former brewery, factory, or townhouse and giving them a new purpose. In such cases, the developer is not merely selling an apartment.

The developer is selling the story of a place—and its next chapter.

Elsewhere, value may come from the opposite approach: unmistakably contemporary architecture, the silhouette of a high-rise, or a distinctive facade that becomes part of the city skyline.

In both cases, design quality remains fundamental.

Second Homes: Real Estate Meets Lifestyle

The concept of the **second home** is also gaining popularity.

An apartment no longer has to be a primary residence. It may serve as a city base, a vacation home, a weekend property, a rental asset, or a holding that is eventually passed to the next generation.

The shift is global. Wealthy buyers increasingly combine real estate decisions with mobility, lifestyle, investment opportunities, and diversification of wealth. At the upper end of the market, resort destinations are also attracting growing interest and, in both pricing and specification, are beginning to compete with prime urban locations.

In Poland, that trend is particularly visible along the Baltic coast, in the Masurian Lake District, and in waterfront developments.

An apartment in Sopot, Gdańsk, or Mikołajki can be used by its owner for part of the year and, depending on the nature of the development

and applicable rules, generate rental income for the remainder.

A luxury apartment in central Warsaw, meanwhile, may function as an urban residence for an entrepreneur, investor, or someone who spends only part of the year in Poland.

Premium Starts With the Details

The difference between an expensive property and a genuinely premium one is often clearest in the details.

It is the way stone is laid in the lobby. The choice of door handle. The lighting in the common areas. The quality of the elevator. The acoustics and even the atmosphere of the entrance. Landscaping designed not merely for opening-day photography, but to mature with the building. Parcel rooms. EV charging stations. Bicycle storage. Technical infrastructure discreetly concealed from view.

The best developers design **the resident's entire journey—from entering the garage to closing the door of the apartment**.

That is where quality is created, even when it cannot be captured in a simple price-per-square-meter comparison.

Price Does Not Tell the Whole Story

Poland's residential market remains active. In the second quarter of 2026, the average asking price for a new apartment in Warsaw stood at **PLN 19,405 per square meter**, up 6.9 proc. from a year earlier.

The premium segment sits well above the market average, however, and is far more differentiated.

At this level, comparing developments solely on price per square meter becomes increasingly misleading. A penthouse on the top floor of a high-rise, an apartment in a restored historic townhouse, a seaside residence, and a waterfront property with a private marina berth may have entirely different functional and invest-

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ment characteristics despite similar floor areas.

Increasingly, pricing is determined by **the uniqueness of the product**. Global data also underscore the relative strength of the top end of the market. Luxury residential prices across markets tracked by Knight Frank rose by an average of 3.2 proc. in 2025, with increases recorded in 73 of the 100 markets analyzed. Experts have also pointed to a shortage of high-quality, move-in-ready prime properties as one of the forces shaping the sector.

An Investment for the Long Term

Premium real estate is not, of course, risk-free.

A high entry price, ongoing maintenance costs, market liquidity, tax changes, and genuine rental demand all require individual analysis. Nor is every expensive property necessarily a good investment. The best projects, however, have one characteristic that cannot be quickly replicated: **Scarcity** (of address, view, architecture, history, execution quality).

That is why buyers of premium real estate should look beyond size and price.

What matters is the developer's reputation, the quality of the architectural concept, materials, security, functionality, surroundings, infrastructure, property-management potential, and how the address is likely to perform **10 or 20 years into the future**.

We present **20 developments** that illustrate the many forms Poland's premium market can take today—from high-rise towers and metropolitan residences to waterfront projects, restored heritage properties, and apartments designed specifically with investors in mind. They do not all define luxury in the same way.

And that is precisely what makes the market interesting.

True premium is no longer about simply owning more. It is about ownership of something that cannot easily be replicated.

LIBERTY TOWER BY CAVATINA: A REFINED ADDRESS OVERLOOKING ALL OF WARSAW

Over PLN 85,000 per square metre – that is what buyers paid in September for apartments on the top floors of Liberty Tower by Cavatina. Height is only part of the story: the building offers a freedom of layout rarely seen in Warsaw, allowing neighbouring units to be combined into an entire floor of almost 600 sq m with an uninterrupted 360-degree view of the city.

■ Rising 140 metres at Grzybowska 54, where Śródmieście meets Wola, the tower is the first new premium residential high-rise in central Warsaw in almost a decade, since Cosmopolitan and Żłota 44. Its 42 floors hold 587 apartments from 26 to 120 sq m. More than 150 purchase agreements worth over PLN 250 million have been signed since sales opened in February, even though work is still underground and completion is scheduled for March 2029. „Our clients know Cavatina’s previous projects, so they don’t wait for the finished product – they buy the vision”, says Anna Łagowska-Cioch, Vice-President of Resi Capital by Cavatina.

A view that defines the address

Thanks to the low-rise surroundings, the windows frame the Palace of Culture and Science, the Vistula, the district’s greenery and the skyscrapers of Wola, often called Warsaw’s Manhattan. Sales data show that the view is what most often decides the choice of apartment. Buyers can merge units to create a generous living area, extra bedrooms or a private study, with each addition opening onto another side of the city. „If a client sees that a property will hold its value and is unique on a national scale, the price per metre becomes secondary”, says Łagowska-Cioch.

The architecture, designed by Cavatina Group’s in-house team led by architect

Piotr Jasiński, stacks three polygonal volumes slightly rotated against one another – a form derived from minute-by-minute daylight analysis for every neighbouring window. The tower looks different from every point in the city.

Hotel-style living

On the first floor, residents will enjoy nearly 550 sq m of private wellness space: a Technogym gym, a yoga and pilates studio, a massage room, three types of sauna and two jacuzzis, plus a cinema, billiards room, art gallery, cigar club and a Japanese-inspired garden terrace. The two-level lobby and 24-hour concierge are managed directly by the developer. Above 55 metres, concealed ventilation panels let residents bring in fresh air even on the 42nd floor – a feature previously reserved for top-class office buildings. Half of the 267 parking spaces are ready for electric-car chargers.

Calm above the city

For its future residents, Liberty Tower will be more than an address. It means mornings watching Warsaw wake up, evenings in the sauna after a busy day and quiet dozens of floors above the streets. It is the dream of city-centre living without compromise – luxury within reach and a sense of calm that is hard to find anywhere else in downtown Warsaw. ■



The following is an editorial selection, with developments presented in alphabetical order.



photo: apartamentyj34.pl

APARTAMENTY JANA PAWŁA 34

POLSKI HOLDING NIERUCHOMOŚCI | Warsaw

An intimate development in the center of Warsaw, at 34 Jana Pawła II Avenue, combining modern architecture with the history of the existing building. PHN's project provides for its comprehensive revitalization and expansion, creating a harmonious residential, retail and service space. The development includes 46 apartments ranging from 28 to 80 sqm. The building stands out for its cascading architecture, spacious terraces, high standard and convenient location. Residents will have access to, among other amenities, underground parking, storage units and bicycle facilities. Completion of the development is planned for the first quarter of 2027.

It is a form of premium built on location, privacy, and architectural quality.

ATAL SKY+

ATAL | Katowice

ATAL SKY+ is one of the projects symbolizing the changing image of contemporary Katowice. The multi-stage development on Wojciecha Korfantego Avenue will ultimately include six buildings with residential, investment, hotel and service functions. The strongest element of the project will be a 35-story dominant tower, which will significantly change the skyline of this part of the city. From an investment perspective, what matters most is the central location and the development of Katowice as the business heart of the Silesian agglomeration. The project is not a classic intimate apartment building. In addition to traditional residential units, one of the buildings will include investment apartments, ideal for short- and long-term rental.

For investors, it may be an interesting example of the premium segment outside Warsaw and the Tri-City, in a market that has undergone a very clear transformation in recent years.



photo: investkomfort.pl

BRABANK APARTMENTS

Invest Komfort | Gdańsk

Brabank is one of the most recognizable premium residential developments in central Gdańsk. Located at Stara Stocznia on the Motława River, it sits next to the Museum of the Second World War and within easy reach of the historic city center.

It is a location that is difficult to replicate, combining urban life, waterfront access, tourism, and year-round business activity.

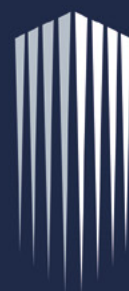
The next phase of the development comprises more than 200 apartments as well as commercial space. From an investment perspective, the project is also notable because Gdańsk serves three overlapping groups of buyers: full-time residents, second-home owners, and investors seeking rental properties.

Brabank also reflects one of the clearest trends in the premium segment—the city's return to the waterfront. The proposition is no longer simply the apartment itself, but the ability to live in a place that forms part of the experience of the city.





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photo: moderna.pl

CHRONOS

Moderna Holding | Warsaw

Chronos, at 153 Solidarności Avenue, is an example of premium housing built not around a high-rise tower, but around a contemporary interpretation of the traditional Warsaw townhouse.

The Moderna Holding project sits on the boundary between Wola and Śródmieście, at the intersection of Solidarności Avenue and Żelazna Street. The first section has already been completed, while the next phase will complete the historic street frontage.

The overall project comprises 126 apartments, with high ceilings, large expanses of glazing, air conditioning, and representative common areas with concierge service.

From an investment perspective, Chronos benefits from a transformation that has reshaped this part of Warsaw over the past decade and a half: the formerly industrial Wola district has become an extension of the city center.

At the same time, the development retains a more intimate scale than the nearby high-rises, making it particularly attractive to buyers seeking a prestigious central address without giving up the character of traditional urban architecture.



photo: cristalpark.eu

CRISTAL PARK RESIDENCE

APM DEVELOPMENT | WARSAW

Cristal Park Residence is a unique development created for those seeking a luxurious standard of living that harmoniously combines comfort, space and closeness to nature with convenient access to the center of Warsaw.

The development consists of an intimate building with 20 apartments ranging from 94 to 154 sqm and four exclusive villas. Each of them offers six luxurious, intimate apartments ranging from 86 to 198 sqm. The exceptional character of Cristal Park Residence is defined, among other features, by 24-hour security and monitoring, concierge services and the option to equip apartments with intelligent smart home systems. Residents' comfort is enhanced by modern, quiet elevators, above-standard parking spaces for owners and their guests, as well as Smog Free heat recovery and air purification systems, providing fresh air and an optimal indoor temperature. Completion of construction is planned for the second quarter of 2027.

CU-CYNAMONOWA URSYNÓW

Monting Development | Warsaw

Cynamonowa shows another side of the premium segment: not the strict city center, but a well-established residential district with very strong infrastructure. The Monting Development project is being built at 23 Cynamonowa Street in Ursynów, just a few minutes' walk from the Imielin metro station. Nearby are schools, service outlets, restaurants and recreational areas, while Kabaty Forest can be reached by bicycle in about 10 minutes. It is precisely this combination of transport access, greenery and full infrastructure that can build the long-term appeal of the address.

CU Cynamonowa-Ursynów is a good example of a development for clients who define comfort through the quality of everyday life, space, functionality and location in a mature district. An important part of the project will be the technological solutions used both in the apartments and in the common areas. Guest access will be transferable via QR codes, entry to the garage will be based on license plate recognition, and the apartments will be equipped with electronic locks.



photo: monting-development.pl

Monting Development has secured a final building permit for CU-Cynamonowa Ursynów, clearing the way for construction to begin and for the Warsaw residential project to move into full sales. The scheme will deliver 187 apartments and 16 commercial units around 130 metres from Imielin metro station.

The development is located at the corner of Indiry Gandhi and Cynamonowa streets in Ursynów and will comprise three buildings ranging from six to nine storeys, with underground parking.

Beyond the apartments themselves, CU-Cynamonowa Ursynów will offer a range of shared amenities designed around everyday convenience. Residents will have access to a dedicated fitness area and a children's play space, while the entrance lobbies and other common areas are intended to form an integral part of the overall standard of the development.

Technology is integrated into the pro-

ject to support the everyday use of the building and its amenities. Apartments will be equipped with a smart-home system allowing residents to control lighting and heating and operate the video intercom. Access to common areas will be supported by QR codes and electronic locks, while automatic number plate recognition will make entry to the underground garage more convenient.

Taken together, the amenities and digital solutions are designed to reduce the number of small everyday tasks associated with using the building – from entering the property and parking a car to managing basic functions inside the apartment. The focus is on combining practical shared facilities with technology that works in the background, supporting comfort, security and ease of use for residents.

Construction is scheduled to start in October 2026, with Grading acting as general contractor. Completion is planned for the third quarter of 2028.



CU Cynamonowa
Ursynów

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photo: www.eurostyl.com.pl

DOKI

Euro Styl | Gdańsk

DOKI draws on one of modern Gdańsk's most valuable assets: its shipyard heritage.

The mixed-use development is taking shape around Popiełuszki Street and Rybaki Górne, next to the former Gdańsk Shipyard. Its architecture deliberately references the industrial character of the site, while residential buildings are being complemented by hotel, restaurant, and service uses. A short walk leads to historic Gdańsk, the Motława River, and Granary Island.

From an investment standpoint, the most valuable element may be the transformation of the district itself. Buyers are not merely purchasing an apartment; they are taking part in the creation of a new piece of the inner city.

Locations of this kind can build value as the surrounding neighborhood matures, although they generally require a longer investment horizon than the purchase of a completed property in an already established district.

DRUCIANKA WSCHODNIA

SGI | Warsaw

Drucianka Wschodnia is being developed in Warsaw's Praga Północ district, on the site of the former Wire, Nail and Tack Factory on Objazdowa Street.

SGI is combining the restoration of preserved industrial buildings and elements with new premium residential architecture, working in collaboration with Juvenes architects and heritage conservation authorities.

What makes the project particularly interesting is the character and history of the site. The best adaptive reuse projects can offer something that cannot be created on an empty plot of land: authenticity and a genuine sense of place.

Praga has been undergoing a long-term transformation, with post-industrial sites playing a distinctive role in this process. The development also includes larger apartments positioned at the upper end of the residential market.

Drucianka Wschodnia is designed for buyers looking for something beyond a conventional residential development. It brings together the history of the site, contemporary architecture and the potential of one of Warsaw's most dynamically evolving districts.



photo: archicomcollection.pl

FLARE

Archicom Collection | Warsaw

Flare, at 6 A Grzybowska Street, is a project in which the premium proposition is built around architecture, art, and an exceptionally central location.

The building comprises 76 residences across 14 floors, all sold fully finished. Its distinctive facade consists of custom-designed elements containing light-colored stone and mica, allowing the appearance of the building to change with the light.

The common areas are set to feature works by internationally recognized artists, including Anish Kapoor and Pieter Obels.

The approach turns the project into something closer to a collectible real estate asset than a conventional apartment building.

From an investment standpoint, Grzybowska itself is another major advantage, positioned between Warsaw's business district and its historic center. Flare illustrates the growing importance of the complete product. Today's premium buyer is not purchasing only floor space, but also finished interiors, design, art, and a clearly defined sense of place.



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HAFFNERA RESIDENCE

Cordia | Sopot

Haffnera Residence is a prestigious development in one of Sopot's most elegant districts, surrounded by mature trees and located just a few minutes from the beach and North Park. The project harmoniously combines contemporary architecture with the lightness and charm of a seaside setting.

The development comprises two buildings offering apartments of various sizes, designed with expansive glazing that opens the interiors to the surrounding greenery. The investment is complemented by elegant common areas inspired by the standards of a boutique hotel, where premium materials and carefully considered design details come together to create a harmonious and timeless living environment.

KONWIKTORSKA RESIDENCE

Mostostal | Warsaw

In the heart of Warsaw, where the Old Town meets the New Town, Konwiktorska Residence combines contemporary architecture with its historic surroundings. This intimate development comprises 78 apartments, a landscaped green courtyard, an elegant reception lobby, and a private fitness area. One of its key distinguishing features is exceptional acoustic comfort, certified to the AQ1 standard.

It is a vision of urban luxury defined by timeless architecture, privacy, and remarkable tranquillity in the very heart of the capital.



LIBERTY TOWER

Resi Capital by Cavatina | Warsaw

The capital had long been waiting for an address like this. At 54 Grzybowska Street, Resi Capital by Cavatina is developing Liberty Tower, a 140-meter, 42-story tower. It is the first premium residential skyscraper in nearly a decade in the very heart of Warsaw.

It will include 587 apartments, from functional, carefully designed units with separate bedrooms to penthouses created from apartments on the highest floors, offering nearly 600 sqm of space and a 360-degree panorama of Warsaw. The windows offer views stretching from the Palace of Culture and Science all the way to the Vistula.

The form of the building solves a difficult challenge: how to raise a tall structure within the dense fabric of the city center without depriving neighboring buildings of sunlight. The tower is composed of three polygonal volumes, carefully rotated in relation to one another. Their arrangement was determined by sunlight analyses calculated down to the minute.

The facade is made entirely of an aluminum and glass curtain wall. On the residential floors, tilt ventilation panels have been integrated into it, a solution previously known from top office buildings. Thanks to them, residents can let in fresh air regardless of how high they live.

The whole is complemented by a private 550 sqm well-being floor, available only to residents. It includes jacuzzis, saunas, a gym equipped with TechnoGym equipment, a cinema room, a cigar lounge and a 24-hour concierge. This is a project with no room for compromise.



MICKIEWICZA 63

Yareal | Warsaw

Mickiewicza 63 is a unique residential development located in Warsaw's Żoliborz district, inspired by the area's distinctive modernist architecture. The six-storey building stands out for its elegant form, rounded corners, balconies, and high-quality stone and glass finishes. The development comprises 66 apartments ranging in size from 32 to 125 sq m, including penthouses with spacious terraces. Residents benefit from amenities such as an underground car park, bicycle facilities, and carefully designed common areas.

An additional distinguishing feature is its BREEAM Excellent certification. Mickiewicza 63 is the first Yareal development in Poland to achieve certification at this level.



photo: murano.profbud.pl

MURANO

PROFBUD | Warsaw

This is the first longevity-focused development in Poland, located on the green edge of Śródmieście, in Muranów. The project combines classic, timeless architecture with an ecosystem of eight life zones designed to support residents' comfort, health and balance. The development includes 190 apartments ranging from 30 to 126 sqm, with panoramic windows and balconies. Residents will have access to, among other amenities, a 24/7 reception with concierge services, green rooftop spaces, relaxation and activity zones, saunas, meditation spaces, as well as food and beverage units, a wine bar and a biomarket. The apartments will be equipped with underfloor heating, individual heat recovery ventilation, air conditioning and a smart home system. The development also includes an underground garage, EV chargers and electric bicycles.

MUSEO

GH Development | Gdańsk

MUSEO is a project clearly designed with the investment market in mind.

Located in central Gdańsk next to the National Museum, the six-storey building is planned to include 216 units ranging from 26 to 47 square meters—sizes well suited to second-home ownership or rental investment.

Amenities are expected to include a reception desk, coworking area, fitness zone, relaxation space, bicycle storage, and luggage storage.

In this case, the investment proposition rests on product functionality and Gdańsk's dual role as a tourism and business destination. The relatively small unit sizes lower the nominal entry point compared with larger luxury apartments, while the broad amenity package is designed to meet the expectations of short- and medium-term renters.

This is premium real estate viewed first and foremost as a carefully engineered investment product.





photo: www.inpro.com.pl

N11 APARTAMENTY MIKOŁAJKI

INPRO | Mikołajki

N11 Apartamenty Mikołajki represents the premium segment outside Poland's major cities—a lifestyle property in one of the most recognizable destinations in the Masurian Lake District.

The project is located directly on Lake Mikołajskie and expands a complex that includes the five-star Hotel Mikołajki Leisure & SPA.

The building contains 71 residential apartments and 34 commercial units, with balconies, loggias, and terraces, and the properties are offered on a turnkey basis.

For investors, the key attraction is the ability to combine personal use with the function of a vacation property. Mikołajki has a strong tourism brand, although investors must account for the seasonality of the market.

N11's advantage is its attempt to moderate that seasonality through hotel infrastructure and the increasingly year-round appeal of the Masurian region as a destination for leisure, sports, and short stays.



photo: bbidevelopment.pl

REZYDENCJA FOKSAL

BBI Development | Warsaw

Rezydencja Foksal is a special case in this ranking because the project was completed in 2012.

That is precisely why it is worth examining. It shows how a premium residential property performs years after completion.

The building at 5 Kopernika Street, close to Warsaw's Royal Route, contains just 41 apartments as well as office and retail space.

From the outset, the project was positioned at the top end of the market.

Its intimate scale, historic central location, and small number of residences mean that apartments naturally appear only infrequently on the secondary market.

Rezydencja Foksal is a reminder that at the top of the market, value is often created not by newness itself, but by the address, the reputation of the building, and the scarcity of available units.

A strong premium asset should retain its position even after it is no longer a new development.

SMOLNA 23

NDI Development | Warsaw

Smolna 23 – exceptional investments begin with exceptional locations.

In the very heart of Warsaw's Śródmieście district, just one minute from Nowy Świat and only steps away from the National Museum and the Vistula River.

A contemporary reinterpretation of a pre-war townhouse, refined materials, Smolna 23 combines refined materials, Art Deco-inspired details and an intimate scale to create a residence with a distinctive sense of character and place.

54 units ranging from 25 to 52 sqm, balconies overlooking the city and a rooftop relaxation area. A fully managed, hands-off investment with an expected ROI of 8 proc.

Smolna 23 is designed both for those looking for their own place in the heart of the capital and for investors seeking the long-term potential of real estate and rental income.





photo: dekpoldeweloper.pl

SOL MARINA

Dekpol Deweloper | Wiślinka / Gdańsk

Sol Marina is one of the most distinctive premium residential projects in Poland.

Located on the Martwa Wisła River near Sobieszewo Island, the development has been built around a private yacht marina. Owners of selected apartments can therefore have a berth for their boat directly alongside the property.

The project was delivered in three phases together with the Grano SOLMARINA hotel and wellness facilities.

This is a property whose value cannot be assessed solely by comparing its price per square meter with other residential developments in Gdańsk.

The defining feature is the integration of real estate with yachting infrastructure—a rarity in Poland.

The first phase sold out completely, while the third phase received the 2024 Construction of the Year award.

Sol Marina is aimed at investors for whom real estate is simultaneously an asset, a place of leisure, and an expression of a particular lifestyle.

WARZELNIA II

Nickel Development | Poznań

Warzelnia II in Poznań's Kobyłepole district draws on the buildings and surroundings of a historic brewery dating from 1872.

The project comprises 78 apartments near Staw Browarny, green areas, and recreational space, and continues the earlier revitalization of the site.

This is premium property based on heritage and atmosphere rather than simply a central location.

Such projects can have particular value for buyers seeking something genuinely distinctive. A new apartment building can be constructed again. A historic brewery, a pond, and a mature surrounding environment cannot.

At the same time, the property remains within Poznań city limits, offering the possibility of combining a quieter lifestyle with access to a major urban center.

Warzelnia II illustrates how premium increasingly means **authenticity and a sense of place**, not merely marble in the lobby.



photo: warzelnia.com

PREMIUM: WHAT CANNOT EASILY BE REPLICATED

What these developments share is not a single price point, apartment size, or specification. Some are high-rises in central Warsaw. Others are being built within historic urban fabric, by the sea, on a lake, or around a former brewery.

Some are designed primarily as homes. Others have been conceived with rental demand and the second-home market in mind.

Yet the most compelling premium properties share something else:

They are difficult to replace. There is a finite supply of great addresses. A lake view cannot be manufactured. A historic building cannot be moved somewhere else. A city center cannot be expanded indefinitely. And the supply of beachfront land will not increase.

That is why, in premium real estate, value increasingly begins where the simple calculation of price per square meter ends.

