

GROEN
KONSTANCIN

YOUR NEW HOME
IN A UNIQUE STYLE



GHELAMCO

INTERNATIONAL REAL ESTATE INVESTOR & DEVELOPER

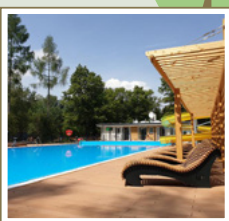
THE HIGHEST QUALITY AT AN ATTRACTIVE PRICE



Intimate buildings with a total area ranging from 176 to 206 m²

- bright, elegant façades with cladding elements in various shades on the model of natural wood and clinker brick
- roofed entrance area decorated with vertical blinds
- 2 parking spaces on the driveway
- gas heating by means of an individual multifunctional furnace
- possibility of arranging 2 rooms and a bathroom in the attic
- private gardens
- common recreational areas in the estate with ponds and a green pitch





SWIMMING POOL



BOTANICAL GARDEN



ZDROJOWY (SPA) PARK



SCHOOL



SHOPPING CENTER

GROEN, OR GREEN

Groen Konstancin is a housing estate inspired by Dutch style, situated in a green area right on the border of Warsaw. “Groen” in Dutch means green, and thus is associated with closeness to nature and vivacity. The surroundings of the health resort and the Kabaty Forest are undoubted advantages of this prestigious location. The modern and orderly architecture of the estate has been designed with the neighborhood community and safety in mind. In the common area there will be a grassy pitch and ponds with piers. Thanks to its unique location in the immediate vicinity of the Powsin Culture Park and the Botanical Garden, its inhabitants can enjoy birdsong and various activities so close to home.



IN A FAVORABLE ENVIRONMENT

Groen is an ideal choice for those who want to exchange an apartment for a premises with larger area and make their dream of a house with a garden come true. At the same time, for those who do not want to give up the convenience that the city offers. A large market for everyday shopping and an elegant shopping center “Stara Papiernia”, where you can drink coffee and take advantage of numerous services is at hand here. Within a distance of a few hundred meters there are kindergartens and the prestigious American School of Warsaw, and 2 km from the housing estate there is a Public Primary School. Right next to the estate there is a bus stop with several city lines, which can take you to the Kabaty underground station or to the center of Warsaw. Konstancin, however, is above all a well-known health resort with the Spa Park, a brine graduation tower and picturesque streets built up with villas, whose charm constantly attracts the elite of the world of culture and business.



TYPE C2

HOUSE

TOTAL AREA:

176,65 M²

USABLE AREA:

113,55 M²



The equipment and finishing of the premises is an exemplary arrangement illustrating the functionality of the premises. The equipment and size of the proposed devices are indicative in character. The scope of equipment and finishing of the premises is specified in the Premises Purchase Agreement. The room surfaces according to PN-ISO 9836:2015-17, the usable area does not include the area under partition walls. The space under the roof is calculated on the basis of the ceiling surface. An example of the possibility of the attic arrangement within the scope of individual preferences of the customer is not included in the basic scope of work. This card is for illustrative purposes only and is intended to present the real estate, finishing and interior design options. This card does not constitute an offer within the meaning of art. 66 par. 1 of the Civil Code and does not constitute an obligation of GROEN Konstancin I Sp. z o.o (formerly: Ghelamco GP 1 Sp. z o.o. Konstancin Ska) with its registered office in Warsaw.

TYPE F

HOUSE



BEDROOM WITH A DRESSING ROOM AND BATHROOM



ADAPTABLE ATTIC



WELL-LIT KITCHEN



COZY LIVING ROOM WITH A FIREPLACE



PRIVATE GARDEN



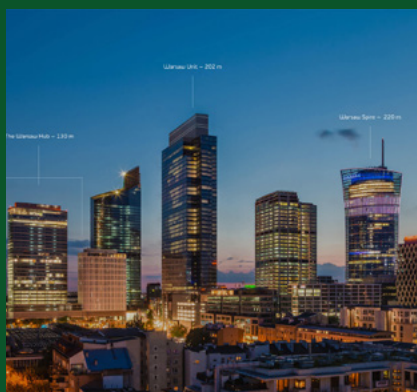
CLOSE TO WARSAW QUICK AND CONVENIENT

The location of the estate between Wczasowa and Warszawska streets, right next to the administrative border of Warsaw, allows to reach efficiently the southern districts of the capital and the do very center:

- 10 minutes – bus access to Kabaty underground station
- 30 minutes – to get to the Fryderyk Chopin Airport
- 30 minutes – to get to the center of Warsaw
- 4 km – to the S2 Southern Warsaw Bypass
- efficient exit from the city in all directions

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We are a well-known developer with roots in Belgium, which for over 30 years has been successfully implementing valued and innovative office, commercial and residential projects in Poland. We create unique projects that enrich the architectural landscape of cities, while taking care of the comfort of future users and following the idea of sustainable development.

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