

Grupa 5 Architekci to design a residential project with apartments for lease on Postępu Street in Warsaw

Apartments intended for long-term lease are the latest Golub GetHouse project, which will be located on Postępu Street in the Warsaw Służewiec, in the immediate vicinity of the office centre. The building with approximately 370 residential units will be designed by Grupa 5 Architekci, an architecture studio selected in an architectural design competition.

The Golub GetHouse project with apartments for long-term lease will be developed on Postępu Street (plots of land no. 14/1 and 14/2), near the office centre in Służewiec, where 1,000,000 sqm. of office space is currently available. The concept assumes the construction of a modern residential building with approximately 370 units with an area of 28 sqm. to 70 sqm. The high-class building will feature an underground garage and bicycle parking, as well as a broad infrastructure providing amenities, both for those located inside the building and in its immediate vicinity. The residents will be able to use, among others, volleyball and basketball fields, fitness zones (indoor and outdoor), a games room, a TV room or a public kitchen with a terrace and barbecue area. The entrance to the building will lead through a common lobby with a reception open 24 hours a day.

The investment project on Postępu Street will be designed by a reputable architecture studio, Grupa 5 Architekci. The studio's portfolio includes both residential and office building complexes, as well as public utility buildings. Founded in 1998, the studio cooperated on such prestigious projects as the Metropolitan office building in Warsaw or the Embassy of the Kingdom of the Netherlands. In 2018, the new headquarters of the Krzysztof Kieślowski Faculty of Radio and Television at the University of Silesia in Katowice, co-designed by Grupa 5 Architekci, won a number of prestigious awards, including the Award of the Year of the Association of Polish Architects SARP and the Grand Prix of the POLITYKA Weekly Architectural Award.

Czarek Jarzabek, Founder and CEO, Golub GetHouse said: *"The selection of Grupa 5 Architekci guarantees the highest quality, creativity as well as excellent knowledge of the domestic market and the expectations of future residents. Owing to the combination of these elements with our extensive experience and vision of the buildings of the future originating from the United States, we are confident that this project will be a great success. Our focus is on a wide range of amenities which, along with the high quality, professional management by a dedicated Golub GetHouse experts team and very good location of the investment, will definitely translate into the project's popularity with future residents. By way of our investment we want to respond to the needs of people interested in settling down in this part of Warsaw, looking for modern premises of comfortable size, which will offer them daily comfort and ensure workplaces at hand.*

The Golub GetHouse investment will also stand apart for attractive public terraces on the roof of the building. On the ground floor, from Postępu Street, there will be also about 500 sqm. of space for a café or restaurant with an outdoor garden. The investor has also planned over 900 sqm. of space for accompanying services.

Rafał Grzelewski, the general designer, Grupa 5 Architekci, said: *"It was an exceptional design challenge to complete not only the investment scheme, but also to ensure a balance*

between the residential function and the accompanying services, both in terms of the total volume and space. We wanted the public, semi-public and less open areas to be located on one plot and to complement each other, while at the same time allowing for discreet autonomy. The design makes it possible to divide the functions depending on the needs of future users. Therefore, we have made sure that tenants can fully benefit from a wide range of activities, as well as relaxation space. Public spaces will make it possible to participate in open events or have a rest outside one's own home. We hope that the unique architecture designed in terms of proportions of four structures fastened together by a glass atrium, a uniquely enhanced entrance zone and sculptured façades, as well as in terms of the planned detail will offer the Investor a chance to create an exquisite facility and place on the map of new investments in Warsaw.”

The location of the future investment provides convenient access to public transport: bus and tram stops, a metro station or railway station. The proximity of Marynarska, Wołoska, Gintrowskiego streets and Aleja Wilanowska also ensures quick access to other districts of the city and exit routes by car. Importantly enough, these connections will be even more convenient in the coming years owing to numerous urban infrastructure investments. An important advantage of the location is its easy access to the Warsaw Chopin Airport. It takes about 5–10 minutes to get to the airport by car and about 20 minutes by public transport (including the time needed to get to the bus stop). The future residents of the building to be delivered by Golub GetHouse will also be able to benefit from the proximity of one of the largest shopping malls in Warsaw, Galeria Mokotów.

The investment is scheduled to begin in Q3 2019.

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Golub GetHouse is a real estate, investment and development company with over 55 years' experience in the real estate market in the United States and Europe. In Poland, Golub GetHouse has so far developed office buildings including the Warsaw Financial Center, the International Business Center, the Warsaw Corporate Center, and the PRIME Corporate Center, which is the headquarters of Raiffeisen Polbank. Currently, in a joint venture with Mennica Polska S.A., Golub GetHouse is developing the Mennica Legacy Tower at the junction of Prosta and Żelazna streets in Warsaw. Golub GetHouse also invests in rental apartments and student housing projects.