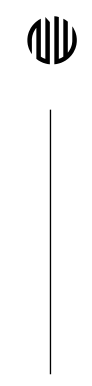




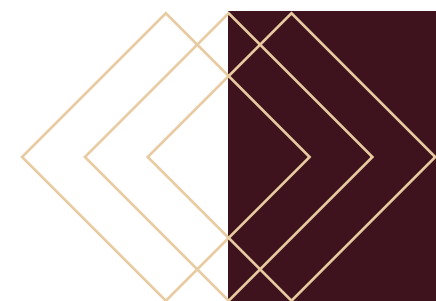
 NOWA WŁOŃ

An aerial photograph of a modern, multi-story apartment complex situated on a riverbank. The building features a mix of dark and light facades with numerous windows. In the foreground, a paved walkway runs along the water's edge, with a few people walking. A white boat is visible on the blue water in the lower right corner. The image is partially obscured by a dark, curved overlay on the right side.

— **Live on the bank of the River Motława**



A PRESTIGIOUS ADDRESS WORTH LIVING AT



The prestigious Nowa Motława investment is being developed amidst historical buildings, in the city centre, just a few steps from the Motława quay.

Nowa Wałowa is a luxury project characterised by unique architectural craftsmanship, inspired by its excellent location in the heart of Gdańsk, in Stępkarska and Wiosny Ludów Streets. The investment's surroundings, its architecture is reminiscent of the shipbuilding character of the place and the elegant interior design create a place for the most demanding residents.



A DIALOGUE OF HISTORY WITH MODERNITY

Nowa Wałowa is located on the site of the former Meadow of Master Keel Builders [Łąka Mistrzów Stępkarskich], which served as an unloading quay for moored ships.

The estate's architecture reflects this shipbuilding past. The connections of steel elements on the façade are reminiscent of the rotating cranes which Gdańsk is famous for. The façades of the buildings, tall glazed surfaces and the connecting structures between the buildings, transformed into viewing terraces, open them up to the River Motława and integrate them with their surroundings.





All materials used are of marketing nature and do not constitute an offer as defined in the Civil Code. ROBYG S.A. reserves the right to introduce changes.



TRADITION WITH A CONTEMPORARY TWIST

Nowa Wałowa successfully combines tradition with contemporaneity.

Only the highest quality materials have been used for this project. The mineral façade panels are arranged in an alternating vertical and horizontal pattern, creating a unique 3D effect that reflects the brickwork seen on Gdańsk's historical monuments.



ELEGANCE AND QUALITY INSPIRED BY SURROUNDINGS

The building interiors have been designed with great attention to detail.

Simple elegance, light colours with black accents, glass and panels in the colour of warm oak create an intimate and cosy feeling. The two-storey lobby with a doorman's desk is finished in natural stone, making it a truly exclusive place. Full of green plants and street furniture, the inner patio is an oasis of rest and relaxation where you can feel like you are in a private garden.







YOUNG CITY

The area where Nowa Wałowa is being built is a perfect example of waterfront redevelopment and creation of a new quarter – the trendy Young City.

On this revitalised former shipyard site, a new heart of Gdańsk is being created, pulsating with local energy. A place right by the water, with an atmosphere that is a mixture of industrial past and dynamic present. The planned tunnel under the Motława will create new transport connections, allowing for a direct exit from the city.

The name of the investment directly refers to the planned main transport axis of this area – Nowa Wałowa Street.



BOULEVARD ON THE MOTŁAWA

An elegant promenade filled with lush greenery and art installations referring to the unique atmosphere of this location will be developed between the façade of Nowa Wałowa and the river. To make this place even more attractive, restaurants and cafes are planned on the ground floors of the buildings. All that will make an exceptional leisure space for the residents of Gdańsk.

The art installations will be created by Czesław Podleśny, a renowned Polish sculptor. His works are kept in collections and museums in Poland, but also in Germany, the USA and England. The sculptures' designs will refer to the shipyard and port origins of the city.





A TIMELESS LOCATION

Nowa Wałowa is situated in the very heart of events, with a unique view on the picturesque quay of the Motława and the Polish Hook [Polski Hak]. At the same time, however, the investment's location ensure a sense of privacy and tranquillity. The location within the Young City guarantees excellent transport connections with the other parts of Gdańsk and offers an unlimited access to all facilities and attractions on site – restaurants, cafes, stores and shopping centres.

That, altogether, ensures unlimited possibilities to spend the time in an interesting manner on a daily basis. You only need to take a short walk to:

- Meet with your friends in Gdańsk's most prestigious street – Długa.
- Find yourself in the trendy Elektryków street in the very heart of the former shipyard.
- Visit the atmospheric Granary Island.
- Take a historical and cultural trip of the numerous theatres and museums available in the centre of Gdańsk.
- Breathe the fresh breeze on the bank of the River Motława.





HIGHEST STANDARD...

...OF THE ESTATE

- ▶ **Unique design** – an exceptional design of the estate, with a promenade on the quay, just a few metres away from the River Motława.
- ▶ **Luxurious space for exclusive use** – a lobby finished in noble materials with a doorman's desk and fully equipped fitness area with a sauna.
- ▶ **Greenery and tranquillity** – inner patio full of greenery, with places for relaxation and a view on the river.
- ▶ **Relaxation on the promenade** – greenery filled promenade enriched with installations by a renowned local artist.
- ▶ **Daily convenience** – a room for parcels, luggage storage, infrastructure for cyclists, shops and restaurants on the ground floor.
- ▶ **Privacy and security** – buildings with access control and security service, equipped with an extensive surveillance system using state of the art technical solutions.
- ▶ **Elegant and durable finishing** – common areas designed by an interior architect, finished with noble materials, non-standard arrangement of mineral tiles creating a 3D effect and a ventilated façade with fibre cement panels.
- ▶ **Warranty** – the developer's expertise and the manufacturer's warranty for each and every material and piece of equipment used in the building.



HIGHEST STANDARD...

...OF THE APARTMENTS

- ◆ **Individual relaxation space** – large, spacious balconies, loggias and terraces of up to 40 sqm.
- ◆ **All year round on the balcony** – system built balconies with glass balustrades, that can be used even in winter*.
- ◆ **Comfort and functionality** – preparation for the installation of air conditioning in all apartments and electrically controlled sun blinds in the ground floor and top floor flats.
- ◆ **Sense of space** – above-standard height of the apartments from app. 267 cm to app. 290 cm.
- ◆ **Peace and quietness in all apartments** – brick division walls with soundproofing properties, soundproofing entrance thresholds.
- ◆ **Maximum exposure to daylight** – panoramic wooden triple-glazed windows with above-standard height of app. 230 cm, on the top floor – from app. 245 cm to app. 250 cm in the case of balcony windows.
- ◆ **Optimum finishing** – walls and ceilings painted in two layers to accelerate finishing of the apartment as well as other facilities and amenities.
- ◆ **Security and safety** – the reception desk call function from each apartment and above-standard, app. 220 cm high, soundproof and burglary proof doors.



 NOWAWAŁOWA

* In selected apartments, as marked on the marketing card.

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STATE OF THE ART CONSTRUCTION

SYSTEM ROBYG SMART HOUSE BY KEEPMLE IN THE GOLD STANDARD

State of the art technology in the price of your apartment.

- Remotely controlled lighting.
- Remotely controlled heating and temperature.
- Remotely controlled multimedia.
- Remotely controlled sun blinds.
- Door and window opening sensors, motion control sensors.



keemle
KEEP IT SIMPLE.

You will receive the Smart House system for free when taking over your apartment.
Download the Keemle application to your smartphone and enjoy full control.



PHOTOVOLTAIC PANELS
powering the common areas
and reducing the building
maintenance costs



LED LIGHTING
in common areas



TRIPLE-GLAZED WINDOWS
protecting you from heat loss
and insulating from noise



LOW-NOISE ELEVATORS
with the electricity recovery
technology, from renowned
manufacturers



SENSORS
of dusk, motion and astronomical
clocks controlling the building's
installations



**REGISTRATION PLATE
RECOGNITION SYSTEM**
at the garage entrance



GSM MODULE
opening the garage entrance
gate



ANTI-ICING SYSTEM
at the garage entrance



VIDEO INTERCOM
with a colour display and
reception desk call function in all
apartments



**BICYCLE REPAIR STATIONS,
bicycle racks and bicycle storage
room**



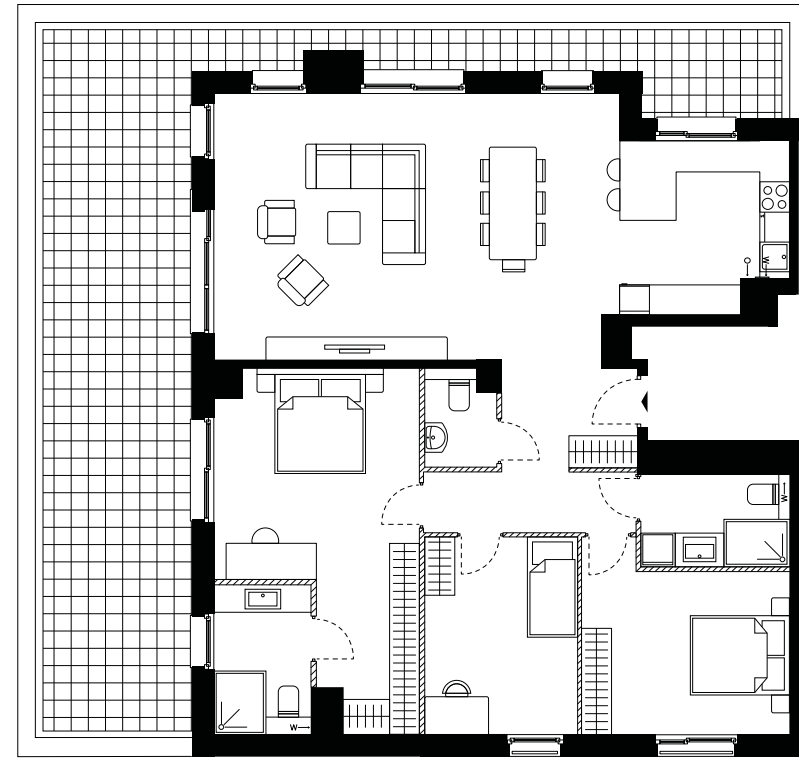
CHARGING STATIONS
for electric vehicles



Your private training zone – nearly 100 sqm. of gym area



EXAMPLES OF APARTMENTS



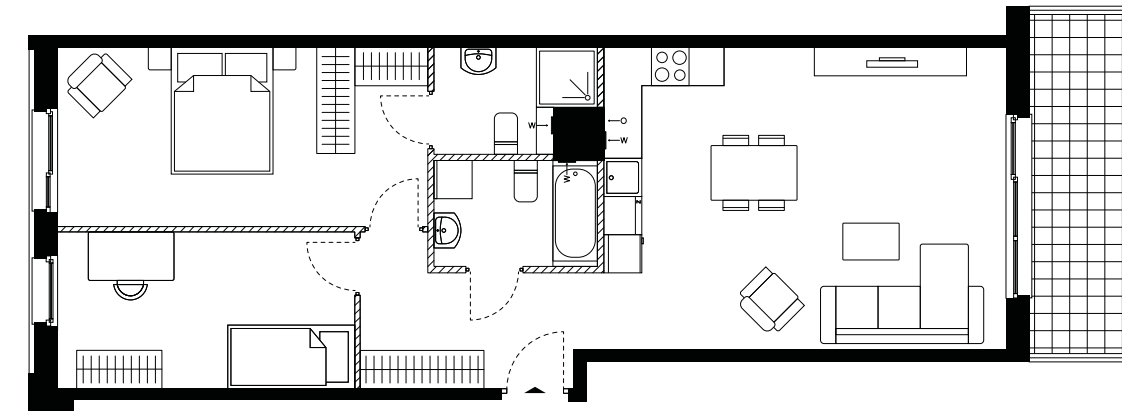
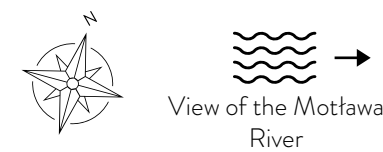
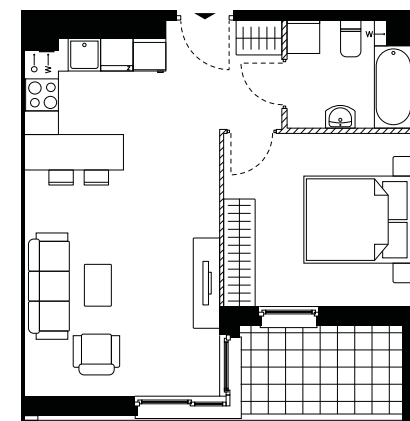
3-bedroom apartment

127,86 m² 59,16 m²



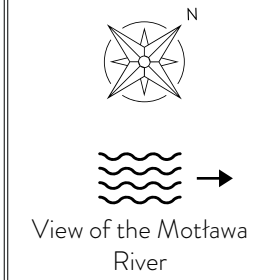
1-bedroom apartment

40,87 m² 4,84 m²



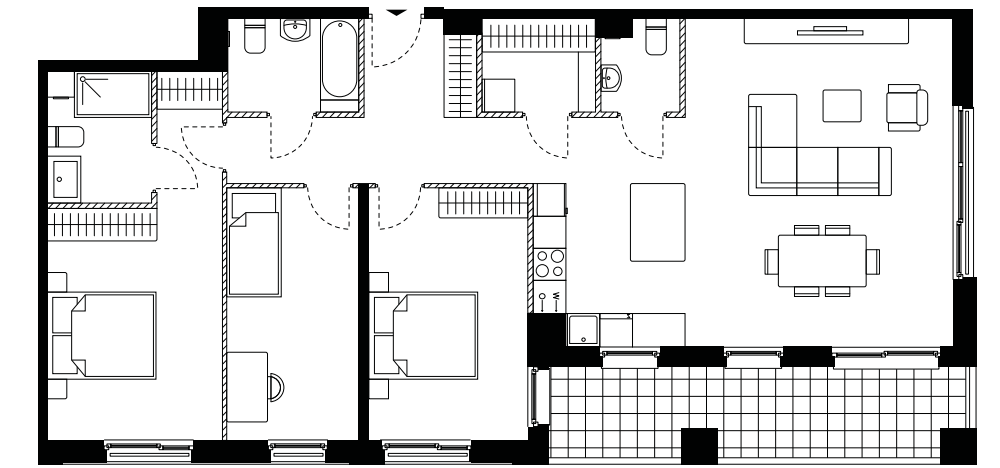
2-bedroom apartment

72,99 m² 8,69 m²



3-bedroom apartment

106,62 m² 12,33 m²



AVAILABLE APARTMENT AREAS

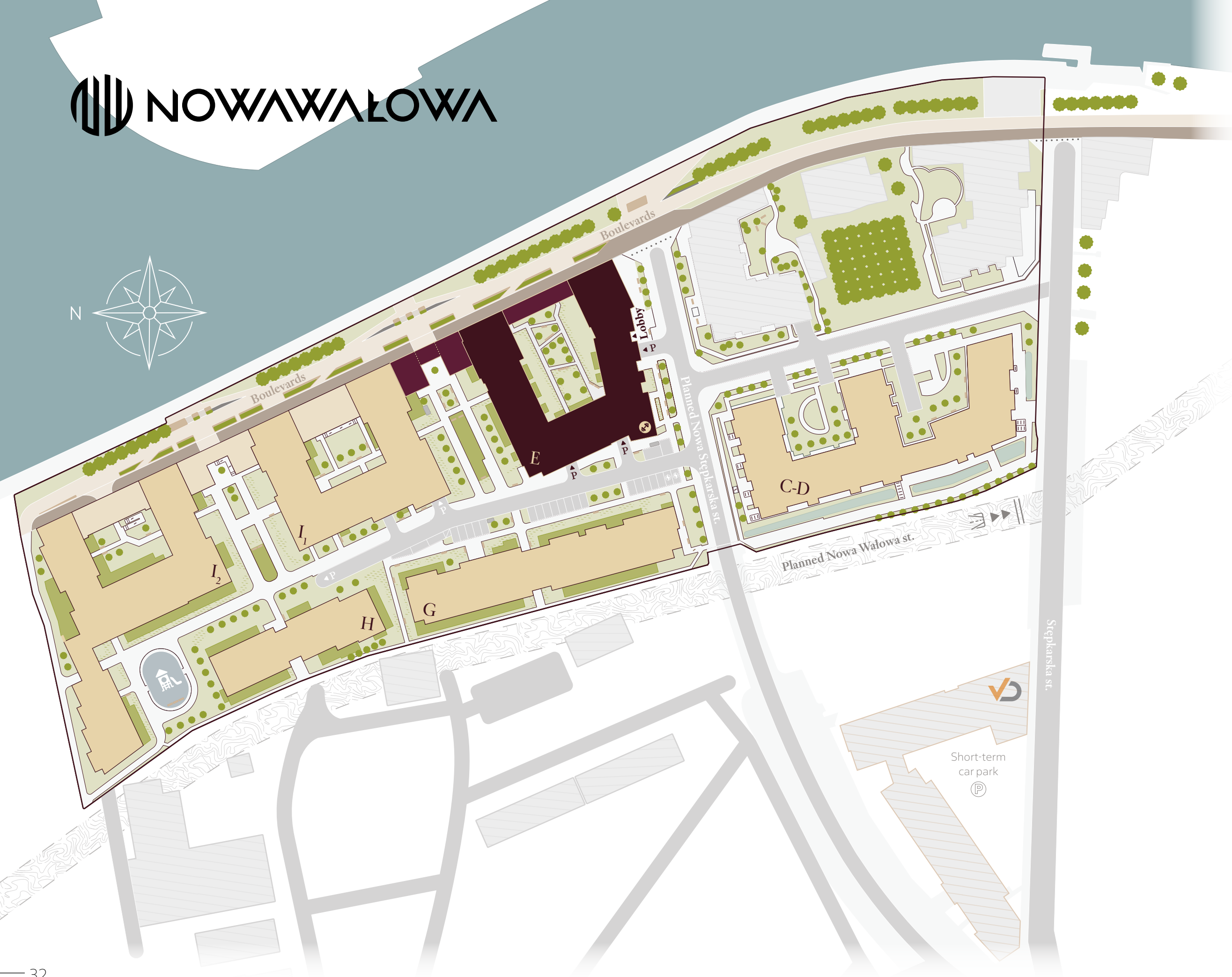
Studio – 26 m² – 43 m²

2-bedroom – 56 m² – 78 m²

1-bedroom – 36 m² – 44 m²

3-bedroom – 84 m² – 139 m²





ESTATE PLAN

- Buildings under development
- Planned buildings
- Other buildings
- Greenery areas
- Gardens
- Rain gardens
- River Motława
- Playgrounds
- Charging stations
- Bicycle racks
- Boulevards
- Planned tunnel entrance
- Underground garage entrance
- Fitness area

	Nearest shops and restaurants	> 2 min
	Second World War Museum	6 min
	Polish Baltic Philharmonic Hall	10 min
	Cesar's Marina	10 min
	Nearest food hall	10 min
	Nearest school	14 min
	Main Railway Station	20 min

ROBYG

WE CREATE SPACES FRIENDLY TO
PEOPLE AND THE ENVIRONMENT



ROBYG

Since 2022, ROBYG has been part of the TAG Immobilien Group. TAG Immobilien is a leading developer in Germany, operating mainly in the north and east of the country. By combining our expertise, we create a new quality on the development market.

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