



**HORIZON**



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## HORIZON ESTATE IN LETNICA

We are delighted to offer you our new project, Horizon Estate, which is being built in the dynamically developing Letnica district adjacent to the centre of Gdańsk and Gdańsk Bay. It is the location, the use of latest technology, high-quality finishing materials inside and outside the buildings, the original design and the availability of green relaxation zones for residents on the roof of the buildings that make this investment so unique and prestigious. It is an ideal place to live. The project is also of high investment potential. Although we have been operating on the market for 27 years, this is the first time we have undertaken an investment in Gdańsk. I am firmly convinced that it will live up to your expectations.





## LETNICA – THE MOST RAPIDLY DEVELOPING DISTRICT OF TRI-CITY

Letnica is the smallest district of Gdańsk, which has been developing very dynamically since the city authorities decided to build a football stadium for Euro 2012. Considered one of the most interesting football stadiums in the world, it has become an attraction not only for football fans, but also for music enthusiasts. It hosts concerts by world-class artists. New perspectives for the development of Letnica have also emerged following the opening of the AmberExpo complex – an exhibition and congress centre with 3 exhibition halls and 4 conference rooms, office space, as well as recreational and restaurant areas. The nearby tunnel under the Martwa Wisła river provides a fast connection between the district and the airport and makes Letnica one of the most attractive investment areas in the Tricity.

Its superb location and high development potential convinced us that it was an exceptionally good place to live.





## HORIZON ESTATE – PERFECT TO LIVE IN, PERFECT TO THRIVE IN

Horizon Estate is a complex of buildings located on Starowiejska Street. The buildings vary in height from seven to eighteen storeys, with a common green recreation area on the roof of each building. Flats on upper floors will offer a panoramic view of the city and will overlook the beautiful Gdansk Bay.

The buildings will comprise 1-2-3-4 room flats ranging from 26 to 98 m<sup>2</sup> in size. Garage halls are planned under each building, while the ground floors will accommodate service premises with areas from 26 to approx. 100 m<sup>2</sup>. The estate will also provide designated bicycle storage areas.

Letnica is an ideal place to both live and spend leisure time. The proximity of the beach, parks and numerous cycle paths will encourage strolls, cycling and sporting activities. In Ronald Reagan Park, 10 minutes away – one of Gdańsk's largest parks, apart from a large number of alleys for strolling, green areas and bicycle paths, you can find a skate park, a playground and two ponds. The vicinity of the Stadium and the AmberExpo Exhibition and Convention Centre will provide access to sports and entertainment events, and in the near future, Nautilus Gdańsk – a recreational and sports facility with a water park and a complex of pools and saunas, as well as an exotic lagoon – will be built in the area.

On the same street, in the building of the old Laurentauer Hof hotel, there is the GAMA Club which plays a significant role in the cultural life of Letnica. There are theatre, art, dance and vocal classes, as well as a community centre with an Internet access room.





## LETNICA IS ONE OF THE BETTER CONNECTED DISTRICTS OF GDANSK

Horizon Estate is being developed in the vicinity of Droga Zielona (Green Route), one of the most important thoroughfares in Gdańsk, providing comfortable exit from the city towards the southern ring road, A1 Motorway and express roads towards Warsaw, Łódź and Szczecin, through the tunnel under the Martwa Wisła river. Getting to the centre by car takes only 11 minutes. Just as quickly you can get to the neighbouring districts (Wrzeszcz, Oliwa, Zaspa, Jelitkowo and Brzeźno).

It is only a few minutes walk away from the bus stop





## CLOSE TO EVERYTHING!

Horizon estate is ideal for people of all ages. In the vicinity, you will find a variety of educational facilities, kindergartens, a primary school, the Secondary School, the International School and the Maritime School. The University of Gdansk, Gdansk University of Technology and Gdansk Medical University can be reached in a short time as well. In the vicinity of the estate there are numerous shops, a supermarket and a clinic.





## LOCATION

- Beach and sea – 25 min
- Football stadium – 10 min
- AmberExpo Exhibition and Convention Centre – 5 min
- Reagan Park – 10 min
- International School – 3 min

- Politechnika Gdańska – 10 min
- University of Gdansk – 15 min
- Olivia Business Centre – 20 min
- Gdański City Centre – 11 min
- Airport – 25 min
- Wrzeszcz, Oliwa – 10 min





## LANDSCAPING

The solutions employed by the architects in the Horizon Estate will meet the expectations of even the most demanding residents, including those who care about the environment:

- green recreational terraces on roofs [ecological advantages and lower energy consumption]
- viewing platforms
- playground for children
- nine commercial premises
- bicycle facilities [bicycle racks on the premises and in the garage]
- individual garage spaces in the underground hall
- led lighting in the staircases
- videophones





**43,03 m²**

Hallway	4,96 m²
Bedroom	11,76 m²
Living room with kitchenette	21,83 m²
Bathroom	4,48 m²
Loggia	3,08 m²



**61,70 m²**

Hallway	12,22 m²
TOILET	2,32 m²
Bedroom	8,23 m²
Bedroom	10,70 m²
Living room with kitchenette	23,67 m²
Bathroom	4,56 m²
Balcony	6,75 m²



**75,22 m²**

Hallway	11,18 m²
Bedroom	13,55 m²
Bedroom	9,11 m²
Bedroom	11,98 m²
Living room with kitchenette	24,76 m²
Bathroom	4,64 m²
Loggia	6,78 m²



## LAYOUT EXAMPLES

In our offer you will find a wide range of flats with functional layouts and enhanced standard. Each flat will have a balcony, loggia or terrace with installed lighting. Interior windowsills will be made of conglomerate. Each flat will be fitted with a burglar-proof front door as well as optical fibre and digital terrestrial television. The Horizon Estate will be partially fenced, with surveillance and security.





INVESTOR: J.W. CONSTRUCTION HOLDING SA

J.W. Construction Holding SA is one of the largest Polish residential developers. Over the course of 27 years, it has built over 32,000 flats in Warsaw, Krakow, Katowice, Łódź, Poznań, Gdynia and Szczecin. Also active as an investor in commercial and luxury real estate. It owns and operates a chain of Hotels 500, Hotel Czarny Potok Resort SPA & Conference in Krynica Zdroj, Hotel Dana in Szczecin and aparthotel Varsovia Apartamenty Kasprzaka.





## **SALES OFFICE**

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