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Press release

Construction begins on apartments on Stawowa Street – revitalization of former industrial buildings transforms the centre of Wrocław

Construction work has begun in the centre of the capital of Lower Silesia on two exceptional investments – Nowa Stawowa and Ogrody Staromiejskie – which together will comprise 117 apartments and lofts surrounded by greenery. Completion of the investment is planned for the fourth quarter of 2027.

In the very centre of Wrocław, between Stawowa, Kościuszki, Kołłątaja and Rejtana streets, a comfortable living space is being created – Nowa Stawowa and Ogrody Staromiejskie. The two neighbouring investments will combine the history of a former industrial quarter with modern solutions, guaranteeing future residents a high standard and exceptional living comfort.

The investment's location provides full access to the advantages of city life. Just 5 minutes' walk will separate residents from the main railway station, 10 minutes from Park Staromiejski, and about 15 minutes' walk will bring them to the Old Town Market Square. In addition, numerous tram and bus stops are within a few minutes' walk, providing convenient connections across the whole of Wrocław. In the immediate vicinity of the investment, about 12 minutes' walk away, there are 2 schools, 2 kindergartens, restaurants, cafés and essential services, creating ideal conditions for people who want to enjoy the energy of the city while also valuing the chance to relax amid greenery.

People who decide to buy an apartment in this location, whether for themselves or as an investment, will be able to choose between unique lofts and comfortable, high-standard apartments.

Lofts with soul – Nowa Stawowa

Within the historic walls of two buildings that once housed a tobacco wholesaler from the 1920s, and later the Cefarm pharmaceutical works, 54 stylish apartments are being created. All units, from the most intimate to spacious lofts of 120 sqm, have been designed with maximum access to natural light in mind. The lofts will feature high ceilings (up to 3.5 metres) and large, panoramic windows with characteristic glazing bars. The interiors will retain the original ceiling beams.

All apartments have been designed to be functional and to give owners great freedom in arranging their interiors, with orientation relative to the compass points taken into account in the design to make the best use of each unit's potential.

Residents of the top floors will be able to use private terraces with views over the city skyline, and thanks to appropriate structural load design, it will be possible to install features such as a jacuzzi on them. Ground-floor residents, meanwhile, will be able to enjoy relaxing amid greenery in their own gardens.

The project not only makes full use of the site's potential and brings out the best in it, but also brings it into the 21st century, providing all the modern conveniences found in contemporary construction. Residents will have access to an underground car park, a bicycle room, and spacious lifts free of architectural barriers. Completing the whole will be publicly accessible green courtyards, pocket gardens and relaxation zones that will connect Nowa Stawowa with the neighbouring Ogrody Staromiejskie investment, together creating a new quarter in this part of the city.

Apartments with character – Ogrody Staromiejskie

The Ogrody Staromiejskie investment will comprise three buildings of 5, 6 and 7 storeys, in which 63 comfortable apartments of between 25 and 120 sqm are planned. Some of them are two-level, spacious apartments with large windows and above-average ceiling heights. All units, regardless of size, feature a practical, functional layout and carefully considered details – quality finishing materials, elegant door surrounds and large glazed areas ensuring excellent natural light. Residents of individual apartments will have access to, among other things, balconies, French windows and private gardens.

Nowa Stawowa and Ogrody Staromiejskie are investments that reflect the character of Wrocław in a distinctive way. These are projects that combine the city's old soul with a modern way of life. Strong interest in this location, even before construction began, shows that more and more people are looking not only for a place to live, but also for space that inspires and draws on the history of Wrocław. This is a unique opportunity to live in a place with its own identity and character, which at the same time meets the contemporary needs of the most demanding residents – **Piotr Śliwka, DevelopMe, responsible for the sale of the units**

Green oases in the heart of the city

The landscaping design, consistent with the Do No Significant Harm (DNSH) principle, was prepared by the IKROPKA Dominika Krop-Andrzejczuk landscape architecture studio. Ogrody Staromiejskie will feature a municipal garden with a total area of 550 sqm, including new plantings of trees and nearly 300 shrubs. Across the whole complex, native plant species will be planted – birches, dogwoods and ferns – and a wildflower meadow will be sown. There will also be intimate, comfortable spots for relaxing amid nature, and a multisensory playground is planned for the youngest residents. This will be complemented by the green space of the Nowa Stawowa investment, offering carefully composed greenery and relaxation zones covering about 750 sqm.

Experience and vision

The investment is being delivered by Apsys Polska, a developer with nearly 30 years of experience in creating unique urban spaces. Apsys has specialized for years in bringing neglected sites back to life and giving them new functions. Its portfolio includes, among others, Manufaktura in Łódź – an example of an exceptional transformation of post-industrial land into a vibrant centre of trade, culture and entertainment. Apsys's newest project is the revitalization of Hala Targowa, located in the centre of Gdańsk, which will return to its original, social function as a place for meetings, flavours and urban exchange. Apsys has also delivered the boutique residential investment Solea, Mieszkania przy Wyścigach, in Warsaw.

Renowned architectural studios were invited to collaborate on the Wrocław project – Łapacz Winkowski Architekci (architecture of the buildings), Boris Kudlička with Partners (shared spaces, including the representative lobby in Nowa Stawowa), and IKROPKA (greenery and recreational spaces). The general contractor is MIRBUD S.A., active on the market for almost 40 years, one of the largest and most respected construction companies in Poland, with extensive experience in residential, commercial and public-use construction, as well as road and rail infrastructure across the country. The sale of apartments in both projects is handled by the Wrocław-based firm DevelopMe.

Apsys Polska has been active on the market since 1996 as an investor, developer and manager of commercial real estate, and also provides advisory services and expert support for solutions in urban spaces.

For 30 years, the company has been delivering projects that co-create modern urban spaces, drawing on extensive market experience at every stage of a project's creation and operation – from concept and financing, through execution, to active management and the growth of property value. Apsys's portfolio includes retail properties, mixed-use projects, residential investments and revitalization ventures, in which quality, functionality, accessibility and long-term value for the surrounding area are of key importance. All investments are created with care for users' everyday experience, social relationships, and their harmonious integration into the urban fabric.

Apsys's flagship projects in Poland include, among others, Manufaktura in Łódź, Posnania in Poznań, the proprietary food-hall concept Food Fyrtel, and the company's first residential investment – Solea, Mieszkania przy Wyścigach in Warsaw. The company is currently carrying out further development projects, including the revitalization of the Hala Targowa (Market Hall) in Gdańsk and the residential projects Nowa Stawowa and Ogrody Staromiejskie in Wrocław. It is also a co-investor in the Wilanów Park project in Warsaw.

Apsys Polska manages nearly 700,000 sqm of leasable space in retail properties located in more than a dozen cities across the country, remaining one of the largest players on the Polish real estate market.

In 2026, Apsys is celebrating its 30th anniversary – a jubilee that underscores the company's long-term approach and its ambition to create places that genuinely transform cities.

More information: www.apsys.pl