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Press release

New life for urban quarters. Apsys begins revitalization in Wrocław

Apsys Polska is bringing a former industrial site in the centre of Wrocław back to life, delivering two exceptional residential projects – Nowa Stawowa and Ogrody Staromiejskie. Both investments are being built on a degraded site of former industrial development that had been cut off from urban life for years and is now regaining its significance. Construction work began in early 2026, with completion planned for the fourth quarter of 2027.

These projects are further examples of Apsys's approach to revitalization, understood as restoring urban and social function to neglected or previously inaccessible sites. Nowa Stawowa and Ogrody Staromiejskie are being built right in the city centre, on the site of former industrial buildings between Stawowa, Kościuszki, Kołłątaja and Rejtana streets. The revitalization aims to restore urban order to this part of Śródmieście, adapting the buildings and creating a new layout for the spaces between them.

From a former factory to modern apartments

The Nowa Stawowa project covers two early-20th-century post-industrial buildings, in which 54 stylish lofts will be created. The most important architectural elements of historic value will be preserved, including brick façades, original ceilings, fragments of the roof truss, and a roof layout with characteristic dormer windows. An integral part of the project will also be large, panoramic windows with clearly marked glazing bars, referencing the original character of the buildings and lighting interiors up to 3.5 metres high. All the apartments, from the most intimate units under 30 sqm to spacious interiors of over 100 sqm, have been designed to make the most of natural daylight and to guarantee full flexibility of arrangement. Residents on the top floors will be able to use private terraces with views over the city's skyline, while ground-floor residents will have their own gardens. The project also includes an underground car park, a bicycle room, and modern, threshold-free lifts serving all floors.

Ogrody Staromiejskie, meanwhile, is a complex of 3 buildings of between five and seven storeys, harmoniously integrated into the historic context of the area and designed to balance built space and shared areas. The investment will comprise 63 apartments ranging from 25 to 120 sqm, including two-level, spacious apartments with above-average ceiling heights. Large windows, terraces and private gardens will provide natural light and a sense of space.

Our goal is to create projects that transform urban space. We work with places that have their own history; we try to read that history and write it into a new story about the city. Revitalization is not only about bringing a place back to life, but also about taking responsibility for how that life will unfold there – in harmony with nature, history and the needs of residents – **Katarzyna Dziurnikowska, Investment Director, Apsys Polska**

A city that breathes history and greenery

The investment stands out for its deliberately designed greenery, which forms an integral part of the entire urban layout. Both projects are connected by a shared network of open spaces, designed as a sequence of green courtyards, walking avenues and gardens accessible to residents of the whole complex. Just 2–3 minutes' walk from the city's strict centre, a unique urban layout has been created, with pocket gardens, green courtyards and quiet corners that provide peace and everyday comfort. Ogrody Staromiejskie will feature a municipal garden of about 550 sqm, planted with a dozen or so species of trees and shrubs. Nowa Stawowa, meanwhile, offers carefully composed greenery and relaxation zones covering 750 sqm, with planting selected for both aesthetics and microclimate functions.

Nowa Stawowa and Ogrody Staromiejskie are a further example of Apsys's goal of creating places that combine history, sustainable development and the contemporary needs of residents. They are not just new addresses on the map of Wrocław, but above all a carefully considered concept that restores a neglected area to the city and weaves it back into the urban fabric, combining the energy of the city centre with a sense of intimacy and everyday comfort. The investments are also in line with the directions of the city's development set out in the Wrocław 2050 strategy, which places emphasis on revitalization, sustainable use of space, and cooperation with local communities.

In the design process, Apsys combined modern urban trends with respect for local context and high environmental standards. Solutions consistent with the Do No Significant Harm (DNSH) principle were applied, including rainwater retention, low-emission materials, energy-efficient technologies and greenery supporting the local microclimate. The investments are being delivered in the spirit of ESG – with respect for history, the environment and future generations. The buildings also feature special acoustic barriers and anti-vibration underlays between stairwells and apartments, limiting the transmission of noise and vibration. Both projects are undergoing the “Zielony Dom” (Green Home) certification process, confirming their ecological and social character.

Nowa Stawowa and Ogrody Staromiejskie are investments that show that revitalization can be an expression of care for a city and a wise way of developing it, while at the same time being a bold look toward the future. We want to create spaces where residents feel they are part of a living, changing city. This is how we understand the idea of ‘Together, a different city is possible’ – a city that is open, sustainable and sensitive to the needs of people and the environment – **Agnieszka Tomczak-Tuzińska, Marketing Director, Apsys Polska**

Together, a different city is possible

Both projects are being delivered by renowned architectural studios – Łapacz Winkowski Architekci (architecture of the buildings), Boris Kudlička with Partners (shared spaces in Nowa Stawowa and Ogrody Staromiejskie), and IKROPKA (greenery and recreational spaces). The general contractor is MIRBUD S.A. – one of the largest and most respected construction companies in Poland, active on the market for almost 40 years, with experience in residential, commercial and public-use projects, as well as road and rail infrastructure across the country.

We are pleased to be part of these exceptional projects. Nowa Stawowa and Ogrody Staromiejskie are investments that require a combination of experience, precision and modern technology. A particular

challenge we are happy to take on is working within existing structures – with respect for historic walls, construction and architectural details of heritage value. Nowa Stawowa and Ogrody Staromiejskie are further MIRBUD projects in Wrocław, confirming our experience in carrying out complex revitalization projects in a demanding urban environment – **Paweł Bruger, Director of Corporate Communications, MIRBUD S.A.**

Nowa Stawowa and Ogrody Staromiejskie mark a further stage in the consistent activity of Apsys Polska as a developer specializing in revitalization projects. Following successful projects such as Manufaktura in Łódź and the ongoing revitalization of Hala Targowa in Gdańsk, the company is expanding its presence in the residential market as well. The Wrocław investments follow Solea in Warsaw as further projects that fit within the direction Apsys is developing. Completion of both investments is planned for the fourth quarter of 2027.

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