



KAMIENICA
PIŁKARZA.PL

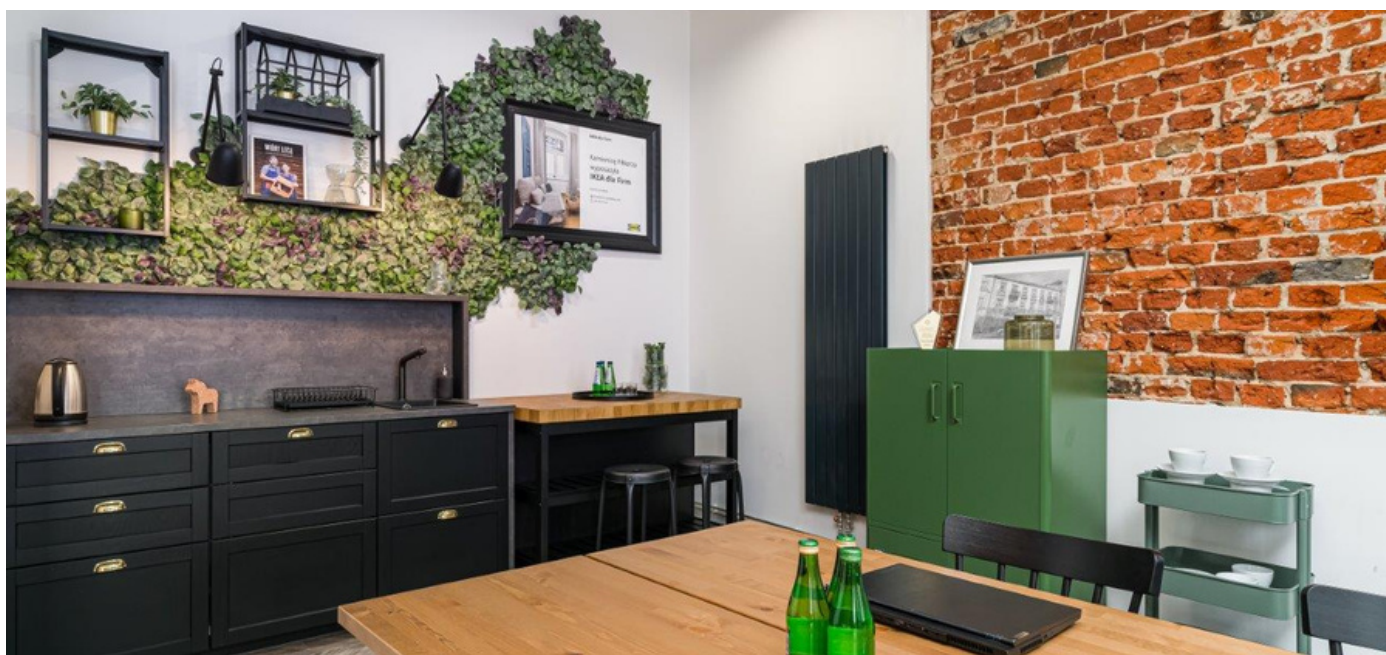


KAMIENICA PIŁKARZA

We will take care of your old age pension,
no matter at what age you choose to retire

Thank you for your interest in
**purchasing an investment
apartment** in Kamienica Piłkarza -
Footballer's Apartment House!
Below please find the details of our
offer.

Kamienica Piłkarza is a unique and
elite project. We sell apartments
in our fully revitalized apartment
houses in the center of Lodz to a
trusted group of investors, friends
and acquaintances.



WHAT MAKES OUR PROJECT THE BEST OPTION TO INVEST YOUR SAVINGS?

- **PROBLEM-FREE:**

Our clients only need to check whether they received their money on the 10th day of a given month, and we take care of all the rest.

- **TRUST:**

One of the project's managers is Adam Grzyski, with 15 years of experience in real estate business and the owner, for almost 25 years now, of football matches for amateurs in Warsaw - Ligowiec.pl, as well as the co-owner of the Kamienica Piłkarza project.

- **RELIABILITY:**

We do not sell all apartments we have like a developer. A part of them remain our property forever, so you can truly rely on the quality of our renovation.



DOES OUR OFFER APPEAL TO FOOTBALLERS ONLY?

No, although it is an ideal product for a footballer who, through his career, should collect enough real estate to have a secure and steady income when he retires.

Thus he will be sure to maintain a similar standard of living without earning through his work.

For more on that topic, check out our channel Kamienica Piłkarza on [Youtube.com](https://www.youtube.com).

10 REASONS TO CHOOSE US :

- 1 - You buy a newly renovated and completely furnished apartment.
- 2 - The apartment is immediately rented from you for a period of 3 years (with the option to extend the cooperation).
- 3 - Then, our team rents your apartment to the end tenant and provides further professional management of the rental.
- 4 - We guarantee you earn your monthly income even if your apartment is vacant, because we are your tenant, with the right to sublet.
- 5 - The profitability of our apartments is about 6% - after all deductions of management costs and all fees.
- 6 - The guarantor of the entire transaction and rental is our company, Kamienica Piłkarza, the owner of a number of apartments in the house. The same company, having assets, signs the rental agreement with you.
- 7 - In just over a year, we sold over 50 apartments in two of our houses, with no advertising, no real estate agents, only through word of mouth.



8 - 100% of our clients' apartments are rented (at previously assumed prices), and they are very popular among tenants.

9 - The apartments have high-standard furnishing (as for rent): Gerda exit doors, Flugger paints, DRE interior doors, vinyl floor by the French company Gerflor, and Ikea furniture and kitchens.

10 - The price of the apartment includes absolutely everything (furniture, household appliances, decor, etc.) and the buyer does not bear ANY additional costs (no rent, energy, utilities, etc. - even during renovation).

HISTORICAL HOUSES IN LODZ - A REAL TREAT FOR INVESTORS

- The city of **Lodz** is **carrying out a large-scale revitalization of the entire city center** (streets, pavements and apartment houses, etc.), and enormous funds are invested in the area.
- The construction of the city's **subway will soon raise property prices** (one of our houses is situated no more than 150 meters from a subway station to be).
- Lodz is **the last big city in Poland**, where **at a reasonable price** you can buy an apartment in the very center, **in a renovated house**, unlike, for example, Cracow, Gdansk or Warsaw.
- The historical apartment houses have **the best location in the very center of the city**, where developers can no longer build, and the renovated houses look much better than new blocks that age badly.
- The renovation of a historical house in our way means a **total makeover**. All that is left are thick (more than half a meter) brick walls, and everything else is replaced. The finished product is an **almost new building**.



- Our apartments are **3 to 3.5 meters high**, which means that even small flats feel spacious, unlike developer flats of similar sizes.
- Small apartments (micro-studios with the area of 12-15 m²) are **completely legal apartments with a land and mortgage register** and a share in the land, which is also not possible in new buildings, where the minimum area is 25 m².
- And, in our private opinion, **historical houses have a soul and are simply beautiful. And that will not change even in a hundred years.**

KAMIENICA PIŁKARZA 1

KAMIENICA PIŁKARZA 1 - The first apartment house of the KP project (there are, of course, many other projects based on apartment houses completed by us and our partners), located at ul. Legionów 51 in Łódź. It's literally **four minutes' walk to the most beautiful shopping center in Poland - Manufaktura**. In just over **seven minutes** we will get to **Plac Wolności** and the historical part of **Piotrkowska Street**. **Legionów Street itself will be fully revitalized within two years** (visualization below), along with many apartment houses, which are already under renovation.

And the real icing on the cake - the **Łódź Polesie metro station under construction is located exactly 150 meters from our apartment house**. In our house, we have our own offices with entries from the street and many apartments that will stay with us for a long time. In our apartment house, **we replaced all installations and connected the building to the district heating system**. We have only a few apartments and one commercial space (in which our office is currently located) left for sale here. **100% of the apartments sold to our clients are rented at the previously assumed prices.**



KAMIENICA PIŁKARZA 2

KAMIENICA PIŁKARZA 2 - Our second apartment house is also located **in the center of Łódź**, but in its slightly more southern part, **not far from Piotrkowska Street**. The main advantage of the building is **its own green area and a private direct exit to the revitalized park**. It is located in a quiet, peaceful one-way street, facing the park.

The location abounds in spots that may be important for future tenants, such as: **the Galeria Łódzka Shopping Center**, the cultural and entertainment center www.piotrkowska217.pl, **the National Film, Television and Theater School** (600 meters from the building) and the famous **Ksiezyn Młyn complex**. The offices of many companies are also located in close vicinity.

In the building itself, there are mainly small, compact apartments, perfect for rental purposes. We are currently selling micro-studios, studios and two-room apartments. They are in the process of a major renovation now.

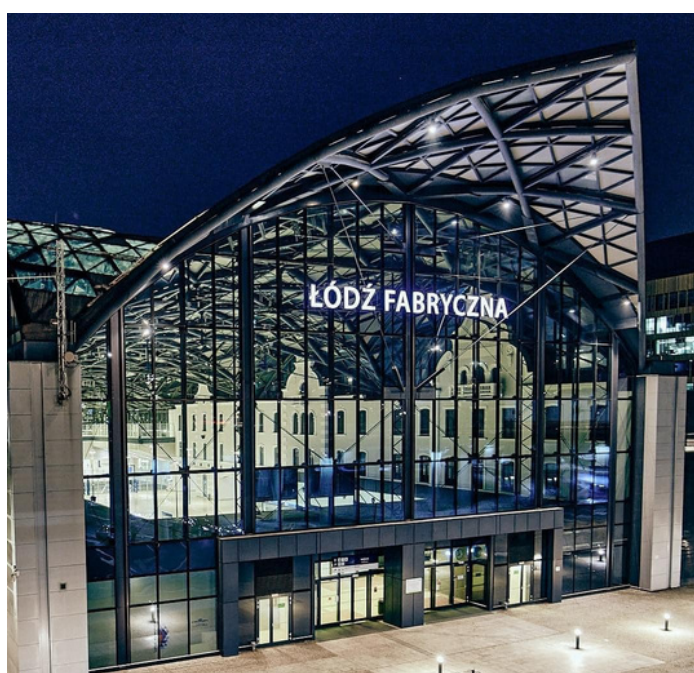


KAMIENICA PIŁKARZA 3

KAMIENICA PIŁKARZA 3 – Our third apartment house in the Kamienica Piłkarza project is **located in the heart of Łódź**, near the Staszica Park and the **Łódź Fabryczna station**, recently renovated and known as **the New Center of Łódź**. There are also many **schools, universities and office buildings in close vicinity**. The apartments here will be on sale in 2023, but as we want to start its renovation as soon as possible, we are willing to borrow capital for this purpose.

We offer protection of your savings against rampant inflation. Ask us about current conditions of a fully secured loan under the **#AkcjaInflacja** action. Please note that each person who lends us money receives the pre-emptive right to the best apartments in the Kamienica Piłkarza 3 house.

When the apartments are ready for sale, the people who lend us money now will get our list of apartments first. Thus our lenders earn from the moment the loan is granted and, additionally, they benefit from the extra bonus of being the first to see our offer.



To sum up, the apartments in Kamienica Piłkarza are an attractive option for people who are conscious of the importance to invest money with the view to obtain passive income but are also too busy to realize that plan on their own.

Contact us at:

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Welcome!
Adam Grzyski



KAMIENICA
PIŁKARZA.PL ²

ZAPRASZAMY DO
ŁÓDZI

ZOBACZ JAK DZIAŁAMY

 +48 514 444 101

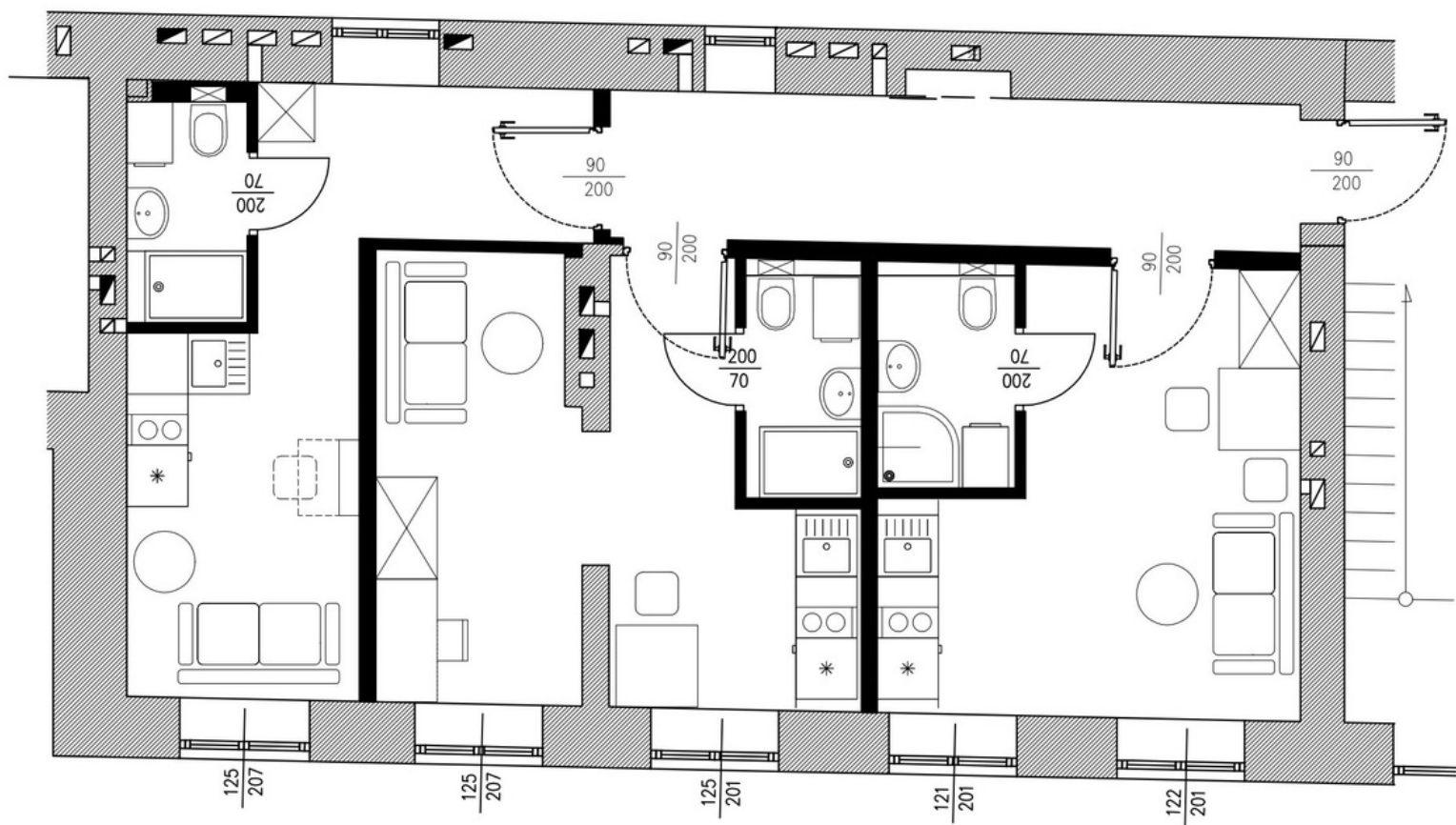
WWW.KAMIENICAPILKARZA.PL

THE FOLLOWING PAGES PRESENT SELECTED APARTMENTS FOR SALE IN
KAMIENICA PIŁKARZA

TURNKEY PRICE: 680 000 PLN

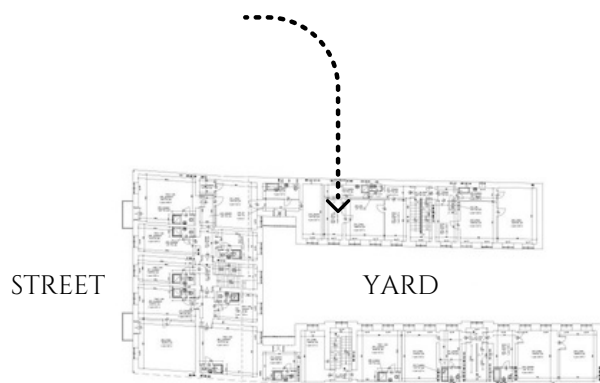
MONTHLY PROFIT: 3 300 PLN

NEIGHBOURING YARD



OUR YARD

KAMIENICA PIŁKARZA 1
APARTMENT NO 127
STAIRCASE B - LEFT WING
II FLOOR
AREA - 66,50

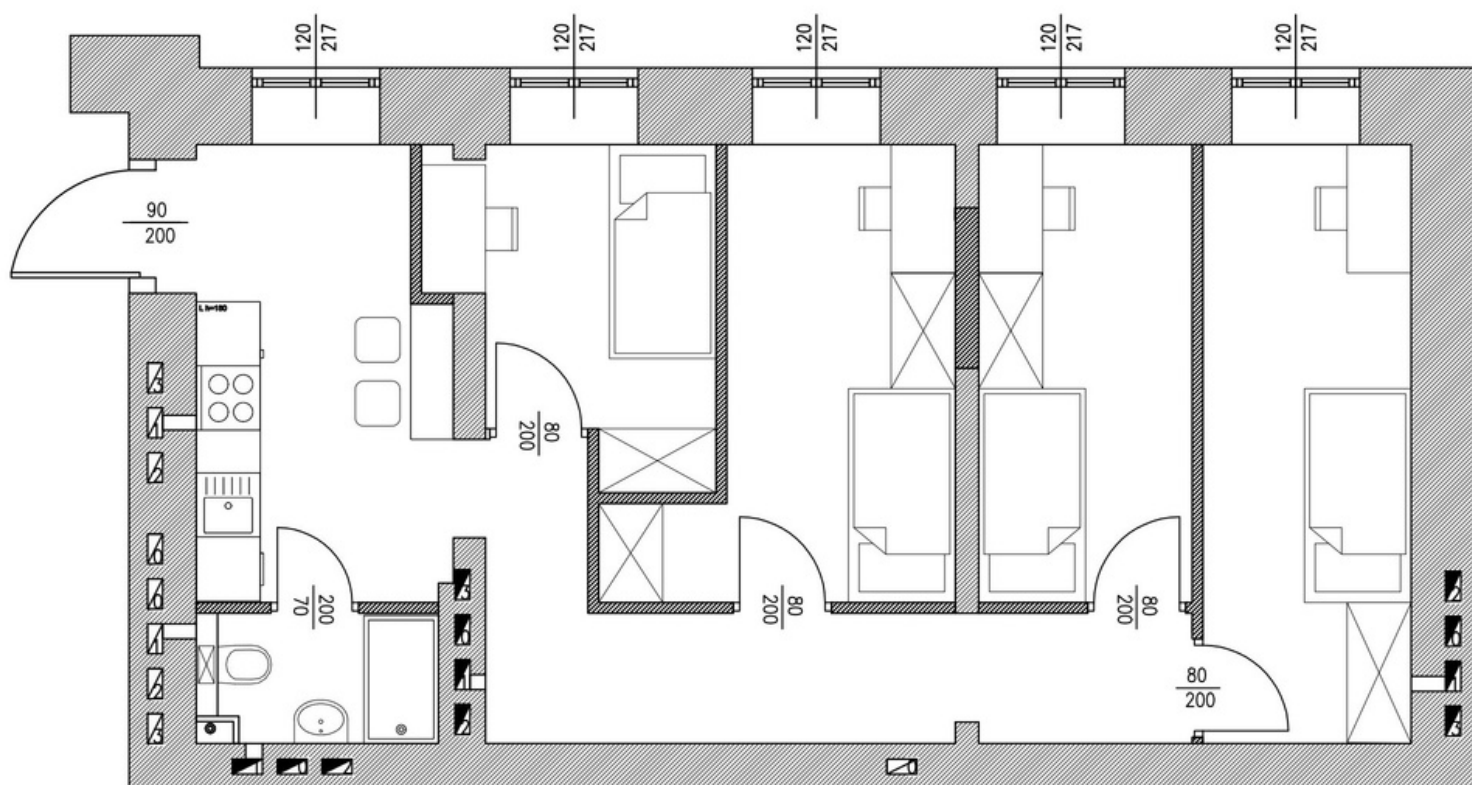




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TURNKEY PRICE: 479 000 PLN
MONTHLY PROFIT: 2 300 PLN

YARD



KAMIENICA PIŁKARZA 1

APARTMENT NO 142

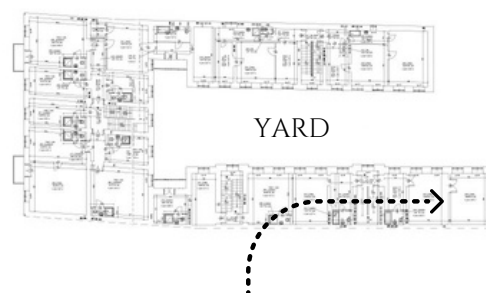
STAIRCASE D - RIGHT WING

I FLOOR

AREA - 60,80

STREET

YARD

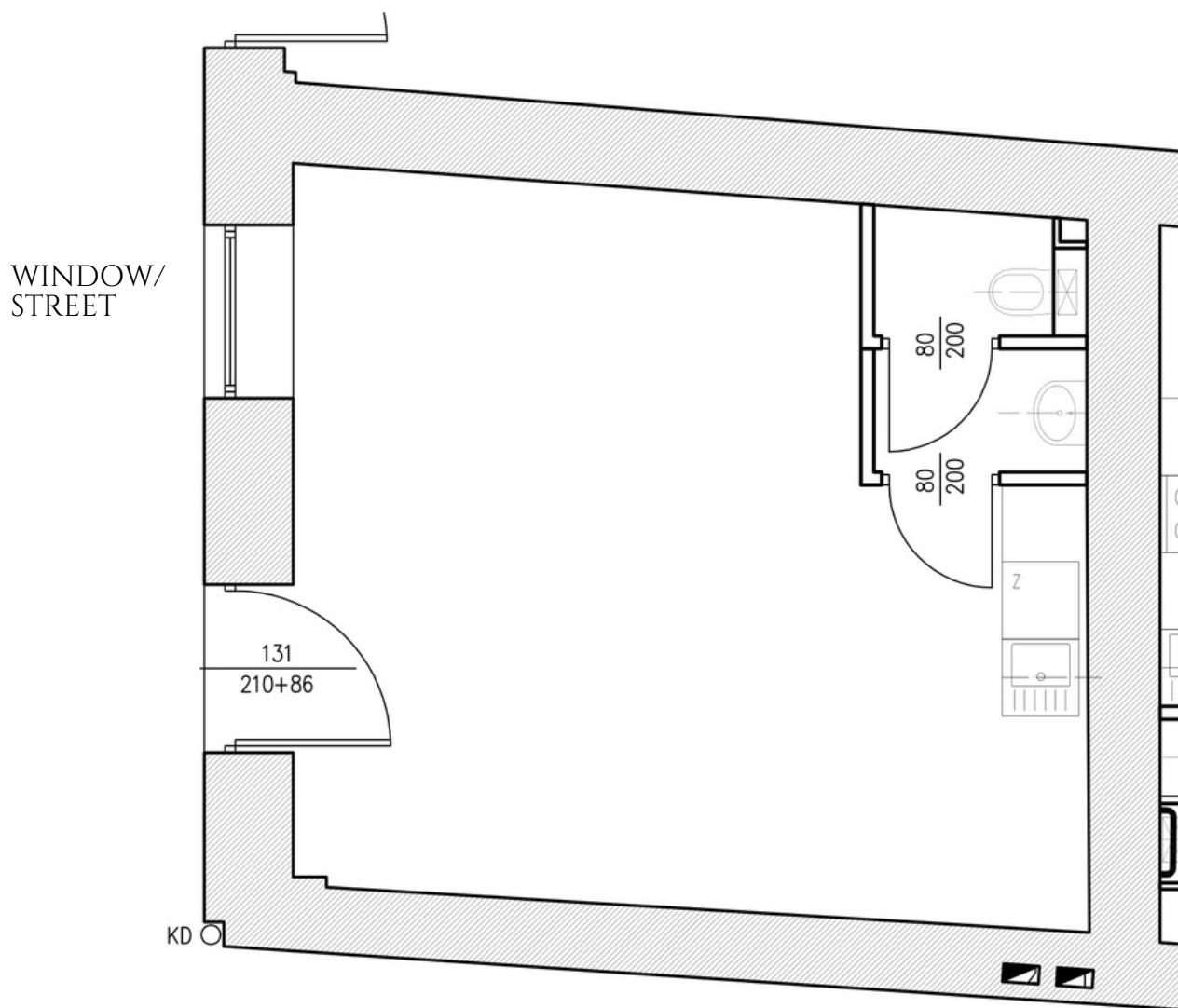




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TURNKEY PRICE: 299 000 PLN

MONTHLY PROFIT: 1 450 PLN



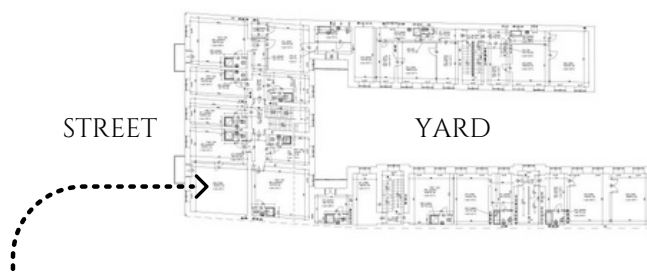
KAMIENICA PIŁKARZA 1

BUSINESS SPACE NO 1

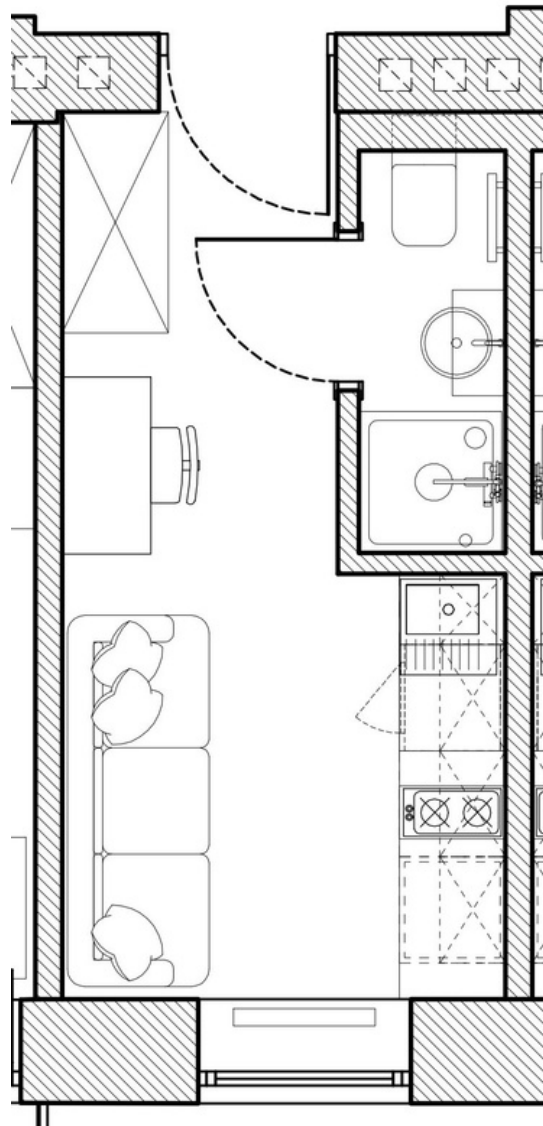
STAIRCASE A- FRONT BUILDING

GROUND FLOOR

AREA - 34,00



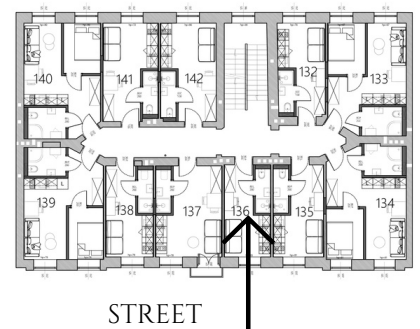
TURNKEY PRICE: 183 000 PLN
MONTHLY PROFIT: 900 PLN



VIEW ON THE STREET

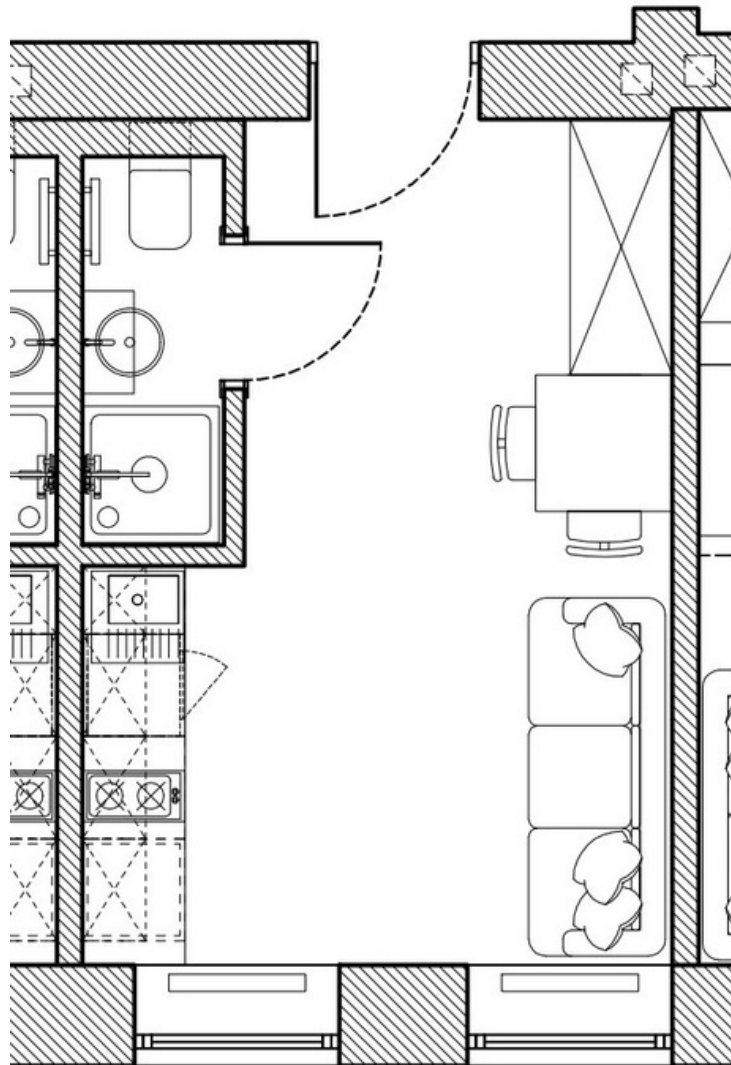
PARK

KAMIENICA PIŁKARZA 2
APARTMENT NO 136
VIEW ON THE STREET
III FLOOR
AREA - 12,77



STREET

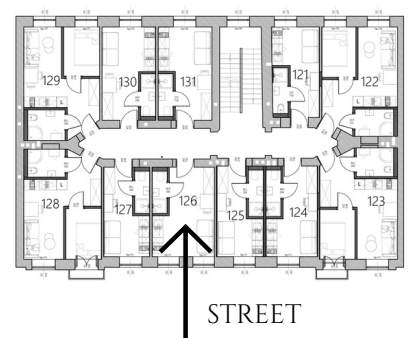
TURNKEY PRICE: 255 000 PLN
MONTHLY PROFIT: 1 200 PLN



VIEW ON THE STREET

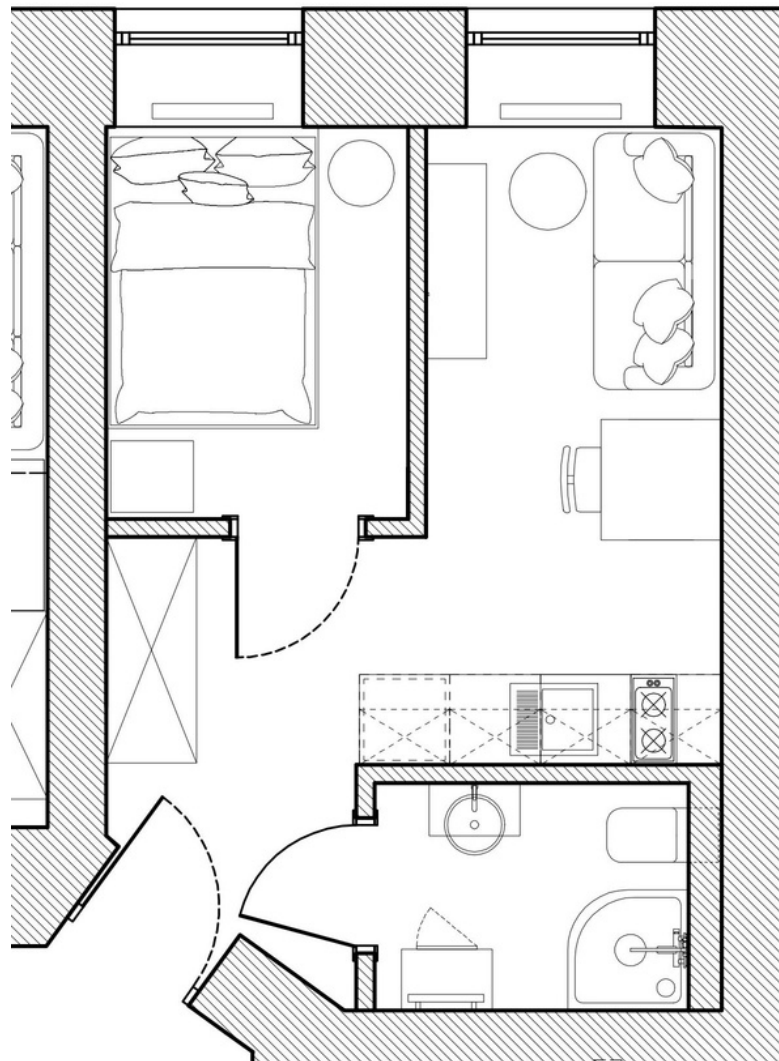
PARK

KAMIENICA PIŁKARZA 2
APARTMENT NO 126
VIEW ON THE STREET
II FLOOR
AREA - 17,19



TURNKEY PRICE: 295 000 PLN
MONTHLY PROFIT: 1 400 PLN

VIEW ON THE PARK



KAMIENICA PIŁKARZA 2
APARTMENT NO 102
VIEW ON THE PARK
GROUND FLOOR
AREA - 22,99





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