



KAMIENICA PIŁKARZA





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WE WILL TAKE CARE OF YOUR RETIREMENT,
NO MATTER WHEN YOU RETIRE

Thank you for your interest in purchasing an investment apartment in **Kamienica Piłkarza** and we invite you to read the details of our offer.

Kamienica Piłkarza is a unique and elite project where we sell apartments among a **trusted group of investors, acquaintances, and friends** in our fully revitalized tenement houses in the **center of Łódź**.





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WHY IS KAMIENICA PIŁKARZA THE BEST CHOICE WHEN YOU'RE LOOKING FOR A BENEFICIAL INVESTMENT? I ?

- HANDS-OFF MANAGEMENT:

Our clients only need to check if the money has been received from us on the 10th of each month. We take care of everything else.

- TRUST:

The project is backed by Adam Grzyski, who has 20 years of experience in the real estate industry and has been the owner of amateur football competitions in Warsaw for 26 years through Ligowiec.pl. He is also a co-owner of the Kamienica Piłkarza project.

- CERTAINTY:

We are not a typical developer, so we don't sell all available apartments in the tenement house. We keep some of them, ensuring high-quality renovation of the building conducted by us and investment stability.



DO YOU HAVE TO BE A FOOTBALL PLAYER TO BUY AN APARTMENT FROM US?

No, but our offer is also excellent for a football player who, throughout their sports career, can accumulate a portfolio of real estate providing a secure and steady income.

Rental income provides a stable guarantee of maintaining a similar, high standard of living in the future without the need for active work.

You can find more on this topic in the recordings available on our YouTube channel. Search for us by entering the keyword "Kamienica Piłkarza".



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10 REASONS WHY US:

- 1 - You buy a **fully finished and equipped** apartment from us, meaning it's ready to move in. This means you have nothing to worry about.
- 2 - The apartment you buy from us is your property, but you can opt for our **rental management** and remain under constant, caring supervision.
- 3 - Our experienced team manages over **200 apartments**, allowing you to focus solely on checking the incoming funds into your account.
- 4 - All apartment owners in our buildings have a similar approach to life and investment. This ensures **consistency in management and the atmosphere of the tenement**.
- 5 - The profitability of our apartments, after considering management costs is around **6-7%**.
- 6 - We are **the guarantors of the entire transaction** and management agreement - the owners who have a package of their own apartments in the building.
- 7 - Over almost 3 years, we have sold over 200 apartments in several of our tenements, relying solely on recommendations and word of mouth - **without conventional advertising** and the help of real estate agencies.



8 - We have **100% of our clients' apartments rented out** (at previously assumed prices), which are highly popular and attractive among tenants.

9 - The apartments are finished **to a high standard** - suitable for rental. In our projects, we have trusted reputable brands such as Gerda (entrance doors), Flügger (paints), DRE (internal doors), as well as Ikea and Leroy Merlin (furniture and kitchen fittings).

10 - The price of the apartment includes **absolutely all equipment** (furniture, household appliances, decor, etc.). The buyer incurs **NO** additional costs.



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WHY ŁÓDŹ?

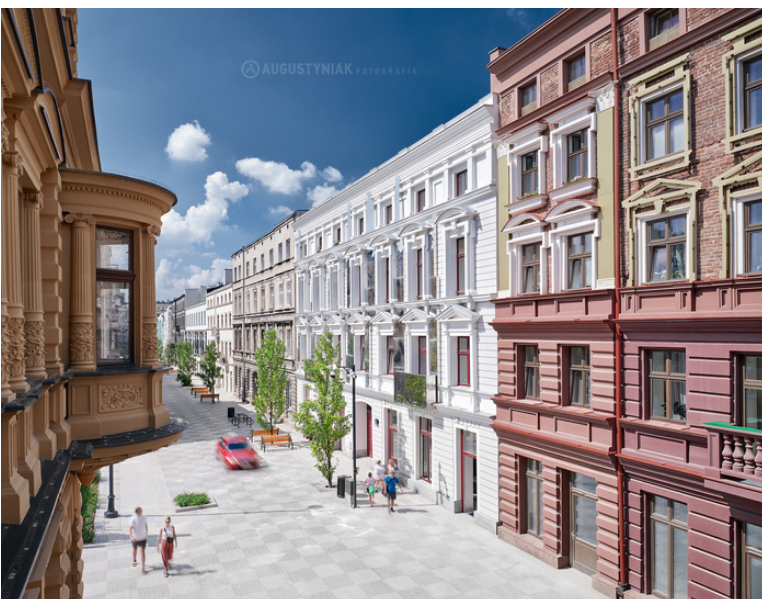
- The city of Łódź is undergoing **large-scale revitalization of the entire city center** (streets, sidewalks, tenement houses, etc.), investing significant funds in this endeavor on a national scale.

- **Construction of a metro is underway beneath the historic tenement houses** in the city center, which will significantly impact property prices. Two of our tenement houses are located just 200 meters from the planned metro station!

- **Łódź is the last major city in Poland where you can buy an apartment in the strict center** in a restored tenement house at a reasonable price. In Krakow, Gdansk, or Warsaw, this is practically impossible or requires enormous financial investment.

- The tenement houses are located **in the historic part of the city center** where developers can no longer build. Renovated tenement houses are much more attractive than blocks, which quickly age.

- The general renovation of the tenement house involves leaving **only solid, brick walls with a thickness of over half a meter**, resulting in an almost new building after replacing the remaining elements.



- Apartments in tenement houses have ceilings **ranging from 3 to 3.5 meters in height**. Even small-sized apartments have ample space, setting them apart from developer apartments of similar dimensions.

- Our small apartments are **fully legal, with their own Land Register and share in the land**. In contrast to new construction, where this is not possible because the minimum area is then 25 m².

- It is our firm belief that tenement houses possess a **unique soul and beauty** that can endure for centuries.



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KAMIENICA PIŁKARZA NO. 1

This is the first tenement house within the project, located at 51 Legionów Street in Łódź. It's literally just a **4-minute walk from Manufaktura - the most beautiful shopping center in Poland**. A bit further away is the revitalized **Plac Wolności (Freedom Square)**, which marks **the beginning of the historic part of Piotrkowska Street**. **Legionów Street itself is also undergoing revitalization** along with many surrounding tenement houses, creating the unique charm of this area.

The key advantage of the location is the station of the **ongoing construction of the Łódź metro - Łódź Polesie**, which is only about **200 meters away from our tenement house**. In this tenement house, we have street-level commercial premises, as well as many of our own apartments that will stay with us for a long time.

We have replaced all installations in the tenement house and connected it to the central district heating system. It's worth noting that **100% of the apartments we sold to our clients have been rented out since September 2021** at previously assumed prices. Currently, apartments can only be purchased there from the secondary market.





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KAMIENICA PIŁKARZA NO. 2

The second tenement house is located in **the southern part of the Łódź city center, a short distance from Piotrkowska Street**. The tenement house has its own **green area** and a **private entrance directly to the revitalized park**, which is a huge rarity in the city center. It is situated on a quiet, peaceful, and one-way street.

The vicinity boasts many important places for future tenants, such as **Galeria Łódzka (shopping center)**, the cultural and entertainment center www.piotrkowska217.pl, **the National Film, Television, and Theatre School** (600 meters from the tenement house), and the famous **Księży Młyn complex**. Many company headquarters are also located nearby.

The tenement house mainly consists of **small, compact apartments, ideal for rental**. The sale of apartments has already been completed, and all apartments have been rented out in 2022.





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KAMIENICA PIŁKARZA NO. 3

The third tenement house, which we are revitalizing as part of the **Kamienica Piłkarza** project is located near **Staszica Park** and the **Łódź Fabryczna railway station**, also known as the **New Center of Łódź**. In the immediate vicinity, there are many office buildings, schools, and universities, ensuring a high interest in renting in this area.

The tenement house comprises compact apartments, which will ensure a lack of rental problems. In addition to its **perfect location**, the building will stand out with a **beautiful facade** that emphasizes the unique shape of the structure. The particularly exceptional bay window will catch the eye.

The building has undergone a **comprehensive renovation of common areas and the replacement of all installations, including connection to the municipal central heating system**. The sales process is in its final stages, with apartments available either fully finished or in a developer's standard condition.





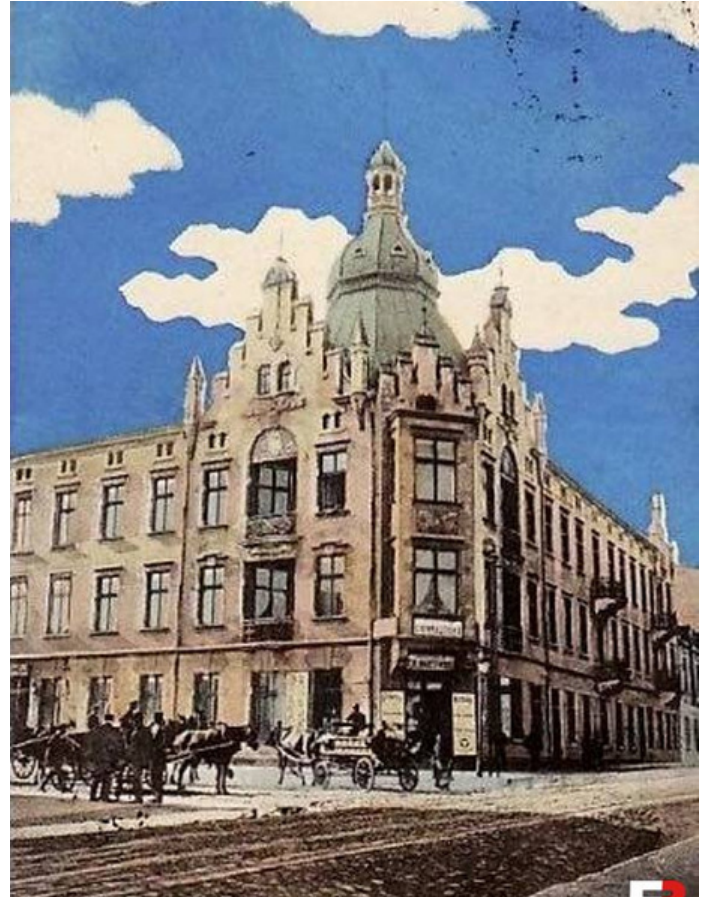
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KAMIENICA PIŁKARZA NO. 4

The sale of Kamienica Piłkarza No. 4 has recently begun, located in an equally ideal location, close to the Łódź Polesie **metro station (Łódź will soon have its metro!)** and next to the most beautiful shopping center in Poland, Manufaktura. It's an exceptional location, not far from our iconic Kamienica Piłkarza No. 1.

The building where you can purchase an apartment has a remarkable history, which has been described in the guidebook "Polska niezwykła" (Extraordinary Poland). It's worth mentioning that this building housed, among other things, a house of prayer, and during the First World War, it served as the headquarters for the military commander.

KP4 itself will be one of **the most beautiful tenement houses in the area**. Its character will be defined by the restored facade, under the supervision of a conservator of monuments, adorned with numerous decorations, as well as magnificent and rich staircases.



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GNIEŹNIEŃSKA

G26 PROJECT

The G26 PROJECT is our next tenement house project, where you can also buy a fully renovated and furnished apartment ready to move in, which we will also take care of. It is located **near the Manufaktura shopping center (900 meters)**. An important asset of this building, besides its location, is its compact size and structure, as it consists solely of small apartments.

We are in an advanced stage of renovation and replacement of important installations in the building, such as sewage pipes, ventilation, and electrical wiring. Some staircases have already been renovated, and the rest will be renewed in the near future. The building has a gated entrance and modern intercom systems.

An important piece of information is that the apartments are slightly cheaper than in our flagship investments. The price of the apartment does not include, among other things, the cost of facade renovation, which will be financed by the housing community from the renovation fund in the coming years. Crucial for customers is the fact that **the apartments belong either to us or to our clients** who approach this project purely as an investment. Therefore, every owner is and will be actively interested in beautifying the tenement house.





KAMIENICA
PRZY PARKU

TENEMENT HOUSE BY THE PARK

We also have the last few apartments for sale in the **TENEMENT HOUSE BY THE PARK**, located in Łódź, on Przybyszewskiego Street, about a hundred meters from Piotrkowska Street. Opposite this tenement house is the beautiful and well-maintained Reymont Park. About three hundred meters from our property are **the revitalized Geyer Gardens**, where you can enjoy the offerings of numerous restaurants.

In the Tenement House by the Park, we plan to sell the last few apartments, keeping the majority for ourselves. We are in the process of replacing important installations in the building, such as electrical, plumbing, and ventilation systems. We are slowly starting the renovation of the staircases (we have already replaced the windows in some of them).

We have a **closed courtyard with surveillance cameras in the tenement house**. There are numerous parking spaces and garages on the premises that tenants can rent. Because the price of the apartment does not include facade renovation, we can offer you a slightly cheaper option. Due to our long-term plans for the tenement house, apartments here are also a good and safe capital investment.

An important piece of information is that the general renovation of Przybyszewskiego Street is coming to an end, which will further increase the value of apartments in our tenement house.



10/14

Sales Office:
14 Włókiennicza Street
zip code: 90-211 Łódź



Kamienica Pilkarza

adam@kamienicapilkarza.pl
+48 514 - 444 - 101
www.kamienicapilkarza.pl



KAMIENICA
PRZY SZPITALU

TENEMENT HOUSE BY THE PARK

TENEMENT HOUSE BY THE HOSPITAL is our next alternative project, offering compact apartments in an insulated tenement house opposite the largest specialist hospital in Łódź, the Mikołaj Pirogow Provincial Hospital.

Located in a quiet area, 400 meters away from the Legionów Park. The nearest bus stop is a 5-minute walk away. All installations in the entire tenement house will be replaced: electrical, plumbing, ventilation, and new windows have already been installed.





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WWW.POMAGA.MY

For years, our company has been involved in numerous charitable activities, recently consolidated under the slogan **Pomaga.My** (visit the website: www.Pomaga.My). **Adam Grzyski and Anna Niemczyk-Grzyska**, leading their companies for 25 years (in addition to Kamienica Piłkarza, Ligowiec.pl, and the real estate agency Domy w Podkowie), **have repeatedly helped and organized many charitable initiatives** for those in need. Their trademark has been and continues to be charity matches, where participants help those in need while also having the opportunity to compete on the field with well-known figures from the world of sports and business.

Adam and Ania Grzyski were also recognized for their assistance to Ukrainian refugees. In the early days of the war, they decided to give up their real estate agency in Podkowa Leśna and organize what was probably the first **"shop for 0 złotych"** in Poland. It wasn't just an ordinary store but a place where mothers fleeing war with their children regained their dignity and, over time, their smiles. For many months, they helped a vast number of people affected by the war, a contribution appreciated by the jury of the Żurawie Powiatu Grodzkiego competition.

As Kamienica Piłkarza, we support all Pomaga.My initiatives and warmly invite you, along with a large group of volunteers, to participate in future events.



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zip code: 90-211 Łódź



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adam@kamienicapilkarza.pl
+48 514 - 444 - 101
www.kamienicapilkarza.pl



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URODZINY KAMIENICY PIŁKARZA

Every year, we celebrate an event that commemorates the years of our company's operations. It's the perfect occasion to recap our past actions and discuss future plans. At the Third Birthday of Kamienica Piłkarza, we had the opportunity to get to know our clients better and strengthen our relationships in a family atmosphere.

The last edition was honored with the Patronage of the Mayor of Łódź - Hanna Zdanowska. We had the chance to listen to an inspiring conversation led by Sergiusz Ryczel (the event host) with Mr. President - Adam Pustelnik. The event was further enhanced by a performance by actor Paweł Burczyk.

The event was supported by many partners: Kamienica Hilarego Majewskiego, where a guided tour took place, and Paweł Augustyniak, who donated his own calendar with Łódź photographs for auction. The whole event took place in the beautiful interiors of the Grand Hotel.



PREZYDENT MIASTA ŁODZI
HANNA ZDANOWSKA





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BELOW ARE SOME SAMPLE PHOTOS FROM OUR INVESTMENTS:





IN SUMMARY, APARTMENTS IN KAMIENICA PIŁKARZA ARE A GOOD IDEA FOR INDIVIDUALS WHO ARE AWARE OF INVESTING FOR THEIR RETIREMENT BUT COMPLETELY LACK THE TIME TO TAKE CARE OF IT THEMSELVES AFTERWARDS.

Adam Grzyski

CONTACT:

ADAM GRZYMSKI: 514 - 444 - 101
ADAM@KAMIENICAPILKARZA.PL
WWW.KAMIENICAPILKARZA.PL

BUSINESS DETAILS:

KAMIENICA PIŁKARZA SP. Z O.O.
51/LU.3 LEGIONÓW STREET
ZIP CODE: 91-069 ŁÓDŹ
NIP: 727-284-52-64
REGON: 387155151
KRS: 0000862759

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 /KAMIENICAPILKARZA

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