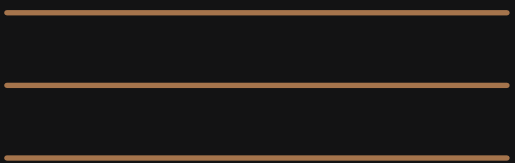


ELEKTROUNIA
GARBARY



SPACES OF EXCELLENCE FOR CONNOISSEURS OF LIFE

Elektrovnia Garbary is a project from the prestigious ROBYG Grand Selection line – a collection of investments that represent the essence of a sophisticated lifestyle. A proposition for those who not only seek the highest standards, but also an authentic experience of everyday life surrounded by luxury, aesthetics and harmony.

Grand Selection comprises specially selected projects where modern architecture meets local heritage, and every aspect of the estate – from the quality of the finish to the choice of materials – has been designed with the comfort of residents in mind.

The philosophy behind the Grand Selection line combines thoughtfully selected locations, proximity to nature with access to city life, prestigious places and cultural events.

New city energy



The photograph comes from the Raczyński Library's collection.

THIS IS WHERE HISTORY DRIVES THE FUTURE

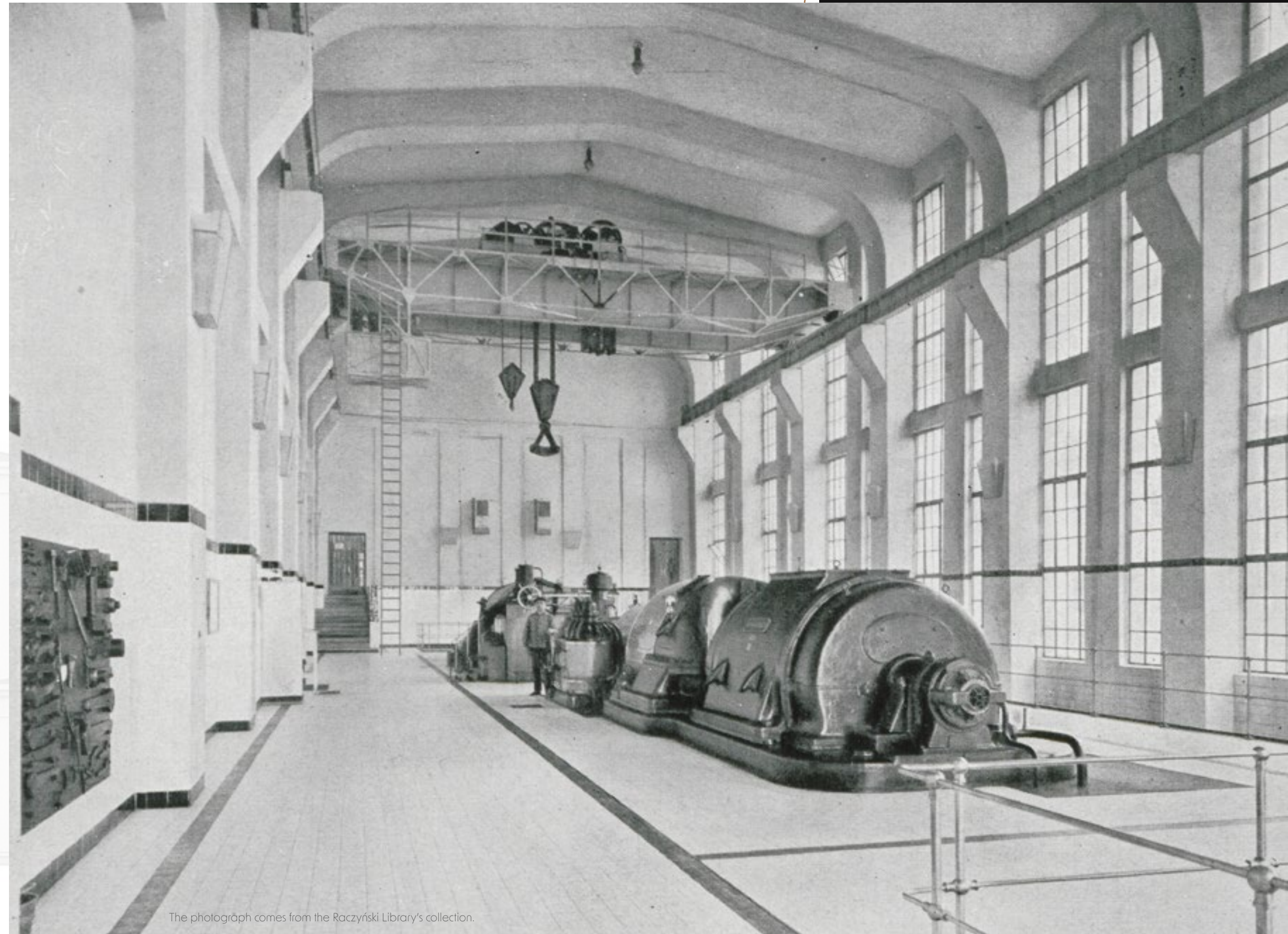
Elektrovnia Garbary is a luxury development in the heart of Poznań, on the site of a former heat and power plant, located on a river spit surrounded by the Warta River on two sides. The project involves revitalisation of historic buildings and simultaneous construction of modern apartment buildings, transforming the area into a vibrant residential and commercial district. The exceptional design and luxurious finishes will make it a place for people who value prestige, comfort and aesthetics. A unique atmosphere and inimitable ambience will give the location a new identity.

There, the legacy of modernist industrial architecture blends with the needs of contemporary residents, creating a space for the most discerning residents.

THE PLACE WHERE MODERN POZNAŃ BEGAN

Launched in 1929, the former Garbary Heat and Power Plant was one of the most important symbols of modernity in interwar Poznań. Located in the northern part of Ostrów Tumski, in the immediate vicinity of the Warta River and railway tracks, it was the heart of the city's energy infrastructure. The power plant supplied electricity and, from 1965 onwards, heat to homes, workplaces and public institutions, becoming an integral part of the daily life of Poznań's residents.

The architecture of the complex, maintained in the spirit of industrial modernism, combined functionality with aesthetics – brick facades, chimneys and austere forms reflected an era of pride in progress and technology. For decades, the Garbary Heat and Power Plant supplied the city with energy and helped shape its identity.



The photograph comes from the Raczyński Library's collection.



A LEGACY THAT WILL LAST FOR DECADES

Before the power plant and, later, the combined heat and power plant was built here, the area served a completely different, strategic function. From the 19th century until the beginning of the 20th century, during the Prussian and German partitions, Poznań was one of the most important defensive outposts in the region. The city was surrounded by a system of fortifications - the so-called Poznań Fortress - one of the largest fortification complexes of its kind in Europe, composed of defensive infrastructure and military depots. The Roon Fort redoubt, preserved on the investment site, serves as a reminder of this location's unique history.

The Elektrovnia Garbary investment will combine the multi-layered history of a place that has played a key role in the life of Poznań for nearly 200 years - first as a defensive bastion, then as a source of energy and heat, and today as a living space.



GENERATOR 2



NEW ENERGY IN THE HEART OF POZNAŃ

Due to its location and standard, Elektrovnia Garbary is a unique project. Just 800 metres away from the Old Town, directly on the river, overlooking the Citadel and the Relief Canal, apartments designed for the most discerning residents will be built.

Modern buildings with diverse architecture referring to the historical context of the place will be built here, as well as leisure and entertainment areas, green spaces, restaurants and shops. The former coal yard will become a meeting place for the residents of Poznań. It will feature a preserved gantry crane, which will emphasise the unique industrial style of the investment. All this in the surroundings and interiors of revitalised historic buildings.

Elektrovnia Garbary will be an open space serving as a cultural melting pot against the backdrop of a peaceful rhythm of quiet life.





A HERITAGE THAT INSPIRES

Elektrovnia Garbary will stand out for its architectural mastery and flair – this prestigious development will blend harmoniously into the unique atmosphere of the location and make the most of its potential.

The architecture of Elektrovnia Garbary combines industrial heritage with modern design. The austere forms of the historic buildings provide a unique backdrop for the new residential buildings. The new buildings refer to the multi-layered history of the place, while offering luxurious interiors and high standard apartments. Not only does the design draw inspiration from elements of the former power plant, but it also uses them in interiors and public spaces.

The thoughtfully planned layout creates a cohesive, dynamic urban fabric that breathes history but lives in the present.

INFRASTRUCTURE THAT OPENS UP THE CITY

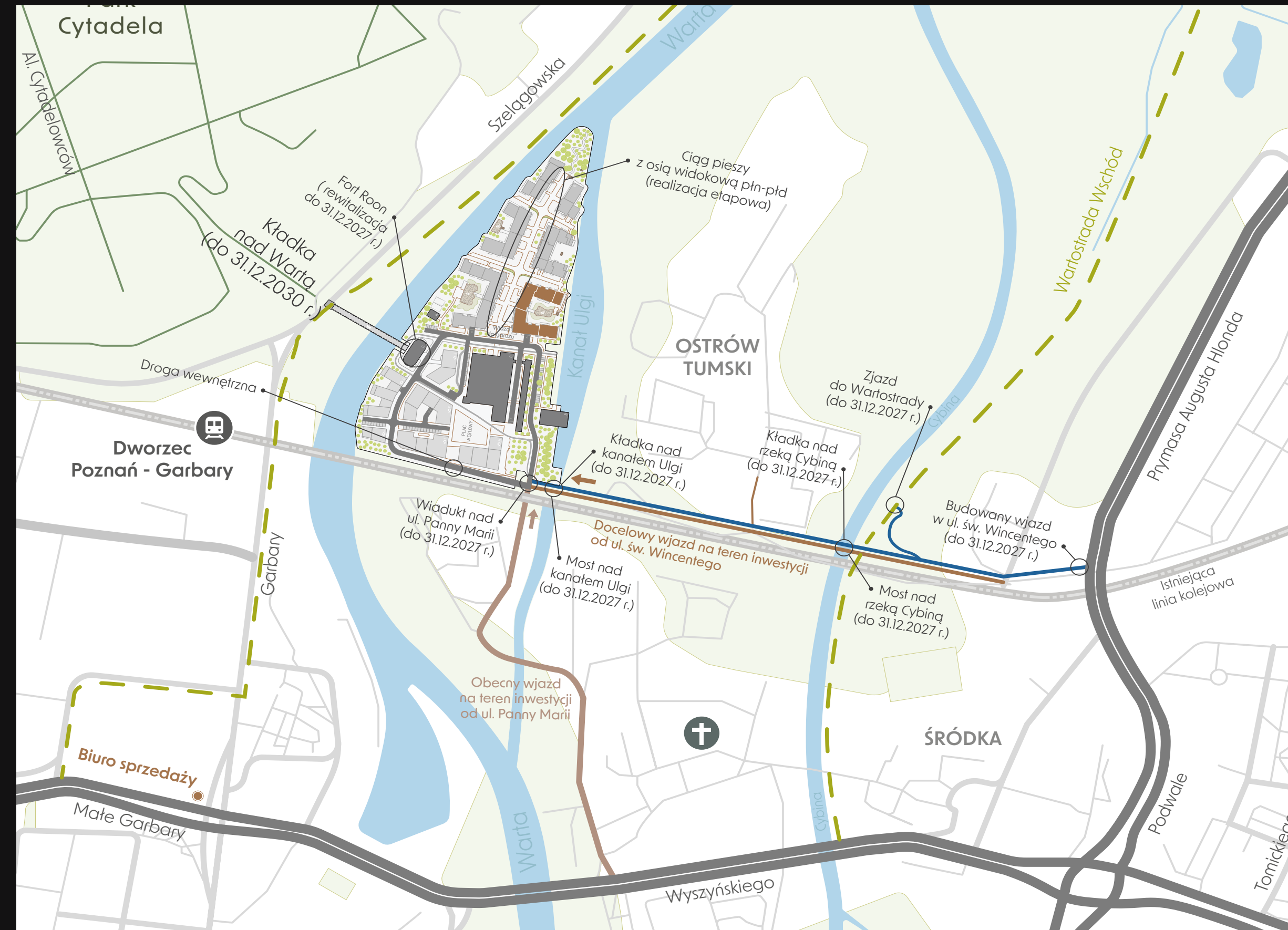
The Elektrovnia Garbary project aims to create not only a place to live, but also a dynamic commercial space with retail and restaurant premises. The goal is to provide residents with unprecedented comfort. All the advantages can be summed up in one simple phrase: "everything is within easy reach".

The investment will open up a previously forgotten part of the city and provide convenience and safe connectivity for residents and visitors thanks to the infrastructure solutions being developed:

- Footbridge and cycle path over the Warta River.
- Flyover above Panny Marii Street.
- Bridges.
- New Św. Wincentego Street, which will serve as the main entrance to the estate.

Elektrovnia Garbary is a true bridge between history and modernity. It will be a vibrant new spot on the map of Poznań, full of urban energy – a trendy meeting place connecting the past with the future.

A bridge between history and modernity





HIGHEST STANDARD

OF THE ESTATE

- ▣ **Unique design** — a timeless investment on the site of the former Garbary Heat and Power Plant, which will create a new, vibrant district.
- ▣ **Tranquillity and intimacy** — no vehicle traffic within the estate, thoughtfully designed walking paths and a location on a river spit encourage people to take daily strolls.
- ▣ **Interiors with the soul** — common areas designed by an interior architect using top-quality materials and elements from the former heat and power plant.
- ▣ **Luxury from the very first step** — a representative lobby with a concierge, finished with luxury materials.
- ▣ **Premium style activities** — modern fitness area covering nearly 90 m² for the residents' exclusive use.
- ▣ **Privacy and security** — buildings with access control, equipped with an extensive surveillance system using state of the art technological solutions.
- ▣ **Relaxation with a view on the water** — lush green patio with plenty of places to relax, overlooking the Relief Canal.
- ▣ **Everyday amenities** — electric car charging stations and storage rooms for parcels, prams and bicycles, reserved for residents only.
- ▣ **Quality warranty** — the developer's expertise, certified quality of the materials, and the manufacturer's warranty for the equipment used in the building.





HIGHEST STANDARD

OF THE APARTMENTS







- ▣ **Private relaxation space** — each of the apartments is equipped with a large, spacious balcony, loggia or a terrace of even over 100 sqm.
- ▣ **Luxurious ceiling height** — above-standard ceiling height, from app. 280 cm to app. 310 cm, giving a sense of space.
- ▣ **Acoustic comfort** — brick partition walls with soundproofing properties in each apartment.
- ▣ **Security and appearance** — noise-insulating anti-burglary doors with an above-standard height of approximately 210 cm, installed with individual lighting and wooden thresholds.
- ▣ **Maximum exposure to daylight** — panoramic wooden triple-glazed windows with high thermal insulation properties, with the option of anti-smog filters.
- ▣ **Optimum finishing** — walls and ceilings painted white in two layers to accelerate finishing of the apartment, as well as other amenities and facilities.
- ▣ **Comfort and functionality** — preparation for the installation of air conditioning in selected apartments on the top floor and electrically controlled sun blinds in the ground floor and top floor apartments.
- ▣ **Convenience at the reach of your hand** — concierge call function from all apartments.
- ▣ **Natural relaxation zone** — ground floor apartments have gardens of nearly 70 m², providing an opportunity to relax nearby the water and the nature.



STATE OF THE ART CONSTRUCTION

ROBYG Smart House System by Keemple in the Platinum Standard

State of the art technology in the price of your apartment.

- Remotely controlled lighting. 
- Remotely controlled heating and temperature. 
- Remotely controlled multimedia. 
- Remotely controlled sun blinds. 
- Door and window opening sensors, motion control sensors. 
- Wireless camera enabling surveillance of the flat. 



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Download the Keemple application to your smartphone and enjoy full control.



PHOTOVOLTAIC PANELS
powering the common areas
and reducing the building
maintenance costs



LED LIGHTING
in common areas



VIDEO INTERCOM
with a colour display in all
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LOW-NOISE ELEVATORS
with the electricity recovery
technology, from renowned
manufacturers



SENSORS
of dusk, motion and
astronomical clocks controlling
the building's installations



**REGISTRATION PLATE
RECOGNITION SYSTEM**
at the garage entrance



GSM MODULE
opening the garage entrance
gate



ANTI-ICING SYSTEM
at the garage entrance



**HOUSES FOR BIRDS AND
INSECTS**
to protect biodiversity

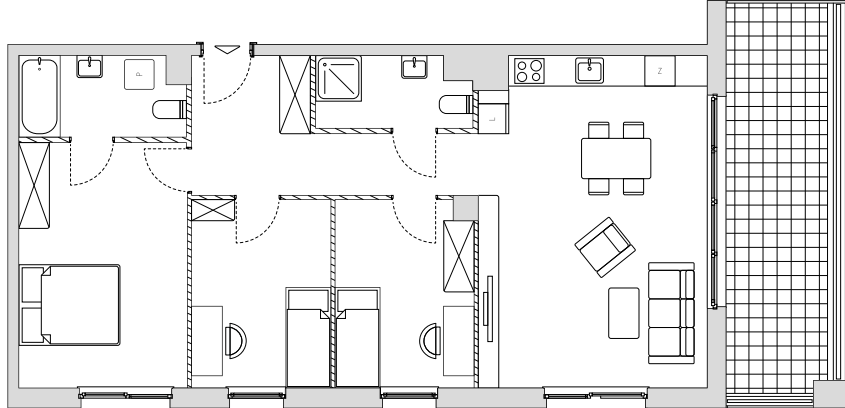


**BICYCLE REPAIR STATIONS,
bicycle racks and bicycle
storage room**



CHARGING STATIONS
for electric vehicles

EXAMPLES OF APARTMENTS



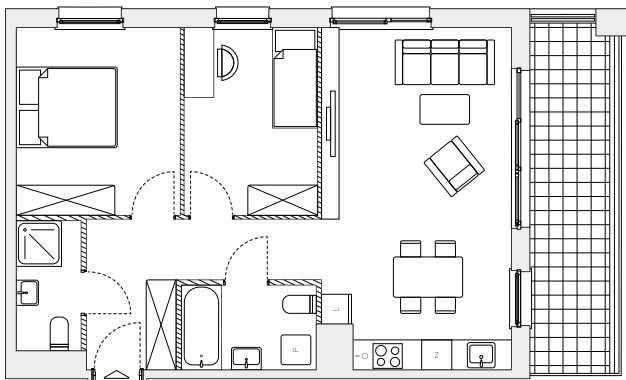
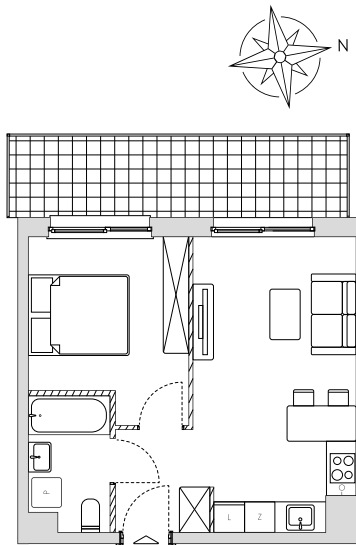
3 - bedroom apartment

85,64 m² 15,44 m²



1 - bedroom apartment

36,04 m² 10,74 m²



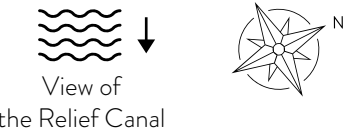
2 - bedroom apartment

65,25 m² 11,27 m²



3 - bedroom apartment

115,02 m² 84,18 m²
5,83 m² | 5,18 m² | 8,04 m²



AVAILABLE APARTMENTS AREAS

Studio - 26 m ² - 43 m ²	2-bedroom - 55 m ² - 88 m ²
1-bedroom - 36 m ² - 43 m ²	3-bedroom - 80 m ² - 141 m ²













NEW INVESTMENT, PLENTY OF POSSIBILITIES

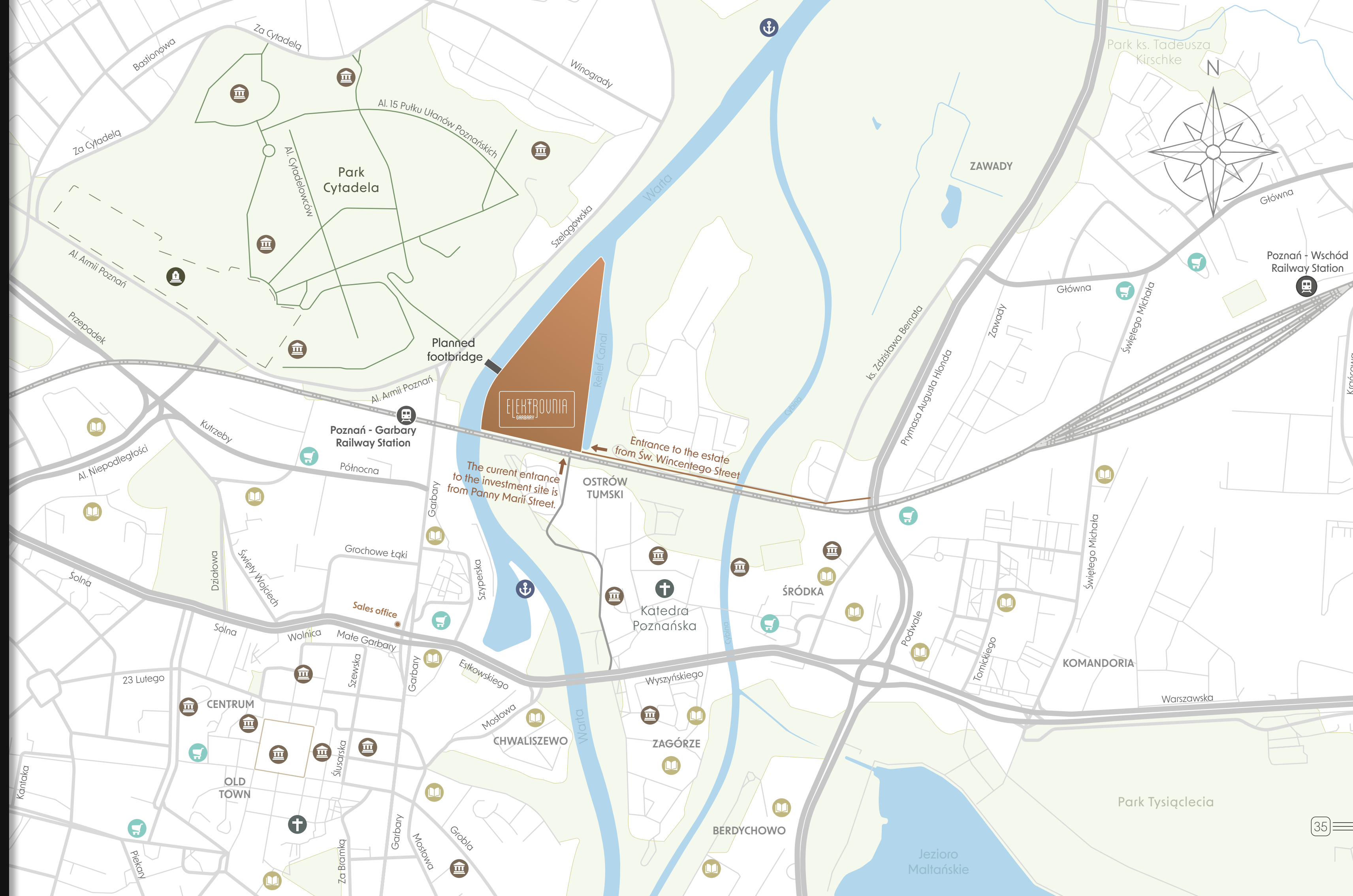
Elektrovnia Garbary is being built in one of the most unique locations in Poznań – on Ostrów Tumski, in the immediate vicinity of the Warta River. Major landmarks such as Poznań Cathedral, the Old Market Square, the Poznań Gateway educational centre, Śródka – one of the city's most charming districts – and recreational areas along the Warta River, ideal for walking, cycling or relaxing in the fresh air, are all within a walking distance.

Excellent transport links to the centre of Poznań, proximity to universities, cultural facilities, restaurants and green areas make Elektrovnia Garbary not only a prestigious investment, but also an ideal place to live, work and relax – in the rhythm of the city, but away from its hustle and bustle.

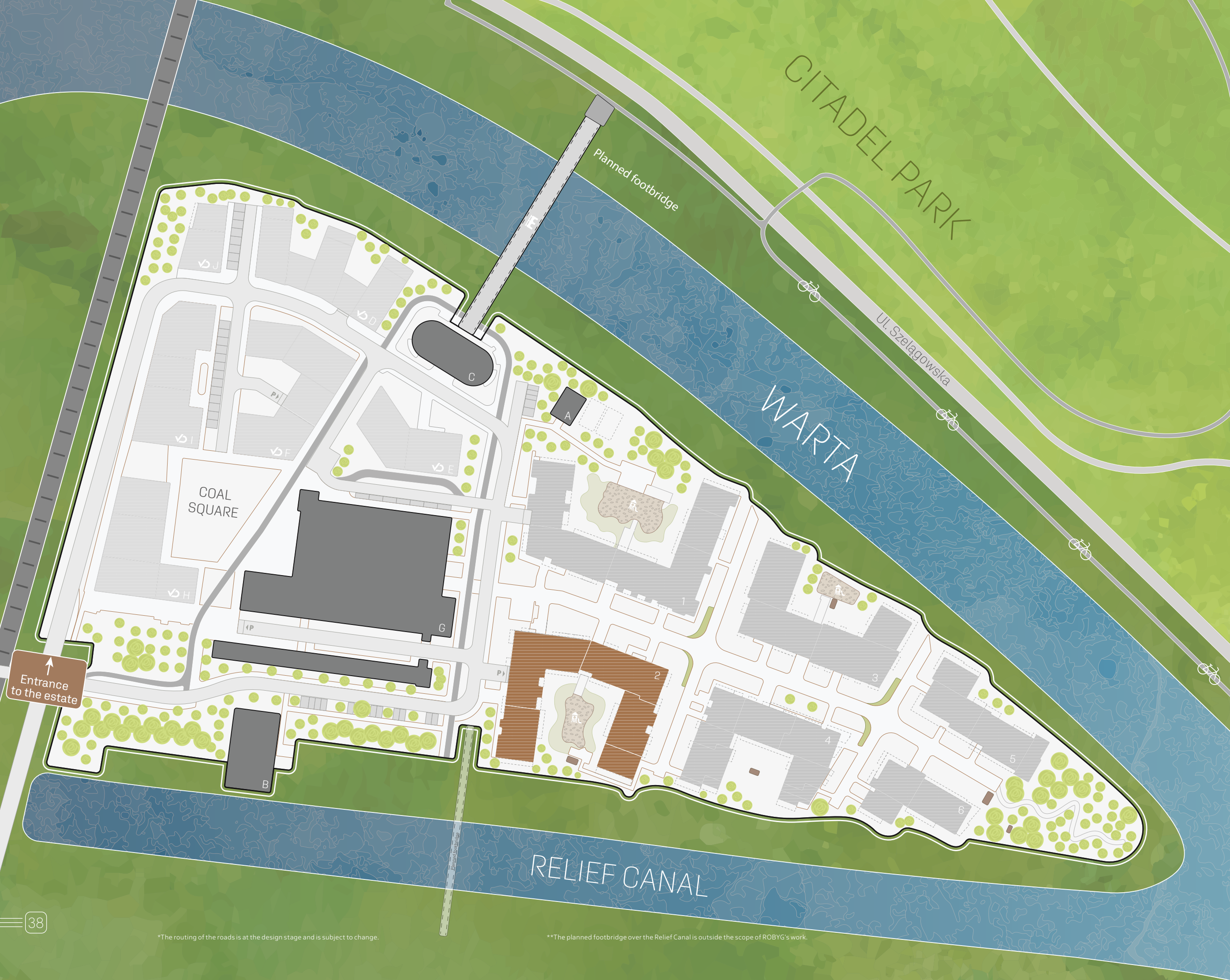


URBAN RHYTHM WITH A GREEN BREATH

-  Educational institutions
-  Supermarkets and shopping centres
-  Cultural facilities
-  Marinas
-  Railway stations
-  Churches
-  Cemetery
-  Streets and roads
-  Railways and PKM (Poznań City Railways)
-  Green areas







ESTATE PLAN

- Buildings available for sale
- Planned buildings
- Buildings to be revitalised
- Natural greenery
- Citadel Park
- Warta River | Relief Canal
- Playgrounds
- Cycling paths
- Squares
- Pavements
- Planned footbridge
- Underground garage entrance

Citadel Park		3 min
Poznań Garbary Railway Station		5 min
Ostrów Tumski Cathedral		10 min 4 min
Old Market Square		20 min 8 min
Malta Lake		16 min
Main Poznań Railway Station		12 min
Poznań Ławica Airport		20 min

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