




# PIĄTKOWO

R E S I D E N C E



True luxury is the harmony between comfort,  
tranquility, and urban energy. Piątkowo Residence  
is where these values come to life.

# Peace and elegance in the heart of Piątkowo

Nestled in Poznań, Piątkowo Residence is an exclusive enclave of urban villas.

It is located in Piątkowo, on a quiet internal street, surrounded by low-rise single-family homes and a multi-family housing estate, between Obornicka and Wojciechowskiego streets.

A unique blend of high quality for demanding clients, an intimate feel, comfort, and superb access to the city center or the vibrant restaurant scene of Jeżyce.





## Piatkowo Residence

This development consists of four three-storey urban villas, each containing 21 apartments ranging from 40 m<sup>2</sup> to 107 m<sup>2</sup>. The buildings are spaced 17 metres apart and surrounded by lush greenery.

This exceptional estate was crafted for those who value distinctive design, bespoke interiors, and enhanced privacy – discreetly supported by concierge service.

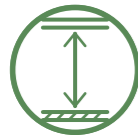
Select apartments boast generous gardens of up to 130 m<sup>2</sup> and rooftop terraces reaching 60 m<sup>2</sup>.

Every building features an elevator that provides access to a dedicated underground parking area, along with a quiet, off-building fitness zone available to residents.

# Enjoy comfortable living.



**Comfort** – The pleasure of living in a private apartment, without the worry of maintenance costs typical for houses.



**Apartment-level ceiling height** – "With ceiling heights ranging from 280 cm to 320 cm, each apartment offers a truly elevated living experience – enhanced by superior air circulation and natural light.



**Privacy** – Large distances between buildings (17 metres) and only 21 apartments per building.



**Safety** – A private gated community offering concierge service, controlled access, and a comprehensive monitoring system.



**Rooftop terraces** – Finished with composite decking, combining aesthetics, durability and ease of maintenance.



**Large gardens**, up to 130 m<sup>2</sup>, offer space for exclusive use.



**Electrically controlled external blinds on the ground floor** – ensuring comfort and security for ground-floor residents.



**Air conditioning installation for larger apartments** – a solution that allows for efficient installation of an air conditioning unit.



**Green common areas** – full of biodiverse vegetation, creating an ideal place for relaxation and social gatherings.



**Elegant and durable finishes** – common areas crafted by an interior architect exclusively for the development and adorned with noble materials, including stone, steel, and glass..



**ROBYG Smart House by Keemple** – A modern solution enabling remote control of lighting, heating, air conditioning, blinds, and other systems.. All accessible through a mobile app.





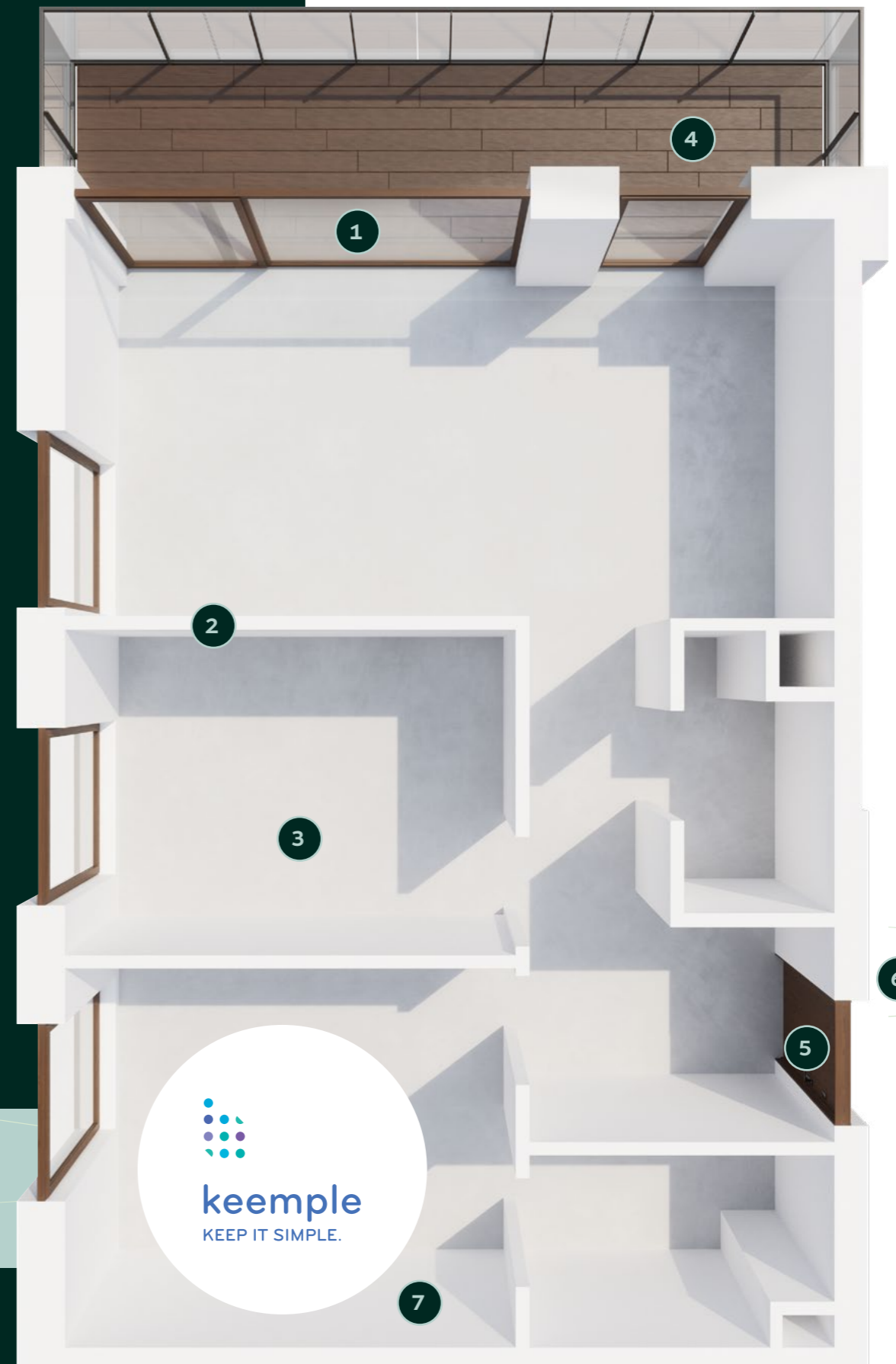
A space that elevates the  
comfort of living to a higher  
level.

# Standard

- 1 Triple-glazed, panoramic windows, approximately 220 cm high, ensuring abundant light.
- 2 Masonry partition walls with soundproofing properties.
- 3 Walls and ceilings double-painted white.
- 4 Finished terraces and balconies.
- 5 Extra-height, sound-insulating, anti-burglary doors, approx. 220 cm high, with individually designed door panels.
- 6 Videophone.
- 7 ROBYG Smart House by Keemple.



**Warranty – includes the developer's experience and manufacturer guarantees on all materials and devices used in the building.**



# Modern architecture

The high standard of this development goes beyond just aesthetics, encompassing advanced technological solutions, premium materials, and meticulous attention to detail, ensuring that every day in your new home is a joy.

## ROBYG SMART HOUSE system by Keemple, Silver standard.

Modern technology included in the price of your apartment.

- ✓ Remote lighting control.
- ✓ Remote heating and temperature control.
- ✓ Remote control of multimedia.
- ✓ Sensors for detecting door and balcony window open/close status.



**keemple**  
KEEP IT SIMPLE.

You will receive the Smart Home system at no extra cost upon apartment handover.

Download the Keemple mobile app to your phone and take full control.



**PHOTOVOLTAIC PANELS**  
Power common areas and reduce building maintenance costs.



**LED LIGHTING**  
In common areas



**TRIPLE-GLAZED WINDOWS**  
Provide thermal and acoustic insulation.



**SILENT-RUNNING ELEVATORS**  
Featuring energy recovery technologies supplied by leading manufacturers.



**SENSORS**  
Twilight sensors, motion detectors and astronomical timers automate building systems.



**GSM MODULE**  
For opening the garage door.



**INTEGRATED ANTI-ICING SYSTEM**  
At the entrance to the underground garage.

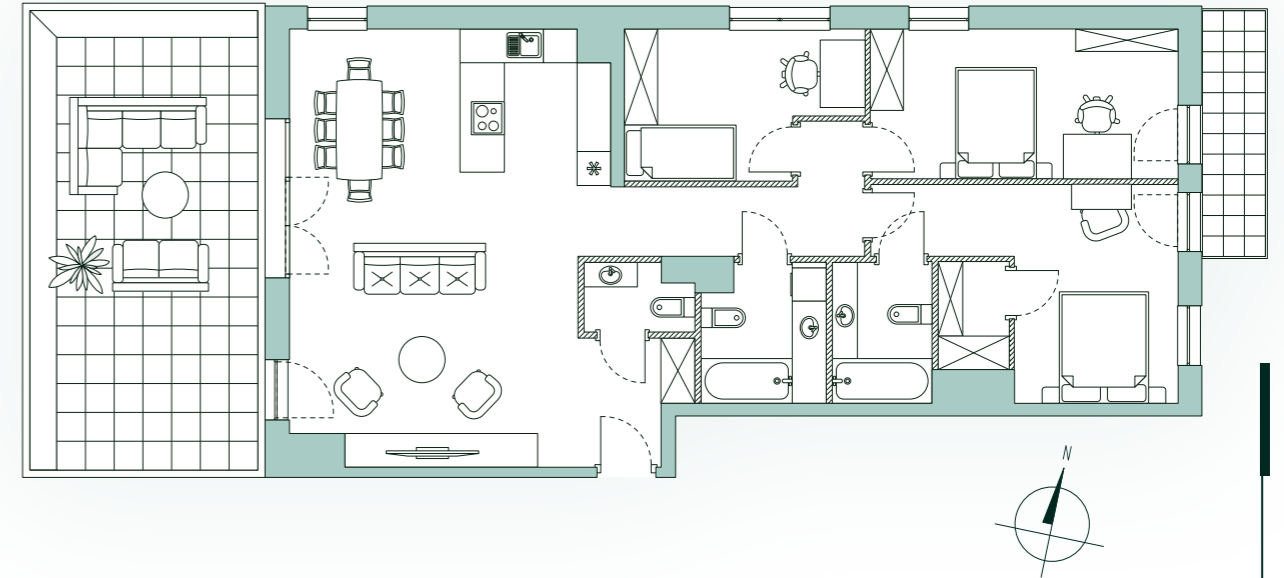
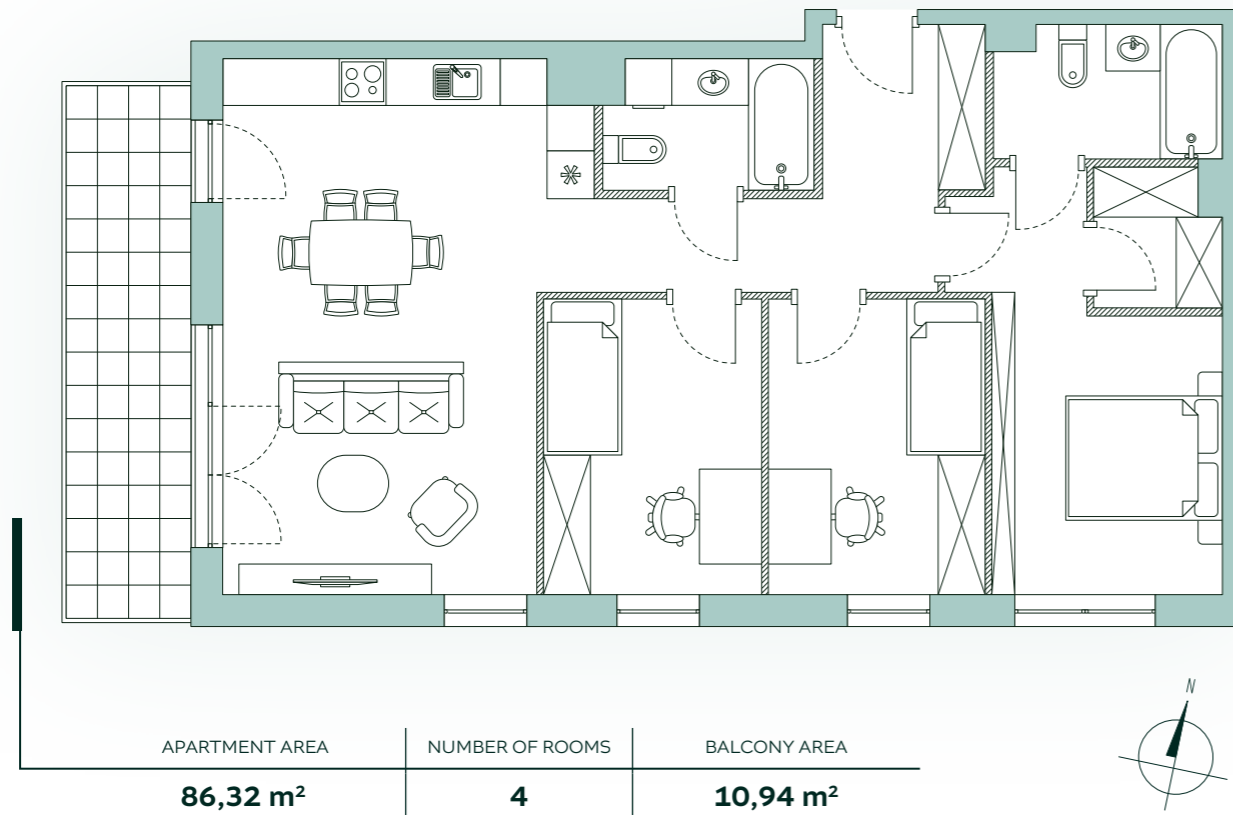


**VIDEOPHONES**  
Featuring a colour display in each apartment.

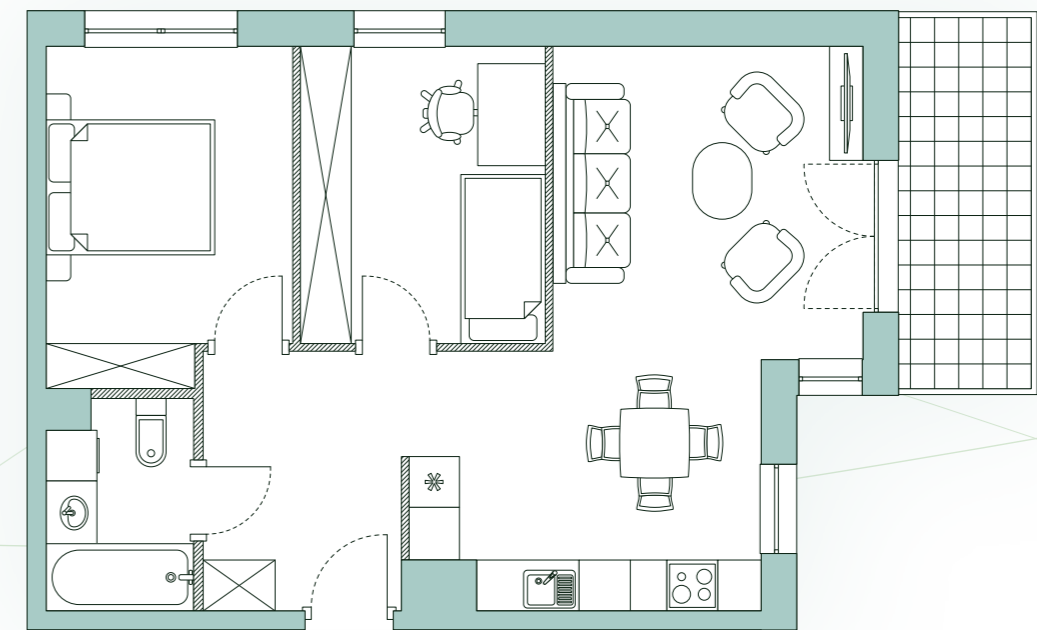


**BICYCLE STORAGE ROOM**  
Along with bicycle racks.

# Sample apartments



APARTMENT AREA	NUMBER OF ROOMS	BALCONY AREA	TERRACE AREA
<b>107,23 m<sup>2</sup></b>	<b>4</b>	<b>5,09 m<sup>2</sup></b>	<b>29,33 m<sup>2</sup></b>

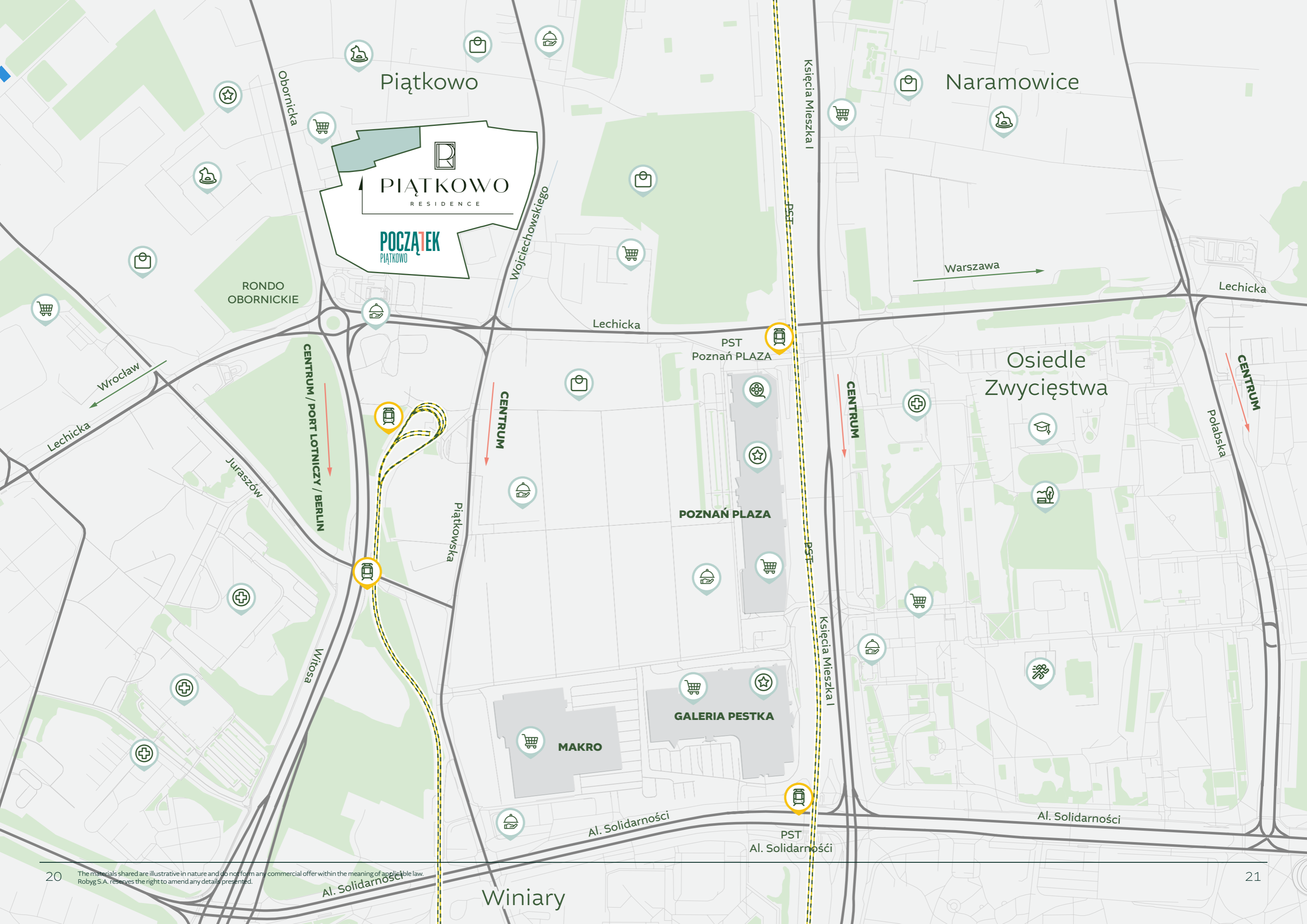


APARTMENT AREA	NUMBER OF ROOMS	BALCONY AREA
<b>58,64 m<sup>2</sup></b>	<b>3</b>	<b>7,09 m<sup>2</sup></b>

Available floor area

- 2-room apartments — 40 m<sup>2</sup>
- 3-room apartments — 58 m<sup>2</sup> - 62 m<sup>2</sup>
- 4-room apartments — 84 m<sup>2</sup> - 114 m<sup>2</sup>





Piątkowo

Naramowice

PIĄTKOWO  
RESIDENCE

POCZĄTEK  
PIĄTKOWO

RONDO  
OBORNICKIE

Warszawa

Lechicka

Osiedle  
Zwycięstwa

POZNAŃ PLAZA

GALERIA PESTKA

MAKRO

Wrocław  
Lechicka

CENTRUM / PORT LOTNICZY / BERLIN

CENTRUM

CENTRUM

CENTRUM

Witosza

Piątkowska

Księcia Mieszka I

Al. Solidarności

Al. Solidarności

PST  
Al. Solidarności



Winiary

Al. Solidarności









# Estate Plan

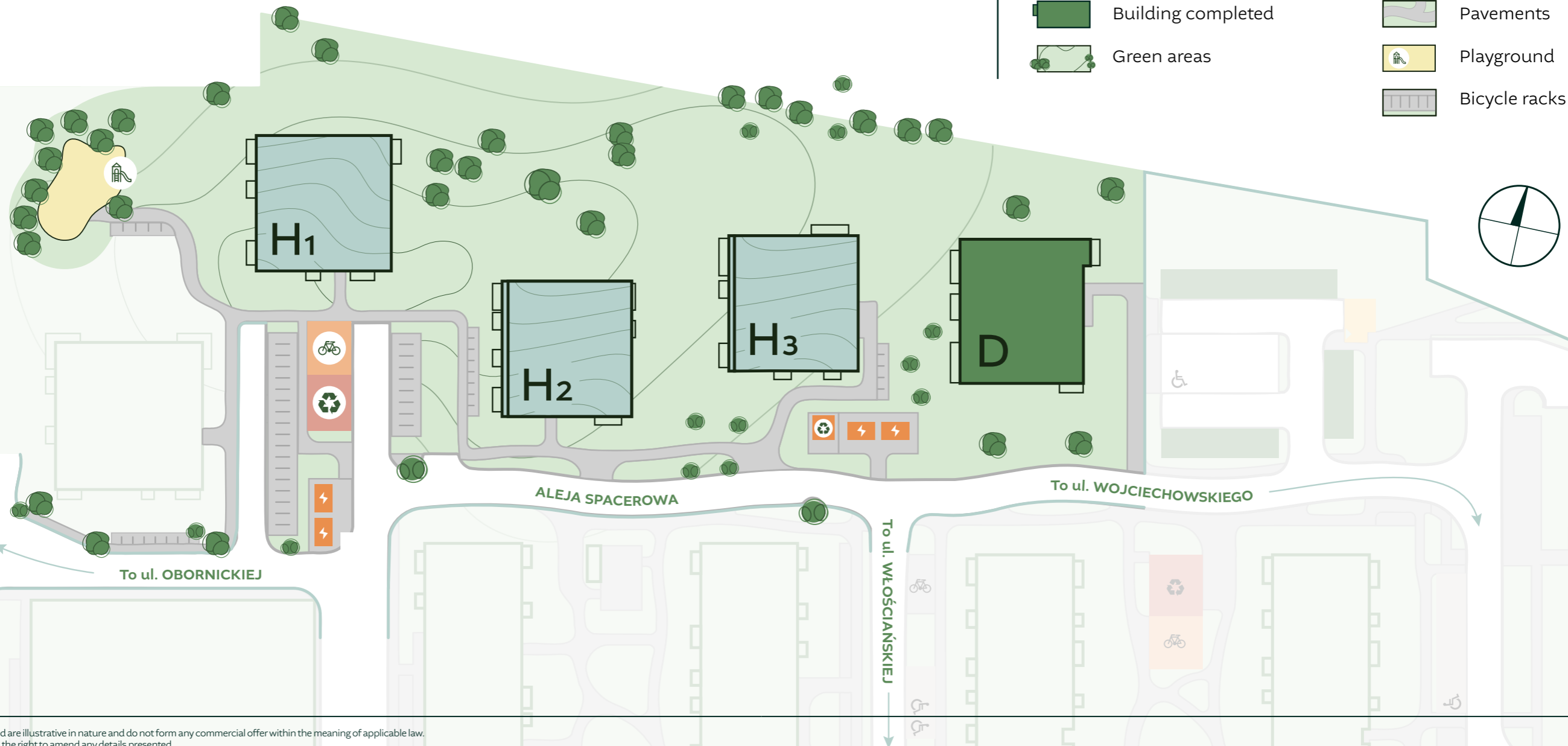
Located in Piątkowo – one of Poznań’s most accessible districts – PiątkowoResidence is just minutes from the city centre, business hubs, and universities. The estate provides easy and convenient access to shops, services, educational institutions, medical facilities, and recreational amenities – everything within reach.

## Dojazdy

		
City centre	45 min.	10 min.
Kindergarten	5 min.	2 min.
Bus stop	2 min.	
Tram stop (PST)	12 min.	
Tram turning loop	6 min.	
Morasko University Campus	30 min.	9 min.
Żurawiniec Nature Reserve	30 min.	10 min.

## Legenda

-  Building under design
-  Streets
-  Building completed
-  Pavements
-  Green areas
-  Playground
-  Bicycle racks
-  Bicycle racks





WE DESIGN ENVIRONMENTS THAT PRIORITISE HUMAN COMFORT  
AND ECOLOGICAL RESPONSIBILITY

# ROBYG

**Since 2022, ROBYG has been a member of the TAG Immobilien Group.**

TAG Immobilien is a leading developer in Germany,  
operating mainly in the northern and eastern parts of the country.  
By merging our strengths, we're redefining quality in the development sector.

[www.poznan.robyg.pl](http://www.poznan.robyg.pl)

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**PZFD**  
Polski Związek Firm Deweloperskich