

Skv

Point ■





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REACHING new heights of potential

Invest where an exceptional location meets everyday comfort and convenience.

SkyPoint is a distinctive new development rising in the heart of Gdańsk's business district, on Grunwaldzka Avenue. This striking eighteen-storey tower rises above its surroundings, offering breathtaking panoramic views of the city skyline and the Bay of Gdańsk.

Designed for those who value quality, refined aesthetics and effortless access to everything the Tricity metropolitan area has to offer, SkyPoint sets a new standard for modern urban living.

The investor's perspective





An investment **WITH AN EYE TO THE FUTURE**

SkyPoint offers far more than comfortable apartments – it represents an outstanding investment opportunity. Situated in one of Gdańsk's fastest-growing districts, surrounded by business centres and university campuses, it is an ideal choice for those looking to invest in a property with strong rental potential. At the same time, with excellent transport links across the entire Tricity metropolitan area, SkyPoint is equally appealing to buyers seeking a private base in one of Poland's largest coastal cities.

Designed with functionality at its core, SkyPoint makes the most of every square metre.

Each apartment has been carefully planned to provide exceptional comfort and flexibility, allowing even compact layouts to be arranged with ease. Every apartment features a private balcony and high-quality glazing that ensures excellent acoustic comfort, allowing residents to enjoy peace and quiet despite the vibrant city surroundings.

The Investor's Perspective

ARCHITECTURE

that breathes with the city

In designing SkyPoint, the architects ensured that the development blends harmoniously with its urban surroundings.

The façade draws inspiration from the neighbouring buildings while standing out through its warm palette of brick, sand and beige tones, lending the building a fresh and elegant appearance. Its contemporary character is further enhanced by decorative perforated elements and refined three-dimensional detailing, creating a cohesive and visually striking design.

In addition to their aesthetic appeal, the carefully selected materials ensure the façade's durability and preserve its impeccable appearance for years to come.

The investor's perspective



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Get to know **THE STANDARD...**

...OF THE APARTMENTS

- ◆ **Optimised layouts** – thoughtfully designed and flexible floor plans make it easy to create an interior tailored to your needs.
- ◆ **Enhanced security** – high-quality burglar-resistant entrance doors and smoke detectors in every apartment.
- ◆ **Greater comfort** – electrically operated external sun blinds in ground-floor apartments with private gardens, and pre-installation for air conditioning in top-floor apartments.
- ◆ **Private outdoor space** – every apartment features a balcony or loggia, with selected loggias enclosed using a system that allows year-round use.
- ◆ **Abundant natural light** – large uPVC windows fill the interiors with daylight, creating bright and inviting living spaces.
- ◆ **A greater sense of space** – above-standard ceiling heights ranging from approximately 270 cm to approximately 290 cm.
- ◆ **Peace and quiet** – masonry partition walls with sound-insulating properties and acoustic windows offering enhanced noise reduction.
- ◆ **Faster finishing** – walls and ceilings finished with two coats of paint, helping to speed up the final fit-out.

The Investor's Perspective

Get to know **THE STANDARD...**

...OF THE DEVELOPMENT

- ◆ **A well-conceived development** – an exceptional combination of prime location, a high standard of finish and a wide range of amenities, creating a space tailored to the needs of today's residents and investors.
- ◆ **Elegance from the very first step** – a prestigious double-height lobby with a concierge.
- ◆ **Modern coworking space** – a dedicated workspace offering ideal conditions for work, available to residents at no additional cost.
- ◆ **Space for an active lifestyle** – a private fitness area, available free of charge and designed with residents' everyday wellbeing and convenience in mind.
- ◆ **A green retreat** – an internal first-floor courtyard providing a comfortable space for relaxation and social gatherings.
- ◆ **Everyday convenience** – a variety of retail and service units planned within the development.
- ◆ **Practical facilities** – a luggage storage room and a parcel collection point within the building.
- ◆ **Privacy and security** – access-controlled buildings with an on-site security desk, complemented by a CCTV system.
- ◆ **Quality you can trust** – the reputation of the developer, the proven quality of the materials used and manufacturers' warranties for the building's installed equipment.

The investor's perspective



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MODERN CONSTRUCTION

ROBYG SMART HOUSE SYSTEM BY KEEMPLE, SILVER “RENT” PACKAGE INCLUDED AS STANDARD

Modern technology included in the price of your apartment.

- Remote lighting control.
- Remote control of heating and temperature.
- Door and window opening sensors.
- Flood detectors



keemple
KEEP IT SIMPLE.

The investor's perspective

The Smart House system is provided free of charge upon handover of your apartment. Simply download the Keemple app to your smartphone and enjoy complete control.



PHOTOVOLTAIC PANELS
powering the common areas
and helping to reduce the
building's operating costs



LED LIGHTING
throughout the common
areas



**PANORAMIC TRIPLE-
GLAZED WINDOWS**
providing excellent acoustic
comfort



QUIET LIFTS
with energy recovery
technology from leading
manufacturers



**TWILIGHT SENSORS,
MOTION SENSORS AND
ASTRONOMICAL TIMERS**
controlling the building's
systems



**NUMBER PLATE
RECOGNITION SYSTEM**
at the entrance to the
underground garage



SMOKE DETECTORS
in every apartment



ANTI-ICING SYSTEM
on the ramp leading to the
underground garage



**REMOTE-READ UTILITY
METERS**



VIDEO INTERCOM
with a colour display in every
apartment



BICYCLE REPAIR STATION,
bicycle racks and a
dedicated bicycle storage
room



RAIN GARDENS
supporting rainwater
retention throughout the
development

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Everything within easy reach - **AN ATTRACTIVE LOCATION FOR TENANTS**

BUSINESS DISTRICT

Just a few minutes' walk away lies the vibrant business heart of Gdańsk. This prestigious office hub is home to thousands of professionals and offers excellent employment opportunities.

ACADEMIC NEIGHBOURHOOD

The University of Gdańsk campus is located right next to the development. Excellent transport links also provide convenient access to Gdańsk University of Technology and the Medical University of Gdańsk.

SEASIDE RELAXATION

The sandy beaches of Brzeźno and Jelitkowo are just a short bike ride away. The perfect destination for an afternoon of relaxation or an early morning jog along the seafront.

CLOSE TO NATURE

The beautiful Oliwa Park is within walking distance, offering an ideal place to unwind. In addition, the development itself will feature an intimate landscaped courtyard exclusively for residents.

EXCELLENT CONNECTIONS ACROSS THE TRICITY

Located on the city's main thoroughfare, al. Grunwaldzka, the development offers quick and convenient access to Sopot and Gdynia by car or bicycle. A nearby SKM station and tram stops also provide excellent public transport connections.

The Resident's Perspective

COMFORT AND FUNCTIONALITY

tenants will appreciate

The shared spaces and amenities at SkyPoint have been designed around two key principles – comfort and functionality.

- **SkyLounge.** A true highlight of the development, the rooftop viewing terrace on the 18th floor is a vibrant social hub offering breathtaking panoramic views.
- **Coworking.** A modern shared workspace providing the ideal environment for remote working, studying or meetings, available to residents at no additional cost.
- **Fitness.** A fully equipped fitness area allows residents to stay healthy and active at any time of day. Professional-grade equipment is available exclusively to residents and free of charge.
- **Green courtyard.** At the heart of the development is an internal courtyard on the first-floor level. Reserved exclusively for residents, it features relaxation and games areas, a children's playground and an outdoor gym.

The Resident's Perspective



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COMFORT AND FUNCTIONALITY

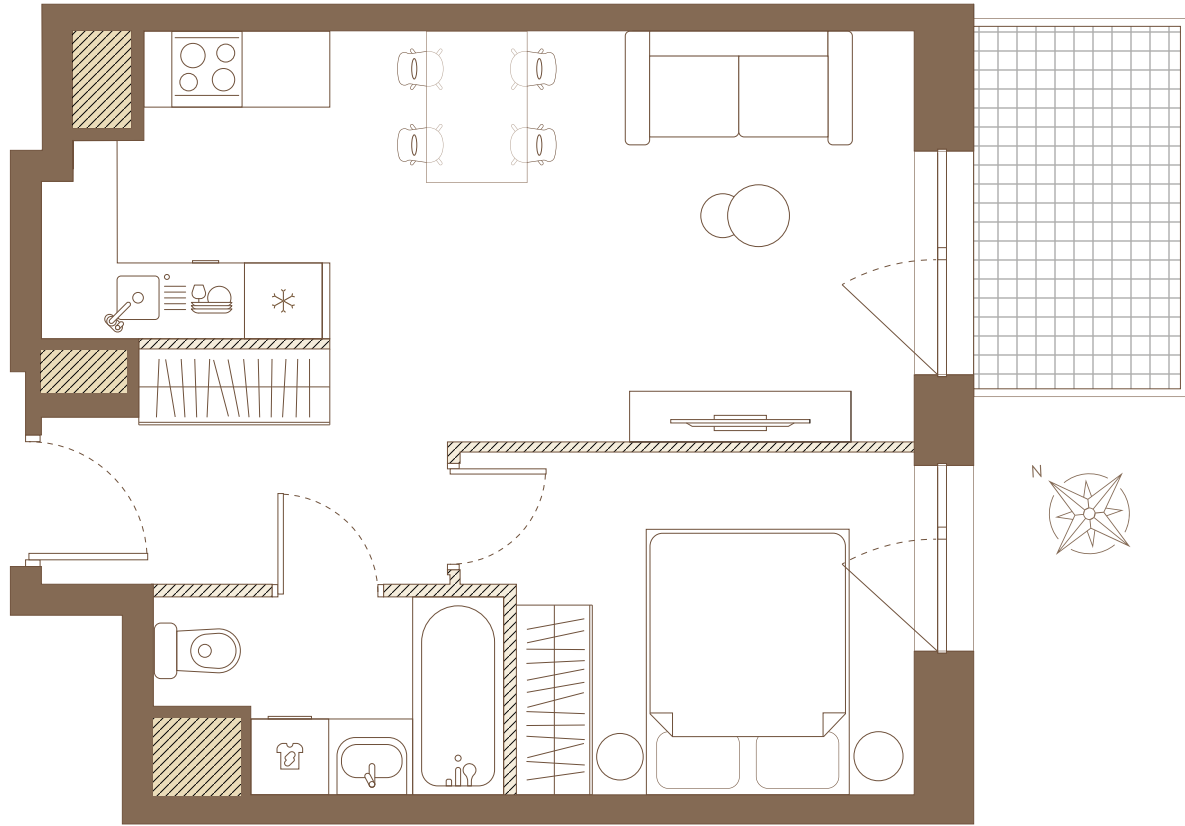
tenants will appreciate

The shared spaces and amenities at SkyPoint have been designed around two key principles – comfort and functionality.

- **Lobby.** The elegant entrance lobby impresses with its refined finishes and the highest-quality materials. It also features a secure, dedicated parcel collection area for convenient delivery pick-up.
- **Parking.** A functional underground garage and convenient short-stay parking spaces have been designed to ensure the comfort of residents and their visitors.
- **Bicycle storage.** The development fully caters to cycling enthusiasts, with secure bicycle racks and dedicated bicycle storage rooms within the building.
- **Security.** An access control system ensures privacy and peace of mind for everyone within the development.

The Resident's Perspective

SAMPLE APARTMENTS



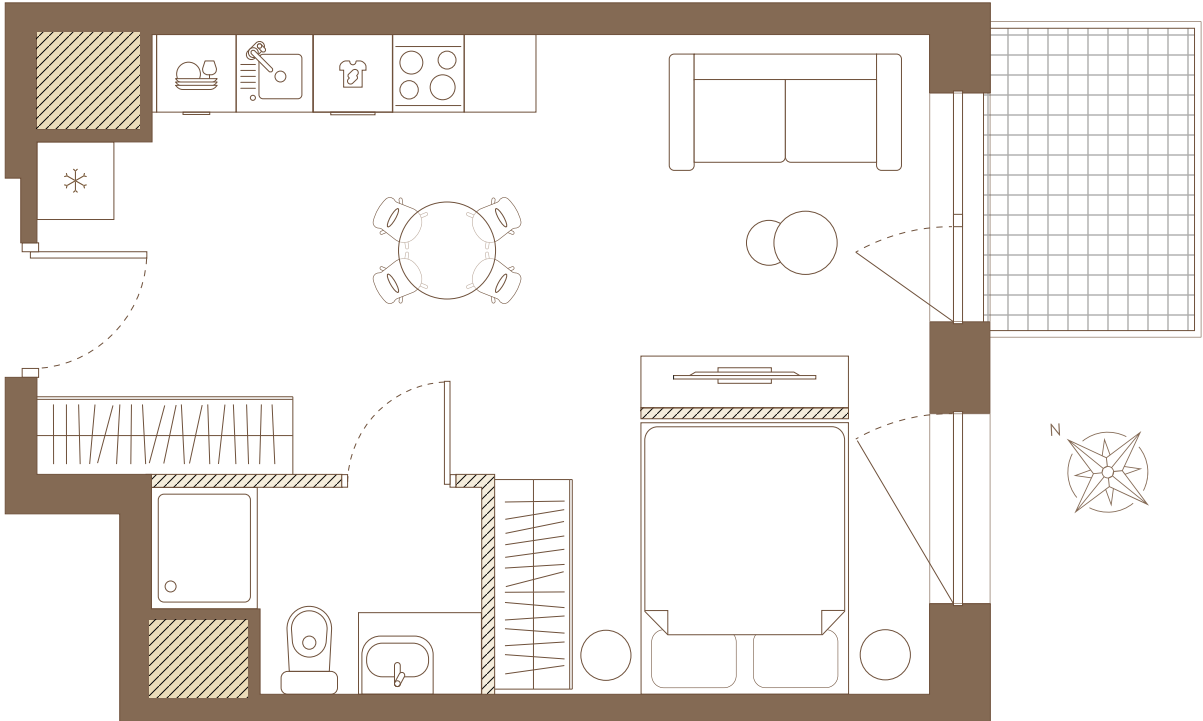
One-bedroom apartment

 37.60 m²  6,63 m²

AVAILABLE FLOOR AREAS:

Studio apartments – 26,35 m² – 35,33 m²

One-bedroom apartments – 37,02 m² – 43,33 m²



Studio apartment

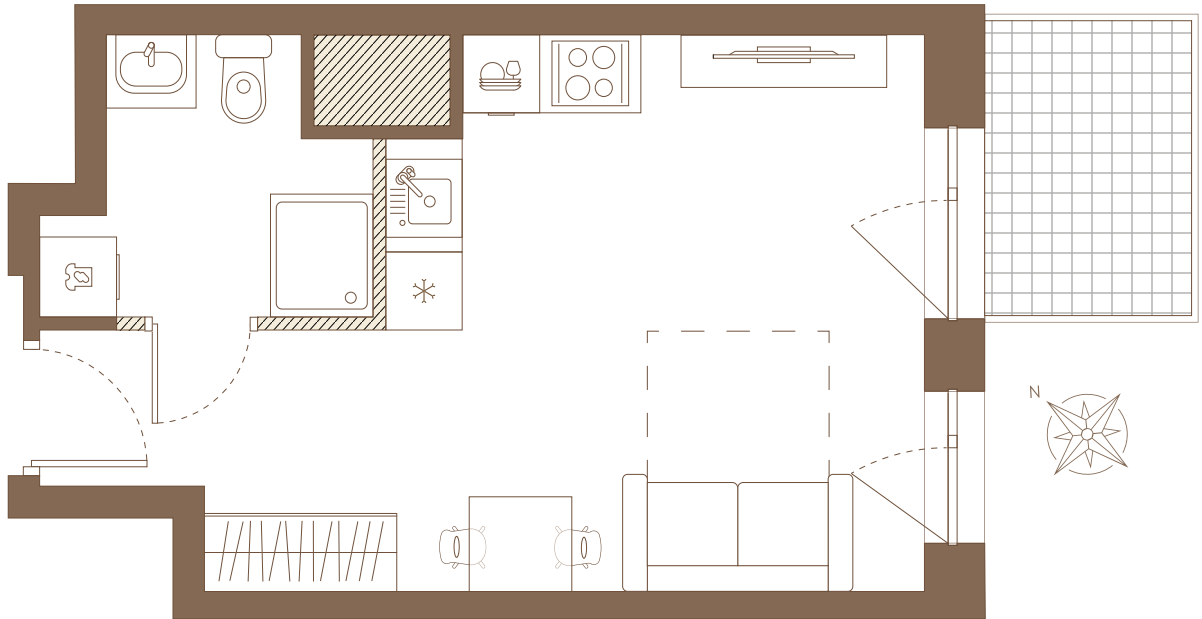
 31,84 m²

 3,82 m²

Studio apartment

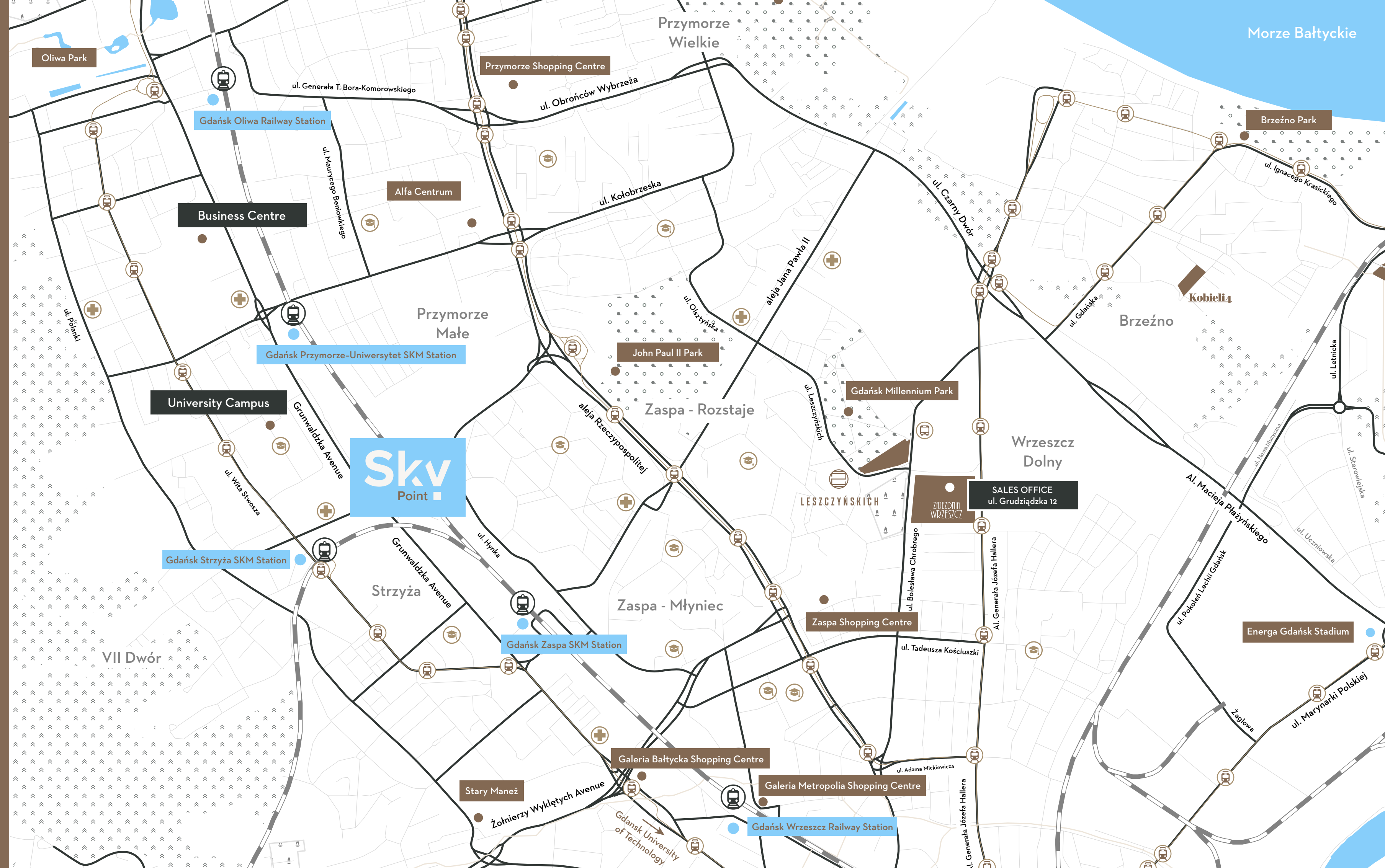
 26,35 m²

 3,62 m²



A LOCATION THAT OFFERS MORE

-  Educational institutions
-  Pharmacies and healthcare facilities
-  Public transport



Noise Barrier



YOUR INVESTMENT IN THE HEART OF THE TRICITY

- Buildings on sale
- Planned buildings
- Landscaped courtyard
- Green areas
- Pavement
- Roadway
- Trees and shrubs
- Children's playground
- XVIII** Number of storeys

SKM Gdańsk Przymorze-University
 12 minutes 4 minutes

PKM Gdańsk Strzyża
 10 minutes 6 minutes

Kompleks biznesowy w Oliwie
 10 minutes 4 minutes

University of Gdańsk campus
 6 minutes 2 minutes

Gdańsk University of Technology campus
 14 minutes 22 minutes

Medical University of Gdańsk campus
 18 minutes 34 minutes

Gdańsk Wrzeszcz
 10 minutes 12 minutes

Gdańsk Główny
 16 minutes 28 minutes

ROBYG

CREATING SPACES FOR PEOPLE
AND THE ENVIRONMENT



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