



**DUDA  
DEVELOPMENT**  
EST. 1997

**TOP LOCATIONS  
IN POZNAŃ AND ŁÓDŹ.**

**SAFE INVESTMENTS.**





**We are Duda Development,  
a developer active on the Polish  
real estate market since 1997.**

**We build modern residential projects, cozy apartment  
buildings and functional retail parks.**

Our designs? Comfortable spaces to live or to work in,  
always in carefully selected locations. We bring the values  
of quality, elegance and practicality to life in the districts  
we build in.

If any of our investments captured your attention,  
**let's talk about collaboration.**

28

YEARS OF  
EXPERIENCE

17

COMMERCIAL  
AND RESIDENTIAL  
INVESTMENTS

662

APARTMENTS  
SOLD

627

APARTMENTS  
ON SALE



**P19** PUŁASKIEGO

# LUXURY THAT NEEDS NO ADVERTISING

PREMIUM APARTMENTS  
IN THE CENTER OF POZNAŃ

## PUŁASKIEGO 19

POZNAŃ, PUŁASKIEGO STREET

A PRESTIGIOUS  
LOCATION

PENTHOUSES  
WITH PRIVATE  
ROOF TERRACES

MODERN TECHNOLOGIES,  
COMFORT AND ELEGANCE  
COMBINED

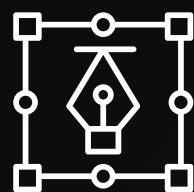




# Pułaskiego 19

A villa-like building in a prestigious location with high standard apartments.  
Brings together refined elegance, cutting-edge technologies and environmentally-friendly solutions. Something extra? Penthouses with private roof terraces.

- Areas from 35 to 191 m<sup>2</sup>
- A convenient 15:85 payment plan
- Apartments ready in autumn of 2025



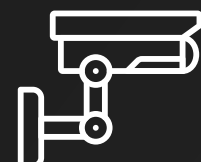
DESIGNED BY THE ESTEEMED  
CDF ARCHITEKCI  
ARCHITECTURAL STUDIO



ELEGANT COMMON  
SPACES



A TWO-STOREY  
UNDERGROUND GARAGE



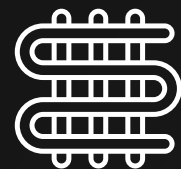
CONCIERGE AND  
A CCTV SYSTEM



HEATING WITH A HYBRID  
HEAT PUMP



VRV AIR  
CONDITIONING



UNDERFLOOR  
HEATING



VENTILATION SYSTEM  
WITH HEAT RECOVERY



A WATER TREATMENT  
SYSTEM



HOME AUTOMATION



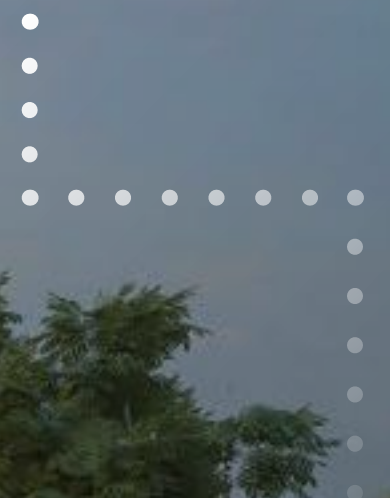
**SPACIOUS ROOF  
TERRACES  
IN PENTHOUSES**



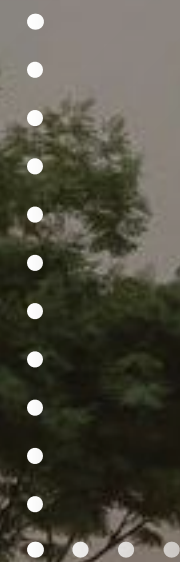
**ALUMINUM  
WINDOWS  
ENSURING EXCELLENT  
SOUND INSULATION**



**ONLY 8 MINUTES  
ON FOOT  
TO THE CYTADELA PARK**



**VIDEO INTERCOMS,  
CONCIERGE AND CCTV**





**Poznań Opera House**

🚶 15 minutes

**Poznań Główny**

**train station**

🚗 8 minutes

**Poznań**

**International Fair**

🚗 5 minutes

**Old Market Square**

← 🚶 20 minutes

**Sołacki Park**

🚶 15 minutes →

**Cytadela Park**

↙ 🚶 8 minutes



**P19**

PUŁASKIEGO



**A PLACE TO RELAX**  
IN THE OPEN AIR



**OPEN SPACE**  
AND CLOSENESS TO NATURE  
IN THE CITY



**A HALL THAT MAKES AN  
IMPRESSION AS SOON  
AS YOU ENTER**





*epika*  
JEŻYCE

# THE HOTTEST ADDRESS IN THE JEŻYCE DISTRICT

READY FOR INVESTORS,  
WITH THE OPTION OF A TAX REFUND

**EPIKA JEŻYCE**

POZNAŃ, KRASZEWSKIEGO STREET

PERFECT  
FOR LEASE

A ROOF TERRACE  
AND A GREEN  
PATIO

FLEXIBLE PAYMENT  
OPTIONS AND  
COMPETITIVE PRICES





# Epika Jeżyce

Investment apartments in Poznań's most popular district.  
Close to the Poznań International Fair and conveniently connected  
with the train station and the airport. Ideal for short- and long-term lease.

Areas **from 22 to 125 m<sup>2</sup>**

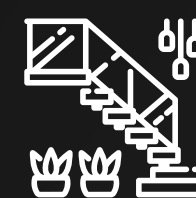
**Flexible payment options and the opportunity  
to get a 23% VAT tax refund**



**A ROOF TERRACE  
FOR TENANTS**



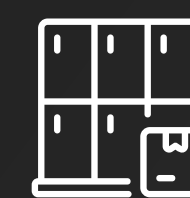
**A BEAUTIFUL  
GREEN PATIO**



**ELEGANT COMMON  
SPACES**



**AN UNDERGROUND  
GARAGE**



**PARCEL LOCKERS  
IN THE HALL**



**BIKE ROOM WITH SOCKETS  
TO CHARGE E-BIKES**



**ANTI-SMOG PACKAGE  
IN EACH APARTMENT**



**BLIND SCREENS IN  
APARTMENTS IN THE FRONT  
OF THE BUILDING**



**A BLUE BOLT ACCESS  
CONTROL SYSTEM**



**COMMERCIAL SPACE  
ON THE GROUND FLOOR**





**A ROOF TERRACE**  
FOR TENANTS

**ANTI-SMOG PACKAGE**  
IN EACH APARTMENT

**A BLUE BOLT**  
ACCESS CONTROL SYSTEM

**A 5-MINUTE WALK**  
TO THE POZNAŃ  
INTERNATIONAL FAIR



Rynek Jeżycki

🚶 6 minutes

Rondo Kaponiera

🚶 10 minutes

Poznań Główny  
train station

🚗 5 minutes →

Old Zoo

🚶 5 minutes

Poznań  
International Fair

🚶 5 minutes

*epika*  
JEŻYCE

Airport

↙ 🚗 10 minutes

Enea Stadium

↓ 🚗 11 minutes



**A PROFESSIONAL IMAGE**  
FOR YOUR BUSINESS



**A CHILL OUT**  
AND NETWORKING ZONE  
IN THE CITY CENTER



**ELEGANT DESIGN**  
GIVING THE IMPRESSION  
OF HIGHER VALUE







# SAFE INVESTMENT NEAR A UNIVERSITY CAMPUS

PERFECT FOR YOUNG FAMILIES  
AND INVESTORS

# NO TO NARAMOWICE

POZNAŃ, MAKÓW POLNYCH STREET

APARTMENTS FROM  
387,000 PLN AND A 10:90  
PAYMENT PLAN

A GARDEN OR  
A BALCONY IN  
EACH APARTMENT

LOW-RISE  
BUILDINGS WITH  
ELEVATORS





## No To Naramowice

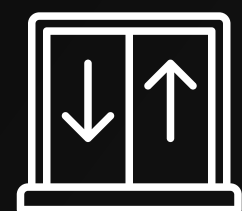
A cozy housing estate in a green and tranquil neighborhood. Surrounded by recreational areas from three sides, and at the same time ensuring comfortable transportation to the city center. Close to a modern university campus.

Areas **from 30 to 99 m<sup>2</sup>**

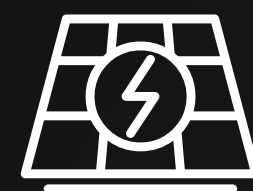
Apartments from **387,000 PLN**

A convenient **10:90** payment plan

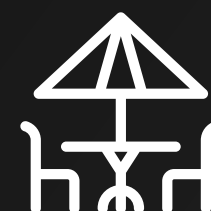
Apartments ready in **autumn 2025**



**LOW-RISE BUILDINGS  
WITH ELEVATORS**



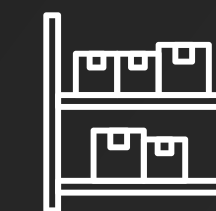
**SOLAR PANELS  
ON ROOFTOPS**



**A GARDEN OR A BALCONY  
IN EACH APARTMENT**



**UNDERGROUND GARAGE  
AND PARKING SPACES**



**STORAGE ROOMS  
FOR TENANTS IN THE  
UNDERGROUND GARAGE**



**COMFORTABLE  
SPACES**  
BETWEEN BUILDINGS

**5 MINUTES BY BIKE**  
TO THE MORASKO CAMPUS

**BIKE STANDS**  
AND WELL-LIT ALLEYS

**BENCHES TO RELAX**  
IN THE OPEN AIR



**Rezerwat  
Żurawiniec**

🚲 7 minutes

**Piątkowski Forest**

🚶 15 minutes

**Kampus Morasko**

🚲 5 minutes

**Umultowski Forest**

🚶 15 minutes

**AMU Department of Geography**

🚶 3 minutes

**Recreation and sports center**

🚶 8 minutes





**A PLACE TO RELAX,**  
PLAY WITH YOUR KIDS  
OR ENTERTAIN YOUR FRIENDS



**LOTS OF GREENERY:**  
PERFECT FOR SPORT OR A MOMENT OF PEACE  
IN THE DAILY HUSTLE AND BUSTLE



**MODERN,  
FUNCTIONAL  
STAIRCASES**







**DUDA  
DEVELOPMENT**  
EST. 1997

**PERHAPS YOU ARE INTERESTED  
IN REAL ESTATE IN ŁÓDŹ?**





# THE NEW CENTER OF ŁÓDŹ: INVEST IN THE FUTURE

WHICH GIVES YOU PROFITS TODAY

## DYFRAKCJA ŁÓDZKA

ŁÓDŹ, WODNA STREET

IN THE NEW CENTER OF  
ŁÓDŹ, BY THE ŁÓDŹ  
FABRYCZNA TRAIN STATION

BIG TERRACES,  
GREEN PATIOS

TO LIVE AND TO INVEST IN:  
TOP LOCATION AND  
GROWTH POTENTIAL







# Dyfrakcja Łódzka

Apartments in the dynamically developing New Center of Łódź, right next to the Łódź Fabryczna train station. Culture, entertainment and recreational areas are all just a short walk away.

**1-4 rooms**

**Areas from 25 to 97 m<sup>2</sup>**

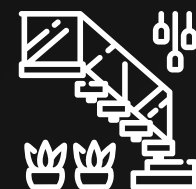
**Prices from 9900 PLN/m<sup>2</sup>**

**A convenient 10:80:10 payment plan**

**Planned completion date: summer 2026**



**LARGE TERRACES ON THE  
TOP FLOOR**



**ELEGANT  
COMMON SPACES**



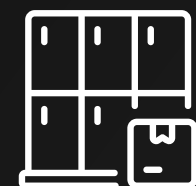
**ANTI-SMOG PACKAGE IN EACH  
APARTMENT**



**GREEN PATIOS**



**POSSIBILITY OF INSTALLING  
AIR CONDITIONING**



**A PARCEL LOCKER  
ON THE PREMISES**



**POSSIBILITY OF CHARGING  
ELECTRIC BIKES AND SCOOTERS**



**AN UNDERGROUND GARAGE  
AND A BIKE ROOM**





**FUNCTIONAL  
LAYOUTS**

**LARGE  
BALCONIES**

**COMMERCIAL  
PREMISES**

**ONLY 5 MINUTES BY BIKE  
TO THE UNIVERSITY**



**Piotrkowska Street**

🚶 17 minutes

**EC1  
Planetarium**

🚶 7 minutes

**Brama Miasta**

🚶 10 minutes

**Łódź Fabryczna  
train station**

🚶 5 minutes

**Grand Theater**

🚶 12 minutes

**University of Łódź**

🚶 8 minutes →

**Staszica Park**

🚶 11 minutes →

» » »  
**Dyfrakcja**  
Łódzka

ul. Juliana Tuwima



**FUNCTIONAL COMMERCIAL  
SPACES ON THE GROUND FLOOR**

IDEAL FOR A CAFÉ, A SHOWROOM  
OR A DOCTOR'S PRACTICE



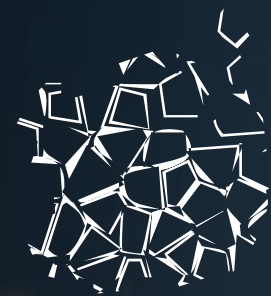
**A MODERN PROJECT IN HARMONY  
WITH THE NEW CENTER OF ŁÓDŹ**



**MINIMALISM,  
ELEGANCE AND INDIVIDUAL  
STYLE IN EACH ENTRANCE HALL**







**DIASFERA**  
łódzka

# **DOWNTOWN IS ALWAYS ON TOP**

A NEW STAGE OF A WELL-KNOWN  
INVESTMENT

## **DIASFERA ŁÓDZKA – STAGE III**

ŁÓDŹ, CORNER OF PIŁSUDSKIEGO AND KILIŃSKIEGO

**TOP LOCATION  
IN THE CITY  
CENTER**

**ROOF TERRACES,  
LARGE WINDOWS,  
STYLISH COMMON SPACES**

**A TRIED  
INVESTMENT,  
A SAFE CHOICE**





# Diasfera Łódzka

The next stage of a popular investment in the city center of Łódź.  
Everything is within reach. A perfect choice for investors.

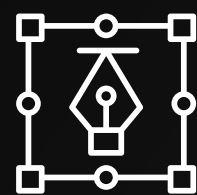
**1-4 rooms**

**Areas from 26 to 148 m<sup>2</sup>**

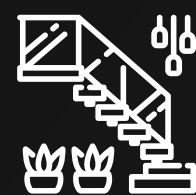
**Prices from 9900 PLN/m<sup>2</sup>**

**A 10:90 payment plan**

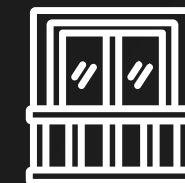
**Planned completion date: autumn 2025**



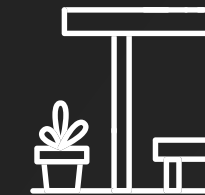
**A STYLISH MOSAIC  
ON THE FACADE**



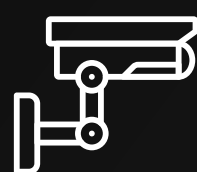
**IMPRESSIVE  
COMMON AREAS**



**GLAZED LOGGIAS  
IN SELECTED APARTMENTS**



**ROOF  
TERRACES**



**CONCIERGE AND  
A CCTV SYSTEM**



**A GREEN PATIO**



**ANTI-SMOG  
PACKAGE**



**A TWO-STOREY  
UNDERGROUND GARAGE  
AND A BIKE ROOM**





**A GREEN  
PATIO**

**ROOF  
TERRACES**

**GLAZED  
LOGGIAS**

**ANTI-SMOG PACKAGE  
IN EACH APARTMENT**

**AN 11-MINUTE WALK TO  
PIOTRKOWSKA STREET**



Film Museum

🚶 5 minutes

Księży Młyn

🚶 15 minutes

Film School

🚶 5 minutes

Źródlińska Park

🚶 4 minutes

Diasfera  
Stage I

Sold

Palm house

← 🚶 10 minutes

Workshop  
Building

Sold

Diasfera  
Stage II

Sold

Diasfera  
Stage III

Under construction and on sale

Galeria Łódzka  
shopping center

🚶 3 minutes →

Piotrkowska Street

🚶 11 minutes →



**A TRANQUIL  
GREEN PATIO**



**PRESTIGIOUS LOCATION  
WHICH ATTRACTS  
TENANTS**



**CLASSIC, ELEGANT  
COMMON AREAS  
DESIGNED WITH CARE**







**DUDA  
DEVELOPMENT**  
EST. 1997

**SALES OFFICE | POZNAŃ**

**PALACZA 144 STREET (3RD FLOOR)**

**PHONE: +48 605 25 88 88**

**E-MAIL: POZNAN@DUDADEVELOPMENT.PL**

**SALES OFFICE | ŁÓDŹ**

**TUWIMA 68 STREET**

**PHONE: +48 605 50 59 95**

**E-MAIL: LODZ@DUDADEVELOPMENT.PL**