



**DUDA
DEVELOPMENT**
EST. 1997

**TOP LOCATIONS
IN ŁÓDŹ AND POZNAŃ.
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



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 m²

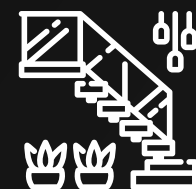
Prices from 9900 PLN/m²

A convenient 10:80:10 payment plan

Planned completion date: summer 2026



**LARGE TERRACES ON THE
TOP FLOOR**



**ELEGANT
COMMON SPACES**



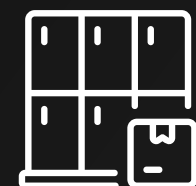
**ANTI-SMOG PACKAGE IN EACH
APARTMENT**



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

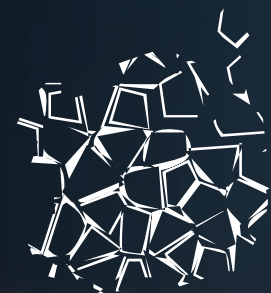
**FUNCTIONAL COMMERCIAL
SPACES ON THE GROUND FLOOR**

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.

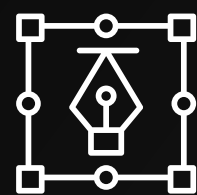
1-4 rooms

Areas from 26 to 148 m²

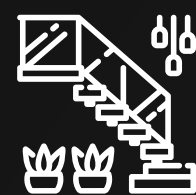
Prices from 9900 PLN/m²

A 10:90 payment plan

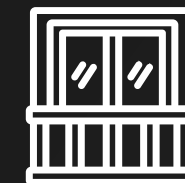
Planned completion date: autumn 2025



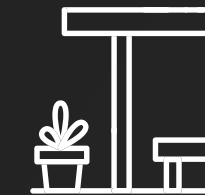
**A STYLISH MOSAIC
ON THE FACADE**



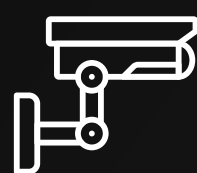
**IMPRESSIVE
COMMON AREAS**



**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

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

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

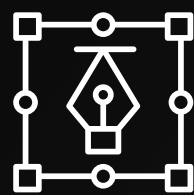
MODERN TECHNOLOGIES,
COMFORT AND ELEGANCE
COMBINED



Puławskiego 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.

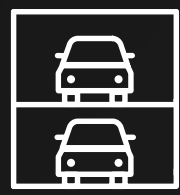
- Areas from 35 to 191 m²
- A convenient 15:85 payment plan
- Apartments ready in autumn of 2025



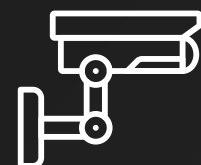
DESIGNED BY THE ESTEEMED
CDF ARCHITEKCI
ARCHITECTURAL STUDIO



ELEGANT COMMON
SPACES



A TWO-STOREY
UNDERGROUND GARAGE



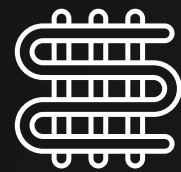
CONCIERGE AND
A CCTV SYSTEM



HEATING WITH A HYBRID
HEAT PUMP



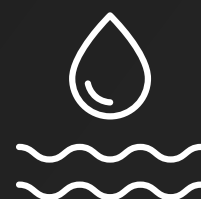
VRV AIR
CONDITIONING



UNDERFLOOR
HEATING



VENTILATION SYSTEM
WITH HEAT RECOVERY



A WATER TREATMENT
SYSTEM



HOME AUTOMATION

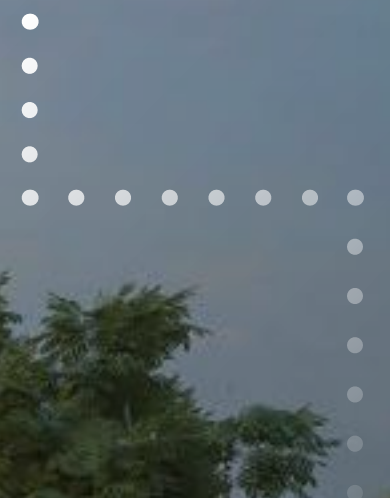
**SPACIOUS ROOF
TERRACES
IN PENTHOUSES**



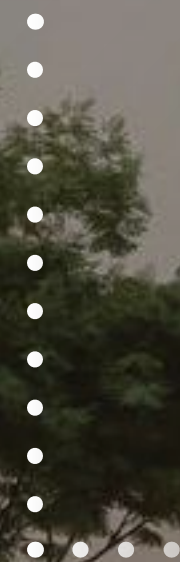
**ALUMINUM
WINDOWS
ENSURING EXCELLENT
SOUND INSULATION**



**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

PULASKIEGO

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 m²**

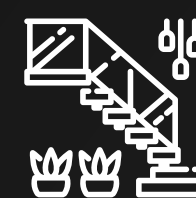
**Flexible payment options and the opportunity
to get a 23% VAT tax refund**



**A ROOF TERRACE
FOR TENANTS**



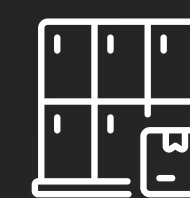
**A BEAUTIFUL
GREEN PATIO**



**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**



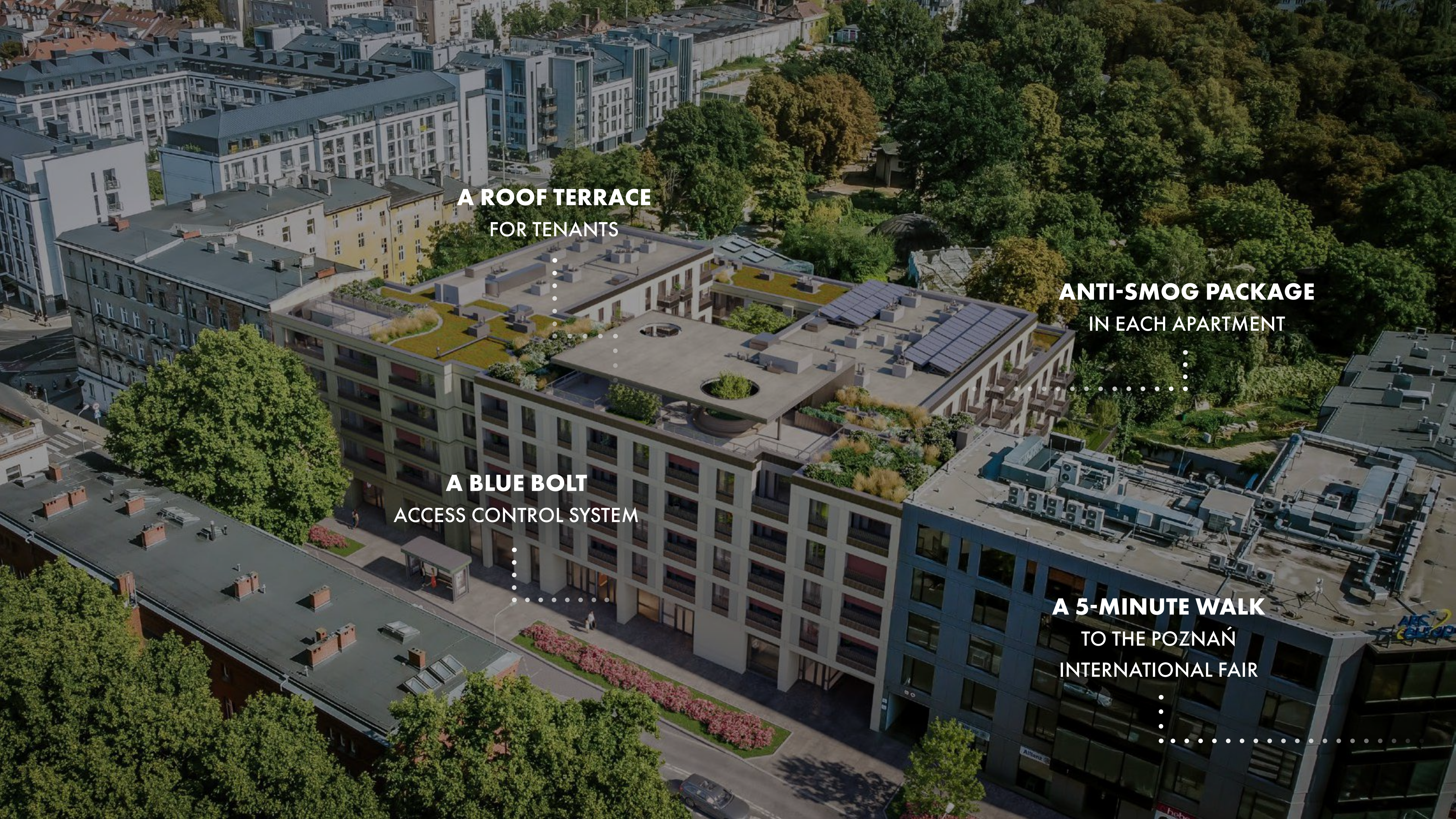
**BLIND SCREENS IN
APARTMENTS IN THE FRONT
OF THE BUILDING**



**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

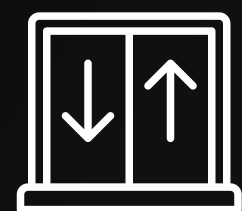
A cozy housing estate in a green and tranquil neighborhood. Surrounded by recreational areas from three sides, and at the same time ensuring comfortable transportation to the city center. Close to a modern university campus.

Areas **from 30 to 99 m²**

Apartments from **387,000 PLN**

A convenient **10:90** payment plan

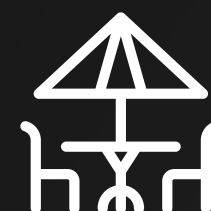
Apartments ready in **autumn 2025**



**LOW-RISE BUILDINGS
WITH ELEVATORS**



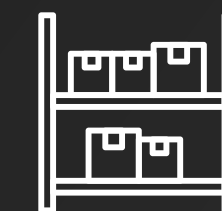
**SOLAR PANELS
ON ROOFTOPS**



**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

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SALES OFFICE | POZNAŃ

PALACZA 144 STREET (3RD FLOOR)

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