

Group

We create places





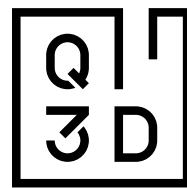
**Concept**

We design



**Contract**

We build



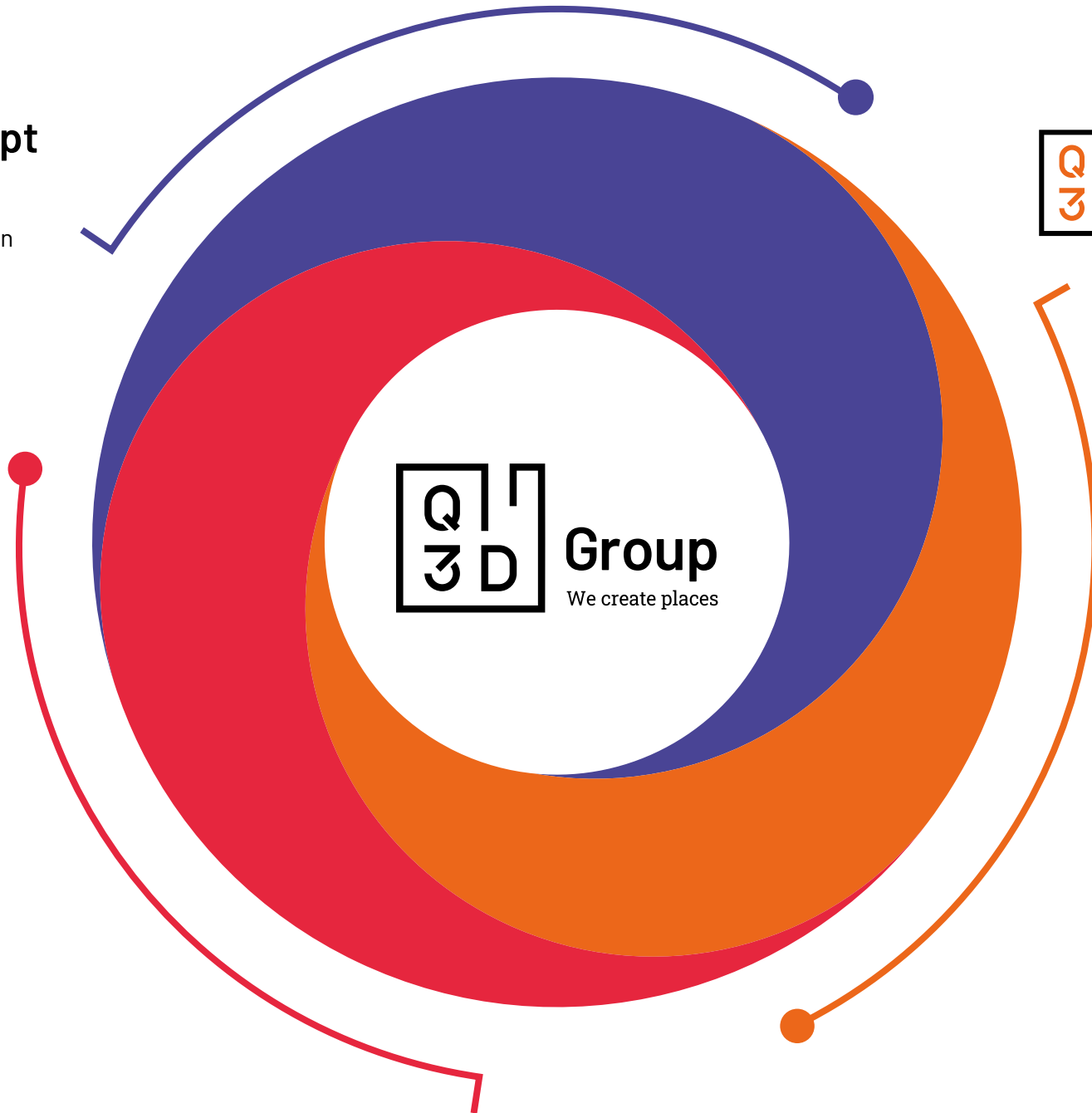
**Group**

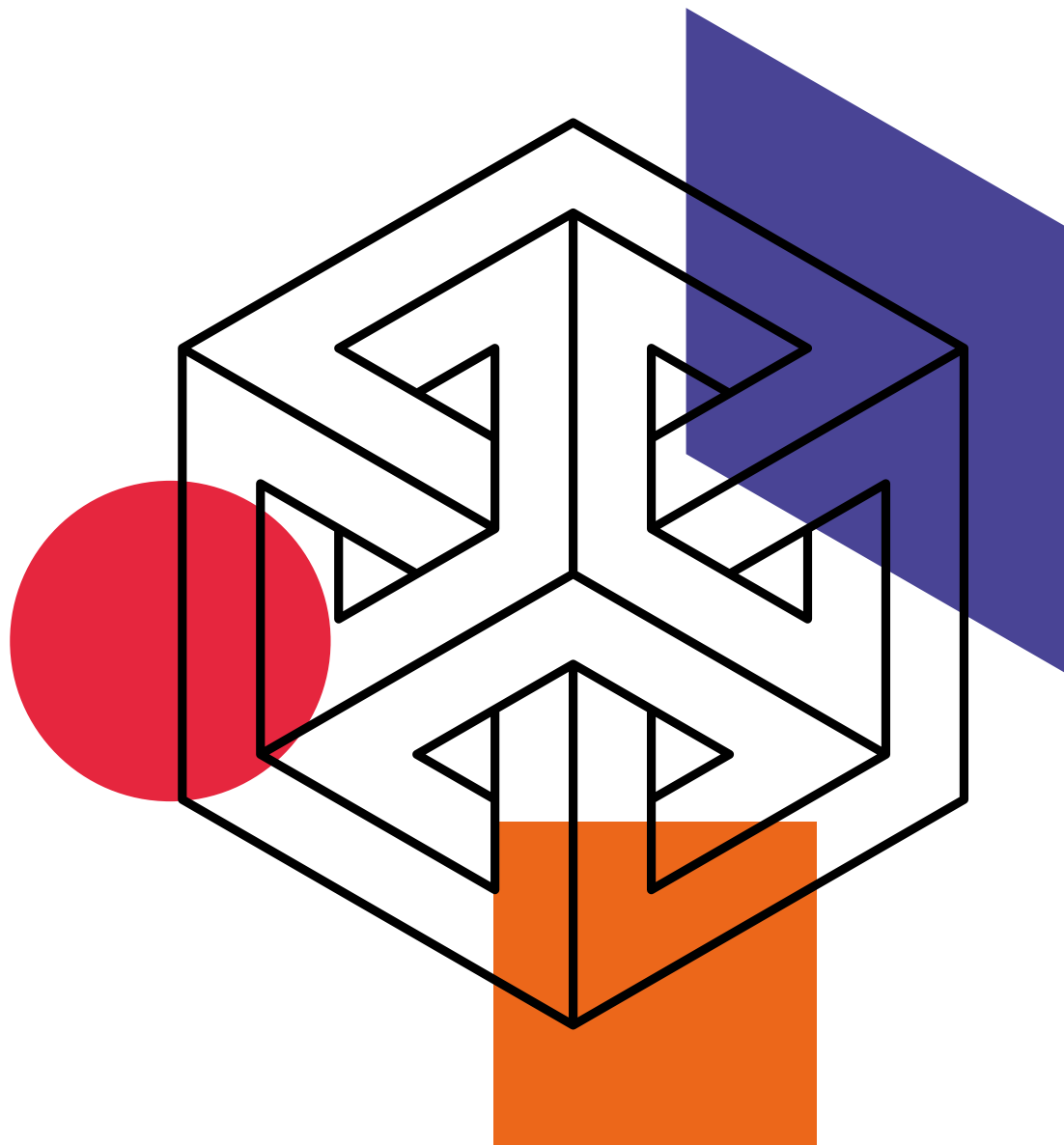
We create places



**Locum**

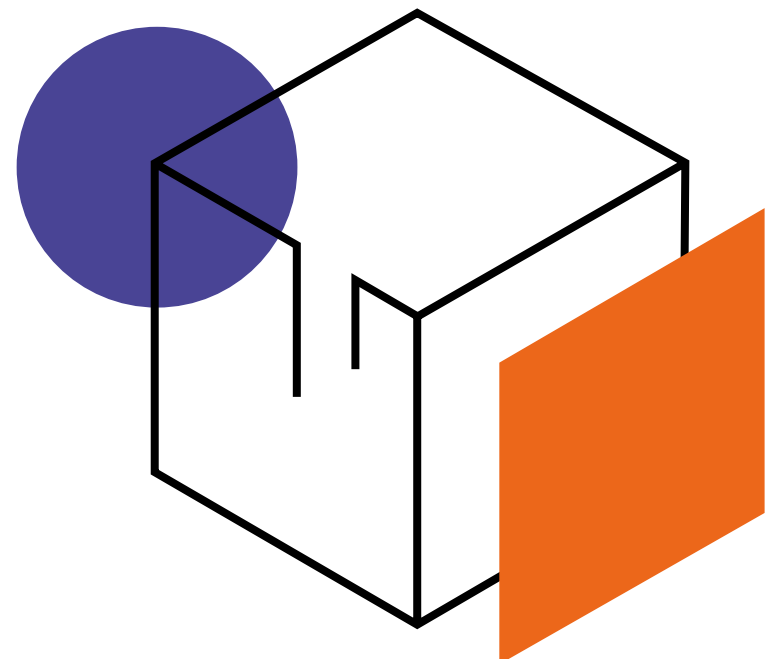
We deliver

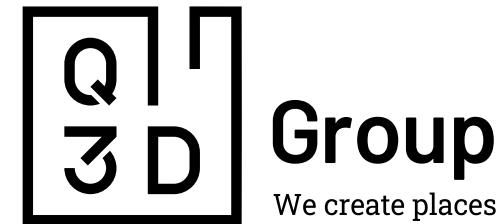




# Table of contents

Q3D Group	4
Management Board	6
Our history	7
Companies/Partnerships	9
Investment implementation process	10
Our services	12
In numbers	14
Why Q3D Group	17
Selected projects	19
Greendustry	20
Park Leśny Bronowice	24
Perfect Hotel	28
Villa Melancholia	30
Perła Prądnika	32
Apartamenty z Ogrodu	34
Contact	36





## We create places

We have been **continuously** operating in the real estate market **for more than 30 years**, actively participating in the conscious and responsible creation of the urban landscape.

The consequence of our ideology was to create a Group that primarily combines the **creativity**, knowledge and experience of professionals: architects, designers, engineers and management team.

Our Group combines all the elements necessary to **create PLACES**. The challenge is not to design or build a facility, but to create a space for people to function and find pleasure in it. For us, the implementation of investments is precisely the **creation of PLACES**.

**A broad view of the investment process** gives us an advantage in the market, in the form of conscious design and implementation of investments based on current market and business models.

**We comprehensively carry out the entire investment process** - from the acquisition of land to the handover of the property for use.

The advantage of our Group is knowledge of all the problems and difficulties faced by Investors. Thanks to this, we are able to face challenges efficiently and **find solutions** at every stage of the investment process.

Being an **Investor**, we are **constantly seeking business partners and areas for new investments**.

**We create places**  
the value of which  
is constantly increasing

**GREEN  
DUSTRY**  
ZABŁOCIE

ENDUSTRY

# Management Board



**Grzegorz Woźniak**  
President of the Management Board

---

Graduate of the Faculty of Computer Science at the University of Science and Technology in Cracow. Long-time manager in international corporations. Has extensive experience in managing large investment portfolios. Specialist in construction engineering and in managing and supervising development projects. Since 2017, the President of the Management Board of the development company Quelle Locum, now Q3D Group. The main pillar of his business activity is sales, finance, legal and IT aspects. He is responsible for cooperation with investment funds. For years he has been commenting on real estate issues for national media. His passions are: travelling, basketball, tennis, as well as new technologies and programming.



**Paweł Koperski**  
Vice - President of the Management Board

---

Graduate of the Faculty of Architecture at the Cracow University of Technology. Participant in the international TEMPUS programme "Polycentrism of Cities". Academic lecturer at the Cracow University of Technology. Member of SARP (Association of Polish Architects) and MPOIA (Małopolska Regional Architect Chamber). Co-founder of the companies 3D Group and later Q3D Group and Pro Architektura Foundation. Creator and co-creator of more than 170 architectural designs. Member of international design teams. Author of numerous publications in professional magazines like: "Architecture and Business". His statements regularly appear in national media and trade magazines. Apart from architecture, his greatest passions are: travelling, photography and wine.



**Witold Padlewski**  
Vice - President of the Management Board

---

Graduate of the Faculty of Architecture at the Cracow University of Technology. Supporter of minimalist forms and spaces. Constantly seeking sophistication, individuality and uniqueness. Member of SARP (Association of Polish Architects) and MPOIA (Małopolska Regional Architect Chamber) and SBDiM (The Association of House and Apartment Builders). Co-founder of the 3D Group companies and later Q3D Group. Creator and co-creator of more than 170 architectural designs. Winner of many prestigious awards like: the Golden Falcons, the Cristal Brick or the Grand Prix for "Construction of the Year of Podkarpacie Region". Enthusiast of alpine skiing, ski touring, road biking and classical music.

## Our history

### 1994

The first architectural company (3D Architects) is established.

### 2005

3D Investments company is established.

### 2010

3D Architects merges with 3D Investments, creating 3D Group.

### 2014

Construction company Q Contract is established.

### 2016

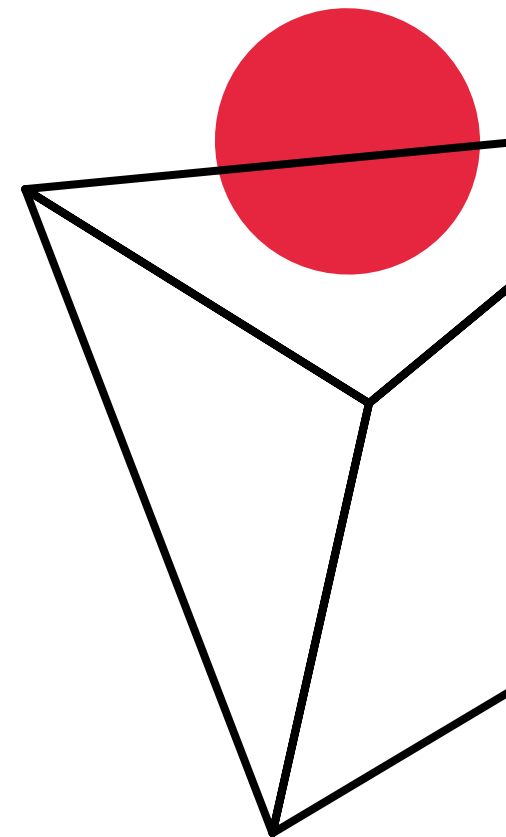
The Group moves to new headquarters located in Zwierzyniec, Cracow.

### 2017

Development company Quelle Locum joins the structures of Group 3D. Since that moment there has been a significant increase in scale and synergy of operations: we design, implement and manage construction investments.

### 2022

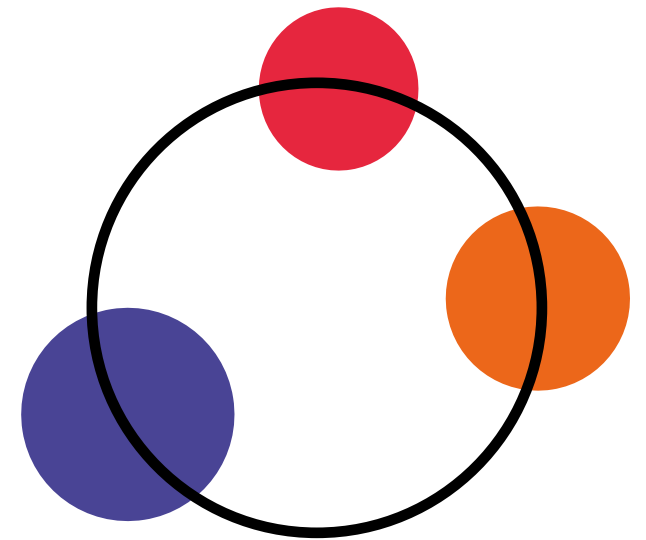
New visual identity, naming, implementation of a new marketing strategy. Q3D Group is established.





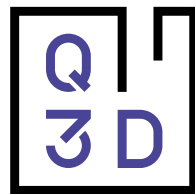
**We create places**  
in harmony with the surroundings





## Get to know our companies

We are responsible for the **comprehensive implementation** of residential, commercial and public utility investments. We provide services to institutional investors, land owners and financial investors, among others. Thanks to the shared vision and experience of three complementary companies, our Customers receive a **coherent, well-thought-out and profitable product**.



### Concept

We create places

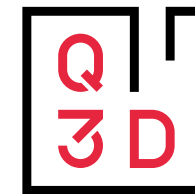
The core of the company is a creative and committed team of experienced designers who know exactly how to combine creative and conceptual thinking with procedural reality and feasibility. We are able to adapt to the individual expectations of our Customers, designing functional, aesthetic PLACES resistant to the passage of time. Continuous contact with a partner contractor company gives us a competitive advantage in the form of in-depth knowledge of current implementation issues.



### Contract

We create places

We have many years of experience in the implementation of residential and commercial projects. We know that the priority for Investors is to complete construction according to the assumed schedule. Our objective is to build our own brand through high work culture, workmanship and fault-free solutions. Our strength is in proven people and close cooperation with designers within the Group. This type of approach gives us the ability to introduce well-thought-out optimizations while the implementation is in progress.



### Locum

We create places

Having designers and contractors in the Group, we manage the investment process and sales completion comprehensively, taking due care of the budget and the Investor's finances. Operating in the Group, we use a variety of solutions, draw conclusions and optimize the costs of further investments. We know the needs of the market and the expectations of Customers. Thanks to these we are able to define the appropriate nature of the expected investment, selected appropriately to the context of the created PLACE.



**Group**

We create places

## **We have full control over the entire investment process**



### **Concept**

#### **We design**

We place great emphasis on the quality of architecture and the space we create, setting standards and building prestige for our Customers.



### **Contract**

#### **We build**

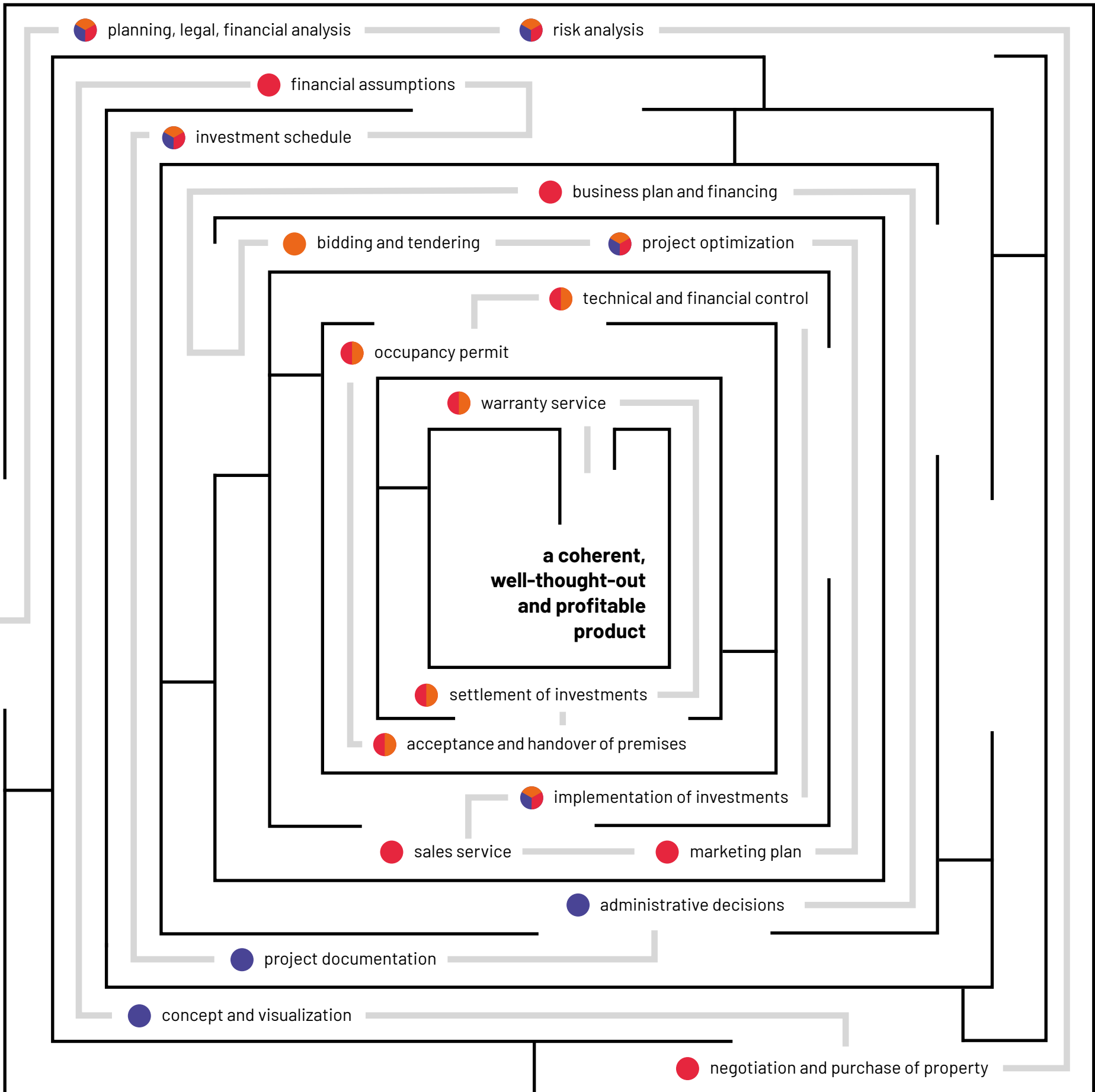
We implement cubature facilities: residential buildings, hotels and office buildings. We meet the expectations of both the Investor and the recipients of the investment.



### **Locum**

#### **We deliver**

We comprehensively manage the implementation of projects, from the initial consultation to the handover of the completed facility. We take responsibility for the entire project, taking care of the Investors' finances.





# Our offer

## for institutional investor

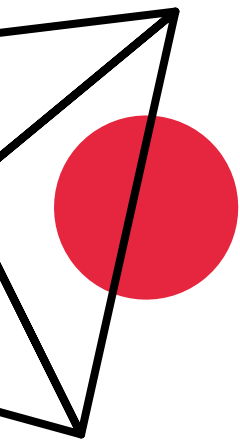
---

- ◆ **comprehensive analysis and selection of the most attractive location**
- ◆ business concept development
- ◆ planning and architectural concept preparation
- ◆ acquisition of property according to investor's localization preferences
- ◆ developing an implementation schedule and financial plan for the project
- ◆ complete project documentation
- ◆ obtaining the required administrative decisions for the implementation of the investment
- ◆ investment completion
- ◆ **turn – key finishing**
- ◆ comprehensive financial and technical supervision of the investment implementation
- ◆ **warranty service**

## for land owner

---

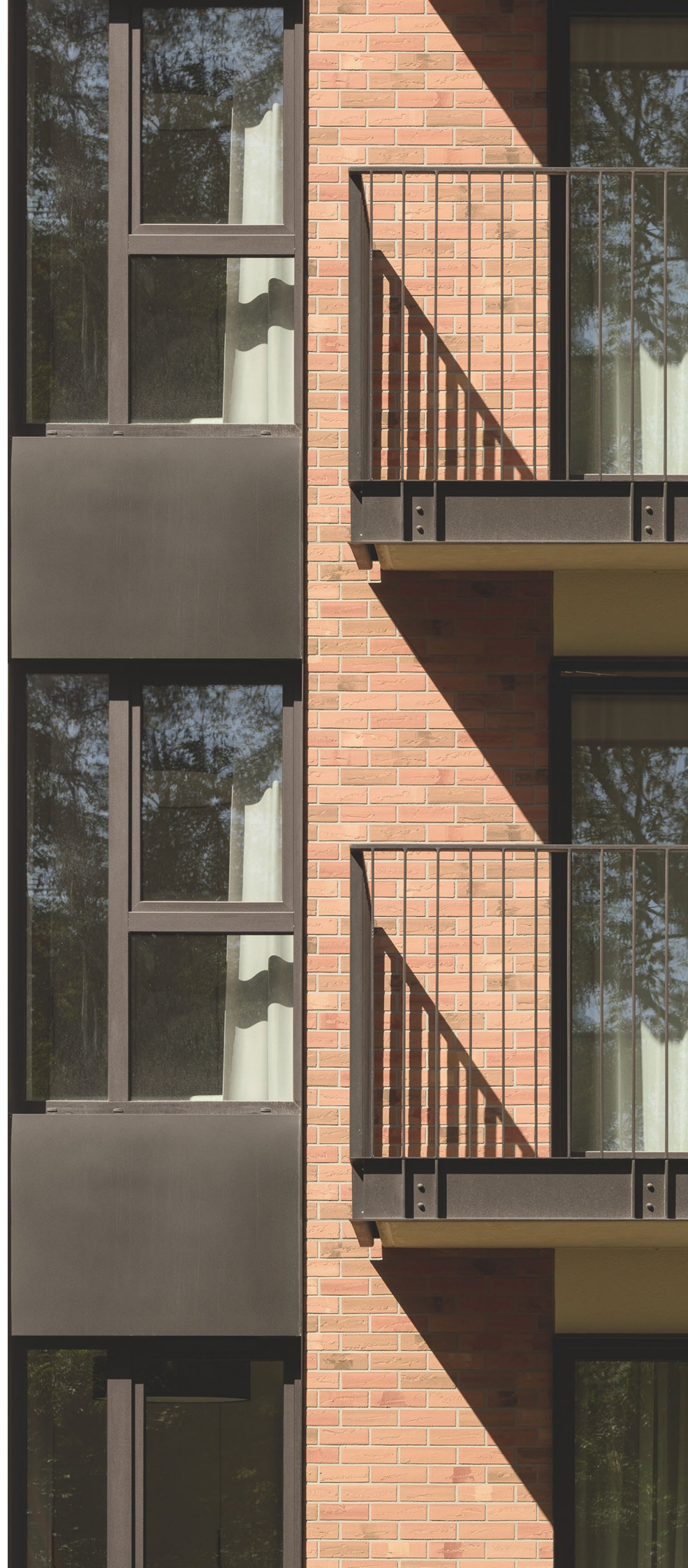
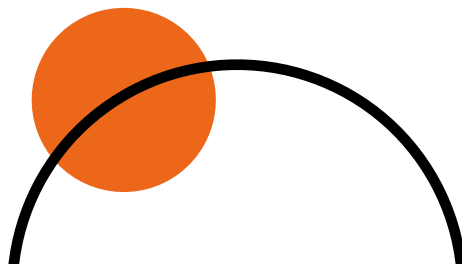
- ◆ **comprehensive analysis for the owned estate**
- ◆ planning and architectural concept preparation
- ◆ **presentation of the business model of the planned investment**
- ◆ development of an implementation schedule and financial plan for the project
- ◆ complete project documentation
- ◆ obtaining the required administrative decisions for the implementation of the investment
- ◆ investment completion
- ◆ comprehensive financial and technical supervision of the investment implementation
- ◆ support of the sales process
- ◆ **final settlement of the investment and payment of profit**
- ◆ warranty service



## for financial investor

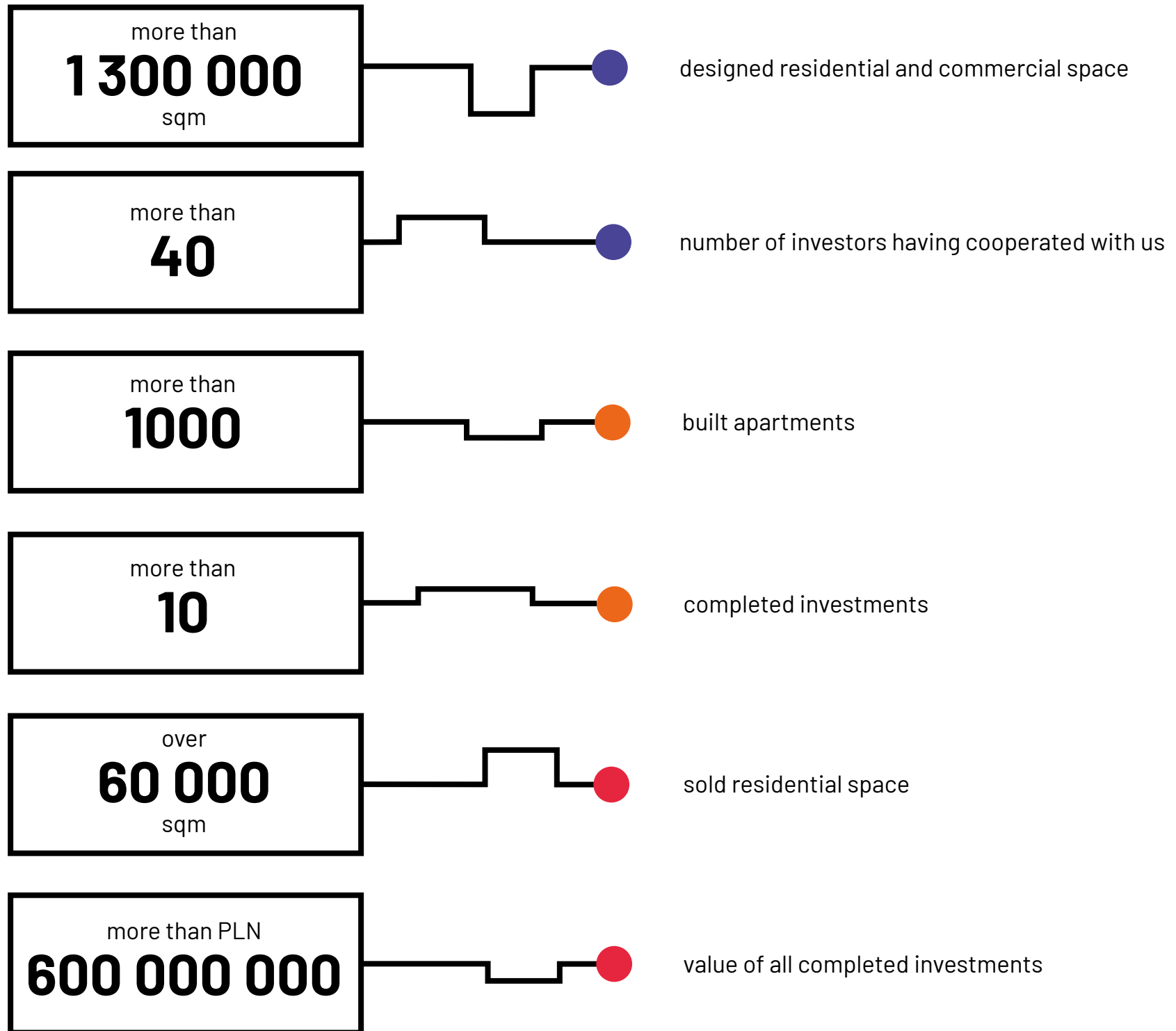
---

- ◆ **comprehensive analysis and selection of the most attractive location**
- ◆ business concept development
- ◆ planning and architectural concept preparation
- ◆ **presentation of the business model of the planned investment**
- ◆ estate acquisition
- ◆ development of an implementation schedule and financial plan for the project
- ◆ complete project documentation
- ◆ obtaining the required administrative decisions for the implementation of the investment
- ◆ investment completion
- ◆ comprehensive financial and technical supervision of the investment implementation
- ◆ support of the sales process
- ◆ **final settlement of the investment and payment of profit**
- ◆ warranty service



# In numbers

Our many years of professional activity are reflected in precise numbers.



**We create places**  
in attractive locations

**PERFECT HOTEL** 

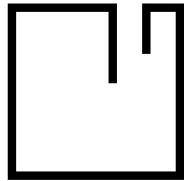




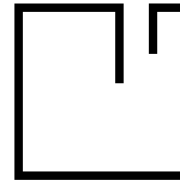


---

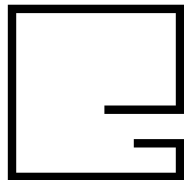
## Q3D Group



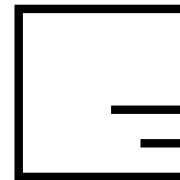
more than 30 years of continuous activity on the real estate market



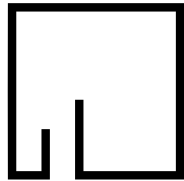
stable financial foundations



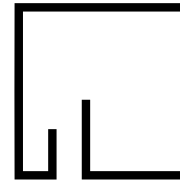
service of the largest investment companies



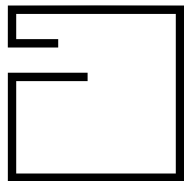
high bank ratings



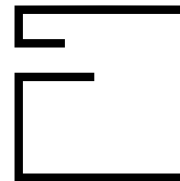
all investments completed successfully and profitably



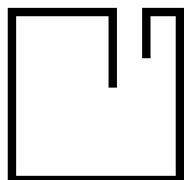
comprehensive support for the implementation of the entire investment process



experience in the scope of residential and commercial investments



flexibility of operation and adaptation of the offer to the individual needs of the Investor



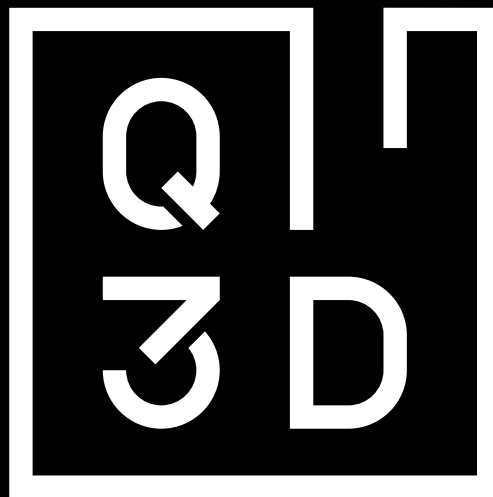
a team of more than 50 experts and managers





# Selected projects

---





# Greendustry

**Location** Cracow, Romanowicza Street

**About the investment**

The Greendustry apartment buildings on Romanowicza Street in Cracow are the latest investment by Q3D Group.

The quarter development in the centre of Zabłocie district refers to the industrial character of the district. The building perfectly captures the spirit of a fashionable part of the city, while introducing a new quality in a previously undeveloped urban space.

Consistent and well-thought-out design assumptions and precise workmanship, produced an excellent result. The emphasis on a high standard of materials and aesthetics caused each element creating a detail of the building.

In order to provide additional functional value to the space, shaded rest areas and an intimate recreational terrace for residents are provided. Throughout the courtyard, a flower garden has been designed with minimal pathways, which gives it not only an aesthetic, but also a functional character. It is worth mentioning that the recreation area and playground have been deliberately moved outside the inner courtyards, which ensures maximum comfort for residents.



GREENINDUSTRY



# Greendustry

<b>Development area</b>	11 170 sqm
<b>Usable floor area</b>	13 154 sqm
<b>Number of apartments</b>	200
<b>Number of commercial premises</b>	7
<b>Investment value</b>	PLN 212 million
<b>Project</b>	2020
<b>Implementation</b>	Investment implemented in stages from 2021.
<b>www</b>	<a href="http://www.greendustry.pl">www.greendustry.pl</a>









## Park Leśny Bronowice

**Location** Cracow, Starego Dębu Street

**About the investment**

It is a vast complex located on an area of about 4 hectares consisting of 21 multi-family buildings. The idea of this place was to take advantage of the forest neighbourhood and optimal development of the investment area, while maintaining the right scale and intimate nature of the development.

The housing estate is located in the vicinity of the forest on Pasternik Hill and Tenczyński Landscape Park. The advantage of the investment is the location and the unique surroundings of nature and recreational areas.

Low-rise buildings have been adapted to diversified in terms of altitude terrain and the suburban character of the surroundings. This allowed to create extensive green zones, which are an advantage of the investment. We have created a place in the city, providing an opportunity to catch a breath from its bustle.



## Park Leśny Bronowice

<b>Development area</b>	42 334 sqm
<b>Usable floor area</b>	24 200 sqm
<b>Number of buildings</b>	21
<b>Number of premises (units)</b>	421
<b>Investment value</b>	PLN 192 million
<b>Project</b>	2017
<b>Implementation</b>	Investment implemented in stages since 2018.
<b>www</b>	<a href="http://www.parklesnybronowice.pl">www.parklesnybronowice.pl</a>





★★★★  
PERFECT HOTEL

# Perfect Hotel

**Location** Cracow, Kupa Street

**About the investment** A modern, boutique hotel with a four-star standard, located in the heart of Kazimierz district. The unique atmosphere of the district, the open sight of the historic Isaac Synagogue determined the choice of this location for the investment. The building is distinguished by its contemporary architecture and the use of modern finishing materials. Brick pilasters and details of the facade subtly refer to the historic development of Szeroka Street.

**Development area** 267 sqm

**Usable floor area** 900 sqm

**Number of rooms** 23

**Investment value** PLN 27 million

**Project** 2013

**Implementation** 2015-2018





## Villa Melancholia

<b>Location</b>	Cracow, Zielony Most Street
<b>About the investment</b>	<p>This is a unique place with a strong historical affiliation with Bronowice Małe district. Situated on a hilly terrain in a ravine shaded by old trees and topped by an old chapel, it recalls the times of Young Poland and the Wyspianski's Wedding.</p> <p>Designing a building in such an obliging tissue, keeping the character of the place and at the same time making maximum use of the investment possibilities of the plot of land - required many years of experience and great professional intuition.</p> <p>Particular importance here is the excellent location and individual approach to the project, which made the building a reference for modern architecture inscribed in historical development.</p>
<b>Development area</b>	1 402 sqm
<b>Usable floor area</b>	1 525 sqm
<b>Number of premises (units)</b>	20
<b>Investment value</b>	PLN 25 million
<b>Project</b>	2006
<b>Implementation</b>	2009









## Perła Prądnika

### Location

Cracow, Siewna Street

### About the investment

The project consists of two multi-family residential buildings, located in a popular and well-connected part of Cracow. The buildings inscribe in the context of the surroundings, which is the space of old and new housing estates.

The creation of new housing estate enclaves generates the necessity to provide the essential infrastructure, hence commercial premises were provided at the ground floor level. They have been used to create an internal green courtyard intended exclusively for residents. The way to "cut off" from pedestrians, was to design it above the ground floor level.

### Development area

5 485 sqm

### Usable floor area

7 593 sqm

### Number of buildings

2

### Number of premises (units)

151

### Investment value

PLN 63 million

### Project

2011

### Implementation

Investment implemented in stages in 2012-2017.





# Apartamenty z Ogródu

## Location

Cracow, Jesionowa Street

## About the investment

An intimate residential complex located in the prestigious Wola Justowska, on the place of the former "Galeria Ogród". The project consists of three low-rise buildings topped by green terraces, accessible to residents.

The designer's idea was to go beyond the established notion of the apartment block and create a multifamily friendly space, with an intimate place for each resident.

Customers were offered high-quality architecture with refined details and functional layout of apartments, with precisely integrated common spaces and an interior garden.

This investment is an excellent example of conscious design. "Sinking" the buildings into the orderly and carefully planned greenery, ensures a sense of calmness and a breather from the urban bustle, all in the heart of the city.

## Development area

5 640 sqm

## Usable floor area

3 611 sqm

## Number of buildings

3

## Number of premises (units)

56

## Investment value

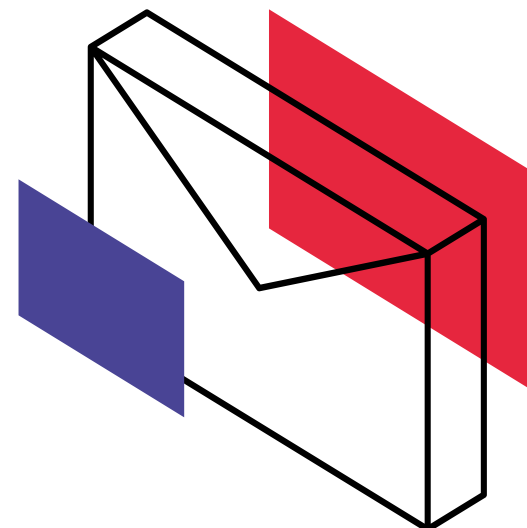
PLN 61 million

## Project

2012

## Implementation

2015-2017



## We invite you to contact

E: [biuro@q3d.pl](mailto:biuro@q3d.pl)

T: +48 12 26 36 415

[www.q3d.pl](http://www.q3d.pl)

### Our headquarters

ul. Józefa Korzeniowskiego 36  
30-214 Kraków

### Q3D Group Ltd.

Tax Identification no: 6772404031

National Official Business Register no: 364637340

National Court Register no: 0000621698

