

Discover the world of real estate
with Grano Real Estate.

Behind us stand
the successes of Grano Group
and Grano Hotels.

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DEAR GUESTS

Welcome to Grano Hotels. I am very pleased that you have chosen to spend your time with us. I wish you a pleasant stay – full of comfort, peace, and inspiring moments.

At the same time, I would like to invite you to discover Grano Real Estate – a sister brand of Grano Hotels, created for those seeking reliable and attractive opportunities to invest in premium real estate.

Our offer includes apartments and hotel units in carefully selected locations that combine income potential with a unique lifestyle. What's important is that our team – experienced in hospitality and property management – providing full, professional service for these properties. Thanks to this, investing with Grano Real Estate means comfort, safety, and real value.

If you would like to discuss a specific investment, see our full offer, or simply ask for details, please arrange a meeting at a convenient time or fill out the form available via QR code.

We encourage you to meet with our expert, who will explain how we ensure stable returns for our investors.

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Sincerely,

Arkadiusz Lew-Kiedrowski

Director of Real Estate Sales, Grano Real Estate

BOOK A MEETING



WWW.GRANOREALESTATE.PL



Grano Real Estate

Grano Real Estate is a brand created by Grano Group – the company behind the success of the Grano Hotels chain, known for exceptional design, high service standards, and professional management of hotels and apartments.

Our goal is to offer carefully selected investment properties – apartments and hotel units – located in the most attractive places in Poland. We sell what we can manage best: modern, refined properties that deliver the highest returns and are the perfect choice for investors focused on profitability and long-term benefits. Thanks to the synergy of Grano Real Estate and Grano Hotels, our clients receive not just a property – but a complete, proven investment model.



Mission

We create high-value investment spaces, offering our clients carefully selected hotel and apartment properties.

We believe in the power of simplicity, efficiency, and trust – this is the foundation of every transaction.

Vision

Grano Real Estate is a premium brand that combines the prestige of real estate with hospitality expertise. Our goal is to become the leader in selling selected investment units – in both owned and partner facilities – offering clients a safe haven for capital and long-term value.



Arkadiusz Lew-Kiedrowski

DIRECTOR OF REAL ESTATE SALES

From the very beginning of my professional career, I have focused on premium real estate. Six years ago, I had the opportunity to co-create the success of projects such as Hotel Number One (GranoLife) and Hotel Grano as part of the Dekpol Developer sales team. Even then, emphasis was placed on linking the hotel and developer offers – Grano catalogues and promotional materials appeared in hotel spaces, forming one consistent investment ecosystem.



Today, after many years of experience, I lead the real estate sales department of Grano Real Estate. My goal is not only to achieve sales but also to provide top-level investment advisory – tailoring offers to individual investor expectations, ensuring both attractive locations and optimization of rental income. Together with my team, we create a brand that not only sells apartments but also builds trust, safety, and long-term profits.



DISCOVER OUR OTHER INVESTMENTS

WWW.GRANOREALESTATE.PL

Mapa

SZTUTOWO

41. **Trimare**

GDAŃSK

25. **Granaria**

SOBIESZEWO ISLAND

13. **Grano Hotel Solmarina**

15. **Sol Marina**

17. **Pino Resort**

19. **Baltic Porto**

21. **Baltic line**

USTRONIE MORSKIE

33. **Bałtyk Sun**

WARSAW

29. **Oval Sky**

SZKLARSKA PORĘBA

37. **Residence AQUA**



Grano Hotel Solmarina

SOBIESZEWO ISLAND

13.

Sol Marina

SOBIESZEWO ISLAND

15.



Pino Resort

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Baltic line

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Trimare

SZTUTOWO

41.

An aerial photograph of Sobieszewo Island, a narrow strip of land jutting into the Baltic Sea. The island is covered in lush green forests and grassy areas, with a small lagoon or pond in the center. A wide sandy beach is visible on the left side. The sky is filled with soft, golden clouds, and the sea is calm. The overall scene is peaceful and scenic.

Sobieszewo Island

An oasis of nature close to the center of Gdańsk

- Wide, sandy beaches – perfect for peaceful relaxation
- Two unique nature reserves: Ptasi Raj nature reserve and Mewia Łacha nature reserve
- Charming pine forests – a space for walks and outdoor activities
- Attractive location on the Dead Vistula River – an ideal place for nature lovers and those who value waterfront living
- A location with potential – combining the wildness of nature with the proximity of vibrant Gdańsk

Why is it worth choosing this investment?



Grano Hotel SOBIESZEWO ISLAND Solmarina in numbers

From 22 SQM To 58 SQM
145 HOTEL ROOMS
10 FLOORS



Restaurant with MICHELIN recommendation



Swimming pool with marina view



Private marina



SPA treatment rooms



Finished and equipped



Nature reserves



Sunset Bar



Conference rooms

For lovers of life right by the water

This investment is a unique combination of luxury, nature, and prestige. The hotel features a restaurant recommended by MICHELIN, as well as exceptional recreational and business facilities. Direct access to the water and a private marina with a yacht club emphasize the property's unique character. Complementing this is the wellness zone with a pool offering panoramic marina views, along with saunas, jacuzzi, and SPA rooms. Unforgettable experiences are also guaranteed by the rooftop Sunset Bar. The proximity of wild beaches and nature reserves, combined with being only 14 km from Gdańsk city center, highlights the uniqueness of this location. All these features make this an exceptional investment product – a perfect and secure choice.

Why is it worth choosing this investment?

SOBIESZEWO ISLAND

Sol Marina in numbers

FROM 26 SQM TO 82 SQM 360 APARTMENTS 2 FLOORS



Private gardens



Electric car charging station



Private marina



Intimate residential complex



Ready for handover



Nature reserves



Underfloor heating



Air conditioning

Apartments with yacht mooring space

“Sol” in Spanish means “sun” – an element which, along with water and wind, has accompanied sailors’ passion for centuries. Sol Marina is an investment for the most demanding clients seeking true gems on the real estate market – a unique combination of sailing lifestyle and the luxury of waterfront apartments. Private quays with a marina office and carefully chosen amenities make this investment a place where life by the water takes on a whole new dimension.

Why is it worth choosing this investment?



Next to
a nature reserve



Recreational
space



Parking spaces
& bike racks



Just 1 km
from the sea



Swimming
pool



Security
monitoring



Bordering
pine forest



Intimate
architecture

SOBIESZEWO ISLAND

Pino Resort

in numbers

FROM 36 SQM

61 APARTMENTS

TO 66 SQM

1 FLOOR

Your peaceful haven by the sea

In the first stage, Pino Resort delivered 61 elegant apartments in low, intimate buildings. The one- and two-room units range from 35 to 69 sqm, with selected ones enriched with mezzanines that add spaciousness and unique character. Each apartment has a balcony or private garden – perfect for relaxation and unwinding. For residents' convenience, parking spaces and bicycle racks have been planned within the estate.

Why is it worth choosing this investment?



Saunas



Close to the
nature reserve



Own
concierge



Only 1 km
from the sea



Mobile
access control



Air conditioning
installation



Silent-running
elevator



Surrounded
by greenery

SOBIESZEWO ISLAND

Baltic Porto in numbers

FROM 28 SQM TO 45 SQM 72 APARTMENTS
2 FLOORS

Apartments surrounded by nature

Baltic Porto is a unique place where modern design meets everyday comfort. The investment offers functional one-, two-, and three-room apartments from 28 to 45 sqm, designed with convenience and aesthetics in mind. Each unit has a balcony or spacious garden – ideal for outdoor relaxation. For residents' comfort, the building features a reception desk, modern elevators, and private parking spaces. A distinctive asset of this investment is two saunas – available exclusively for owners and their guests – providing relaxation without leaving home.

Why is it worth choosing this investment?



SOBIESZEWO ISLAND

Baltic Line in numbers

FROM 26 SQM 60 APARTMENTS

TO 38 SQM 4 FLOORS



Mobile
access control



Monitoring



Gated
estate



Only 1.2 km
from the sea



Location
right by the marina



Close to a
nature reserve



Convenient access
to Gdańsk city center



Parking

Intimate apartments close to nature

Baltic Line is an intimate investment offering one-, two-, and three-room apartments from 26 to 38 sqm, finished to a high standard. Each unit comes with a balcony, loggia, or garden that provides additional outdoor space. For residents' and guests' comfort, the buildings include elevators and private parking spaces within the complex.

An aerial photograph of Gdańsk, Poland, taken during the golden hour of sunset. The image is dominated by the massive, dark stone tower of St. Mary's Church (Katedra Główna) on the left, which features a large, ornate clock face. To its right, several smaller, slender spires with green patinated roofs rise above the city's dense, colorful rooftops. The city extends to the water's edge, with a mix of historic and modern buildings visible. The sky is a vibrant orange and yellow, with soft clouds catching the low sun. The overall atmosphere is warm and historic.

Gdańsk

A city with a maritime soul and rich history

- Harmony of history and modern architecture – charming streets and expanding infrastructure
- Dynamic real estate market – attractive for both living and investing
- Wide cultural, dining, and leisure offer – from galleries to beaches and marinas
- Year-round city – popular not only in summer, but also in autumn and winter
- Excellent transportation – access to airport, SKM trains, highway, and cycling routes

Why is it worth choosing this investment?



GDAŃSK

Granaria in numbers

FROM 25 SQM

126 APARTMENTS

TO 108 SQM

6 FLOORS



Excellent location



Internal terraces



Underground parking



Next to Gdańsk Marina



Private patio



Perfect transport links



High investment potential



Full infrastructure

A place full of history

Granaria is a unique investment located in the very heart of Gdańsk, on the prestigious Granary Island. The project harmoniously combines modern architecture with the city's rich Hanseatic heritage, creating a space with a one-of-a-kind character. Residents and investors can enjoy comprehensive amenities, high finishing standards, and developed infrastructure, ensuring full comfort of living and use. The investment also offers spacious apartments with mezzanines and unique internal terraces – perfect spaces for rest and relaxation in the city center. Thanks to its unique location and surroundings, Granaria is one of the most attractive investments in the Tri-City – with the promise of value growth over time.

An aerial photograph of the Warsaw skyline at sunset. The Palace of Culture and Science, with its iconic spire, is the central focus. To its left is the modern, angular Spire of the City of Culture. The city is filled with various skyscrapers and buildings, with the warm orange and yellow light of the setting sun casting a glow over the entire scene.

Warsaw

Poland's business capital with huge investment potential

- One of the fastest-growing capitals of Central Europe
- Stable and receptive real estate market – ideal for investors
- Wide access to jobs, culture, and education
- Rapidly developing districts such as Wola – a new hub for business and investment apartments
- Excellent local and international transport – metro, Chopin Airport, rail connections

Why is it worth choosing this investment?



WARSAW

Oval Sky in numbers

FROM 26 SQM TO 56 SQM 333 APARTMENTS 9 FLOORS



Excellent restaurant



Fitness & saunas



Coworking space



Cinema room



Stylish lobby



Great location



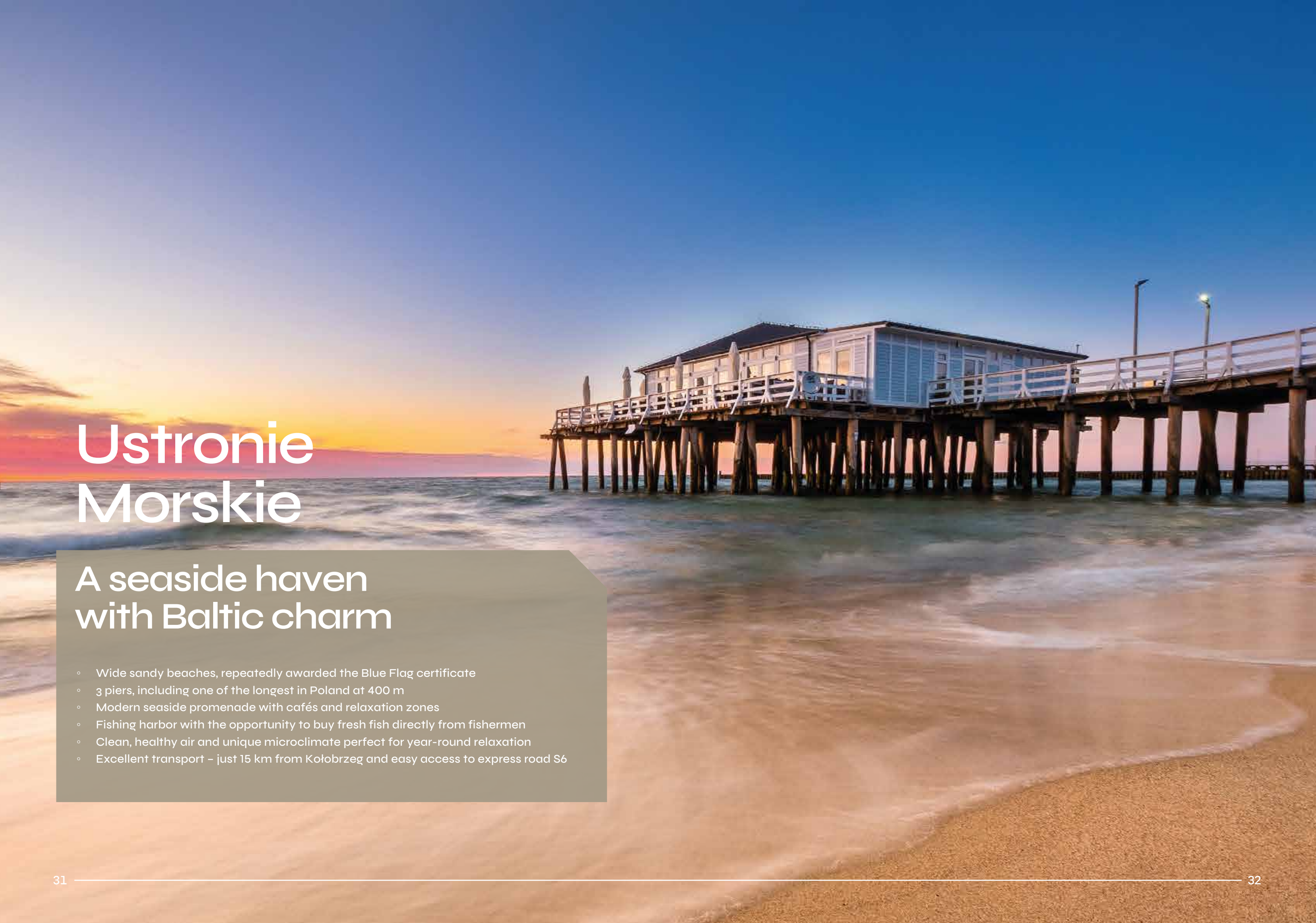
Billiards



Eco solutions

Premium investment in Warsaw's Wola district

The investment offers a wide range of amenities that combine comfort, style, and a modern lifestyle. Eco-friendly solutions support conscious resource use, while the elegant lobby welcomes residents and guests with a special atmosphere. The property includes an excellent restaurant, a fitness area with saunas, as well as a private cinema room – perfect for moments of relaxation. Residents also have access to a coworking space that encourages work and business meetings. Another advantage of the investment is its excellent location – right next to the Warsaw Expo XXI center, one of the capital's key venues for business and cultural events.



Ustronie Morskie

A seaside haven with Baltic charm

- Wide sandy beaches, repeatedly awarded the Blue Flag certificate
- 3 piers, including one of the longest in Poland at 400 m
- Modern seaside promenade with cafés and relaxation zones
- Fishing harbor with the opportunity to buy fresh fish directly from fishermen
- Clean, healthy air and unique microclimate perfect for year-round relaxation
- Excellent transport – just 15 km from Kołobrzeg and easy access to express road S6

Why is it worth choosing this investment?



USTRONIE MORSKIE

Baltyk Sun in numbers

FROM 22 SQM 176 UNITS

TO 45 SQM 4 FLOORS



400 m²
Game & play zone



SPA



Bowling



Fitness



5 swimming
pools



Conference
rooms



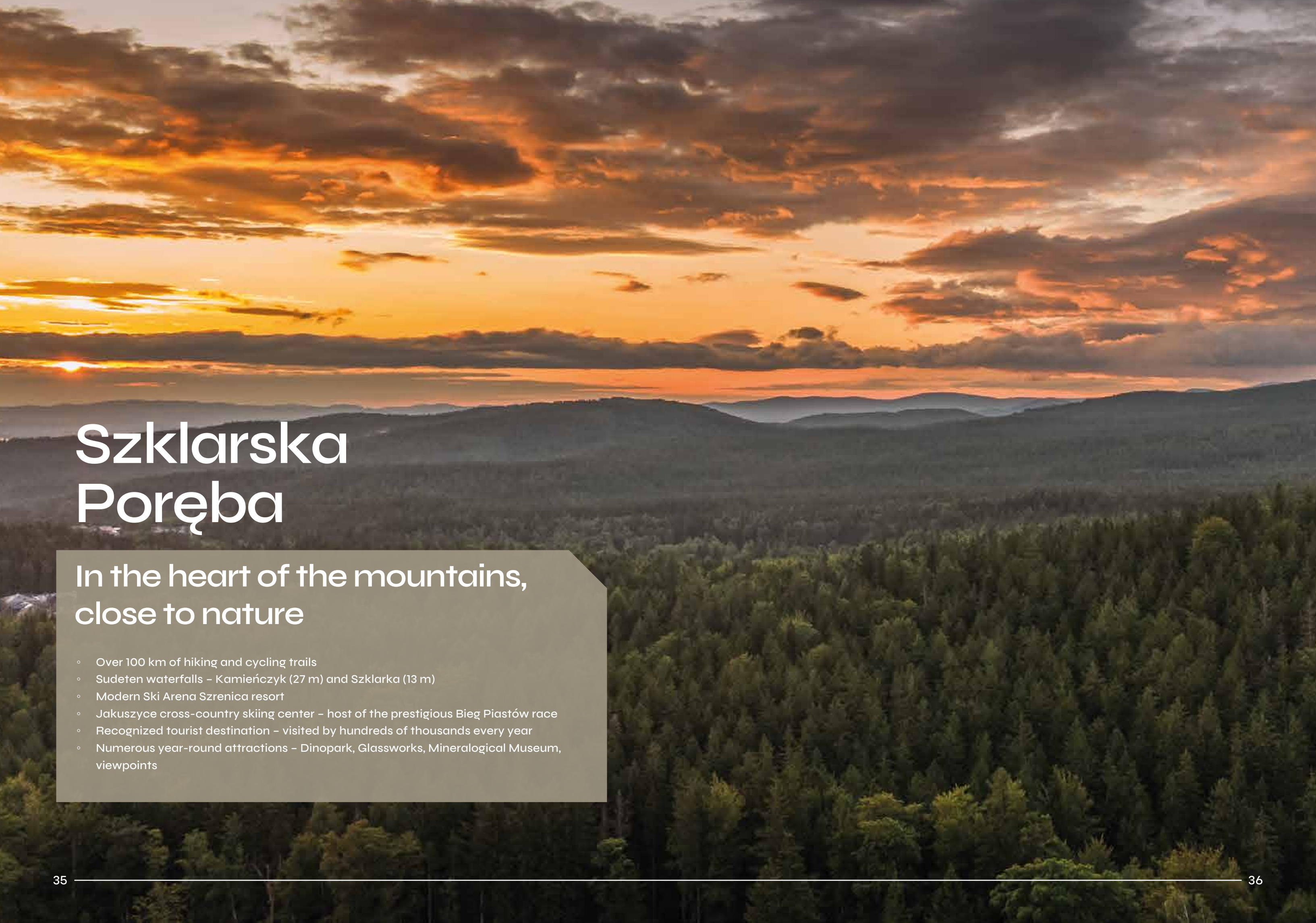
Close to the
beach & nature



Restaurant
& bar

Premium-class investment – comfort, prestige, profit

This is a unique project combining a five-star standard of hotel and apartments with extensive entertainment and leisure infrastructure. The complex is designed to offer a full vacation experience without leaving the premises. Swimming pools, bowling alley, modern playrooms, gaming and relaxation spaces – all create ideal conditions for relaxation and spending time together, both for families and for guests seeking tranquility.



Szklarska Poreba

In the heart of the mountains,
close to nature

- Over 100 km of hiking and cycling trails
- Sudeten waterfalls – Kamieńczyk (27 m) and Szklarka (13 m)
- Modern Ski Arena Szrenica resort
- Jakuszyce cross-country skiing center – host of the prestigious Bieg Piastów race
- Recognized tourist destination – visited by hundreds of thousands every year
- Numerous year-round attractions – Dinopark, Glassworks, Mineralogical Museum, viewpoints

Why is it worth choosing this investment?



AQUA Residence

in numbers

FROM 24 SQM TO 41 SQM 174 UNITS 3 FLOORS



Salt
cave



Wellness
& SPA



Multiroom
playroom



Saunas
in apartments



Swimming
pool



Conference
rooms



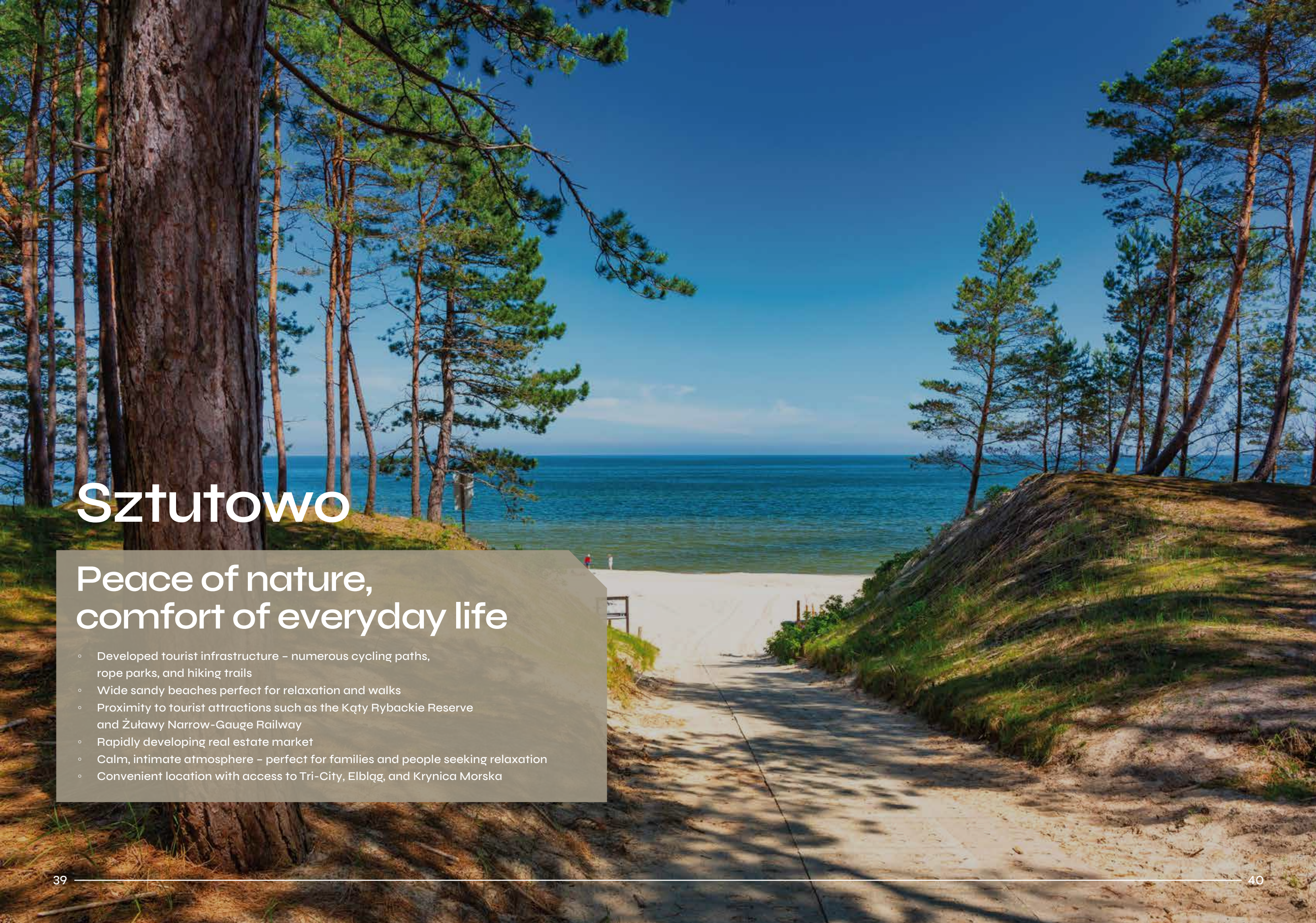
Historic
park



Ski
Arena

The perfect balance of price and benefits

The apartments, finished to a high standard, range from 24.40 to 41.40 sqm and are designed with attention to detail. A custom-made "Residence AQUA" furniture line gives them a unique character. Most units include their own sauna, and the price includes full furnishing and high-quality finishing. There is also the option to purchase a parking space – underground or outdoor. The investment includes an eco-friendly swimming pool and a SPA & Wellness zone, further enhancing comfort and standard of living.



Sztutowo

Peace of nature, comfort of everyday life

- Developed tourist infrastructure – numerous cycling paths, rope parks, and hiking trails
- Wide sandy beaches perfect for relaxation and walks
- Proximity to tourist attractions such as the Kąty Rybackie Reserve and Żuławy Narrow-Gauge Railway
- Rapidly developing real estate market
- Calm, intimate atmosphere – perfect for families and people seeking relaxation
- Convenient location with access to Tri-City, Elbląg, and Krynica Morska

Why is it worth choosing this investment?



SZTUTOWO

Trimare in numbers

FROM 28 SQM 189 APARTMENTS
TO 49 SQM 2 FLOORS



Cinema
& billiard room



Eco-friendly
solutions



Swimming
pool



Close to
beaches and forests



Turnkey
apartments



Monitoring



Remote door
opening system



Right next
to Vistula Spit

An intimate seaside investment

The Trimare building facades subtly reference the seaside character of the area – with a net-like structure and 3D effect creating a dynamic play of light and shadow that changes throughout the day. Trimare is an intimate investment, harmoniously integrated into its natural surroundings. It offers functional apartments from 28 to 49 sqm, with layouts allowing for versatile interior arrangements. The project includes just 9 low-rise buildings, ensuring privacy, peace, and comfort – without giving up modern solutions.

Why it's worth trusting us?

Grano Hotels

get to know us



Michelin Recommendation



Beauty Star 2024



Perfect SPA Awards 2024



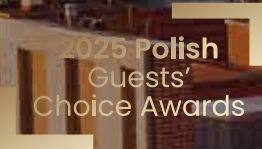
250 000 +
guests visit our hotels yearly



Honored in the
“4 Forks” category



Direct Booking Awards
by Profitroom



Polish Guests'
Choice Awards



1000 +
meetings, conferences,
and events each year



95 000 +
followers on social media



1060+

Rooms & Apartments



5

Restaurants



21

SPA treatment
rooms



21

Conference
rooms

Extraordinary experiences every day.

At Grano Hotels, we create spaces where every guest can relax, feel at ease, and be surrounded by beauty. Our mission is to deliver unforgettable experiences in exceptional surroundings.

Investment models

tailored to clients' needs

Results

our Hotels

Hotel model

Secured lease with minimum rent
Owner stays + Grano Owners Club
Turnkey finished units
The most profitable model

Apartment model

To arrange freely
Income depends on occupancy
Unlimited personal use
Grano Owners Club

Second home

Full independence
No lease contract
Cooperation can be started at any time
Property value growth over time



GRANO HOTEL

GDAŃSK OLD TOWN

Return rates: 9.3%



GRANO HOTEL

SOLMARINA

Return rates: 8.3%



GRANO LIFE

GDAŃSK

Return rates: 9.2%

Historical results do not guarantee similar outcomes in the future. The value of investments and income from them may fluctuate significantly, and an investor may not recover part or all of the invested capital. This material is for informational purposes only and does not constitute an offer under Article 66 of the Polish Civil Code, nor an investment recommendation, tax, or financial advice. Before making any investment decision, you should review all conditions and assess risks.

Your exclusive
world of privileges

Grano Owners
club



-50%
Parking



-30%
Accommodation



-20%
SPA & Wellness



-10%
Dining services



Free
room upgrade

VIP

Special
Guest status



Priority in
investment purchases



Discounts
with partners

Ownership that gives more

This is a unique loyalty program created for owners of apartments and hotel rooms managed by Grano Hotels. Joining is a privilege reserved exclusively for investors who have entrusted their unit to us. It's not just discounts or financial benefits – it's access to a world where ownership status opens doors to unforgettable experiences, top-level comfort, and unique investment opportunities.



Invest in peace of mind

An investment that works
while you relax