

## The international developer UDI Group has started the construction of more apartments in Warsaw

*Prague, March 21, 2023* – The international developer UDI Group has started the construction of additional apartments in the Polish metropolis. As part of the Classic Ursus project, it has now started the construction of the second phase, in which a total of 272 apartments will be built in two apartment buildings. The stage also includes the demanding reconstruction of the heritage-protected original entrance building to the Ursus factory. A total of 960 apartments for 107 million Euros will be created in the Classic Ursus project in Warsaw under the baton of the Czech developer.



*The completed first phase of the project is set in greenery*

*"Due to the increase in the prices of construction materials and works, the construction costs of the second stage have increased by about 30 percent compared to the first stage completed last year. The sales prices of the apartments are thus slightly higher. Nevertheless, they are roughly at the level of half of the current prices of new buildings in Prague. Thus, the purchase of an investment apartment in*

*Warsaw would be worthwhile for Czech investors, even in view of the historically record exchange rate of the crown against the Polish zloty," explained UDI Group strategy director Marcela Fialková. "However, the primary buyers for us are of course still local households - families and young people, but also local housing investors," she added.*

*"The entire construction market in Europe reacted to the failure of material supplies during the covid era and subsequently to the increase in energy prices. Prices are rising in the same way here as in other European countries where we do business," added Fialková.*

You can find the current video about the project [here](#).

*For more information, you can contact us [fialkova@urban-developers.com](mailto:fialkova@urban-developers.com). Detailed information about the company can be found [www.urban-developers.com/cs](http://www.urban-developers.com/cs)*

**About us** – UDI Group is an international developer that builds residential, office and industrial projects in the Czech Republic and other European countries and in Latin America. It focuses on complex development that combines functions - housing, offices and shops. It is currently preparing 20 projects, the sales of which will reach 2,1 billion Euros in the next five years.

## **Modern housing was designed by leading Polish architectural studio Kuryłowicz & Associates**

The author of the architectural design of the entire complex is the renowned Polish architectural studio Kuryłowicz & Associates. The industrial character and brick entrance building are prescribed in the design of the new buildings. The UDI Group construction is one of the last on the original brownfield after the Ursus factory. On the surrounding parcels towards the railway, which connects the place with the city center, projects have already been completed and inhabited. It is built only on plots further away from the railway.



*Entrance building after reconstruction*

*"When creating the Classic Ursus project, our main goal was not to stand out from the surrounding buildings. But as it turned out, it happened. This is based on the higher standard of the project and the contrast of the light gray shade of the facade against the dark graphite architectural details, which as a whole forms a minimalist elegant*

*architecture,"* said its author Salma Amarin from Kuryłowicz & Associates studio about the project.

The first phase of the project by the UDI Group was built by Hochtief Polska, and the next one will be built by the major Polish construction company Unibep, which offered more favorable terms in the competitive tender. The project

includes both smaller compact apartments for young people and larger apartments for families.



*The current state of the entrance building*

### **Challenging reconstruction of a historic building**

*"The entrance to the area will be provided by the historic building of the original gatehouse of the Ursus tractor factory from the 1930s. The UDI Group will revitalize this area and will most likely create restaurants, shops or offices here,"* said Fialková. A park will also be part of the project.

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## PRESS RELEASE

The group currently does business in six countries in Europe and Latin America. It builds offices, apartments and logistics in the Czech Republic, Poland, Hungary, Serbia, Costa Rica and Panama. It is currently working on 20 projects, the current estimated value of which reaches 445 million Euros, and sales revenue in the next five years is estimated at 2,1 billion Euros.

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