



HYGGE
GROUP

Investment at Krzywoustego street
Gdańsk - Oliwa



Willa Krzywoustego

ABOUT US

The Hygge Group company is being established to combine our many years of common experience in the fields of: general contracting, trading and leasing of new/secondary real estate, reconstruction and renovation of old buildings and carrying out successive investments. The idea of our company is to invest in real estate projects that are friendly and healthy for residents, which will be associated with the prestigious investment and comfort of living.





HYGGE GROUP

BUSINESS MODEL

SETTLEMENT

In addition to ready-made projects of semi-detached housing estates, we have a more ideological investment model of single-family house settlements - barns with a high standard of community management.

GENERAL CONTRACTING

Our team includes experienced construction managers, architects, installers, interior designers and many other specialists. We are able to carry out several works simultaneously without delays

REAL ESTATE DEVELOPMENT

We constantly research the land market, unfinished investments, auctions, etc., so that our architectural and legal offices can analyze their potential. Out of hundreds of offers analyzed each year, we anticipate only 3-5 verified transactions.

RENOVATION OF TENEMENTS

We tackle difficult topics in this area with the help of supervisory representatives, architects, constructors and other specialists in order to establish cooperation on lucrative investments, e.g. attic adaptations in the Old Town.

SETTLEMENTS

PLOTS

We have access to multi-hectare plots for sale and division. The areas are approximately 45 minutes away by car from the Tricity

INVESTMENT

The only investor's task is to give a loan to Hygge Group with 21 % APY backed up with mortgage. All other stages are run by our professional team.

SETTLEMENT PROJECT

As the settlements expand, we plan to set guidelines for the community so that it is run in accordance with the nature and circumstances of the neighboring nature, e.g. in cooperation with the nearby permaculture.

2024-07-01



DEVELOPMENT STRATEGY

How we will scale in the future



JUL
2024

Undertaking general contracting works and conducting sales in the renovation of tenements in the Old Town of Gdańsk



AUG
2024

Final analysis of all data and documents regarding the company transferring the plot at ul. Krzywoustego/Piastowska and deciding on the direction of a development investment



SEP
2024

Commencement of administrative and construction processes in a selected development investment

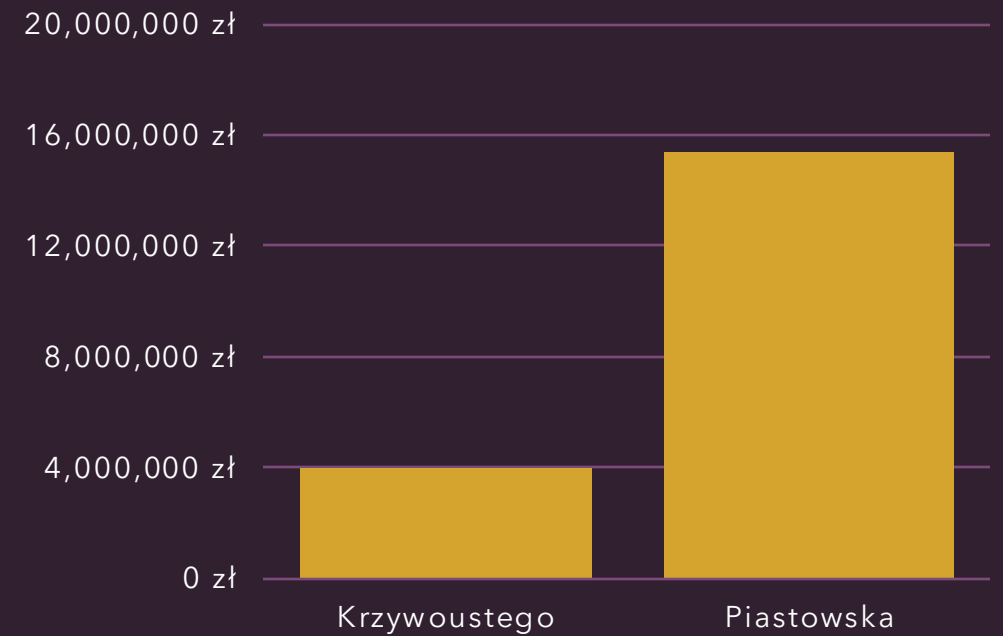
DEVELOPMENT DYNAMICS

Forecasting for success

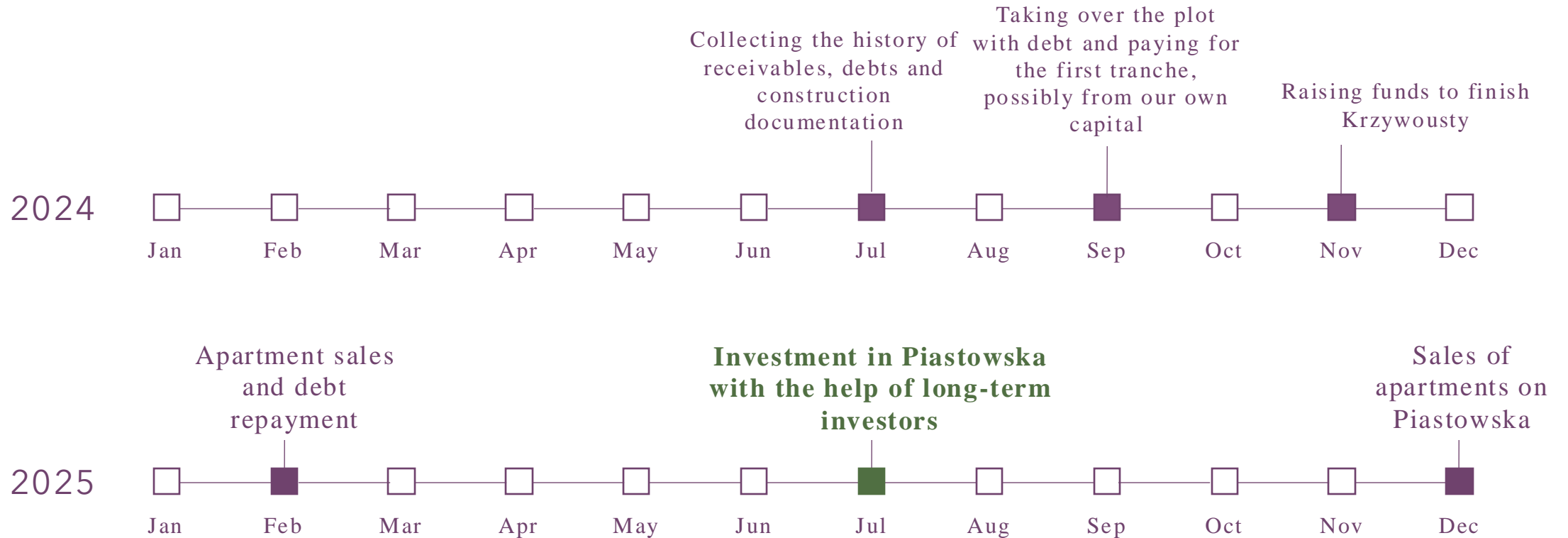
KEY METRICS

	PUM M2	FUNDS	INCOME	PROFIT
KRZYWOUSTEGO	840	2.4 MLN ZŁ	17 MLN ZŁ	4 MLN ZŁ
PIASTOWSKA	700	5.6 MLN ZŁ	16 MLN ZŁ	min, 11 MLN ZŁ

POTENTIAL PROFIT - BOTH BUILDINGS



TWO YEAR PLAN - KRZYWOUSTEGO/PIASTOWSKA





PROGNOSIS - USABLE FLOOR AREA

Land area:	1072.00			
Parameter	Value			
	OPTION I		OPTION II	
Maximum building area indicator	0.25		0.33	
Building area [m2]	268.00		353.76	
Area biologically active minimum (25%)	268.00			
Number of storeys (floors)	3	4	3	4
Width of front facade max	15.45 – 17.84			
Inclination angle of main roof surface [deg]	30-45 in front of the street			
Parking space ratio per inhabitant	1.2 – 1.5			
Total area of the building	804.00	1072.00	1061.28	1415.04
Estimated Usable Floor Area	522.60	696.80	689.83	919.78



BIURO
ARCHITEKTONICZNE



OUR TEAM



RADOSŁAW RYŃSKI



MACIEJ SKŁADANOWSKI



ŁUKASZ MIERZEJEWSKI



HYGGE
GROUP

THANK YOU

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