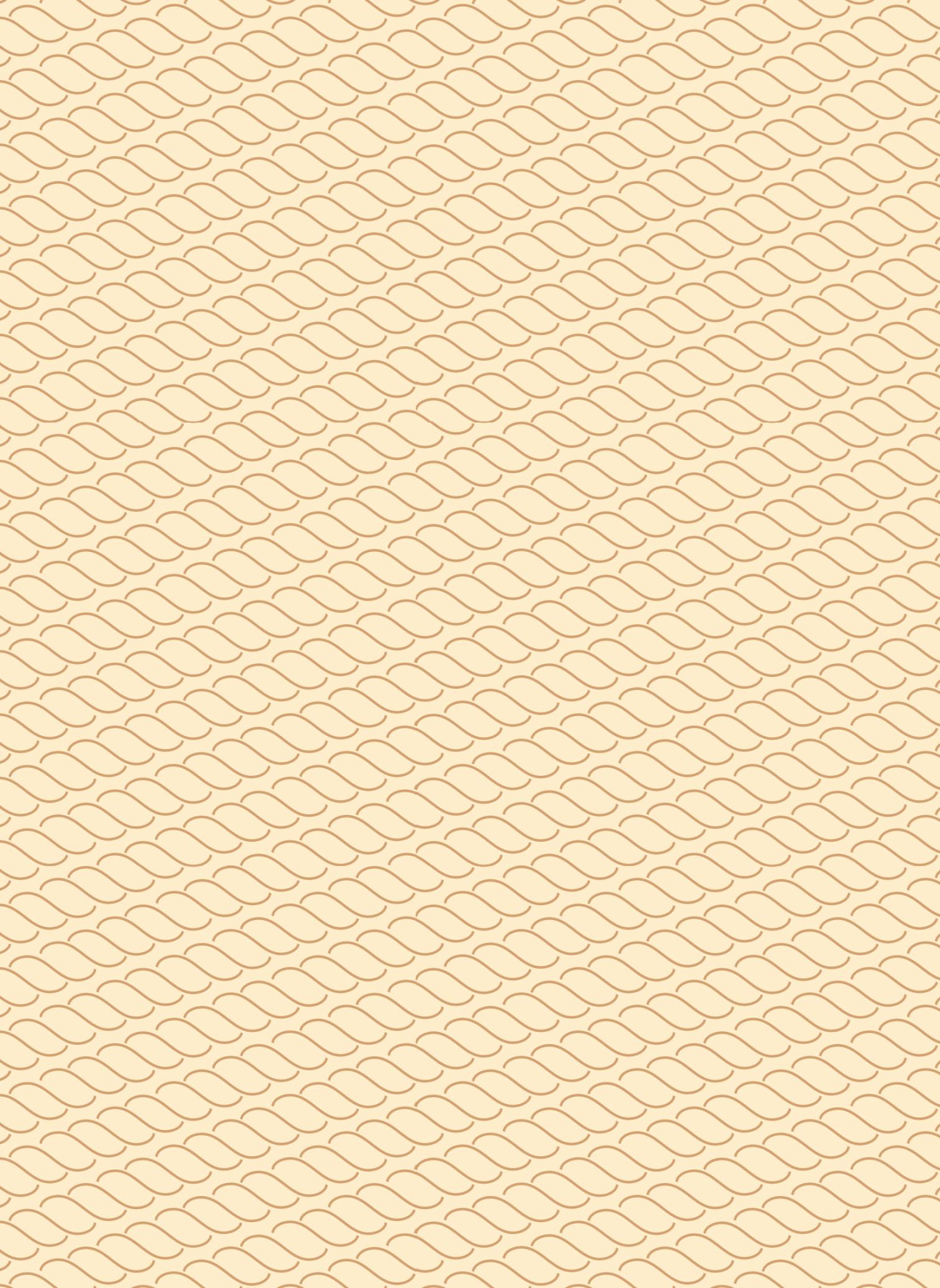




PORTICO MARINA



# PORTICO MARINA



APARTMENTS BY THE LAKE

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CRISP MORNING. YOU WAKE UP AND HEAR THE  
GENTLE WHOOSH OF THE LAKE AND BIRDS SINGING.  
THE SILENCE IS ONLY BROKEN BY THE SOUND OF  
SAILING BOATS CROSSING THE WATER.  
A PERFECT DAY AHEAD.  
THIS CAN BE YOUR EVERY DAY AT PORTICO MARINA.

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# FEEL EXCEPTIONAL IN A UNIQUE PLACE

Daily leisure, a weekend retreat, a second or holiday home, whenever you want? Apartments by the Lake is a place to leave your worries behind.

Portico Marina comprises state-of-the-art apartments directly overlooking the marina and the Zegrze Lake. It is the luxury of living in a special place. A well thought-out architectural design provides not just for a stunning effect, but also for effective living.

Portico Marina apartments offer a wealth of solutions: be it an all-year residence, your second home or a buy-to-let investment. With its wide-ranging amenities, relaxed atmosphere and the proximity of the city, Portico Marina delivers on a promise of every day holiday within your reach.

## GETTING TO PORTICO MARINA

The convenient location by the Zegrze Lake ensures that residents can enjoy picturesque scenery away from the capital's hustle and bustle, and yet an easy and fast access to the city.



45 min from the centre of Warsaw



15 min from the commuter rail  
(SKM/KM) station



7 bus lines from Warsaw, including  
one night line



30 min away from Modlin Airport  
45 min away from Warsaw Chopin  
Airport



taxi ranks



water bus







# MAKE THE MOST OF SMART SOLUTIONS

**The charming location of Portico Marina is just where the pleasure starts. Apartments by the Lake embrace an architectural vision to ensure your comfort and safety every day.**

The intriguing, organic form of the Portico Marina building attracts the eye, but the functionality goes well beyond the smart looks. The well thought-out architecture matches the surrounding environment and the striking façade makes Portico Marina perfectly harmonise with the green landscape of Zegrze. Situated along the shoreline and equipped with appropriate architectural solutions, every apartment boasts a direct view of the lake.

The modern look and feel of the building is softened by natural wood cladding elements which add a cosy touch to make your residence at Portico Marina your safe harbour. The glazed façade on the waterfront side opens to a splendid landscape while the northern, more built-up part, protects the privacy of the residents. This contributes to the energy efficiency of the building as well: by reducing the cost of heating and bringing daylight into lift halls and stairwells.

—  
YOUR OWN  
PRIVATE VACATION  
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## FIND YOUR IDEAL PLACE

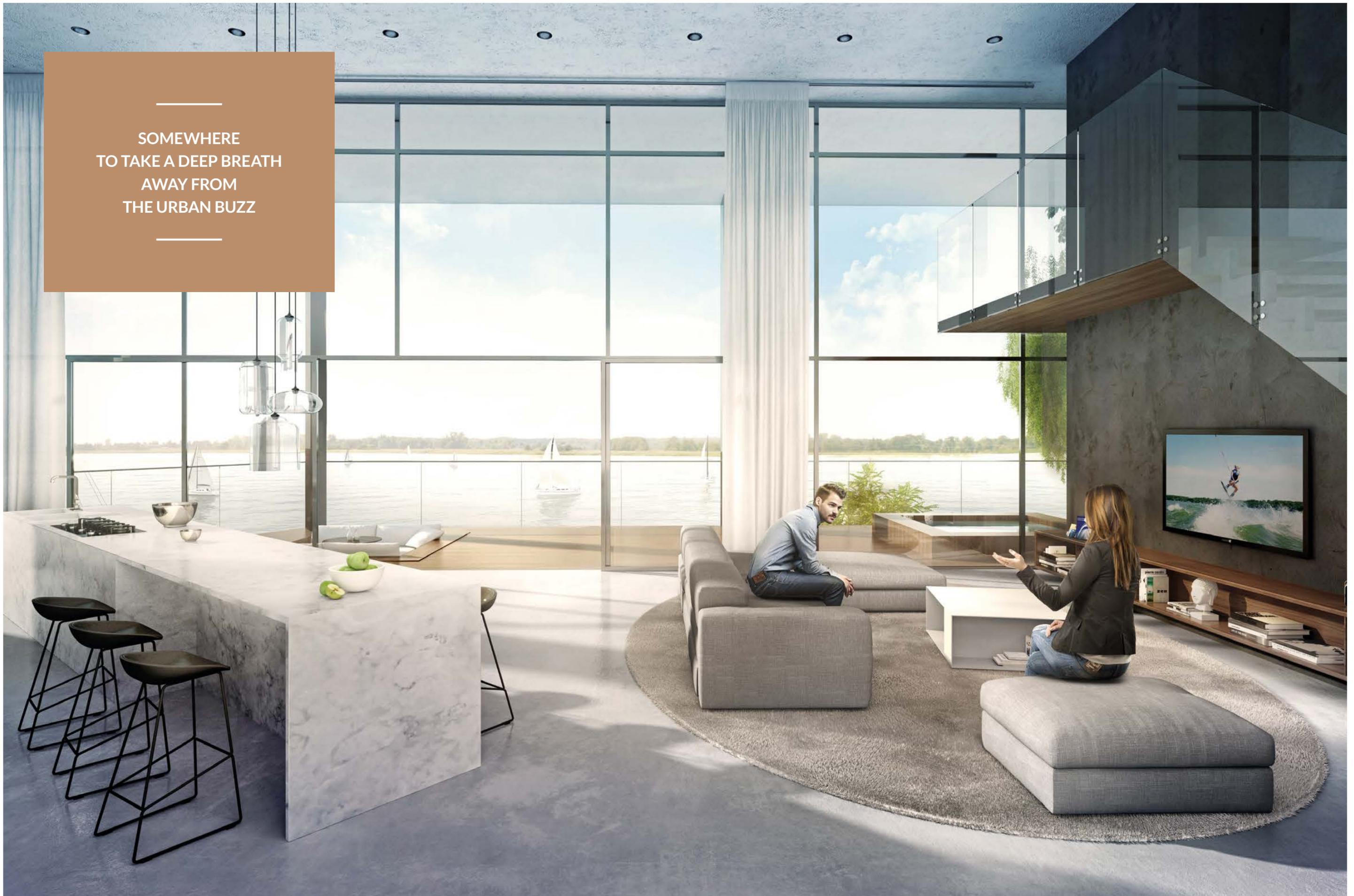
**Natural green belts, white sails lightly sketched in the horizon, the sheen of sunset gleaming on the quiet water surface... All this seen from your apartment window.**

Portico Marina is a place for those who want the best of the two worlds: being close enough to town to enjoy its vibes and far enough to have the peace and quiet to relax after a busy day or week. The building comprises approx. 100 remarkable housing units ranging from smaller-sized studio apartments to massive ones featuring over 200 sq m of floor space.

The offer includes studio, single and two-bedroom apartments, with or without a mezzanine. All apartments have a breath-taking view of the lake that you can enjoy from a terrace, ground floor garden or loggia.

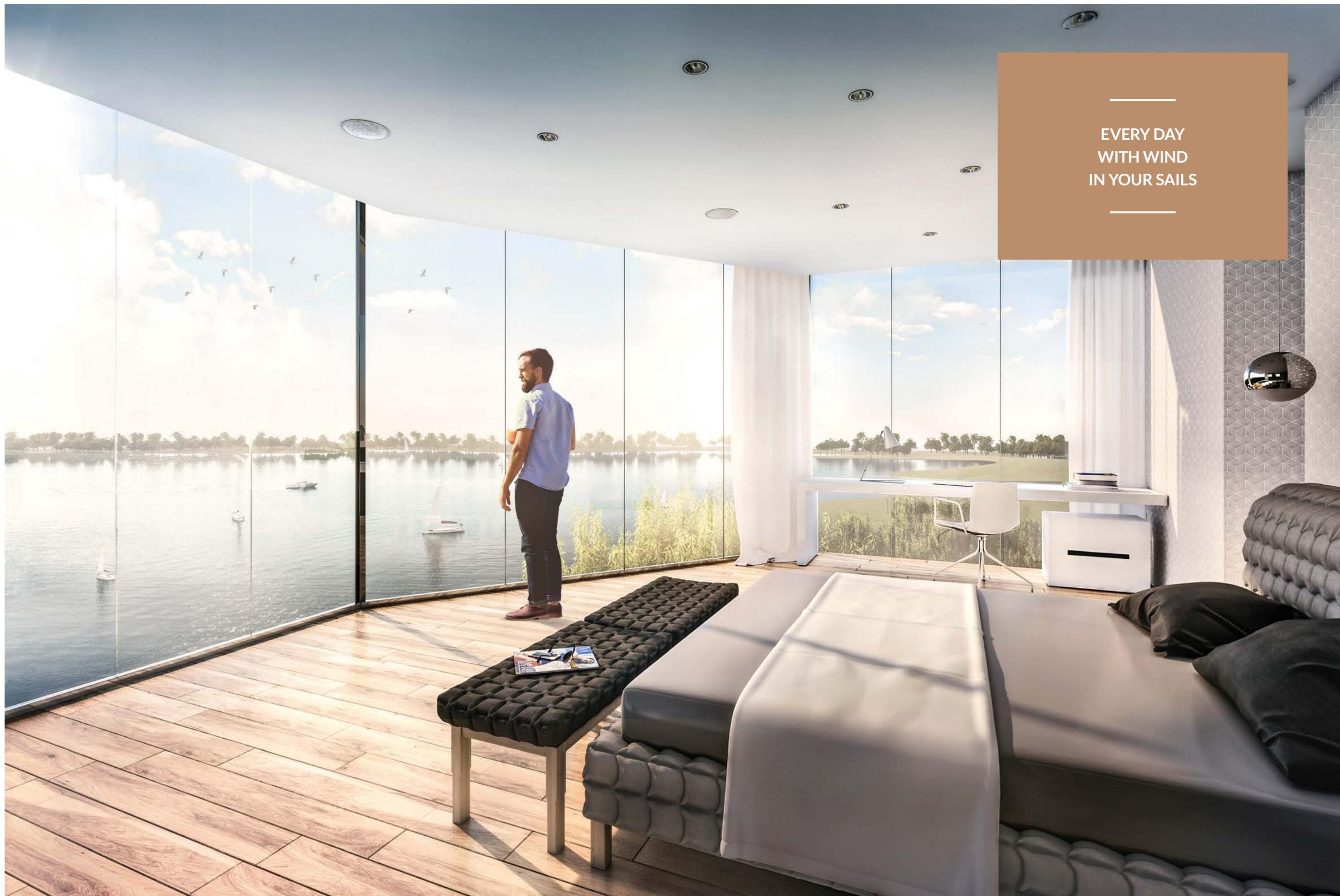
At Portico Marina, you are absolutely free to arrange the space any way you like. Units can be combined together without interfering with the building's structure. Fully furnished apartments are also available to buy. In addition, residents can use an underground car park and a number of amenities, such as a reception desk, storage units or a range of leisure facilities.

SOMEWHERE  
TO TAKE A DEEP BREATH  
AWAY FROM  
THE URBAN BUZZ



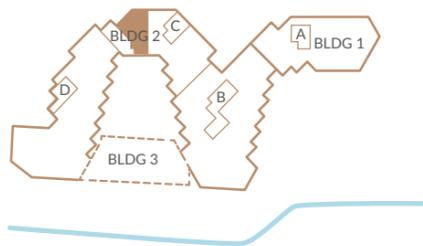
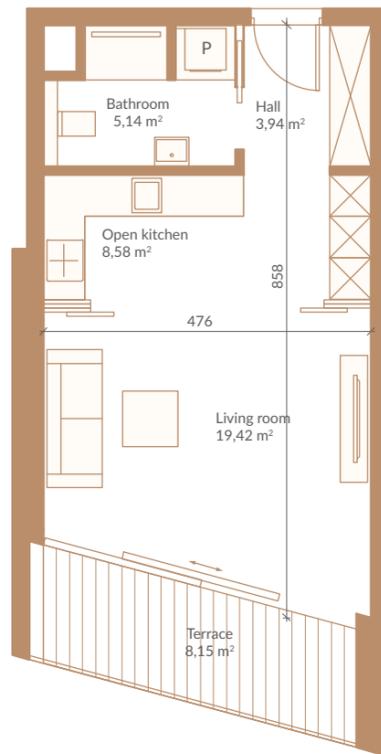


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EVERY DAY  
WITH WIND  
IN YOUR SAILS  
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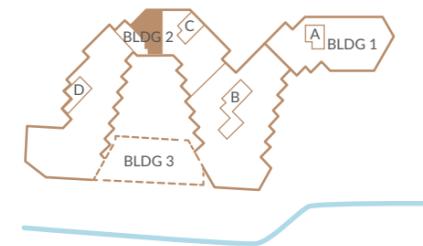
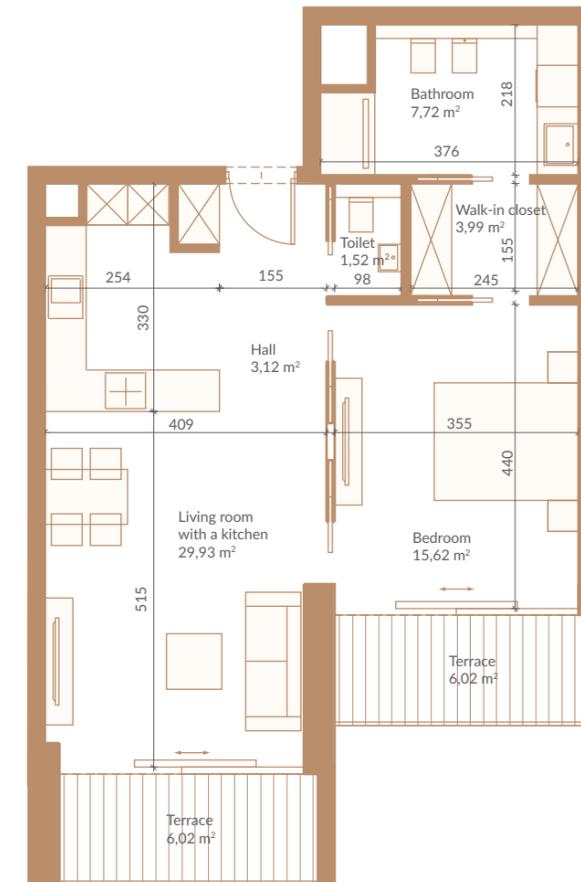




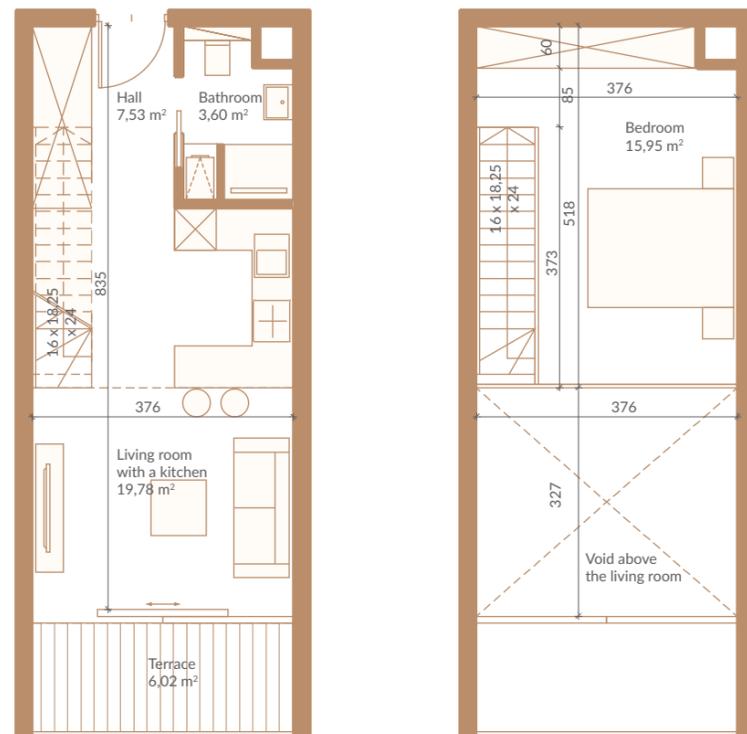
## Typical single-storey studio apartment



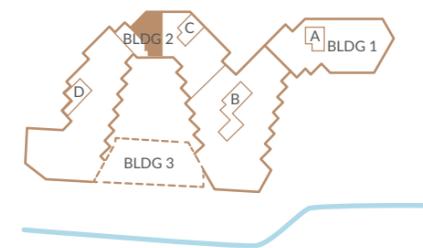
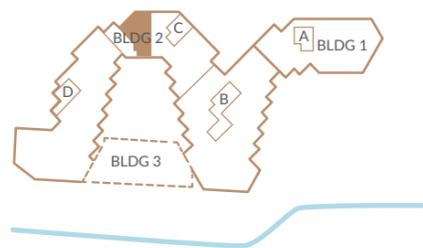
## Typical single-storey single apartment

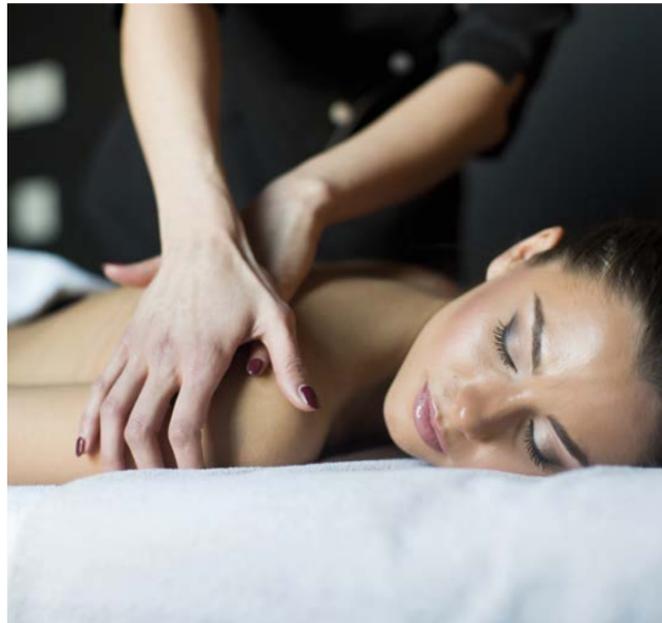


## Typical single apartment with a mezzanine



## Typical single-storey two-bedroom apartment





## SEIZE EVERY MOMENT

**Dreaming of a relaxing afternoon at a SPA or a morning game of tennis? Portico Marina is a space for relaxation making every day a real pleasure.**

Portico Marina has numerous amenities both for those looking for a peaceful getaway and for those preferring active leisure. In addition to water pleasures and extensive bike trails, Portico Marina offers a swimming pool, squash court or paddle tennis court to spend time keeping active.

With a wide array of relaxation treatments, the wellness and SPA complex will help residents take care of their body and mind, and eating out at a restaurant or having fun at a playground arranged for the youngest residents will make your family time more of a bliss out.

## ADDITIONAL AMENITIES



marina



restaurant



swimming pool



paddle tennis court



playground



squash court



gym



wellness & spa



reception desk



underground car park



storage units



security service





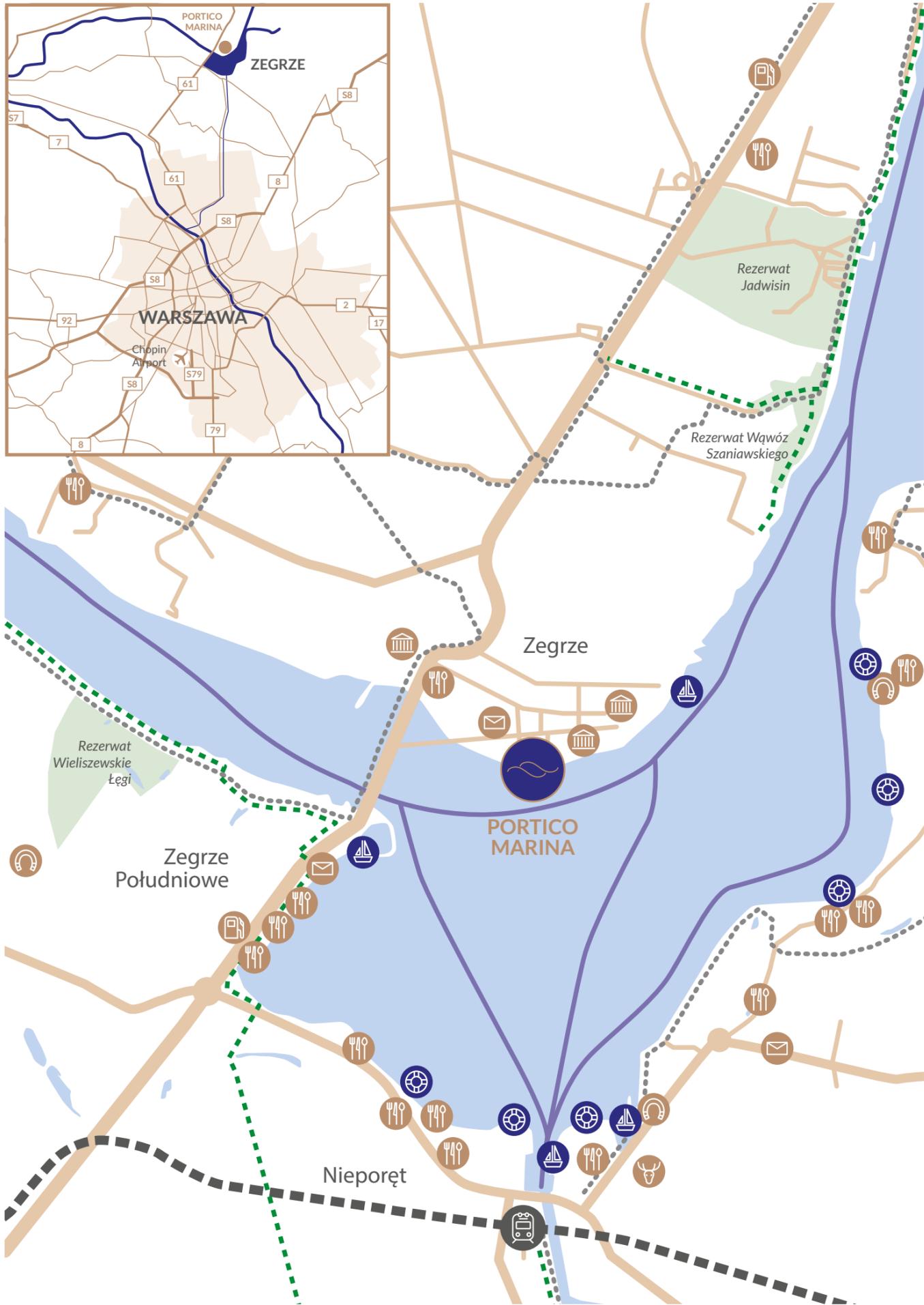
## DON'T WASTE TIME ON BORING THINGS

Beautiful nature and the charming lake just steps away will make every day extraordinary.

The waterfront location by the Zegrze Lake ensures that Portico Marina residents can make the most of what the reservoir has to offer. The clean waters of the lake make Zegrze a haven for water sports lovers in the summer season. The Portico Marina own waterside facility guarantees the comforts of a private marina and an opportunity to take part in more than a dozen regatta events a year. The ice and snow covering the lake surface during the winter season provide perfect conditions for enthusiasts of iceboating or snowkiting.

Active leisure lovers will find extensive leisure and recreation facilities to choose from. In addition to many swimming areas, there is a number of boat, catamaran, kayak or windsurfing board rentals and a cable wakeboarding facility on the Zegrze Lake. Thus, a cruise on the lake or honing your skills in water sports with professionals have never been easier.

Portico Marina will have cyclists satisfied, too, with 12 marked trails covering a distance of over 350 km within the area.



## ZEGRZE – AREA

-  lake
-  nature reserve
-  railway line
-  roads
-  sailing route
-  bike trail
-  tourist route
-  railway station
-  water sports equipment rental
-  swimming area
-  monument
-  post office
-  restaurant
-  medical facility
-  petrol station
-  equestrian centre
-  forester's lodge



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STEP BACK FOR A MOMENT.  
STAY AS LONG  
AS YOU WANT

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## CONTACT

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## PROJECT PARTNERS



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