



Architecture

- An elegant form set within a spacious plot
- Modern and thoughtfully designed
- Highly functional interior layout – multiple possible space configurations
- Harmony of architecture, space, and surrounding greenery



Ideal location

- Exposure to the east and southwest
- Picturesque, sunlit garden
- Regular plot proportions
- Elegant neighborhood of exclusive residence

Space and surroundings

- Tall tree coverage
- Nature-dominated surroundings
- Abundant sunlight
- Peaceful neighborhood



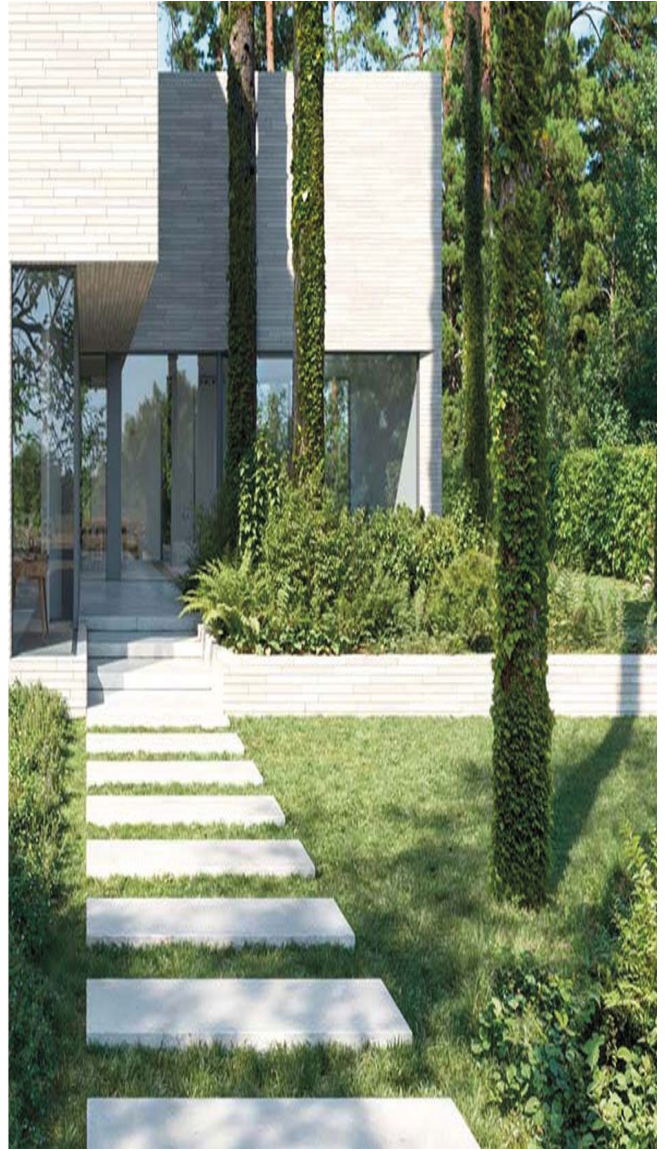
Comfort and accessibility

- Konstancin-Jeziorna, a few hundred meters from Spa Park
- Public transport 200 m from the residence
- Convenient access via paved roads
- Full infrastructure – all utilities available



Top residential standard

- Over 3-meter-high windows and tall rooms
- Prepped for elevator, rooftop jacuzzi, and sauna installation
- Modern fencing with a unique gate by Fancy Fence
- Option to designate a shelter



Features and specifications

Plot area

2.200m²

Residence

600m²



Day area

- Spacious, glass-filled living room connected to the kitchen
- Seamless transition to the terrace and garden
- Additional hidden kitchen



Work area

- Large, naturally lit office
- Perfect spot for comfortable work with a garden view



Fitness area

- Wellness area with rooftop terrace (2nd floor)
- Sauna with window and garden view
- Outdoor jacuzzi



Garage area

- 5-car garage
- Rooms for sports equipment and a wine cellar
- Passenger elevator connecting all floors



Family area

- Master bedroom with walk-in closet, bathroom, and terrace
- 4 additional bedrooms, each with its own bathroom



Guest area

- Bedroom with bathroom and spacious walk-in closet
- Optional side, independent entrance to the house

Gallery



Gallery



Gallery



Gallery



Gallery



Gallery



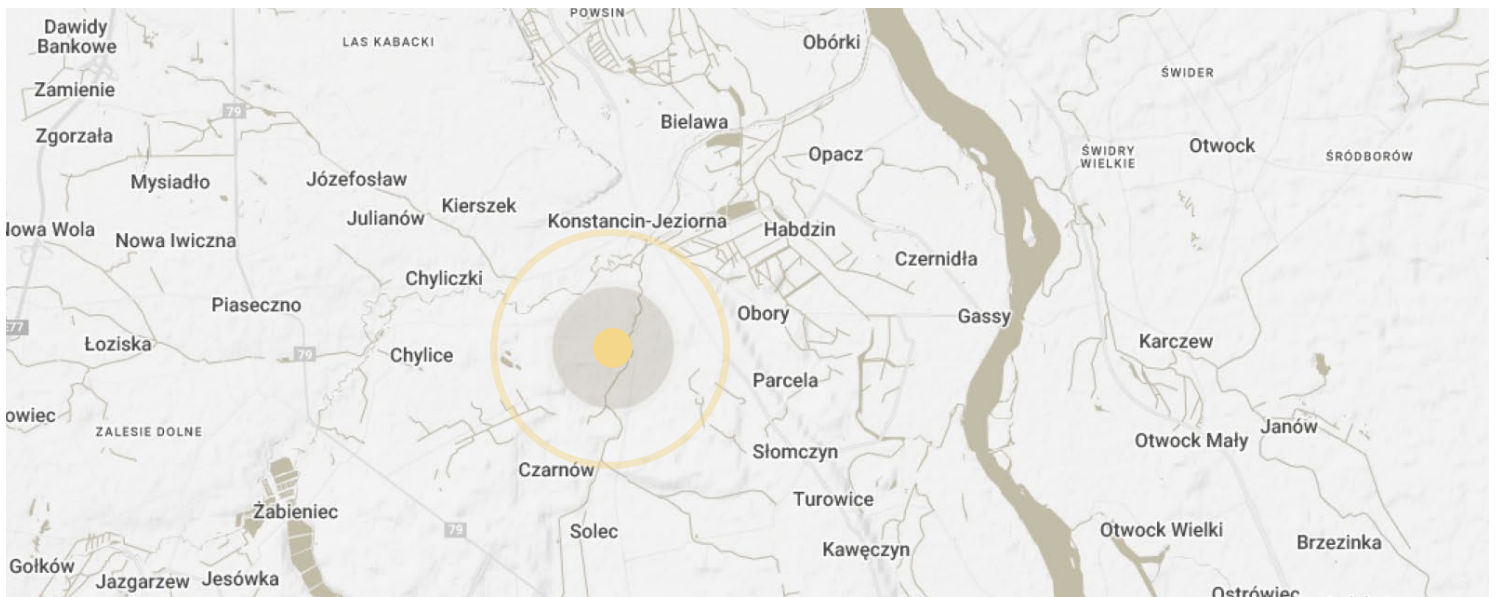
Gallery





Close to Zdrojowy Park in Konstancin-Jeziorna!

Only 1 km from the picturesque Zdrojowy Park
Salt graduation tower for health and recovery, surrounded by forests
Perfect spot for walking, jogging, cycling routes, and relaxing amidst greenery



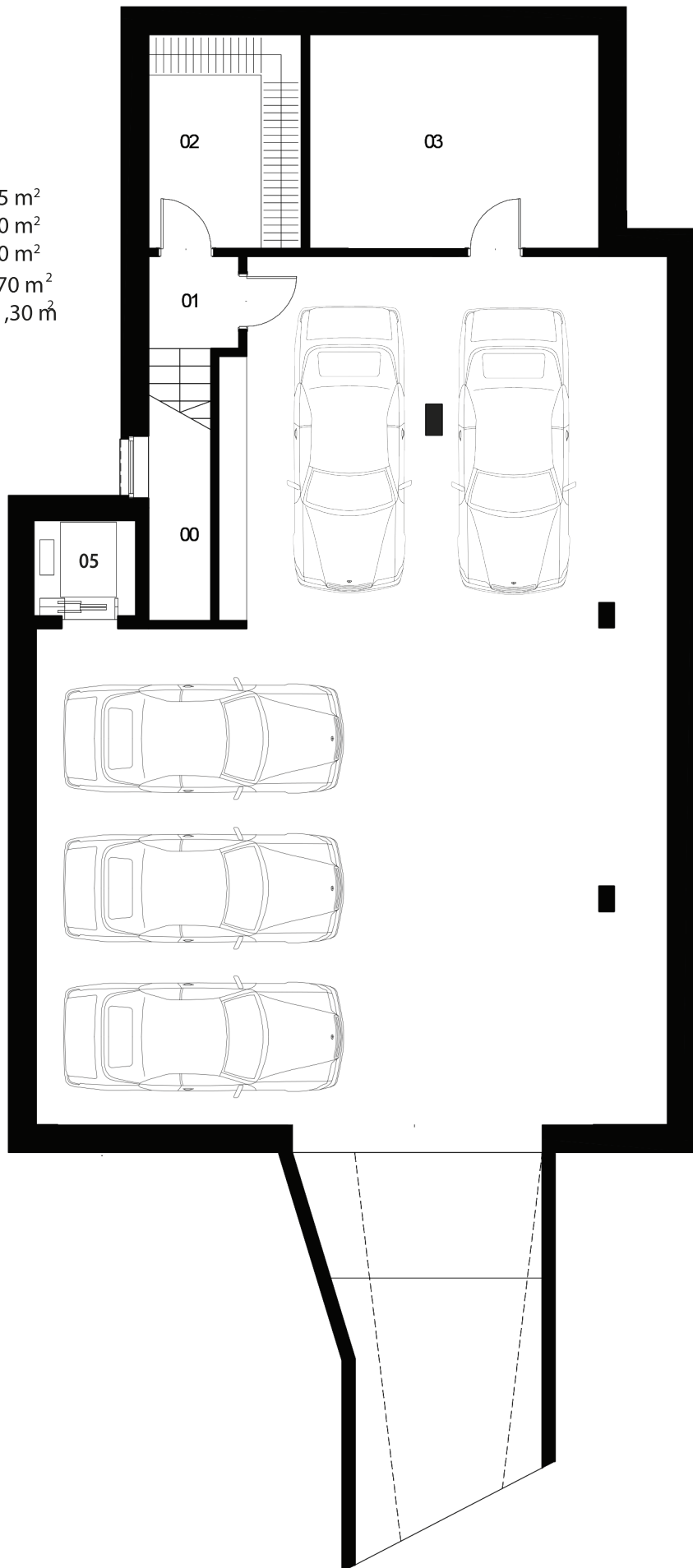
Elegance and modernity!

"This is my most carefully considered project – innovative, elegant, and perfectly tailored to the investor's needs. The result exceeded my expectations."

Marcin Rubik / Architect

VERSION A / Garage / Floor - 1

00 Stairs	2,45 m ²
01 Hall	2,10 m ²
02 Walk-in closet / Wine cellar	8,20 m ²
03 Technical / Sports room	15,70 m ²
04 Garage	121,30 m ²
05 Passenger elevator	

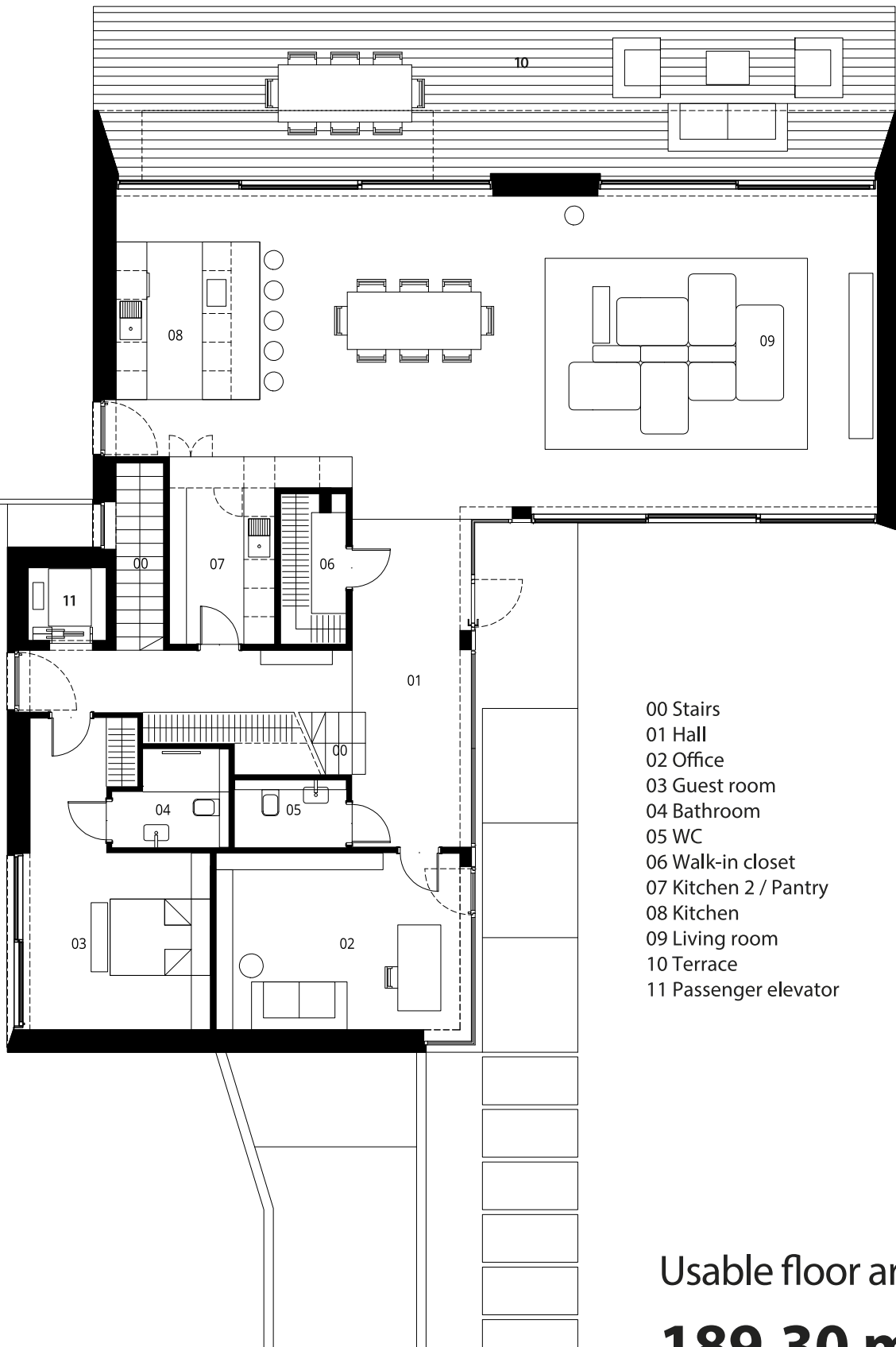


Usable floor area

147,40 m²

VERSION A / Ground Floor

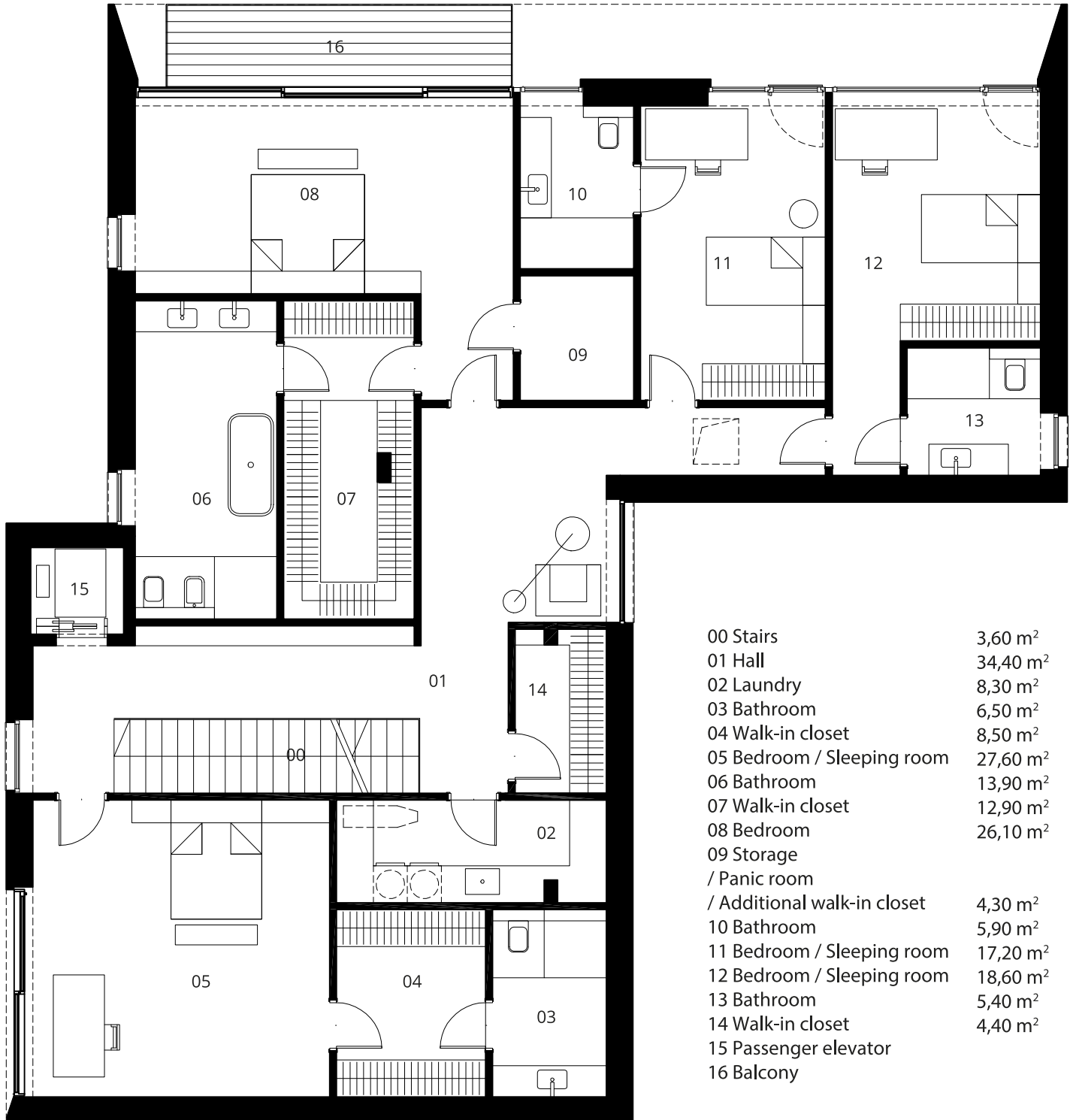
Flexible space layout options



00 Stairs	5,40 m ²
01 Hall	25,90 m ²
02 Office	19,70 m ²
03 Guest room	19,70 m ²
04 Bathroom	4,30 m ²
05 WC	3,20 m ²
06 Walk-in closet	4,10 m ²
07 Kitchen 2 / Pantry	7,20 m ²
08 Kitchen	30,40 m ²
09 Living room	74,80 m ²
10 Terrace	60,00 m ²
11 Passenger elevator	

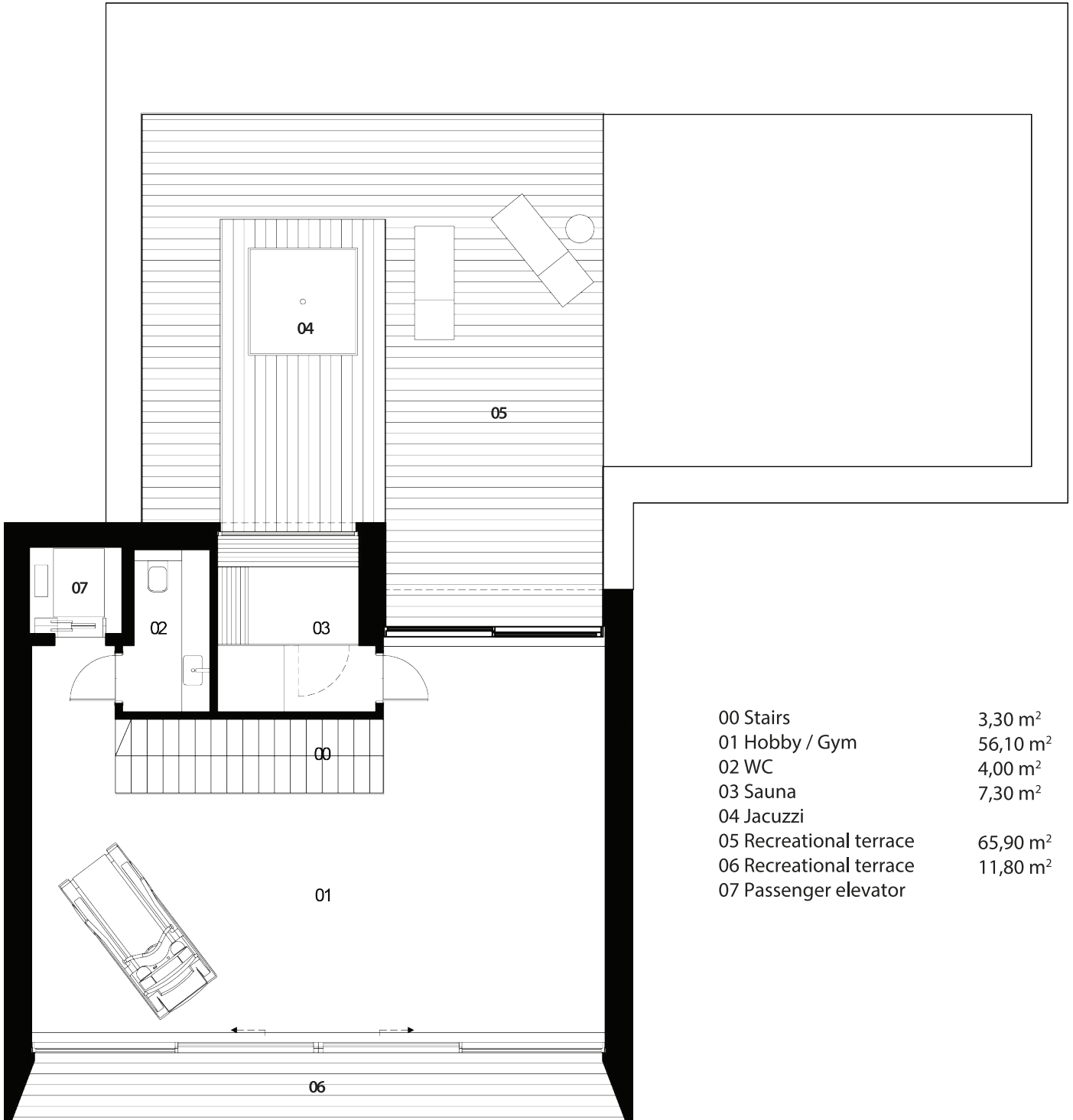
Usable floor area

189,30 m²



Usable floor area

194,00 m²

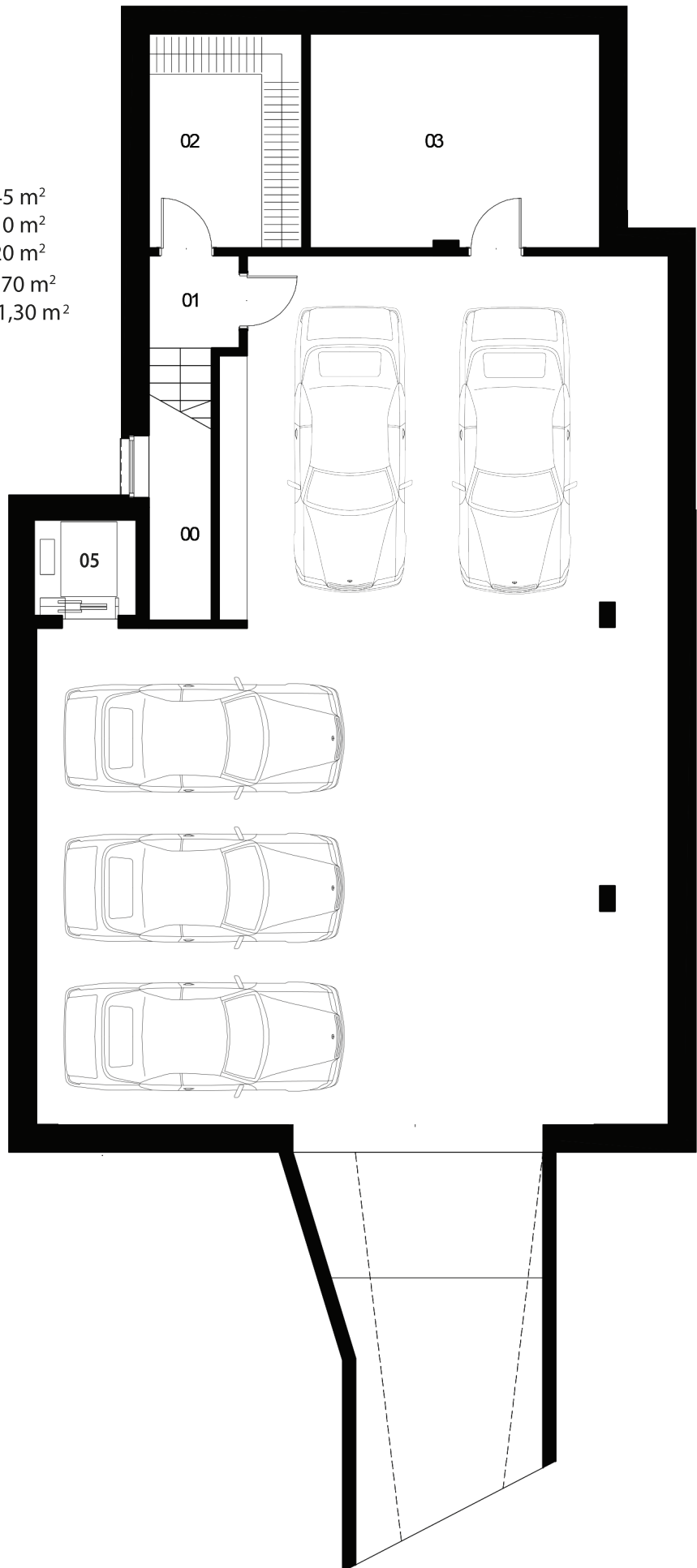


Usable floor area

67,40 m²

VERSION B / Garage / Floor -1

- 00 Stairs 2,45 m²
- 01 Hall 2,10 m²
- 02 Walk-in closet / Wine cellar 8,20 m²
- 03 Technical / Sports room 15,70 m²
- 04 Garage 121,30 m²
- 05 Passenger elevator



Usable floor area

147,40 m²

VERSION B / Ground Floor

Flexible space layout options.



00 Stairs	5,40 m ²
01 Hall	25,90 m ²
02 Hobby room	44,00 m ²
03 WC	3,20 m ²
04 Walk-in closet	4,10 m ²
05 Pantry	7,20 m ²
06 Living room with open kitchen	104,00 m ²
07 Terrace	60,00 m ²
08 Passenger elevator	

Usable floor area

188,40 m²

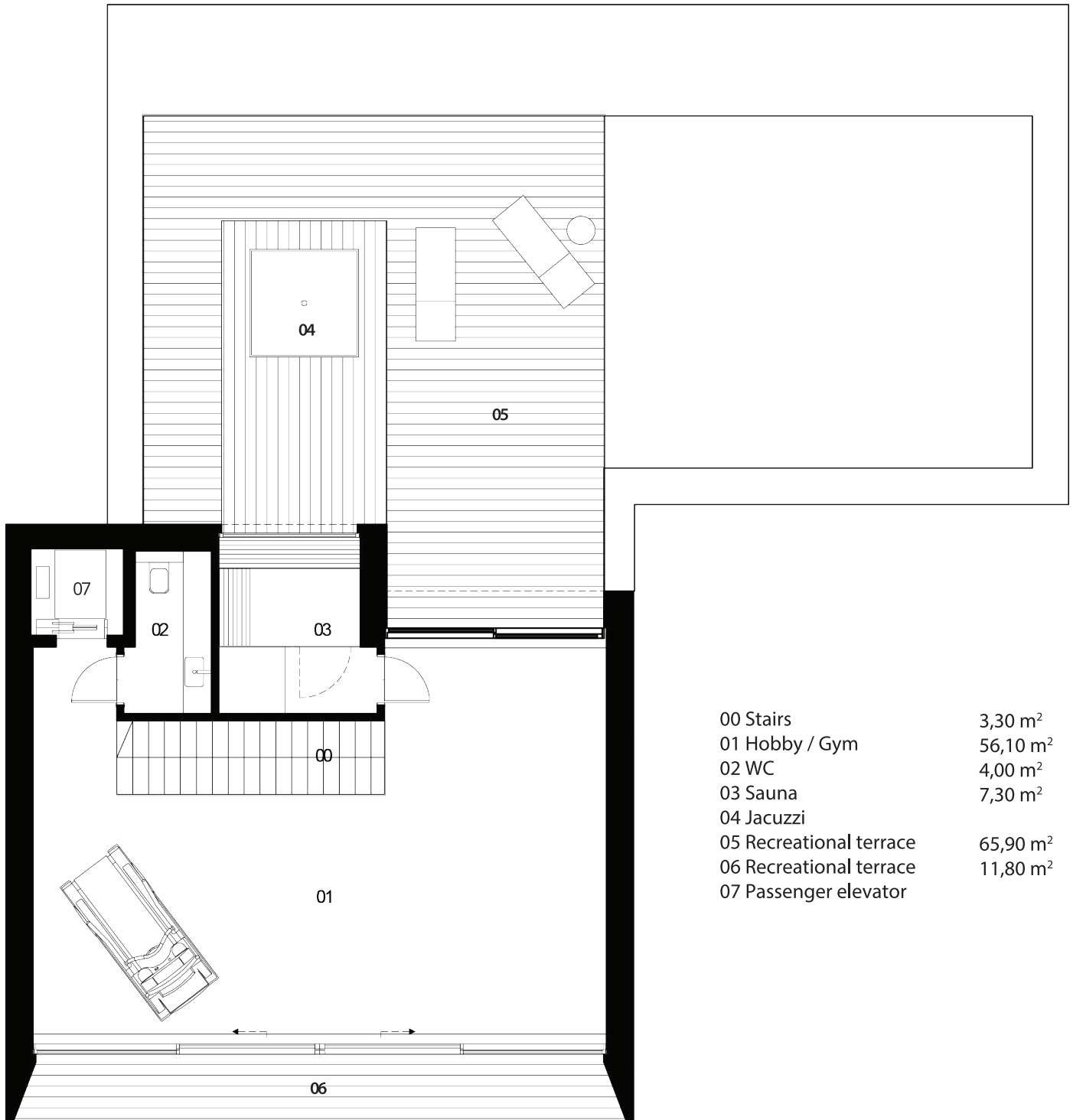
VERSION B / 1st Floor

Flexible space layout options



Usable floor area

194,40 m²



Usable floor area

67,40 m²