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The Urban Park within the Wilanów Park Development will be built according to residents' expectations

Alongside the new multifunctional investment in Warsaw – Wilanów Park – Nhood Services Poland will create a public park on behalf of its client, Ceetrus, operating in the real estate market. This green space, accessible to everyone 24/7, will feature diverse terrain and be divided into zones tailored to various types of activities. It will provide Wilanów residents with the much-needed contact with nature and become an attractive leisure destination. The opening of the new urban park is planned for 2028.

The concept for the two-hectare urban park, which will be developed as part of the Wilanów Park project, was created by Nhood Services Poland in cooperation with the local community and the Wilanów District Office. The design of this green space was developed by RS Landscape Architecture Studio, which won an open competition for architects organized by the Warsaw branch of the Association of Polish Architects (SARP). The park will combine natural values with functions that meet the needs and expectations of residents, as expressed during public consultations.

"Fulfilling the architectural competition's guidelines, we aimed to make the park attractive to different age groups, amateur sports enthusiasts, and those seeking relaxation and tranquility. The proposed design also takes into account environmental considerations. We incorporated the morphology and natural character of the valley's landscape, which is reflected in the park's layout, featuring varied terrain, water reservoirs, and multi-species vegetation," says Agnieszka Gasparska, landscape architect at RS Landscape Architecture Studio.

The urban park, which will be developed within the Wilanów Park investment, will cover nearly 21,000 square meters, accounting for one-third of the total investment area. The investment, along with the park, has already received environmental approval.

"The park, as part of the Wilanów Park project implemented by Nhood Services Poland, will become a green enclave and provide a space for various activities. It will ensure biodiversity, which is crucial in this part of Warsaw, as well as high rainwater retention. The park's design integrates usability aspects with care for the natural environment," adds Grzegorz Kwiecień, Senior Project Manager at Nhood Services Poland, responsible for the Wilanów Park investment.

Zones for Various Activities

The urban park will enable residents to engage in different forms of activity and recreation while also extending the functions of the development, including the Orangery, and facilitating movement within the investment area.

The two-hectare park will offer residents relaxation in greenery and the sought-after connection with nature. It will serve as a green sanctuary in the neighborhood, providing a space for various activities, sports, recreation, and social gatherings. The park will include playgrounds for children, areas for quiet relaxation and outdoor picnics, as well as dedicated spaces for walking pets. Additionally, an area will be designated for outdoor events.

Architectural solutions in the urban park will be user-friendly for people with different needs, including seniors, and park surfaces will be accessible for wheelchairs.

The park will also include a café and a rest area for cyclists using the bike paths around the development.

Aesthetic Values and Biodiversity

The heart of the public park will be water reservoirs, which will serve both as a landscape feature and a means of ensuring sustainable water management. They will collect rainwater from rooftops and paved surfaces in the park and return it to the ground.

The plant species selected for the park will provide natural food sources attractive to birds and small animals. The park will also feature flower meadows with different mowing regimes to support pollinating insects. Insect houses will be placed within these meadows.

The urban park will be developed alongside the multifunctional Wilanów Park project. Its opening is scheduled for 2028. Wilanów Park will be located in the southern part of Warsaw, at the edge of Miasteczko Wilanów, in the block bounded by Uprawną, Przyczółkowa, Karuzela Streets, and Rzeczypospolitej Avenue. The project's concept and functions are being developed by the Nhood Services Poland team. On May 19, 2023, Wilanów Park received the BREEAM Communities Interim certification, awarded to investments in the design phase. After the completion of construction, Nhood Services Poland will apply for the BREEAM Communities Final certification as well as the BREEAM New Construction certification.

ADDITIONAL INFORMATION:

About Nhood Services Poland

Nhood Services Poland provides comprehensive services for the commercial real estate sector, supporting clients and creating vibrant spaces. The company's service portfolio, within the Property & Asset Services (PAS), Development (DEV), and Resources, Fund & Investment (RFI) business lines, includes shopping center management, retail space leasing, tenant representation, development process management, asset management, marketing, ESG strategies, and land sales for investment purposes. The company manages 25 shopping centers and malls with a total area of nearly 700,000 m² and represents 55 shopping centers as a leasing agent.

The Nhood Services Poland team develops innovative multifunctional projects of exceptional scale, diverse functions, and in line with the principles of sustainable development. These spaces are community-friendly and adapted to the existing urban fabric. The company also undertakes other ambitious development projects and handles the sale of 160 hectares of investment land for Ceetrus Poland, offering new business opportunities for clients.



For more information, visit <https://nhood.pl> and <https://www.linkedin.com/company/nhoodservicespoland>.

About Ceetrus

Ceetrus is an impact real estate company whose mission is to make heritage thrive, with and for the living. It invests rigorously in commercial real estate and urban renewal projects with mixed uses, with the ambition of accelerating the transition to the resilient city and the sustainable transformation of sites and territories. Ceetrus acts in alliance to develop and nourish ecosystems through three strategic levers: maximizing the utility of its assets, regenerating living things and researching new construction concepts and techniques. Ceetrus holds a portfolio of real estate assets of more than 8 billion euros and nearly 20 million m², made up of nearly 280 commercial sites spread across 11 countries. It entrusts the management of its assets to the real estate operator Nhood to animate, regenerate and transform its real estate portfolio.

For more information, visit <https://www.ceetrus.com/en>.

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