



Creating value
through residential
and Commercial
development.

ABOUT MOTTON ESTATES

Motton Estates develops residential projects designed around quality, functionality and long-term value creation. Our developments combine thoughtful architecture, carefully selected locations and a deep understanding of local market needs.

€36M+
delivered
investment value

180+
completed
apartments

5
residential
brands

1 focus area -
Warsaw
Metropolitan Area



PORTFOLIO OVERVIEW

Project	Status	Location	Units
Villa Volare	Completed	Lesznowola	84
Central Building	Completed	Lesznowola	9+6
Elementis Residence	Completed	Piaseczno	4
Nowa Magnolia	Completed	Lesznowola	22
Villa Verde	Completed	Lesznowola	63
GreenVille Estate	Under Construction	Lesznowola	80

Strategic locations. Lasting value.

We develop in carefully selected locations in the immediate vicinity of Warsaw, where excellent communication meets green surroundings and quality of life.



Villa Volare

Lesznowola

Total investment value of
PLN 23 mln
€ 5,4 mln

pre-sale start in 2017

regular sales in 2018 - 2019

sale price from PLN 5,500 (€ 1,300)
per sqm

sale price up to PLN 7,800 (€ 1,830)
per sqm



84
apartments



3,700 sqm
usable area



154
parking spaces



completed
2019

Central Building

Lesznowola

Total investment value of
PLN 5,74 mln
€ 1,35 mln

pre-sale start 2019

regular sales in 2020

sale price from PLN 6,200 (€ 1,456)
per sqm

sale price up to PLN 9,800 (€ 2,300)
per sqm



9
apartments



720_{sqm}
usable area



6
commercial units



completed
2020

Elementis Residence

Piaseczno

Total investment value of
PLN 4,9 mln
€ 1,15 mln

Piaseczno, Irysów Street
sale price of PLN 7,400 (€ 1,738)
per sqm

4 luxury apartments and garden,
of 149 sqm each one describing
one of the forces of nature

the minimalistic shape of the building
with single-car garages and balconies
clinker bricks and lamellas on the facade



4

luxury apartments



2,149^{sqm}
usable area



Single-car garages
and private gardens



completed
2021

Nowa Magnolia

Lesznawola

Total investment value of
PLN 21 mln
€ 4,93 mln

regular sales in 2022 - 2024

Penthouse apartments with an area
of 40 and 50 sqm of higher standard,
sale price from PLN 12,000 (€ 2,818)
per sqm

8 two-story luxury penthouses
with an area of 150 sqm, with gardens
sale price from PLN 1 300 000
(€ 305,370).



8
penthouses



22
units



with private
gardens



completed
2024

Villa Verde

Lesznowola

Total investment value of
PLN 41 mln
€ 9,63 mln

regular sales in 2022 - 2024

39, 40, 50, 65, and 95-sqm apartments,
and 140-sqm penthouses.
A cozy development with
an underground
garage and rooftop terraces.



63
apartments



3,700 sqm
of total area



100
parking spaces



completed
2024

Green Ville

Lesznowola

Total investment value of
PLN 65 mln
€ 15,27 mln



80
apartments



50-86 sqm



118
parking spaces



Completion
in March 2026

investment start March 2024

investment completion in March 2026

80 apartments from 50 to 86 sqm.

Craft Space La Villa Artistique

Łódź Nowosolna

Total investment value of

PLN 210 mln

€ 49,28 mln

The project combines three key functions that together create exceptional value for investors and users:

- Commercial premises on the ground floor, designed as a vibrant service center that will attract renowned tenants
- Modern offices for entrepreneurs and companies, who value comfort and prestige, while also wanting to work in a space that fosters creativity and collaboration.
- Accorto Business Hub designed with flexible use in mind: Guests will appreciate not only the high standard of finish, but also easy access to services and the unique atmosphere of the area.



28
apartments



60
hotel apartments



4,9k sqm
commercial area



under
construction



Accorto

Bussiness hub hotel

Lubowidz

Total investment value of

PLN 72 mln

€ 1,68 mln

Investment facilities related to the construction of a nuclear power plant being implemented by Polish Nuclear Power Plants.

Goal: Providing high-class accommodation for:

- management staff
- engineers and specialists
- subcontractors
- technology partners

Concept: Premium Business Hotel optimized for:

- medium- and long-term stays
- apartments with kitchenettes
- coworking & business lounge
- modern conference rooms
- networking spaces
- "work & live" infrastructure



Le Manoir du Zénith

Magdalenka

Total investment value of
PLN 50 mln
€ 1,17 mln

An investment aimed at demanding investors from the Persian Gulf region and the highest European financial circles.

The area is already recognised by Poland's elite — a neighbourhood chosen by top-tier figures seeking discretion over display. This is not a fashionable address. It is a protected one.



Approx. 800 m
of internal
living space



Approx. 2,400 m
of private plot



A design conceived
to impress



Private
elevator

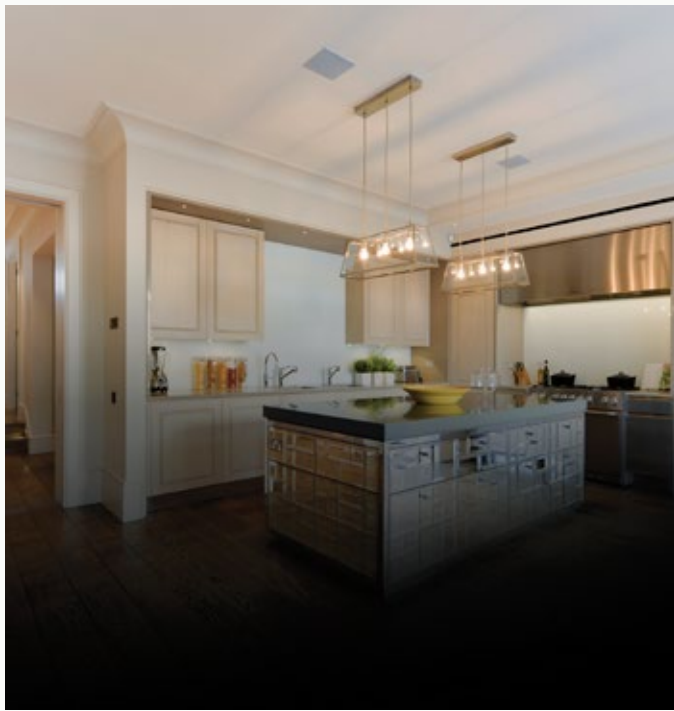


Motton Estates Heritage

London

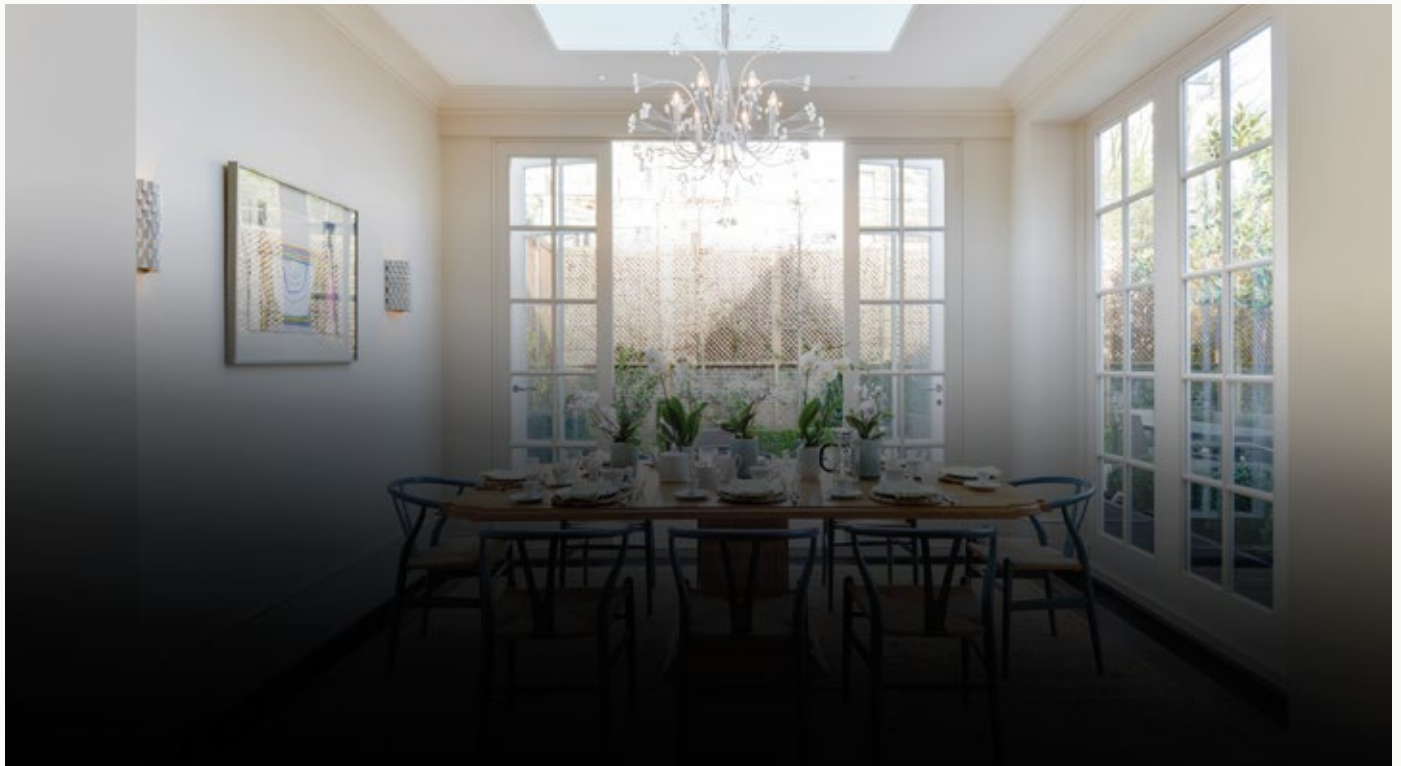
The origins of Motton Estates lie in the extensive international experience of its founders, acquired through the delivery of premium residential developments in London and across the United Kingdom.

Inspired by the highest standards of British real estate, Motton Estates was created with a clear ambition: to develop exceptional homes and investment opportunities that combine architectural excellence, enduring value and uncompromising quality.



Every project is shaped through collaboration with distinguished architects and designers, resulting in unique living environments crafted for discerning clients.

Today, Motton Estates continues this tradition in Poland, bringing a wealth of international expertise and a commitment to creating developments that stand apart through their character, quality and long-term value.



Future begins here



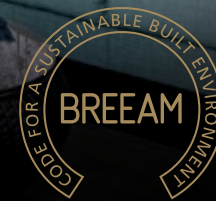
Chargers for
electric cars



Multi-level
AI management



Eco-friendly
solutions



Exellent Level
certification



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THE WAY OF LIVING