

# DIASFERA

ł ó d z k a



THE WORKSHOP  
BUILDING

STAGE II





**DIASFERA**

ł ó d z k a







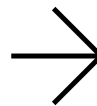
# Come Back Home

Creating the first stage of the Diasfera Łódzka estate, our first real estate investment outside of the Greater Poland, we had this in mind: to make something beautiful, something modern, something urban. We believe we achieved this, because residents of Łódź welcomed Diasfera with open arms! Today we present to you the second stage of Diasfera and we sincerely hope it will be met with an equal enthusiasm.

See you in Diasfera!

**Duda Development team**

A1 Highway



A2 Highway



ŚRÓDMIEŚCIE

Łódź Fabryczna

Planetarium EC1

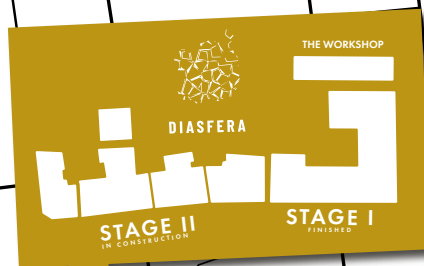
Tuwima

Aleja Tadeusza Kościuszki

Sienkiewicza

Park im.  
H. Sienkiewicza

Kilińskiego



Śmigłego-Rydza



OFF Piotrkowska

Galeria Łódzka

Hotel  
Ambasador

Biuro  
sprzedaży

Piłsudskiego

Palmiarnia

Park  
Źródłiska II

Park  
Źródłiska I

Piotrkowska

Kilińskiego

Pasaż Abramowskiego

Szkoła  
Filmowa

Targowa

Fabryczna

Księży  
Młyn



SCAN  
HERE



Airport



# Łódź in a NUTSHELL



## **Strolling Down Kilińskiego Street**

All you need is a brief walk around the neighborhood to see most of the local hotspots and sights: Film School's building, Piotrkowska street, the city center, historical industrial complex of Księży Młyn, several temples of various denominations, parks and squares, palm house...





# Breathe the Fresh Air In



Located in the vicinity of the stage I of Diasfera is the Źródłiska park, easily visible out of some of the investment's windows. Even the most die-hard city people will love to take a breath of fresh air or experience the nature there. The park is great not only for strolls, but also for cultivating any kind of outdoor activity. And it is in the very city center!







Źródlika I and Źródlika II are the oldest park complex in Łódź. In the parks there is a stylish Palm House, part of the Botanical Garden, where you can admire exotic plants at any time of the year. In park's vicinity the building of the Film School is situated.

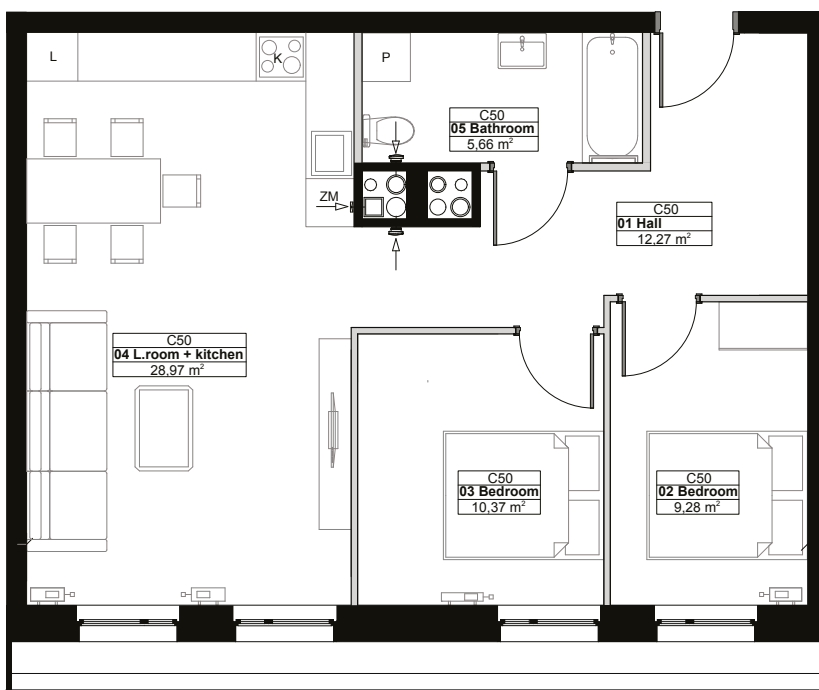
# Exactly what you need

Looking for a cozy studio apartment? Maybe for a comfortable place that will be a home and an office at the same time? A spacious apartment that can easily accommodate the whole family and two dogs? In Diasfera you will find one-, two-, three- and four-room apartments, ranging from 25 even up to 150 m<sup>2</sup>.

There will be room for everything!

## Stage II

- 245 apartments ranging from 25 to 150 m<sup>2</sup>
- 13 commercial premises on the ground floor
- 7 floors
- Construction deadline: Q3 2023



## Rooms

3

01.	Hall	12,27 m <sup>2</sup>
02.	Bedroom	9,28 m <sup>2</sup>
03.	Bedroom	10,37 m <sup>2</sup>
04.	Living room with kitchenette	28,97 m <sup>2</sup>
05.	Bathroom	5,66 m <sup>2</sup>

# 66,55 m<sup>2</sup>

Terrace

6,07 m<sup>2</sup>







## Rooms

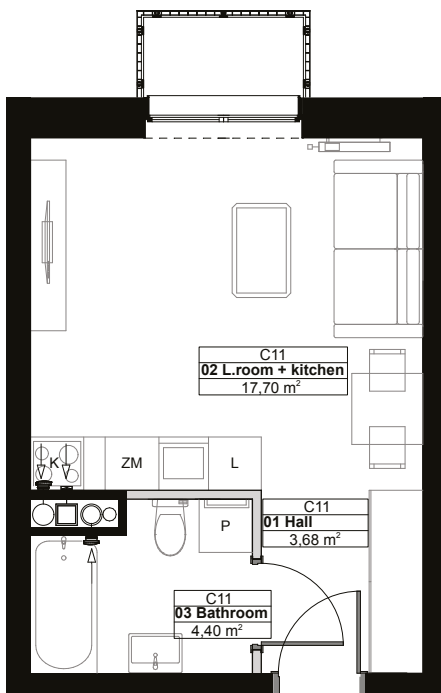
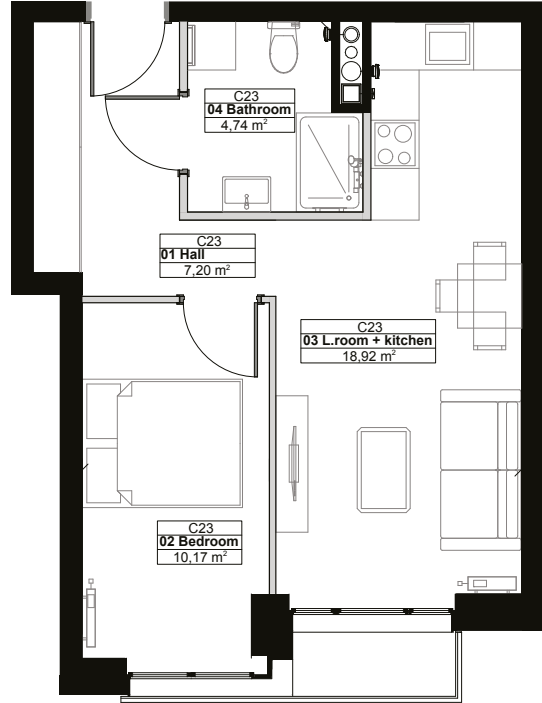
2

01.	Hall	7,20 m <sup>2</sup>
02.	Bedroom	10,17 m <sup>2</sup>
03.	Living room with kitchenette	18,92 m <sup>2</sup>
04.	Bathroom	4,74 m <sup>2</sup>

# 41,03 m<sup>2</sup>

## Balcony

1,63 m<sup>2</sup>



## Rooms

1

01.	Hall	3,68 m <sup>2</sup>
02.	Living room + kitchenette	17,70 m <sup>2</sup>
03.	Bathroom	4,40 m <sup>2</sup>

# 25,78 m<sup>2</sup>

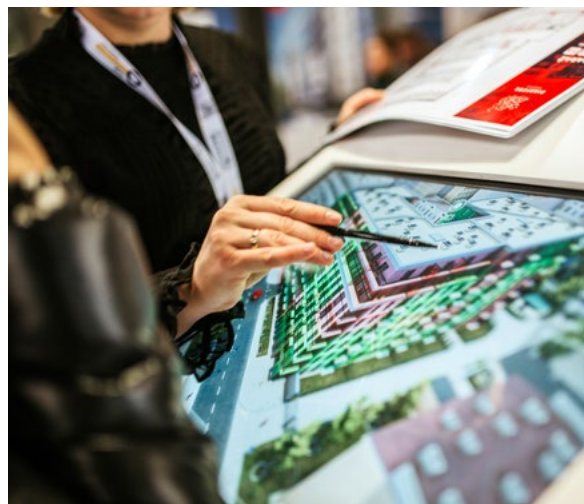
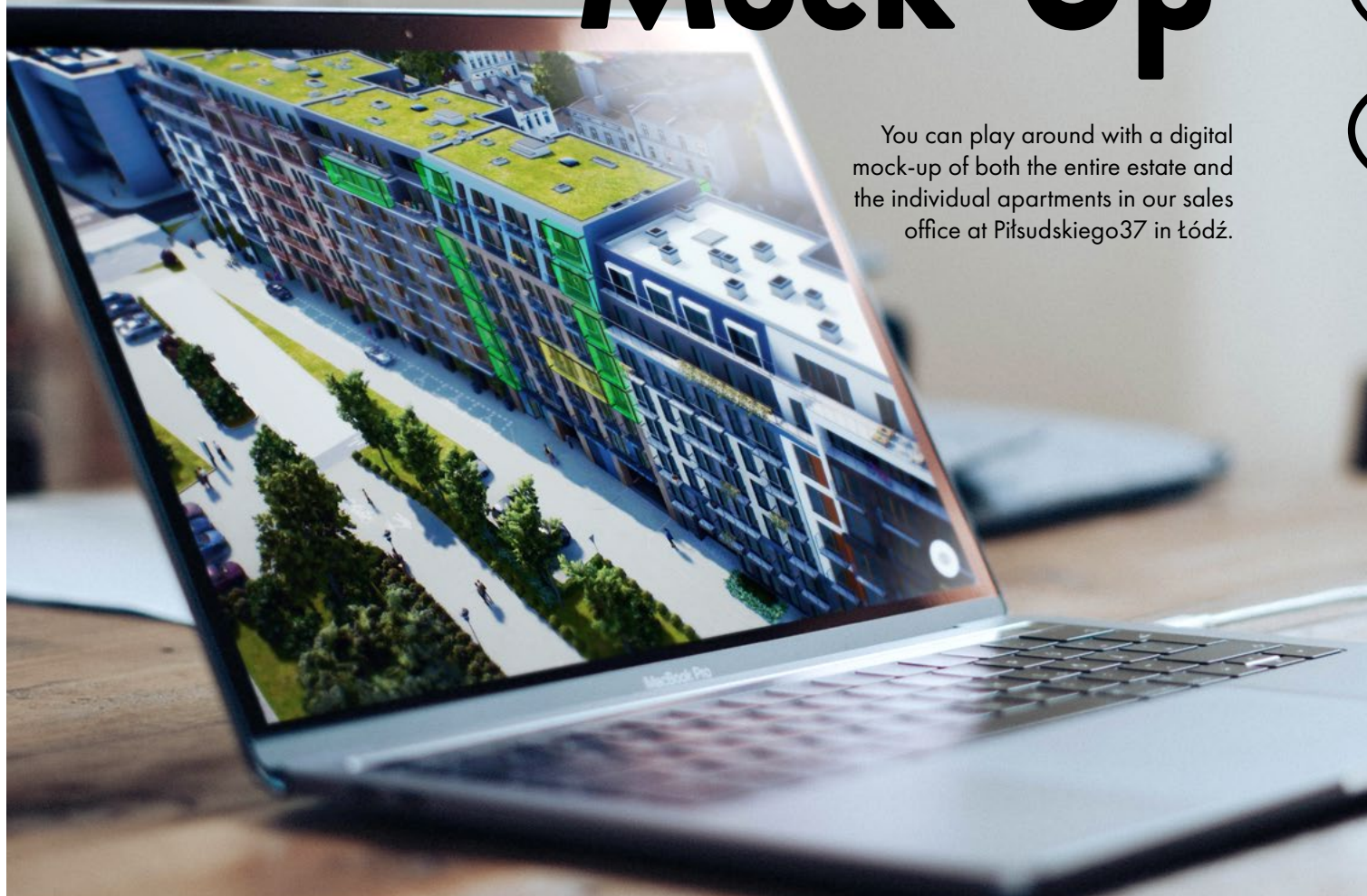
## Balcony

1,62 m<sup>2</sup>



# Groundbreaking Digital Mock-Up

You can play around with a digital mock-up of both the entire estate and the individual apartments in our sales office at Piłsudskiego37 in Łódź.



**Budynek CJD**

Wspredaży

Nr	Pok	Pow
D.37	1	25,72 m <sup>2</sup>
D.38	1	25,74 m <sup>2</sup>
D.39	1	26,27 m <sup>2</sup>
D.40	1	41,30 m <sup>2</sup>
D.41	1	30,81 m <sup>2</sup>
D.42	3	54,38 m <sup>2</sup>
D.43	3	54,37 m <sup>2</sup>
D.44	1	31,21 m <sup>2</sup>
D.45	1	37,15 m <sup>2</sup>
D.46	1	25,72 m <sup>2</sup>
D.47	1	25,74 m <sup>2</sup>
D.48	1	26,27 m <sup>2</sup>
D.49	3	78,01 m <sup>2</sup>
D.50	2	39,47 m <sup>2</sup>
D.51	2	39,46 m <sup>2</sup>

**Lokal D.44**

31.21 m<sup>2</sup>, 1 pokój,  
Budynek CJD, Piętro 5  
Dostępne

Pokaż widok z okna

Pobierz kartę lokalu

Opis mieszkania

Balkon

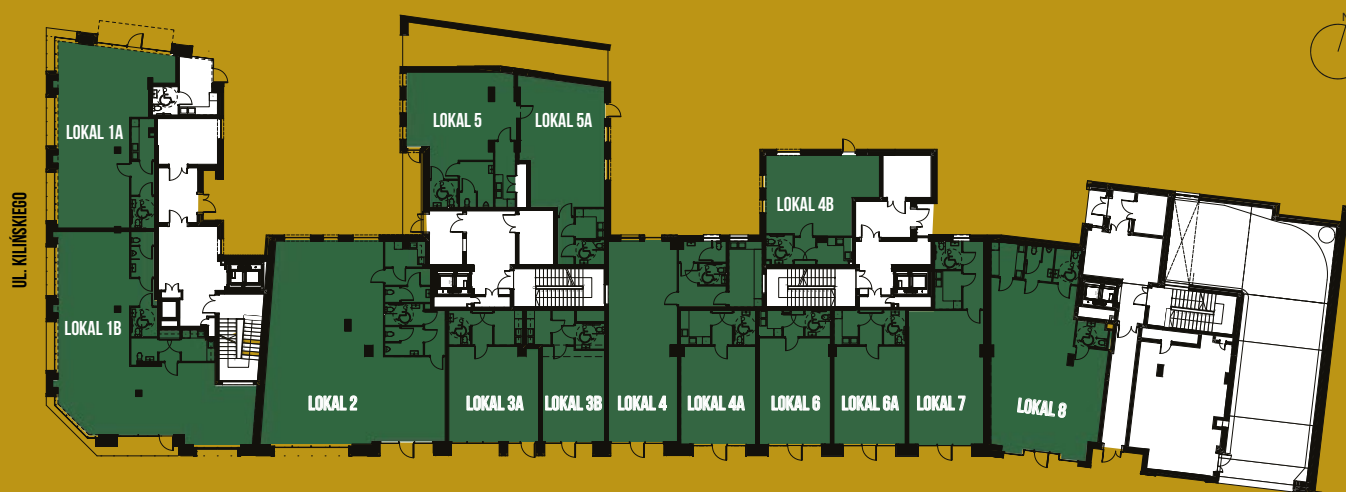
- 1. Przedpokój 2,38 m<sup>2</sup>
- 2. Łazienka 4,27 m<sup>2</sup>
- 3. Salon z aneksem kuchennym 24,56 m<sup>2</sup>

The mock-up allows you to not only see an exemplary interior design of the apartment or its location in relation to other premises, but also to check the view from the windows and light levels at different times of the day.



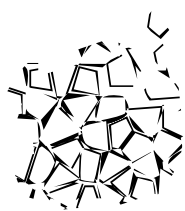


# DIASFERA



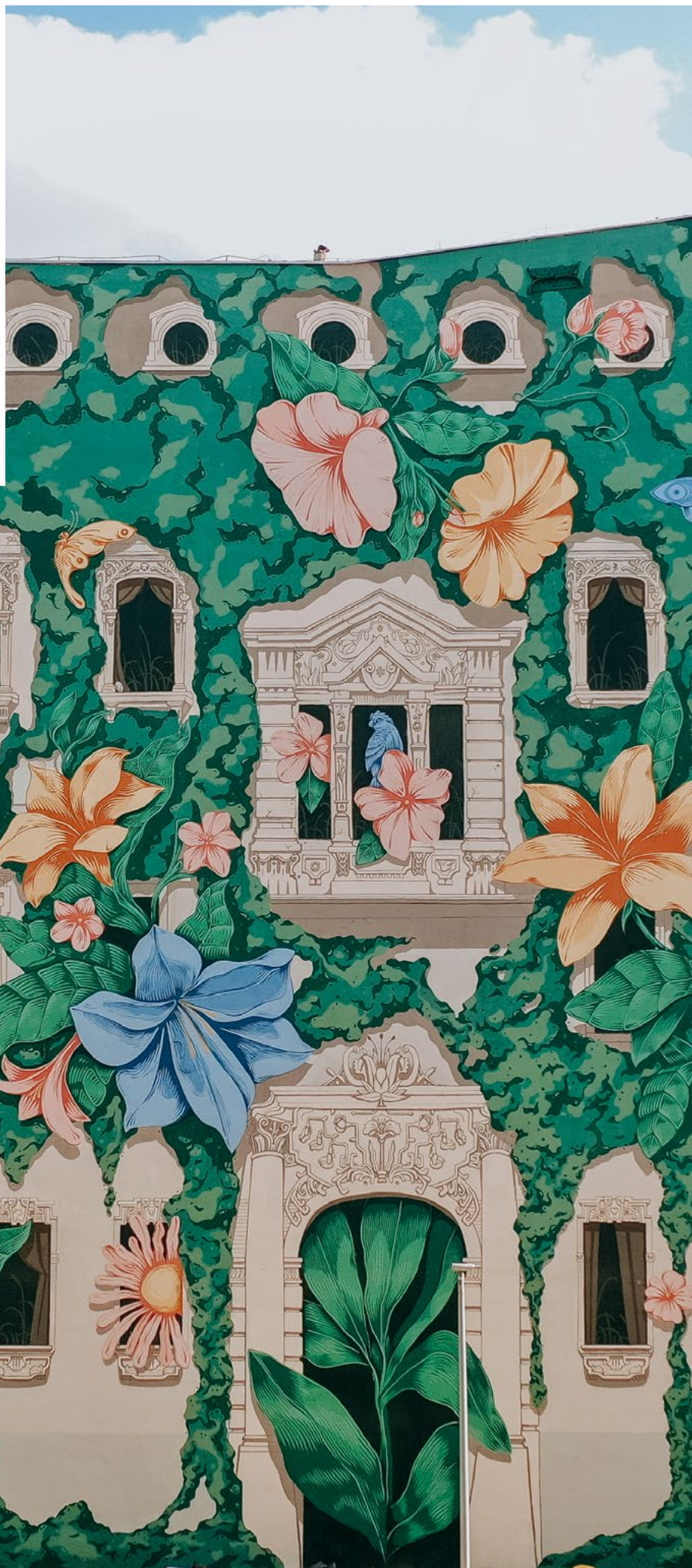
The ground floor of the building will serve as a retail and service zone: ON Diasfera. Thanks to this Diasfera will become a hot spot and a meeting place, great both for shopping and for chatting over coffee in a café.





**DIASFERA**

ł ó d z k a





# Stylish view

On the wall of the building facing Diasfera we created a mural that every day brings smiles to the faces of people living in the neighborhood. The design and painting was undertaken by the duo: Maciej Polak, illustrator and designer, whose distinctive style is known, among others, from popular works for the cult brand Pan Tu Nie Stał, and Martyn Gill - a street artist who has collaborated on the creation of a mural in the underground passage between Karolewo and Atlas Arena. The creation of the mural was supervised by The Urban Forms Foundation.





**16 APARTMENTS**  
WITH A SEPARATE  
SLEEPING AREA



**8 APARTMENTS**  
ARRANGED TYPICAL  
STUDIO APARTMENT  
STYLE



**REPEATABLE LAYOUTS**  
EVERY FLOOR WITH  
ONLY SLIGHT  
DIFFERENCES IN  
FLOOR SPACE



**ON THE GROUND  
FLOOR**  
THE APARTMENTS  
HAVE TENANTS'  
GARDENS (12.5-21 m<sup>2</sup>)



**FRENCH BALCONIES**  
ON THE SECOND  
FLOOR  
**REGULAR BALCONIES**  
ON THE THIRD FLOOR

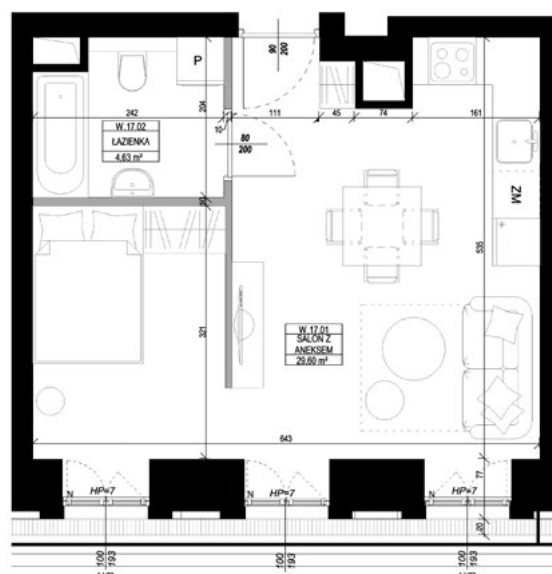


**ALL APARTMENTS ARE  
SOUTH-ORIENTED**

Inspired by Łódź's Past

# The Workshop

The Workshop consists of studios in a rebuilt, industrial-style facility,  
finished with an original historic chimney.



- 01. Living room with kitchenette 29,60 m<sup>2</sup>
- 02. Bathroom 4,63 m<sup>2</sup>

**34,23 m<sup>2</sup>**





# Stage I is complete

The construction of the first stage was completed in 2020. All apartments have been sold.

## Stage One

- 7 floors
- 199 apartments ranging from 25 to 95 m<sup>2</sup>
- parking places
- storage rooms
- bicycle rooms
- playground



**DIASFERA**  
łódzka

# HELLO, ŁÓDŹ!

## WE BUILD FOR YOU

Sales office | ŁÓDŹ  
Piłsudskiego 37 (corner of Kilińskiego)  
+48 605 505 995  
[diasfera@dudadevelopment.pl](mailto:diasfera@dudadevelopment.pl)

Headquarters | POZNAŃ  
Palacza 144, Poznań  
+48 61 646 84 44  
+48 605 258 888  
[biuro@dudadevelopment.pl](mailto:biuro@dudadevelopment.pl)

[www.diasfera.pl](http://www.diasfera.pl)

