



Dos Lagos
GREEN CITY



Dos Lagos

LOCATION

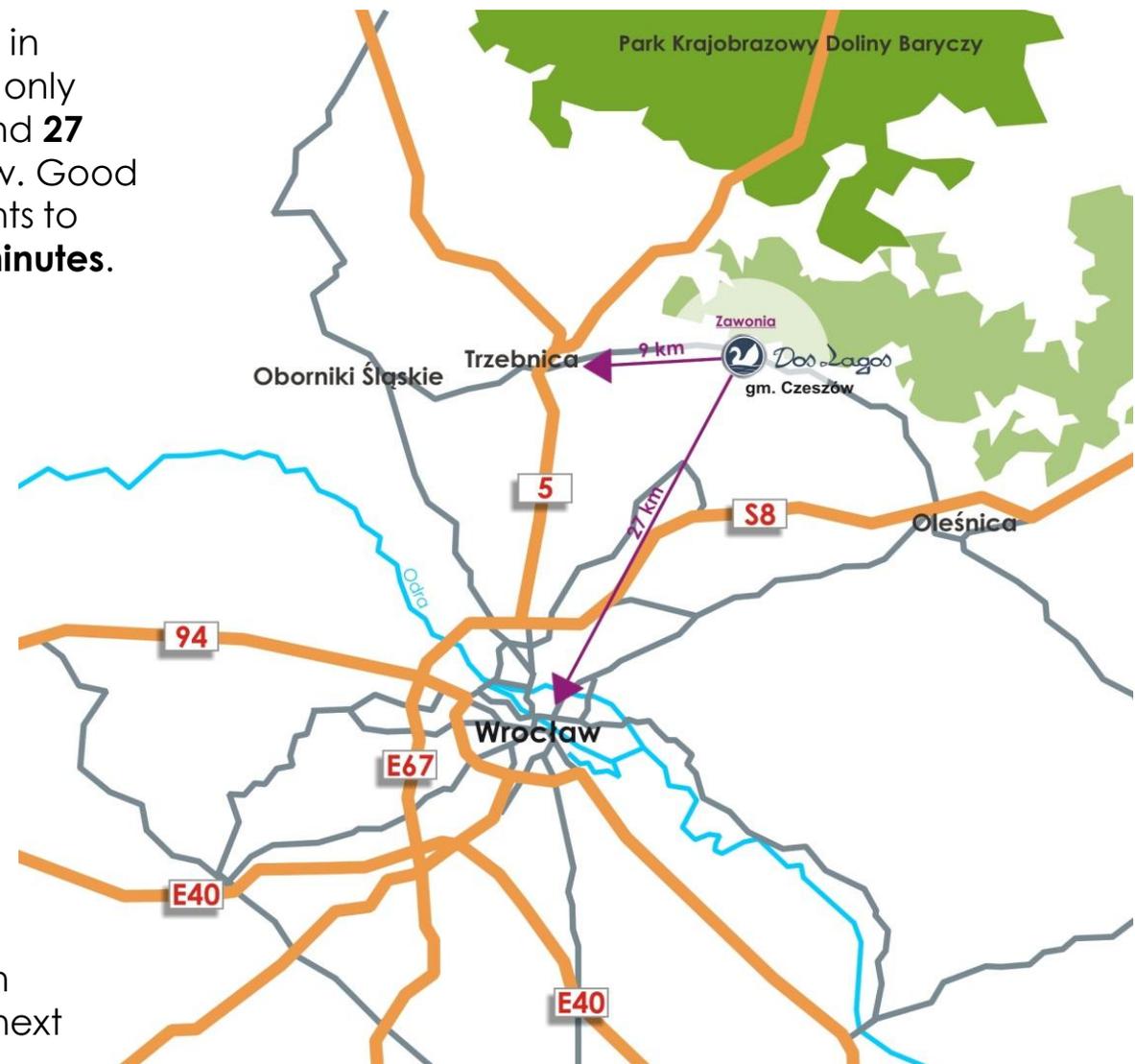
LOCATION AND CONNECTIONS

The Dos Lagos project is located in **Zawonia**, in the gmina Czeszów, only **9 kilometres** east of Trzebnica and **27 kilometres** north-east of Wrocław. Good quality roads allow the inhabitants to reach Wrocław in **less than 30 minutes**.

The town of Trzebnica can be reached in **less than 5 minutes**.

The project is located near a national road (DK5), S8 Expressway and a regional road (DW340). In the future the location will be close to two highways: A5 (Wrocław-Poznan-Gdansk) and A8 (Wrocław-Warsaw).

Because of that the site is well connected to bigger cities, even though it is not located directly next to any major road.



THE SURROUNDINGS

An elementary school, a secondary school, a state-of-the-art health centre, and a pharmacy are available 5 minutes away from the Dos Lagos project site. Two grocery stores will allow the residents to do some quick shopping. A three-star hotel and „Niezły Młyn” – a SPA centre, which is located in a reconstructed historical windmill are additional draws of the area.

A historical sanctuary



Panorama of Trzebnica

The fact that Dos Lagos is located between two cities – Trzebnica and Oleśnica - will allow the future inhabitants to fully use all the amenities connected with life in the city, including the access to schools, all the offices, clinics and hospitals.



The historical and natural values of the two cities are not without their significance. Numerous monuments and tourist draws provide the inhabitants with many ways to spend their time actively. In Trzebnica there is also a big and modern sports centre.

„Zdrój” Waterpark in Trzebnica



LAKES

The area on which the Dos Lagos project will be constructed is remarkable because of numerous reasons. The most important aspect is the two lakes with their combined area of 11 hectares - they will become the heart of the entire complex.

The area is surrounded by beautiful forests, and a Barycz Valley natural landscape park is located nearby. The site amazes with its topography and endless possibilities of spending time playing sports. The lakes located in Dos Lagos can serve as a place where we can relax our mind, but also take care of our body.

Barycz Valley



Lakes of Dos Lagos



Barycz





Dos Lagos

PROJECT

PROJECT

The main goal of the project is to create a one-of-a-kind enclave for people who are professionally active, but willing to live and work in a calm and friendly environment, far away from the noises and rush of the city. It is a project that combines numerous elements of the city life, such as offices, services, **commercial surfaces**, restaurants, and a hotel with sport facilities with a horseback riding club and an agritourist destination.

Houses and multi-family residential buildings that fit in with the surroundings play an important and significant part in this concept.

The realization of this real estate project, which encompasses the area of 378,000 square meters including 110,000 square meters of two lakes, will be divided into several stages. The first stage is concerned with construction of houses and residential buildings.



FLATS

A complex of small multi-family residential buildings containing 679 flats will be constructed on the area. Not one of them will be higher than three floors, and they will provide housing for up to 12 families in one building. The buildings itself will be embedded in the natural surroundings in order to maximize the aesthetic impact of the nature and the landscape. Every single flat will have **two assigned parking spots**.

The project will be environmentally friendly. We are planning on using state-of-the-art technological solutions, such as **solar panels** and the **treatment systems for greywater** – currently installed in the most luxurious hotels. We will also take care of proper recycling. Another innovation will be introduction of the intelligent home systems, facilitating the everyday use of the estate on such a scale.



HOUSES

The area of the real estate is perfect for construction of single-family houses. Plots of 600, 750 and 850 square meters were dedicated for them. 118 two-floor houses will be constructed.

The potential customers should pay some attention to the twenty houses located on the biggest, 850 sqm plots. Those will be the most attractive houses in the entire complex due to the fact that the windows of their living rooms and their porches will face the lakes.





Dos Lagos

INFRASTRUCTURE
SERVICES

HOTEL CONFERENCE & RESORT

A three-star hotel with around 100 modern and comfortable rooms will be an integral part of the complex. The hotel will also offer conference and banquet halls, which will be used for various events in the future.

The hotel's restaurant will be able to provide service not only for the guests, but also during various events, starting from meetings and business training sessions, to private celebrations, such as weddings. The capacity of the available halls will be adjustable, due to the fact that the porches will serve as an extension of the halls, if necessary.



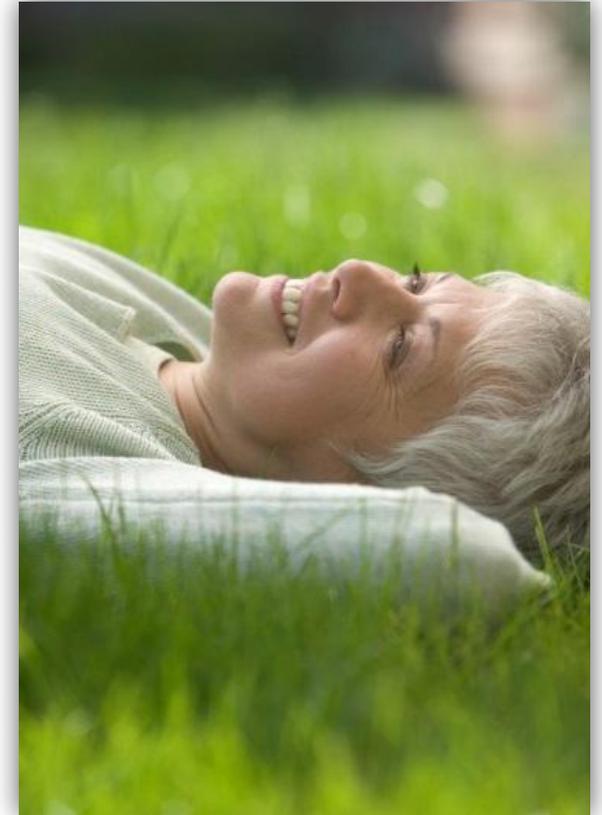
NURSING HOME

Creation of the Nursing Home is an extremely important part of the project, although it is rarely observed in action. The idea is based on the best Western models, where such houses serve not only as an alternative for state-controlled nursing homes, but the services provided by them are at the highest levels. Moreover, such facilities are usually established in attractive locations.

Dos Lagos aims to fulfill the need that starts to arise, as our society is rapidly aging. The current demographic data only confirm that trend.

The Nursing Home in Dos Lagos will offer not only professional care and all possible amenities, but also extensive medical care – both for the residents as well as the inhabitants of the estate.

The fact that the project is located far away from the city rush and noise, in a picturesque place right next to two lakes is an important asset of the project.



OFFICE CENTRE

Creation of workspace is a very important aspect of the project. We are trying to fulfill the increasing need for office space located outside of the city centres and thus offering higher levels of comfort than traditional office buildings.

Office space in Dos Lagos is dedicated to small and medium sized companies, especially those operating in the area of modern technologies, such as IT, design studios or creative agencies.



HELIPAD

The real estate also includes a helipad.

The helipad will serve the inhabitants of the estate, as well as the office workers.

It can also serve a supporting role in case of emergencies, facilitating the transportation of the ill and wounded, or to evacuate the inhabitants should the need ever arise.





Dos Lagos

AGRITOURISM AND SPORT

GOLF COURSE

The inhabitants will be able to spend their free time on golf Driving Range – created not only for advanced golfists.

In Dos Lagos every golf aficionado will be able to use a professionally prepared course.

A driving range with the dimensions of 250x150 meters, with 10 open and 20 covered positions will be created as a port of the project.



AGRITOURISM / RIDING SCHOOL

The location of the project and the remarkable characteristics of the area will be used for sport and relax purposes. The project encompasses a horseback riding school and agritourism farm. They will allow to fully exploit the potential of this place.

The forest, located nearby, provides infinite possibilities for sports. The location is also an important factor for people who themselves live in big cities and keep their horses in the suburbs or on the outskirts of the city.

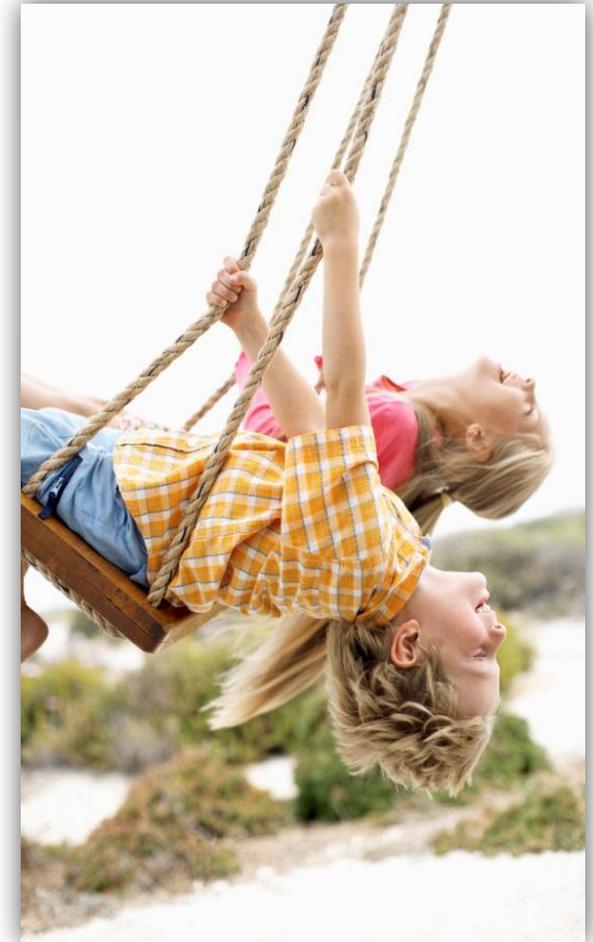
The agritourism farm will allow to spend time on watersports and fishing. It will also be a great location for school trips to the countryside.



NURSERY

Creation of the numerous facilities which aim at making the lives of the inhabitants easier for them should be a priority in every project. Dos Lagos is an example of such a project – among the planned facilities there is a state-of-the-art friendly nursery that will take care of the youngest inhabitants of the estate.

The facility will also serve the employees working in the office buildings located in Dos Lagos.





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