



Hotel Bellevue

JELENIA GÓRA





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# KOCHAM GÓRY

## Experience That Builds Trust

Bellevue is the first urban hotel in the portfolio of the Kocham Góry Group. The company's President, Rafał Urbanik, is the co-creator of numerous successful investments in the Polish mountains, including hotels operated by management companies in which he holds a 50% stake - such as **Blue Mountain Resort and Five Seasons in Szklarska Poręba**, as well as **Elements Hotel & SPA** and **Forest Park** in Świeradów-Zdrój.



What all these projects share is not only a high standard of architecture and interior finishing, but also a proven and **effective operational model**. Over recent years, the operating companies in which Rafał Urbanik serves as a board member and partner have distributed more than PLN 160 million in rental income to Investors. The Kocham Góry Group delivers a stable annual return on investment.

*"We understand what stable profit means and how to achieve it through professional hotel operations. We are specialists in the condo hotel sector."*

*Rafał Urbanik*



8.9/10



4.7/5



98%



Location:  
Szklarska Poręba

Hotel opening:  
Lipiec 2017 r.

Number of Apartments:  
271



Children's  
playground



Ski slope  
with conveyor  
lift



On-site  
aquapark



SPA zone



  
 FIVE SEASONS



Location:  
Szklarska Poręba

Hotel opening:  
Lipiec 2019 r.

Number of Apartments:  
118



Sauna



Swimming pool



SPA  
zone



Restaurant





**ELEMENTS**  
HOTEL & SPA

8.7/10



4.5/5



98%



Location:  
Świeradów-Zdrój

Hotel opening:  
Sierpień 2022 r.

Number of Apartments:  
447



Fitness  
centre



Swimming pool



SPA  
zone



Restaurant



8.9/10



4.6/5



Location:  
Świeradów-Zdrój

Hotel opening:  
Styczeń 2025 r.

Number of Apartments:  
460



Fitness  
centre



Ski slope  
with conveyor  
lift



On-site  
aquapark



Restaurant

Business  
model

8%

annual  
return

Under the presented investment model, the rate of return amounts to **8% per annum and is calculated on the total invested capital**, including the full purchase price of the unit as well as all additional components.

This transparent and attractive structure allows investors to fully unlock the potential of the investment, **offering stable and predictable income** from the very first year.







### **Hassle-Free Ownership**

You don't need to worry about day-to-day management - everything is handled by an experienced hotel operator who focuses on maximizing returns while ensuring the highest level of Guest comfort.



### **VAT Refund**

The possibility of recovering VAT, including for private individuals, makes the investment even more financially attractive.



### **Inflation Protection**

Rental payments are indexed annually to the inflation rate, ensuring that the real value of income is preserved year after year.



### **Security**

You acquire full ownership of the unit with an individual land and mortgage register, ensuring legal certainty and long-term investment security.



### **Turnkey Finish**

The apartment is delivered fully finished and fully furnished, thoughtfully designed with aesthetics and functionality in mind and ready for immediate rental.



### **Owner's Stay**

As an Owner, you are entitled to 14 days of stay at the hotel each year - making this not only an investment, but also your own place to relax in an elegant setting.



## Location

### Jelenia Góra - The Pearl of the Karkonosze

Nestled in a picturesque valley at the foothills of the Karkonosze Mountains, Jelenia Góra is a city of exceptional charm that has attracted travellers and mountain lovers for centuries. With over 900 years of history, marked by its merchant heritage and spa traditions, the city today seamlessly blends rich cultural legacy with a dynamically developing tourism offering.

Throughout the year, Jelenia Góra draws visitors from Poland and abroad - families with children, winter sports enthusiasts, and guests seeking relaxation in SPA facilities and health resorts. Increasingly, the city is also being discovered as an ideal destination for longer stays and a perfect base for exploring the entire Lower Silesia region.

## Convenient Location & Growing Investment Potential

Thanks to a well-developed road and rail infrastructure, **easy access from Wrocław, Berlin, and Prague**, as well as a growing number of cultural events and tourism investments, Jelenia Góra is emerging as a city with **strong potential for property value growth**.

Hotel Bellevue is located at 56 Jan III Sobieski Street, just **300 meters from the Main Market Square in Jelenia Góra**. This prime location allows guests to fully experience the atmosphere of the historic Old Town, stroll through charming streets, and enjoy a rich selection of restaurants, cafés, and cultural attractions.



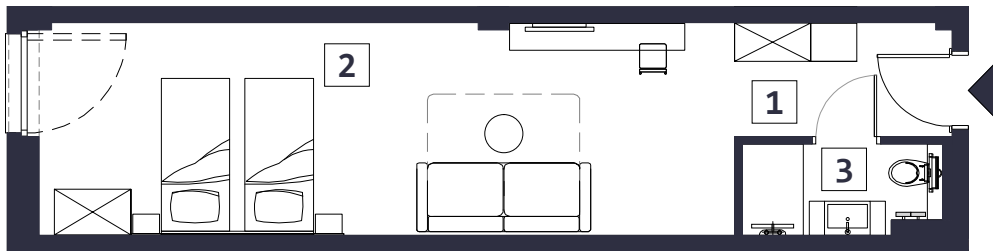


## A New Standard of Urban Hospitality in Jelenia Góra

Bellevue is a modern city hotel that sets a new benchmark in the local hospitality market.

It has been designed to offer a comfortable and functional environment for both business Guests and leisure travellers.





|                   |                            |
|-------------------|----------------------------|
| 1. Entrance hall  | 4,23 m <sup>2</sup>        |
| 2. Living room    | 25,37 m <sup>2</sup>       |
| 3. Bathroom       | 3,02 m <sup>2</sup>        |
| <b>Total area</b> | <b>32,62 m<sup>2</sup></b> |

|             |            |
|-------------|------------|
| Floor       | +2         |
| Orientation | South-East |
| Standard    | Turnkey    |

**Apartament Price**  
**PLN 761 967,00 net**

PLN 937 219,41 gross

**Annual Income**  
**(without owner's stay)**

**PLN 60 957,36 net**

PLN 74 977,55 gross

**8%**

annual  
return

Indexed to the  
inflation rate



**Apartament Price**  
**PLN 816 860,26 zł net**

PLN 1 004 738,12 gross

**Annual Income**  
**(without owner's stay)**

**PLN 65 348,82 net**

PLN 80 379,05 gross

|                   |                            |
|-------------------|----------------------------|
| 1. Entrance hall  | 4,84 m <sup>2</sup>        |
| 2. Living room    | 26,95 m <sup>2</sup>       |
| 3. Bathroom       | 3,26 m <sup>2</sup>        |
| <b>Total area</b> | <b>35,05 m<sup>2</sup></b> |

|             |            |
|-------------|------------|
| Floor       | +3         |
| Orientation | North-West |
| Standard    | Turnkey    |

**8%**

annual  
return

Indexed to the  
inflation rate

## An Exceptional Project, Refined in Every Detail

Every element of the interior has been meticulously planned to create a harmonious and distinctive space. The design features noble materials, soft textile upholstery that adds warmth and elegance, and bespoke, made-to-measure furniture, perfectly aligned with the character of the project.



















**Invest in an apartment that not only generates income, but also gains value over time** - in a prime location and under the management of an experienced operator.



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Let's talk about the details. **We will be happy to answer all your questions and help you select an apartment perfectly tailored to your expectations.**