



5S INVEST

Invest in locations
that are appreciating in value

5s.com.pl



We speak in numbers
– and it makes an impact

4000

Over 4,000
apartments
sold

PLN 3 billion

Supported investments
with a total value
exceeding PLN 3 billion

PLN 200 million

The company has secured
over PLN 200 million for
development purposes

30

We have handled
sales for 30
projects


Hotel Bellevue
JOINT VENTURE


ELEMENTS
HOTEL & SPA

KOCHANOWSKI
GORY


FOREST PARK
JOINT VENTURE


BLUE MOUNTAIN
RESORT


FIVE SEASONS



5S INVEST

For years, we have been **helping** our Clients invest safely in hotel apartments in the most beautiful corners of Poland.

We offer **only verified investment opportunities, transparent terms of cooperation, and professional guidance** at every stage of the purchase.



2006



The team's roots at 5S Invest go back to 2006, when **Rafał Gójski (Partner at 5S Invest)** and **Wojciech Bogusławski (President of the Management Board of 5S Invest)** began operating in the real-estate market.

2008



Two years later, in 2008, **they entered Poland's condohotel sector**, acting as intermediaries for the largest companies in the field.

2011



They actively participated in preparing and delivering development projects such as **Wyspa Spichrzów in Gdańsk, Osada Śnieżka in the mountains near Jelenia Góra, and city hotels in Warsaw and Kraków.**

2015



Team members were involved in financing, sales, and structuring key hotel projects in Poland, including **Blue Mountain Resort, Platinum Mountain Resort, Green Mountain Resort, Crystal Mountain Resort, Elements Hotel & SPA, and Forest Park.**

2018



5s Invest team has also delivered its own development projects, including the **Five Seasons One, Two and Three complex in Szklarska Poręba.** In parallel, throughout its operations the company has **actively secured bank and non-bank financing for projects and invested in its own properties, which it then manages.**

2024



We are working on the **Bellevue city-hotel project in Jelenia Góra** and have become the exclusive sales office for companies within the **Kocham Góry Developer Group.**

Your benefits from owning condohotel units



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.



8%

annual
return

At 5S Invest, we offer real estate through a proven investment model with a **fixed annual return of 8%**. **The profit is calculated on the full invested capital** – including both the property value and all additional elements.

This is a transparent and advantageous solution that **allows You to fully leverage the potential of investment properties and provides a stable, predictable income from the very first year.**



Frequently asked questions

What returns can I achieve from investing in a condohotel?

Investors in the condohotel model can expect a **fixed annual return of 8%**, adjusted for inflation.

The income is passive and regular, as the rental and Guest services are managed by a Professional Operator.

Additionally, the **apartment can appreciate in value** in popular tourist locations, and the **Owner has the option to use it under preferential conditions**.

Who manages the property and how does the settlement system work?

The property is managed by an experienced Operator specializing in condo apartments.

The Investor purchases a **fully finished apartment with a separate land and mortgage register and signs a 10-year rental agreement with a Notary** (with the option to extend for an additional 5 years).

The Operator covers all maintenance, operational, and management costs, while the **Investor receives a fixed annual income of 8%**, adjusted for inflation-regardless of the occupancy rate. **The Investor is only responsible for property tax and apartment insurance.**

Can I buy the unit as a company and deduct VAT as a Private Individual?

Yes, the VAT (23%) can be fully deducted, regardless of whether the purchase is made through a Company or as an Individual.

You only need to register with the tax office as an active VAT taxpayer (by submitting the VAT-R form) - there is no need to establish a business.

VAT refund is available when the apartment purchase is linked to a rental agreement with a Professional Operator managing the property.

5 Reasons to Invest with 5S Invest

1

Experience and Trust

We have built a team with over 20 years of experience in the condohotel market in Poland. We have been active since the inception of this segment and know it inside out.

2

Flexible Approach

We meet wherever it's convenient for You - online, at our office, or on-site at the investment. We adapt to the schedule and expectations of each Investor.

3

Transparency and Reliability

From the very first contact, we provide full documentation. We operate openly and transparently, ensuring that the Investor knows exactly what they are investing in and under what terms at every stage.

4

Tailored Investment

We match our offerings to each portfolio - with properties from both the primary and secondary markets, we can always find a solution suited to the Investor's needs.

5

Kocham Góry Group

We are the exclusive sales office for the Kocham Góry Group, whose CEO, Rafał Urbanik, has already paid out over PLN 230 million to Investors.



5S INVEST

Your time to invest
starts now

+48 538 345 345

kontakt@5s.com.pl