

**designer
outlet**
Warszawa



We love
Outlet
Shopping

PREMIUM OUTLET SHOPPING

More than 130 designer brands,
30-70% off, all year round.

Just a 30 minute drive from
Warsaw's city centre.

At DK79 with connection to S2 expressway
designeroutletwarszawa.pl



POLAND'S FLAGSHIP OUTLET DESTINATION

Welcome to Designer Outlet Warszawa, the largest premium outlet centre in Poland and one of the most successful due to its prime location in the vicinity of the thriving Polish capital as well as a perfect mix of local and international high-street and luxury brands.

Designer Outlet Warszawa offers more than 130 designer, fashion and lifestyle brands like Armani, Boss, Coccinelle, MaxMara, Michael Kors, Polo Ralph Lauren, Tommy Hilfiger, Furla, Guess, as well as adidas, Levi's, Nike and many more, 30-70% off, all year round.

The catchment has more than 4.3 million inhabitants in a 90-minute drive time and includes the wealthiest districts of Poland.

Following a centre extension of further 5,500 sqm in May 2021, Designer Outlet Warszawa hosts today more than 130 shops on a gross lettable area of 23,000 sqm and attracts more than 2.4 million visitors annually.

The unique mall architecture is inspired by Warsaw's Old Town, with an atmosphere that significantly distinguishes the centre from other shopping centres. Designer Outlet Warszawa has also received multiple awards as best premium outlet centre of Poland.

Designer Outlet Warszawa is part of the DWS real estate portfolio and managed by ROS Retail Outlet Shopping.



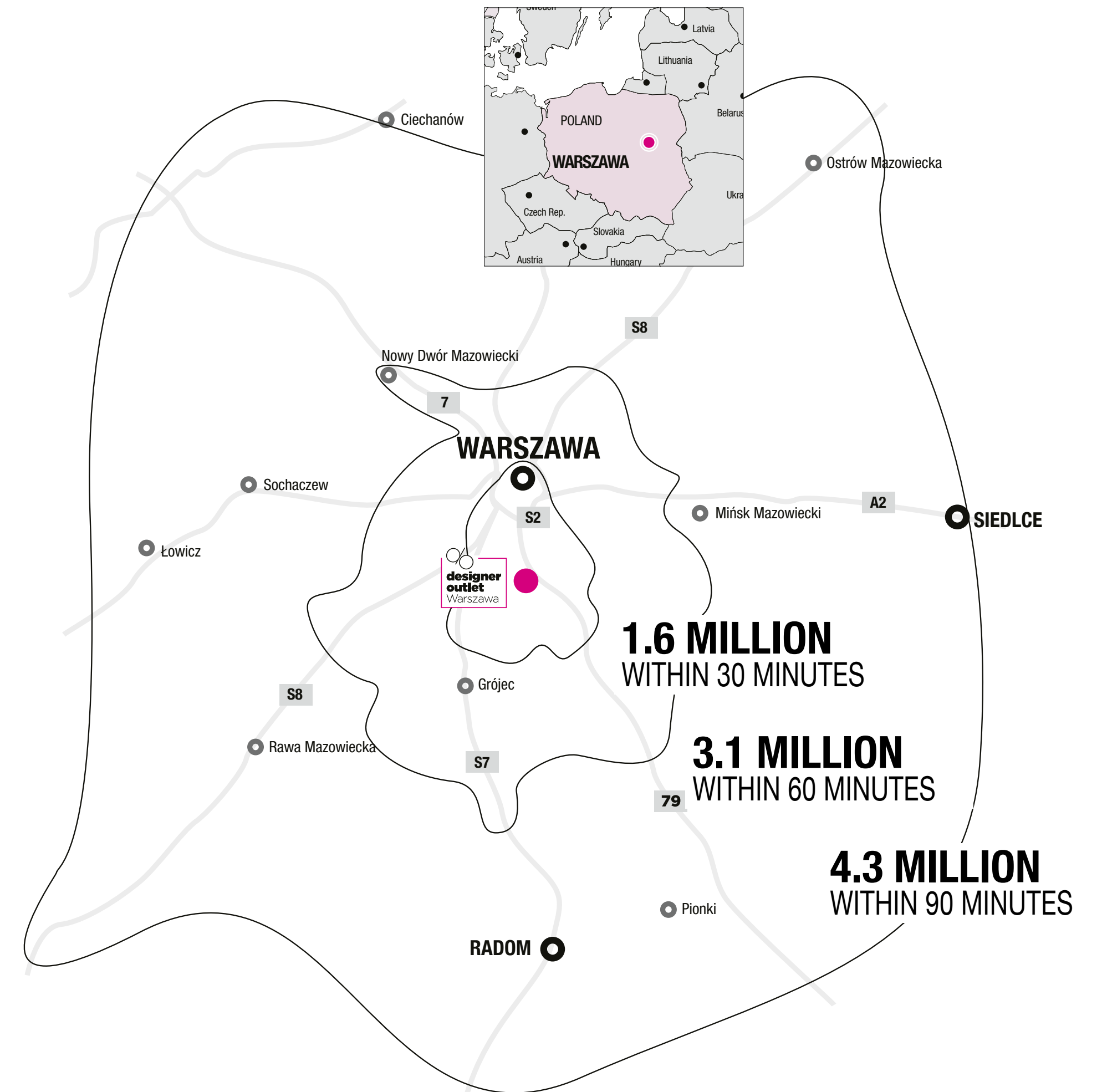
CATCHMENT

MORE THAN 4.3 MILLION WEALTHY INHABITANTS

The catchment has more than 4.3 million inhabitants in a 90-minute drive time and includes the wealthiest districts of Poland. The district with the highest purchasing power is Warsaw with € 13,566. Inhabitants of this district have on average almost 64 percent more purchasing power than the rest of the country.

Poland's capital is experiencing a steady increase in visitors since the outbreak of the pandemic in 2020

and gradually returning to the previous tourism levels of 9.7 million visitors in 2019, including 2.7 million foreigners. A lively metropolis with a unique history, Warsaw has allure for both tourists and business people. Its convenient transportation system, a wide range of activities on offer and, most importantly, its beautiful spots and cultural venues make it a powerful magnet for visitors.





DESIGNER OUTLET WARSZAWA

LARGEST PREMIUM OUTLET OF POLAND

The new centre extension of 5,500 sqm gross lettable area, which was opened in spring 2021, makes Designer Outlet Warszawa the largest premium outlet in Poland. With more than 25 additional shops, offering brands such as Lacoste, MaxMara, Marc O'Polo, Swarovski, Tous, Twinset and many more, Designer Outlet Warszawa provides a new dimension of shopping experience and amenity.

The newly designed food court combines national food concepts and well-known international F&B brands, inviting families and friends to meet, eat and relax in a welcoming atmosphere. Moreover, the new multi-storey garage grants an additional 500 convenient parking spaces.



NEW SHOPS



NEW MULTI-STOREY CAR PARK



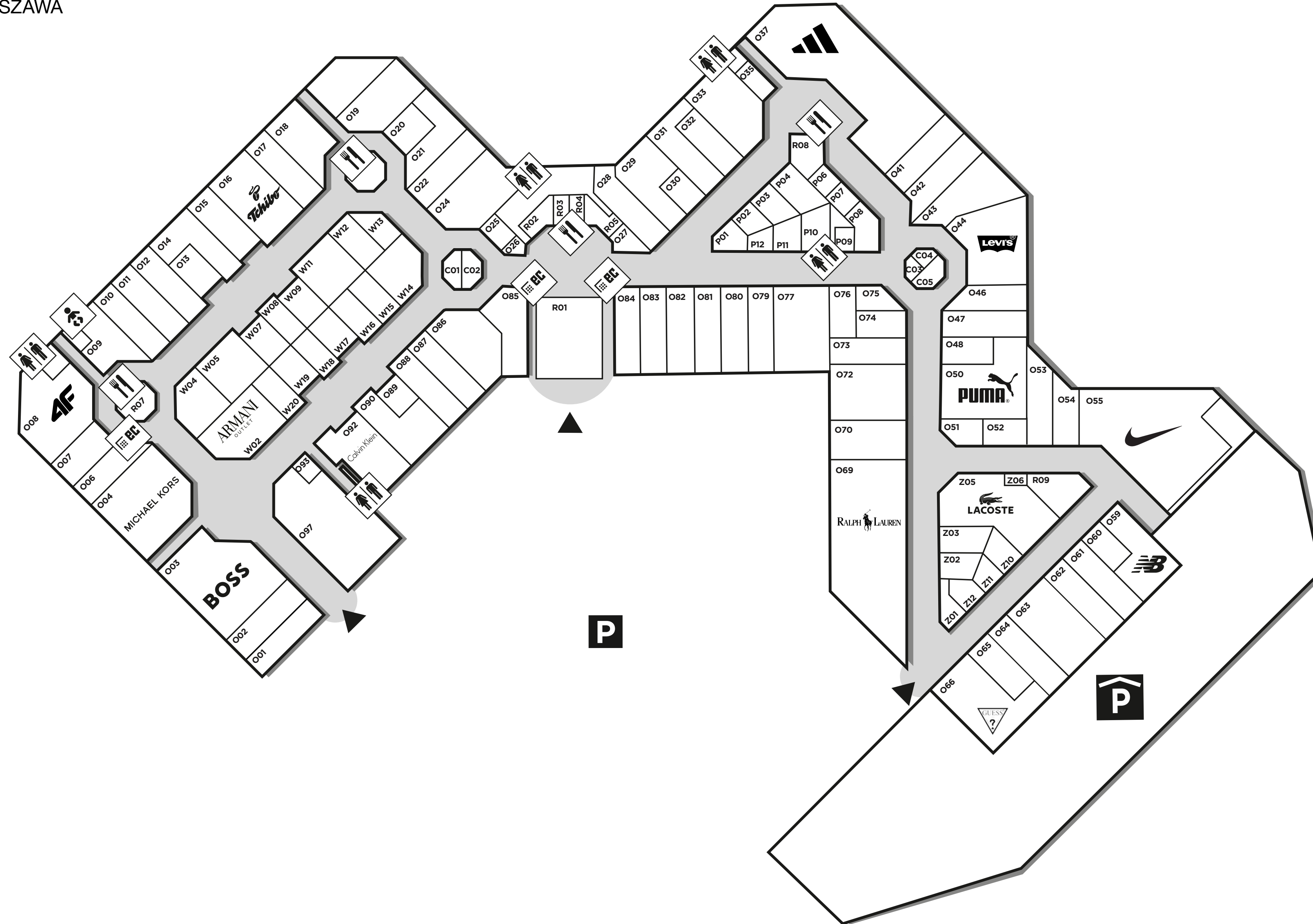
NEW CENTRE ENTRANCE

POLAND'S FLAGSHIP OUTLET DESTINATION



DESIGNER OUTLET WARSZAWA

CENTRE PLAN



FACT SHEET

LOCATION	Designer Outlet Warszawa is located in Piaseczno in the south of Warsaw. Warsaw's city centre and the wealthy districts: Grodzisk Mazowiecki, Grójec, Piaseczno and Pruszków are just a 30-minute drive away.
ACCESS	At the junction of Puławska and Energetyczna, which is directly connected to the South Express Ring Road S2 of Warsaw. Warsaw Chopin Airport is only 15 minutes away.
CATCHMENT	1.6 million inhabitants – 30 minutes 3.1 million inhabitants – 60 minutes 4.3 million inhabitants – 90 minutes
TOURISM	Warsaw is becoming an increasingly attractive destination for leisure and business travel. 9.7 million tourists visited Warsaw, including 2.7 million foreigners. Taking one-day visits into account, the number of people who visited the city exceeded 24 million.
ARCHITECTURE	Mall inspired by Warsaw Old Town
GLA	23,000 sqm
SHOPS	130
PARKING	1,400
ANCHOR STORES	adidas Armani Boss Calvin Klein Furla Guess Lacoste Marc O'Polo MaxMara Michael Kors Nike Pinko Polo Ralph Lauren Puma Tommy Hilfiger



ABOUT US

DWS GROUP

DWS has been investing in real estate assets for more than 50 years. As part of the Alternatives platform, the real estate business has more than 350 employees in nearly 25 cities around the world with more than EUR 78 billion in global real estate assets under management (as of March 31, 2022). Providing a diverse range of strategies and solutions across the risk/return and geographic spectrums, DWS offers core and value-added real estate, real estate debt, opportunistic real estate and real estate

securities. The real estate investment business employs a disciplined investment approach and aims to deliver attractive long-term risk adjusted returns, preservation of capital and diversification to its investors, which include governments, corporations, insurance companies, endowments, retirement plans, and private clients worldwide.

[dws.de](https://www.dws.de)



ABOUT US

ROS RETAIL OUTLET SHOPPING

ROS Retail Outlet Shopping, headquartered in Vienna, with partnerships in Poland, Italy and France, is an independent retail real estate consulting and centre management company specialised in Designer Outlets and innovative shopping concepts across Europe. The founders Thomas Reichenauer and Gerhard Graf are both committed professionals with many years of experience and knowledge in the European outlet market as well as recognized personalities in the industry. Founded in 2011 and thus one of the shortest existing companies in this field, ROS has already established itself among the top five outlet operators in Europe.

ROS Retail Outlet Shopping covers all stages of a project from finding the right location to developing it to all aspects of operational management. Sustainable centre growth is supported by a strong brand partner management, high quality retail and customer services standards as well as an innovative marketing approach provided by a professional senior management team. The portfolio of ROS Retail Outlet Shopping includes Designer Outlet Soltau, City Outlet Geislingen, Designer Outlet Warszawa, Designer Outlet Gdańsk, Designer Outlet Sosnowiec, Premier Outlet Budapest, Designer Outlet Algarve, Designer Outlet Croatia, La Torre Outlet Zaragoza, M3 Outlet Polgár, Designer Outlet Luxembourg and further new developments in Europe.

ros-management.com

- ROS Locations
- ROS New Developments
- ROS References





CONTACT US!

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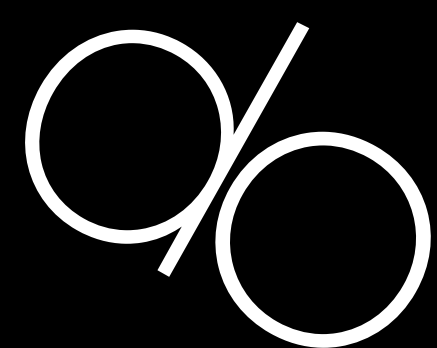
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