

Vélizy-Villacoublay, 2 July 2026

Press release

In a contrasting European property development market, Eiffage Immobilier continues to expand in Poland

While the European real estate sector is experiencing uneven growth, Eiffage Immobilier is strengthening its market position with strong business development in Poland.

Poland is experiencing strong demand for housing, particularly in the private rented sector (PRS), driven by growth in major cities and a limited supply of social housing. Eiffage Immobilier, which has been operating in the country since 2017, draws on its know-how as a property developer and its in-depth knowledge of market challenges to develop a diversified residential offer adapted to the needs of urban populations at every stage of their lives.

"In addition to traditional family flats, we are also developing student housing, home-ownership and rental schemes (PRS) and affordable housing projects," explains Tymon Nowosielski, Director of Eiffage Immobilier Poland, "Europe, and Cracow in particular, is a safe choice for institutional investors. The capital of the Lesser Poland region (Małopolska) currently represents the third largest market for social housing (PRS) in Poland.

Zoom on three real estate operations in Crakow and Warsaw

597 housing units in Crakow for LifeSpot investor:

- On Aleja Pokoju Avenue, right next to the Tauron Arena, Poland's largest sports and entertainment venue, in the rapidly growing district of Czyłyny: the building, with a total surface area of 6,584 sqm, will house 252 flats, all in a landscaped environment (where existing trees are being preserved and 272 new ones planted). Residents will have access to bicycle parking and charging points for electric cars. The project also includes the creation of a rainwater retention reservoir which, depending on hydrological conditions, will take the form of a pond with an area of 130 to 570 square metres. This water can be reused for watering plants and lawns.



Construction is slated for completion in the fourth quarter of 2026.

- On Armii Krajowej Avenue, in one of Crakow's most popular districts, Bronowice: 345 flats, each with a surface area of 20 to 55 sqm. The 12-storey building will also include an underground car park and a bicycle storage area. Work began in the first quarter of 2026 and delivery is scheduled for early 2028.

A 114-unit housing programme in Warsaw:



Located in Nowy Kamionek, a dynamic and trendy neighbourhood in the immediate vicinity of the SWPS University of Social and Human Sciences, this residence offers flats ranging from studios to 5-room flats (from 29 to 147 sqm). Residents will be able to enjoy a furnished indoor courtyard, a green roof terrace as well as an underground car park and charging points for electric vehicles. The project was completed this spring.

It joins the 53-unit student residence for SWPS University delivered in 2025.

About Eiffage Immobilier

Eiffage Immobilier, property developer and subsidiary of Eiffage Construction, is a major player in the property sector, offering a diverse range of products tailored to the challenges of sustainable cities and new uses in France, Poland, Belgium, Luxembourg, and Portugal. Eiffage Immobilier is committed to developing low-carbon offers, focusing on key areas such as low-carbon materials and design, renewable energies and energy performance, and quality of life and eco-mobility.

<https://www.eiffage-immobilier-corporate.fr/home-page>

Eiffage Immobilier in Poland:

Created in 2017, the Eiffage Immobilier Poland entity draws on Eiffage Construction's expertise and property development-construction model to design projects in line with the urban and environmental challenges of the Polish market in the private rental, hotel and commercial property sectors, mainly in Warsaw, Poznań, Cracow and Wrocław.

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