The history of Ślużewiec

15th to 21st century – from village through industry to offices

The beginnings of Ślużewiec date back to the 15th century. It was then, when a village under the same name was founded. Throughout the centuries, the village remained outside of the capital city until the year 1939, when it officially became part of Warsaw. A year later the Polish Horse Racing Track managed to move the National Horse Racing Track from Pole Mokotowskie to Ślużewiec.

During the II World War Ślużewiec was burnt to the ground. A period of intensive development of the part of Warsaw followed in the post-war years, in 1945, the first industrial complex was opened in Ślużewiec, including several dozens of projects and residential buildings. The area was further expanded in the following years and now it is one of the main industrial areas in the city. Ślużewiec has production halls, factories and residential stock in almost 80 properties. The residential market investments Służewiec Przemysłowy became the largest business district until the end of the communist era in Poland.

A period of intensive development of this part of Warsaw followed in the second half of the 20th century. After the collapse of the production sites in the 1990s, developers started to move the National Horse Racing Track from Pole Mokotowskie to Warsaw. A year later the Polish Horse Breeding Society managed to move the National Horse Racing Track from Pole Mokotowskie to Ślużewiec.

Today Ślużewiec Piątekowice is already 1.5 km from commercial offices and almost 80 projects. The residential market and service infrastructure is growing rapidly next to the offices.

Transport infrastructure

Improvements under way

The current and planned infrastructure investments will gradually improve the district connection to the rest of the city. Among them are first and foremost public transport, road infrastructure and public parking.

Diverse functions in urban fabric

There are not only office buildings in Ślużewiec!

This part of Mokotów is gradually changing to image from an office hub to a multifunctional part of the city which caters to residential, leisure and service needs of offices and employees. Such diversification is necessary for Ślużewiec to become integrated with the rest of Warsaw and build with its environment.

Even though there is no sight of office projects drawing down, Ślużewiec cannot be called a mono-district anymore. 6 projects are currently under construction. Upon completion they will offer a total office space of 100,000 sq m to let.

More and more residential properties are being built right next to the office complexes. Many modern settlements with a scale and attractive office are already under construction. According to the developers 2,000 apartments will be completed in Ślużewiec within the next 3-4 years.

International hotel networks have recognized the potential of this area as well. Until 2020 investors are planning to build more than 630 hotel rooms in the district. The list of current and planned hotels will include the 3-star Hampton by Hilton, the 4-star DoubleTree by Hilton and the 5-star Four Points by Sheraton or the two-brand concept of the Marriott International network – the 3-star and 4-star Residence Inn. An important place on the map which reflects the cultural and educational offer of Ślużewiec is the KADR Culture Centre. According to the plan its new location will open in 2017. The city hall is also planning to open a new kindergarden in this area and create 5 hectares park.

There is more to life than office work

Where to move in?

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