

Shelter®

HOTEL & APARTMENTS





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HOTEL & APARTMENTS

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Introduction

Shellter Hotel & Apartments is an exclusive place for relax and leisure where the pristine seaside nature combines with a carefully planned architecture, subtly integrated into the crowberry pine forest. The only place where the scent of pine trees blends with the sea breeze and the sound of the sea harmonizes with the singing of birds. At the same time, you're just a moment away from the city. See why it's worth to be here.

On behalf of the investor, Shellter company, TLC INWEST Sp. z o.o. Sp. k. [Ltd.], we would like to invite you to familiarize yourselves with the offer of the Shellter Hotel & Apartments complex being built in Rogowo near Kołobrzeg. The investment consists of a luxury hotel with extensive leisure and sports facilities and fifteen apartment buildings. The complex is attractively situated in a unique area between the Resko Przymorskie lake and the Baltic Sea. You will see why it's worth to join us; why it's worth to rest and earn money here.

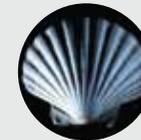


shelter



shell

shelter + shell = shellter



part of building elevation



forest, nature



KM



15 km Kołobrzeg

5 km Mrzeżyno

2 km Dźwirzyno

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Shellter Hotel & Apartments

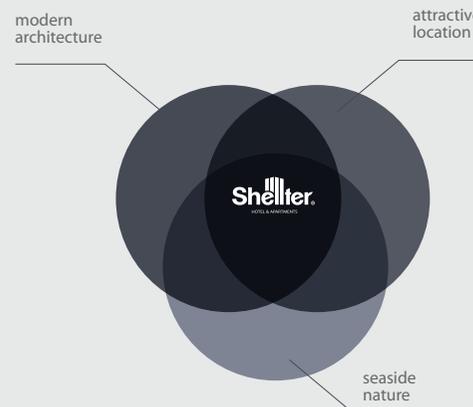
Unique location

Shellter Hotel & Apartments is located in the most attractive tourist district in Poland. The complex is situated directly by the Baltic Sea and the Resko Przymorskie lake. This means proximity to the sea, lake and resort in Kołobrzeg. At the same time, the place is located in the bosom of nature.

The complex is situated in the West Pomerania province, in Rogowo, on the route leading to well-known seaside towns: Mrzeżyno (5km) and Trzebiatów (15km) as well as Dźwirzyno (2km) and Kołobrzeg - this esteemed seaside resort which has been enjoying popularity for many years is situated just 15 km away.

The area is attractive for tourists both in summer and in winter. In season the hotel occupancy rate in the area is up to around 97-98%, while in winter it is 70%.

The attractiveness of the West Pomerania province for tourists is constantly growing and currently, it records the highest number of accommodation in Poland - 132.6 thousand.



Tourist attractions in the area

Apart from sunbathing and relaxing in the bosom of nature, you can also enjoy the attractions offered by local companies which invite you to participate in:



sea shipping from ports in Dźwirzyno and Kołobrzeg



canoeing on the beautiful Rega river



horse riding



fishing



learning surfing and kitesurfing



sailing or water bike rides on the Resko Przymorskie lake



there are numerous cycling and hiking trails around Rogowo



Shellter Hotel & Apartments

Buy and make money

he best investment in property: proximity to the sea, lake and resort in Kołobrzeg. Best occupancy rates in high and low season. The most attractive tourist district in Poland.



- Safe investment and capital investment
- Average hotel occupancy rate in the Kołobrzeg district amounts to 83%. (In the West Pomerania province it's 57.9%, with the country's average being 38.6%).
- Zachodniopomorskie notuje najwyższy w kraju wzrost miejsc noclegowych – jest ich tu już 132,6 tys.
- Stały wzrost cen nieruchomości w tej okolicy.

Hotel occupancy rate in the Kołobrzeg district

In high season



97-98 %

The average stay is then PLN 550.

In low season



70 %

The average stay is then PLN 290.



Shellter Hotel & Apartments

Buy it and rest

Rest in an active way: take a walk in the dunes, sunbathe on the beach, breathe fresh forest air. The sea and lake are at your fingertips.

- An absolutely unique combination of the privacy of an apartment with the luxury of a hotel.
- The investment was created for the comfort of entire families; it includes separate areas for children and separate cosy spaces for entertainment and rest for adults.
- Enjoy the unique nature - the investment is situated between the sea and a lake.
- The best place for holidays, at any time of the year.



Unlimited access to the extensive hotel facilities.



Shelter
PHASE 1, 2024

Shellter Hotel & Apartments

The investment

Shellter Hotel & Apartments is an apartment and hotel complex consisting of a total of 750 premises: 500 apartments and 250 hotel rooms in **** standard.

Stages of construction:

I stage

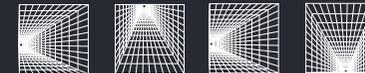
The facility, which will be built in the first stage of the investment, is an apartment building marked as A1. It will be located on the Baltic Sea side. The building will have six floors above the ground and will comprise flats of the area from 32 to 85 m². At the same time, two apartment buildings marked as B1 and C1 will be built. They will be located in the central part of the plot, closer to the lake. These buildings will have a maximum of four floors above the ground, while the area of the apartments will be varied, from 30 to 50 m².

II stage

The second stage will be the construction of the next four apartment buildings situated by the seaside (A2, A3, A4, A5). Each of these buildings will have six floors above the ground. The buildings marked by the letter A will comprise apartments with the area from 32 to 85 m². This stage of the investment will also include the construction of the next apartment buildings situated on the lake side (B2, B3, B4, B5, B6, C2, C3, D1). The buildings in this location will have a maximum of 4 floors; D1 will be the only one with six floors above the ground. In B and C type of buildings, the size of apartments will vary from 30 to 50 m².

III stage

The third stage of the investment provides for a building of a hotel with 250 rooms. The hotel will be kept in the **** standard; there will be, among others, an indoor and outdoor pool, restaurant rooms, SPA, gym and bowling alley, cinema auditoriums, and children's playrooms.





Shellter Hotel & Apartments

Advantages of Shellter Hotel & Apartments

The architecture of this investment is characterized by simplicity of the form and elegance of the detail created by Głębowski Studio, an architectural studio esteemed in Poland and recognized in many industry contests.

Appearance: The high natural values and varied topography allow creating extremely cosy facilities that interpenetrate with the surrounding nature. The colours of the complex: graphite, grey, beige and white reflect the environment - tree trunks, grasses in the dunes, or sand colour on the beach. The combination of simple forms with natural finishing materials such as wood and stone creates a unique complex with a unique character and atmosphere. The design includes large glazing which allows the nature to penetrate the spacious interiors of the apartments.

The best investment in property:

- Direct access to the sea and the lake, proximity of the resort in Kolobrzeg
- Unique location on a national level: the best occupancy rates in season and out of it, the most attractive tourist district in Poland
- Unique combination of the privacy of an apartment with the luxury of a hotel
- Unlimited access to the extensive hotel facilities
- The investment was created for the comfort of entire families: it includes separate areas for children and separate cosy spaces for entertainment, and rest for adults.
- Unique nature



Shellter Hotel & Apartments

Perfect transport connections

The national road building programme for 2014-2023 (with the perspective of 2025)
The stage of realization and plans.



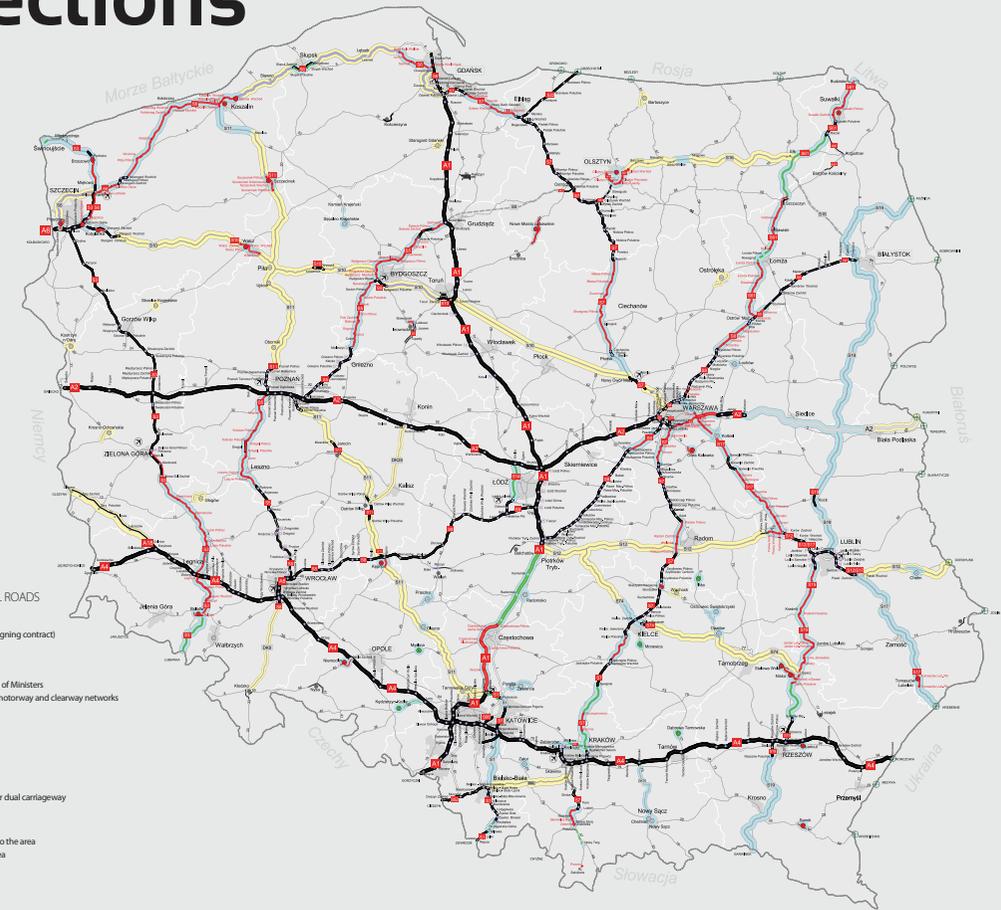
...on the tourist map of Poland

Shellter Hotel & Apartments is an exclusive place for relax and leisure where the pristine seaside nature combines with a carefully planned architecture, subtly integrated into the crowberry pine forest. The only place where the scent of pine trees blends with the sea breeze and the sound of the sea harmonizes with the singing of birds. At the same time, you're just a moment away from the city.



...the best location in the area

The plot in Rogowo, where Shellter Hotel & Apartments is situated, has a direct access to the Baltic Sea, while the shore of Resko Przymorskie Lake is just on the other side of the road. The complex is located in a crowberry pine forest. Thanks to such an exceptional location, the guests of Shellter Hotel & Apartments will enjoy the unique nature which cannot be found anywhere else. Only here, when leaving the apartment, you can see more than 100-year-old stunted pine trees bent by the wind, mountain pine or reindeer lichen. Seaside vegetation provides the complex with a touch of uniqueness; walking, jogging or cycling in such surroundings is much more pleasant.



- INDICATIONS:**
MOTORWAYS, CLEARWAYS AND OTHER NATIONAL ROADS
- fragment of operated roads
 - fragments of roads under construction (since signing contract)
 - fragments of roads in the tender procedure
 - fragments of roads in preparation
 - roads included in the Regulation of the Council of Ministers of 19th May 2016 changing the regulation on motorway and clearway networks
- RINK ROADS OF TOWNS AND CITIES:**
- during realization (since signing contract)
 - in tender procedure
 - realized
 - planned
 - reinforced and reconstructed elements
 - remaining national roads /single carriageway or dual carriageway
 - border crossings
- ROAD NODES:**
- present road node/new name not introduced to the area
 - present road node/ name introduced to the area
 - road node under construction/ new name
 - planned road node
 - road node number introduced to the area
 - cities with district rights
 - boundary of district / branch of the General Directory for National Roads and Motorways (GDDKiA)





Shellter Hotel & Apartments

Apartments

The apartments vary in size – from 30 m2 to 85 m2. Each will be air-conditioned and their inhabitants will have full access to the hotel facilities. Especially for them, the complex will be equipped with a laundry or playgrounds for children.

Depending on the client's preferences the apartments will be available as handed over by the developer or finished and furnished in three standards.

The Operator:

At your request, the apartment can be managed by an experienced and proven operator. The company's employees will ensure that your property is occupied all year round, also outside the summer season. The flexible form of rental will allow you to enjoy the rest (owner's stay) in your own room at the time you choose. A transparent and proven rental system will allow you to enjoy decent profits related to the attractive location of this safe investment.









A
APARTAM

CAFE CAFE CAFE CAFE CAFE CAFE

A
APARTAM



Classic

Classic is a reference to the nearby dunes and beaches, to their airiness and lightness. These apartments will be decorated and finished in a style reminiscent of the seaside Scandinavian style. The interiors will have alternating

colours of white, grey, beige or light browns. Such surrounding will be comfortable both for those who value the contemporary styles and the amateurs of classics.



Modern

Modern are apartments for those who appreciate a bold, strong design. The style will be reminiscent of modernism and minimalism. The colours predominant in

the interiors will be monochrome, mainly white and black (grey). All furniture will be minimalist in their form.



Prestige

Prestige are apartments for the most demanding guests. Luxury, comfort and elegance in one. They are designed in a style reminiscent of the art deco era. The materials they are made of are mainly natural: dark shades of wood or stone

(brown, graphite, grey). Elegant finishing details (stainless steel, glass), add chic to the furnishings. All materials used to finish the interiors of Prestige apartments are very high class.





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Hotel

The Shellter Hotel has 250 comfortable rooms in ** standard. Holidaymakers will be provided with the offers of two restaurant rooms and a Lounge Bar. Hotel guests will be able to relax in the SPA and wellness areas, as well as in the swimming pool and sports area.**

The SPA area at the Shellter hotel has several treatment rooms, a beauty salon and a hair salon. In the Wellness area, you can use saunas and recreational rooms. Both of these areas are directly connected to the pool complex, consisting of sports swimming pool, children's pools, jacuzzi. In addition, physical activity enthusiasts can enjoy a sports area with sports halls, squash halls and a gym.

Outside the complex, the guests can also use the swimming pool and relaxation area equipped with a sports swimming pool, children's pool, jacuzzi, saunas and a beach. The zone is directly joined to the hotel bar.

The Shellter Hotel also offers relaxation in the entertainment zone, i.e. cinema auditoriums, drink bar & yacht club. This zone contains multimedia rooms designed for games and fun activities for children.

Shellter Hotel & Apartments is also a positive environment for business meetings and training trips. We offer conference rooms and rooms for small business meetings.





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The Hotel building offers:

- **Food court** - lobby bar and restaurant, hotel bars, restaurant room,
- **Entertainment zone** - multimedia rooms, children's playrooms, meeting rooms,
- **SPA area** with direct access to the wellness and swimming pool area,
- **Wellness area** - saunas, relaxation rooms,
- **Swimming pool area** - sports swimming pool, children's pools and jacuzzi,
- **Sports area** - squash, gym, sports rooms,
- **Outdoor pool area** - swimming pools, saunas, jacuzzi, mini-beach, a relaxation zone.





WOODSPAC

She
HOTEL & SPA



Shellter Hotel & Apartments

Spa & Wellness

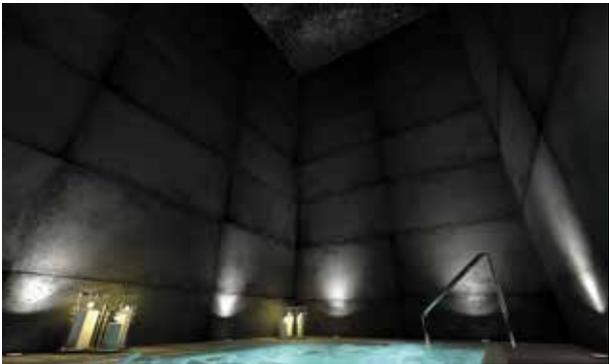
The SPA area in the Shellter hotel provides guests with an opportunity to relax and rest in comfortable conditions.

The area includes several dozens of SPA rooms which offer treatments both for men and women. The SPA area is directly jointed to the Wellness area, where you can relax in saunas, the relaxation area (quiet relaxation rooms) or relaxation jacuzzi under the stars. A rest for the eyes and stillness of the body will also be provided by the green yard where you can relax while waiting for the treatments.

Spa and wellness areas' guests can also use the services of a professional beauty salon and hair salon.









Pine forest



Architecture reflect to environment



White and grey dunes



Lake



Sea

Shellter Hotel & Apartments

About complex

Dr Krzysztof Ziarnek

**NATURAL SCIENTIST,
SPEAKING ABOUT THE INVESTMENT'S LOCATION:**

In view of its location, Shellter Hotel & Apartments is an exceptional investment. The coastal pine forest where it is located has special health properties thanks to e.g. phytoncides specific to these forests, detoxification and microbiological effects, air ionization, and suppression of noise that torments the population of big cities every day. The coastal pine forest where the complex is situated also has anti-septical and calming effects, helping to decrease blood pressure and strengthen immunity. For these reasons a holiday spent by the sea in a coastal forest can be compared to a stay in a health resort.

Thanks to its unique location, Shellter Hotel & Apartments provides the opportunity to enjoy contact with well-preserved nature. The building of the complex was deliberately carried out so that the seaside flora and fauna did not suffer during the works. Thanks to this, you can

relax here and at the same time admire species of plants specific to the coast, including black crowberry, to which the local forests owe their name, Pomeranian honeysuckle, Swedish whitebeam, or sand sedge.

Another advantage of the Shellter Hotel & Apartments' location is that it makes a stroll to the sea a journey through the white and grey dune. The names are associated with the colour of the sand - it's light in the white dune, while the grey one contains a thin layer of humus, which is why the sand has a shade of grey. The white dune is younger and is adjacent to a wide beach. It is overgrown with grass specific to it - blue dune and sandpit. More species can be seen on the grey dune, including, e.g. a delicate sand willow and an orchid - a dark red helleborine.

Lech Chudy

SHELLTER HOTEL & APARTMENTS INVESTOR:

Each investment - big or small - is important and special for us. When working at a particular undertaking we always do our best to execute it according to the highest standards, make sure it satisfies its future users and is pleasing to the eye of everybody who sees it. For us, the Shellter Hotel & Apartments complex is a challenge, since the investment is being carried out in a specific place, between the sea and the lake, on an exceptionally valuable natural area, which until recently was not available to members of the public. This unique nature is what we would like to preserve for our purchasers and guests. We believe that in the future this will make holidays in Shellter Hotel & Apartments an exceptional experience which will provide our guests with rest, relaxing the body and the soul.

Execution of such a big investment in such a unique area will not be easy, but we like tough challenges. They provide us with greater satisfaction from a job

well done, allowing us to feel the taste of contentment and pride. We strongly believe that our investment will enter the list of places most-valued by the amateurs of holidays at the Polish seaside.

Tomasz Głębowski

THE ARCHITECT, SPEAKING ABOUT THE PROJECT:

When designing the Shellter Hotel & Apartments in Rogowo, from the very beginning we put the greatest emphasis on the preservation of the natural beauty of this place. This resulted in a unique apartment and villa architecture of the highest standard.

The investment is situated in a wooded area between the sea coast and the lake. All of the facilities fit into the existing topography and are situated in a way that provides maximum privacy and comfort to their inhabitants.

The buildings are simple forms, made of high-quality materials, and their colours and finishes reflect the elements of their surrounding environment, such as pine trees, grass, dunes. The architecture of the facilities is made up of interpenetrating planes, providing functional terraces at the same time. The greenery almost enters into the spacious interiors of the

apartments through large glazing. It seems to be at your fingertips - everything to make sure that the holidaymakers will be able to enjoy the nature all the time.

The entire complex provides a very wide range of services - there are apartments, a hotel with an outdoor and indoor swimming pool as well as a spa & wellness zones, cafes and restaurants. The design includes walking paths and a boulevard along the dunes, which will be an additional recreational advantage.

The combination of high-class architecture and a place of extraordinary natural values allowed to create an exceptional and unique investment on the Polish coast.



Who is building Shellter Hotel & Apartments?

The Company

TLC Inwest

The hotel and apartments complex in Rogowo is developed by TLC INWEST which established a special purpose vehicle, Shellter, TLC INWEST Sp.z o.o. Sp.k. for the building of the investment. TLC INWEST is a holding company which since its establishment in 2014, has been executing comprehensive construction projects throughout Poland. So far the company has conducted e.g. the construction of a retail park in Prochowice, adapted old utility rooms for modern offices and built modern halls for a recycling company. The TLC INWEST company is characterized by reliability, solidity of workmanship and taking care to ensure that the resulting facilities both fit into the environment and provide their users with comfort.

The Investor

Lech Chudy

The TLC INWEST Company is governed by a well known and respected entrepreneur: Lech Chudy. For years, he has been in the forefront of Polish business and has made many successful investments esteemed not only on the local but also on a national level. The entrepreneur has executed, e.g. the construction of shopping centres: Cuprum Arena in Lubin, Korona in Kielce, or Galeria Warmińska in Olsztyn.

All these projects undertaken so far have been successful, and the care for the aesthetics of workmanship, incorporation of the investment into the existing area and the highest quality of workmanship resulted in many investments receiving awards in architectural contests.

The Architect

Głębowski Studio

The apartment and hotel complex Shellter has been designed by Głębowski Studio from Warsaw, an esteemed architectural studio awarded for many projects (eg Elbląg Granary Island). It is owned by Tomasz Głębowski, an architect who co-created, e.g. shopping centres: Galeria Warmińska in Olsztyn, Galeria Młociny, or the Union Square building in Warsaw. The studio has its own design style that combines functionality and economics with quality and design.

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Shelter Hotel & Apartments is a combination of:

- seaside nature
- modern architecture
- attractive location







Investor:

Shellter, TLC Inwest
Sp. z o. o. sp. komandytowa

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