

Wolf Theiss advises Syrena Real Estate on the purchase of the Zaulek Piękna office building in Warsaw

Warsaw, 14 May 2025 – Wolf Theiss advised Syrena Real Estate, a Polish commercial real estate investment company, on the purchase of Zaulek Piękna from Manova Partners, an international property investment manager. The purchase was co-financed by mBank.

Zaulek Piękna comprises over 8,100 sq m of office space, along with 700 sq m of retail and service space. The building is located in the very centre of Warsaw, on Piękna street, next to Plac Konstytucji. The prestige of this location is underscored by the proximity of numerous government buildings and embassies. The acquisition of Zaulek Piękna forms part of Syrena Real Estate's ongoing strategy to modernise existing office buildings.

"Zaulek Piękna is a property with a strong potential for repositioning. Our aim is to make this building into a landmark in the city centre and, through our investment, kick-start the revitalisation of the surrounding area. Zaulek Piękna will meet all the requirements of a modern office building and its commercial section will be redefined."
- Witold Zatoński Kotomski, founder of Syrena Real Estate.

Wolf Theiss acted as lead counsel, providing comprehensive legal support across all aspects of the transaction, including structuring the deal, negotiating the related agreements and documentation, as well as securing the financing.

The Wolf Theiss team was led by Partner Tomasz Stasiak (Real Estate & Construction), supported by Counsel Iwona Huryn and Associates Anna Herbetko and Jan Pruski (Real Estate & Construction). Partner Przemek Kozdój (Banking & Finance) advised on the financing aspects. Partner Karolina Stawowska and Associate Izabela Deryło (Tax) advised on the tax aspects of the transaction.

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Albania, Austria, Bosnia and Herzegovina, Brussels, Bulgaria, Croatia, Czech Republic, Hungary, Poland, Romania, Serbia, Slovakia, Slovenia and Ukraine, Wolf Theiss represents local and international industrial, trade and service companies, as well as banks and insurance companies. Combining law and business, Wolf Theiss develops comprehensive and constructive solutions on the basis of legal, fiscal and business know-how.

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