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The subject of this dissertation were investments in the Polish rent real estate market (with particular emphasis on condo investments). In recent years, there has been a visible trend to invest capital in residential premises (including holiday properties) with a view to reaping profits from their rental. This situation is favored by the low interest rates that have been maintained for several years, the lack of low-risk alternatives and the belief that real estate is a safe form of investment which value increases over time.

The opportunity to purchase premises for rent gives a specific type of real estates which are condo hotels. There are few publications on these objects in the domestic literature, and the benefits and costs which they generate have not been explored empirically so far. Its main aim was to identify and analyze the values created by investments in condo hotels in Poland. To achieve this goal were used nine specific objectives.

The main hypothesis of work, assuming that: *investing in condo real estate brings positive values (understood as a surplus of benefits over costs) both for hoteliers (developers / operators) and for buyers of premises*, has been positively verified. Helpful in this were eight detailed hypotheses and the results of the SWOT analysis.

The work consists of five chapters. The first two are theoretical the third is a methodological chapter and the last two are empirical.

The first chapter focuses on the stimulants and limitations of investment activity in the real estate market. It was emphasized that in the process of decision making about allocating capital in this type of investments, both economic aspects and those from the border of economics and psychology are important. The second chapter concerns issues related to the hotel industry in particular the area of hotel enterprise management and condo hotels which are new on the Polish market. The third chapter presents the methodology of own quantitative and qualitative research. It also includes condo real estate investors profiles which were made in terms of future promotional activities for the sale of apartments, both on the primary and secondary market. The fourth chapter refers to the analysis of the results of quantitative research which showed far-reaching analogies in the area of investments in condo apartments and other types of real estate for rent. The last fifth chapter is a presentation of results of the interview and an in-depth analysis of statistical data regarding the conditions for investing in the construction of apartments for rent in Poland.

Dissertation ends with the most important conclusions, observations and recommendations resulting from both the literature research, the results of the surveys and interview, and the author's experience acquired during her professional work. Unfortunately the COVID-19 pandemic which started in March 2020 limited the scope of conducted research. Nevertheless, the obtained results may constitute a starting point for the identification of factors influencing the choice of investment for rent. They can also be used as a material for the future in-depth research and analysis of the condo real estate market in Poland.