
MARTIN ŠRAMKO

CEO
IMMOCAP



Martin has been ImmoCap's CEO since 2014, after previously serving as the company's Financial and Investment Director. He holds degrees from the University of Economics in Bratislava and the University of Reading, specializing in Real Estate Investment & Finance. His career began at Deloitte, where he gained expertise in due diligence, financial analysis, and real estate transactions. Under his leadership, the company has transformed into a comprehensive developer creating space not only for work, but also for living and spending free time. Under Martin's leadership, the ImmoCap co.re approach emphasizes responsible development, reducing carbon footprint and aligning with ESG principles. The company plans to deliver 100,000 sqm of office space and 2,000 homes in the next decade, representing €1 billion in investment. ImmoCap's ambition is to elevate the city's urban fabric by thoughtful, future-ready design.

WHAT ACHIEVEMENTS OVER THE PAST YEAR ARE YOU PARTICULARLY PROUD OF AT IMMOCAP?

I am particularly proud of our team's ability to consistently deliver high-quality projects despite a challenging market environment. We managed to make significant steps forward in the development of our flagship projects – Istropolis, Éclair and ZSE headquarters. All are already under construction, in leasing / sale or pre-sale phase. Our office buildings all have major tenants, and the residential sales exceed our plans. The sale of The Mill, our highly decorated office building, is also one of our valuable business achievements. We see the strong demand for our developments as validation of our strategic and well-considered decisions. At the same time, we are proud to be elevating the standard of real estate development in Bratislava, especially in terms of sustainability and public space quality.

WHAT CONTINUOUSLY MOTIVATES YOU IN YOUR WORK AND DRIVES YOU FORWARD?

My strongest motivation is the team at ImmoCap, which shares the same values and ambitions. Every project is the result of collaboration across multiple disciplines, and the result of this synergy is what continuously drives us forward. We are also motivated by the opportunity to actively shape the future of Bratislava and deliver projects with a lasting positive impact. The trust of our partners and clients represents a strong commitment to making thoughtful and high-quality decisions. We are constantly driven by the ambition to innovate and raise development standards. Ultimately, what motivates us most is the vision of creating a better place to live.

HOW DOES IMMOCAP APPROACH INNOVATION AND ITS PRACTICAL IMPLEMENTATION?

Innovation is a natural part of our approach at ImmoCap, which we define through our own co.re concept. It goes beyond technology and represents a comprehensive way of thinking about development, with a strong focus on sustainability and efficiency. From the first sketch, all projects are designed with sustainability and energy efficiency in mind, to bring significant savings on costs for all users and a gentler effect on the environment. While solutions for each building may differ, the result is always state-of-the-art energy management concept. And that is what our clients look for, technologically advanced buildings in prime locations that meet ESG criteria.

WHAT STRATEGIC STEPS ARE YOU PLANNING FOR THE NEAR FUTURE?

We will focus on further developing key locations in Bratislava where we see strong potential for high-quality urban living – Mlynské nivy area, Trnavské Mýto, the new downtown of Bratislava. Our ambition is to continue delivering projects that integrate living, working, and leisure into one cohesive environment. We plan to deliver 100,000 sqm of office space and 2,000 homes in the next decade, representing €1 billion in investment. A strong emphasis will remain on ESG principles and reducing the carbon footprint of our buildings. At the same time, we aim to deepen our collaboration with the city and local communities to ensure meaningful added value. A strong team and well-considered strategic decisions will remain the foundation of our approach – to uncover the city's potential and elevate the city's urban fabric through thoughtful, future-ready design.

