



# OCEAN

OFFICE PARK

DESIGNED & DEVELOPED BY





LISTED ON

**GPW**

WARSAW STOCK EXCHANGE

Cavatina Holding S.A. is a company  
listed on Warsaw Stock Exchange

Cavatina is one of the leaders on the polish commercial real estate market

OFFICE  
PROJECTS



Phase I + Phase II  
2022



Phase III  
2026

RESIDENTIAL  
PROJECTS



Phase I  
2023



Phase II  
2026

### TRICITY

24,202 m<sup>2</sup> GLA  
completed  
36,258 m<sup>2</sup> GLA under construction

### WROCLAW

44,703 m<sup>2</sup> GLA  
completed  
69,361 m<sup>2</sup> GLA under construction  
15,490 m<sup>2</sup> PUM under construction  
336 apartments

### KATOWICE

59,211 m<sup>2</sup> GLA  
completed  
47,100 m<sup>2</sup> GLA under construction  
25,970 m<sup>2</sup> PUM under construction  
686 apartments

### BIELSKO-BIALA

16,392 m<sup>2</sup> GLA  
completed

### LODZ

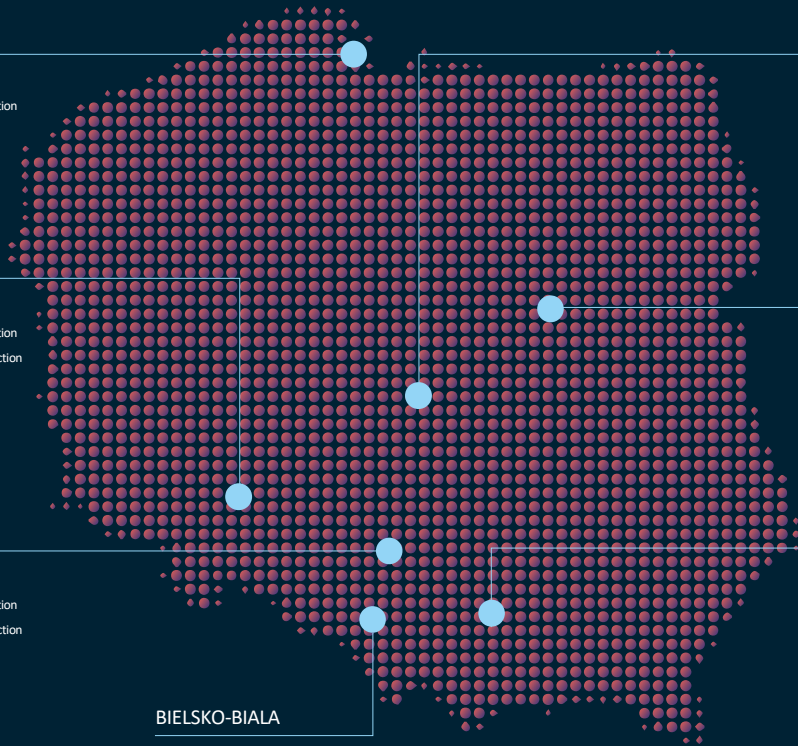
481 m<sup>2</sup> GLA completed  
34,012 m<sup>2</sup> GLA under construction  
4,853 m<sup>2</sup> PUM completed  
128 apartments  
36,236 m<sup>2</sup> PUM under construction  
907 apartments

### WARSAW

25,165 m<sup>2</sup> GLA completed

### CRACOW

130,860 m<sup>2</sup> GLA completed  
5,000 m<sup>2</sup> GLA under construction  
5,200 m<sup>2</sup> PUM under construction  
120 apartments



# LEADERS IN THE MARKET



commercial  
projects



biggest polish  
cities



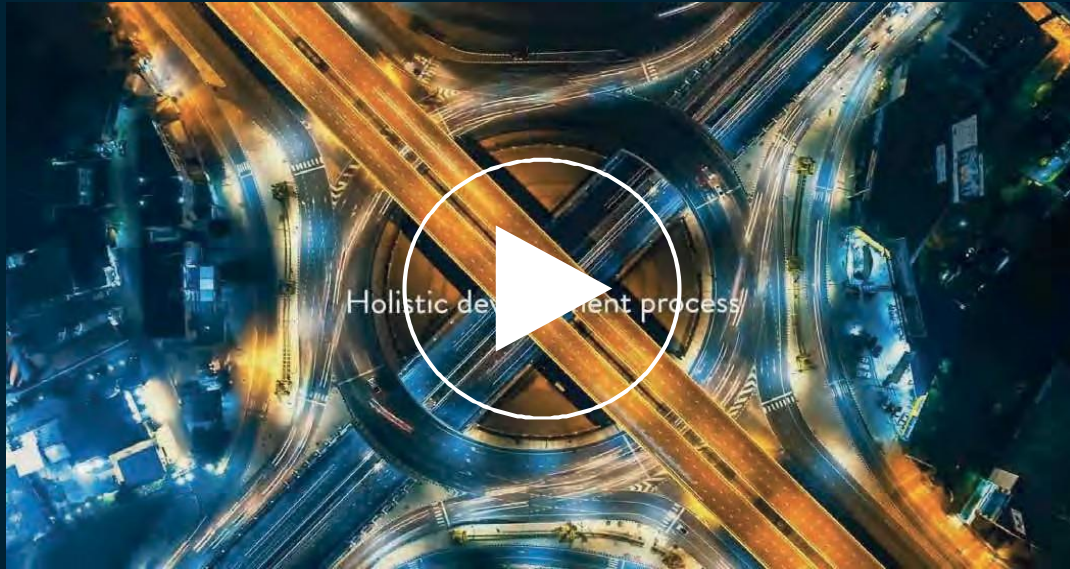
active  
projects



international  
awards

Cavatina Group is one of the leaders in the commercial real estate market. It is based only on polish capital and holds a portfolio of 0,5 mln sq m, which intends to implement by 2022. From the start of its operating activity in 2015, Cavatina Group managed to achieve incredible efficiency and dynamics of development, which is confirmed by seven projects in major polish cities such as Kraków, Warsaw, Tricity and Wrocław.





WATCH OUR VIDEO

# IN-HOUSE CHAIN OF COMPETENCES



ACQUISITION  
& COMMERCIALISATION



ARCHITECTURAL  
DESIGN



INTERIOR  
DESIGN



GENERAL CONTRACTING &  
FITOUT



FINANCE  
& ACCOUNTING



LEGAL  
& ADMINISTRATION



TECHNICAL  
SERVICES



MARKETING  
& PR

A W A R D

P R I M E P R O P E R T Y P R I Z E 2 0 2 1

**OFFICE  
BUILDING  
OF THE YEAR  
2021**



GLANCE OVER THE

# SURFACE



Separate entrances  
& receptions



Flexible office space



Fast moving lifts



Emergency power supply



Energy-efficient  
air-conditioning &  
ventilation system



BREEAM  
level "Excellent"







Perfectly balanced work ecosystem



Unique design inspired by the Chimaera Shark



Located on inspiring Zabłocie



Delivered in stages to grow with you







C

C1+C2 PUM  
5,040 sq m

B

GLA  
28,611 sq m

A

GLA  
12,985 sq m

D

GLA  
4,670 sq m

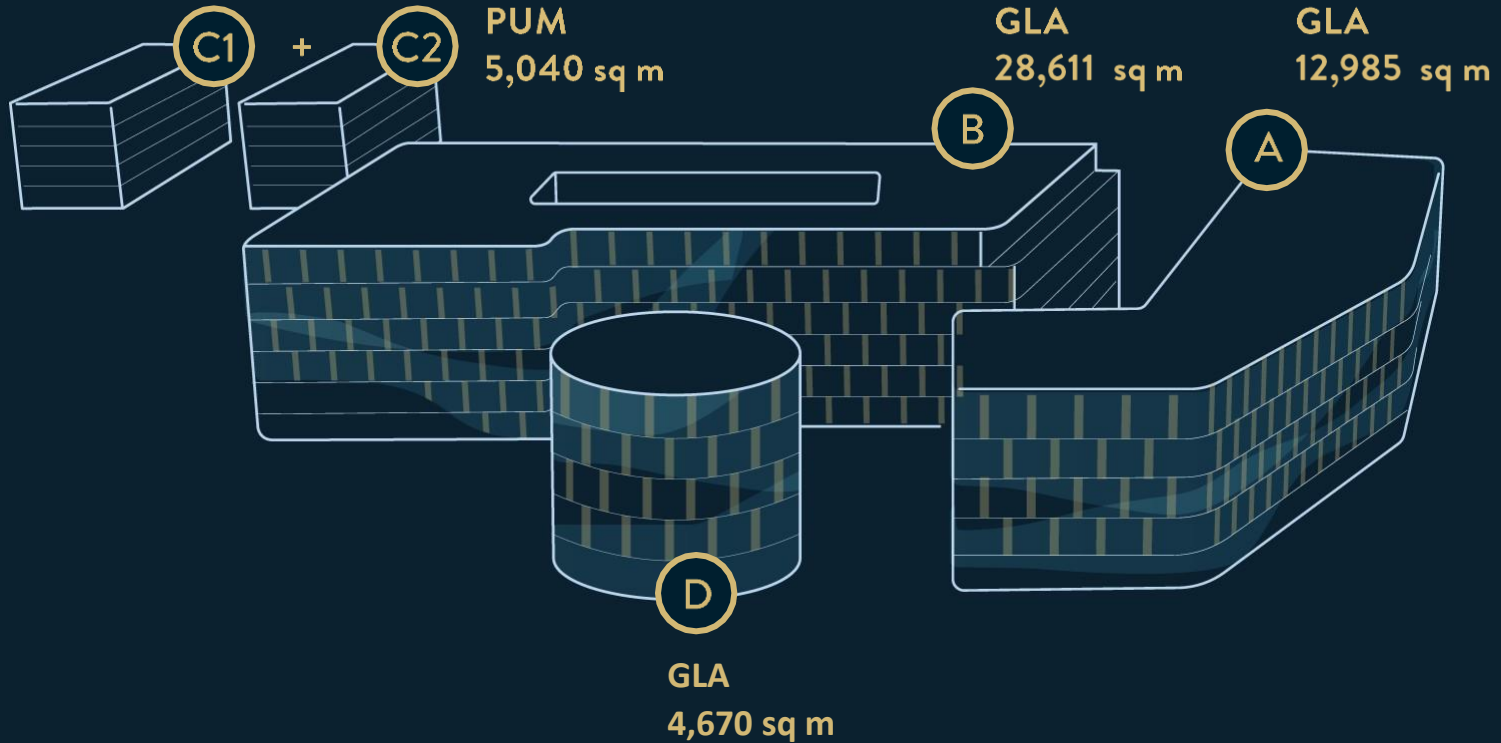
TOTAL GLA  
46,266 sq m

TOTAL SERVICE AREA  
3,000 sq m

PARKING RATIO  
1/55

TOTAL PARKING SPACES  
769

GREEN AREAS  
6,700 sq m





# D I V E

## INTO LOCATION

Discover the advantages of working in Zabłocie – one of the most blooming and vibrant districts of Kraków, located just two steps from the City Centre.





**70,000**

employees in  
SCC/BPO/IT sector  
in 217 companies

**11%**

compound annual growth  
rate in the business  
service sector (2016-  
2019)

**ca. 1,1 mln**

no. of residents in  
Kraków  
agglomeration (as of  
31<sup>st</sup> dec. 2018)

**39,300**

graduates from  
25 higher  
education  
institutions

**KRAKÓW**



VIBRANT  
**LOCATION**



















## DISTANCES BY PUBLIC TRANSPORT

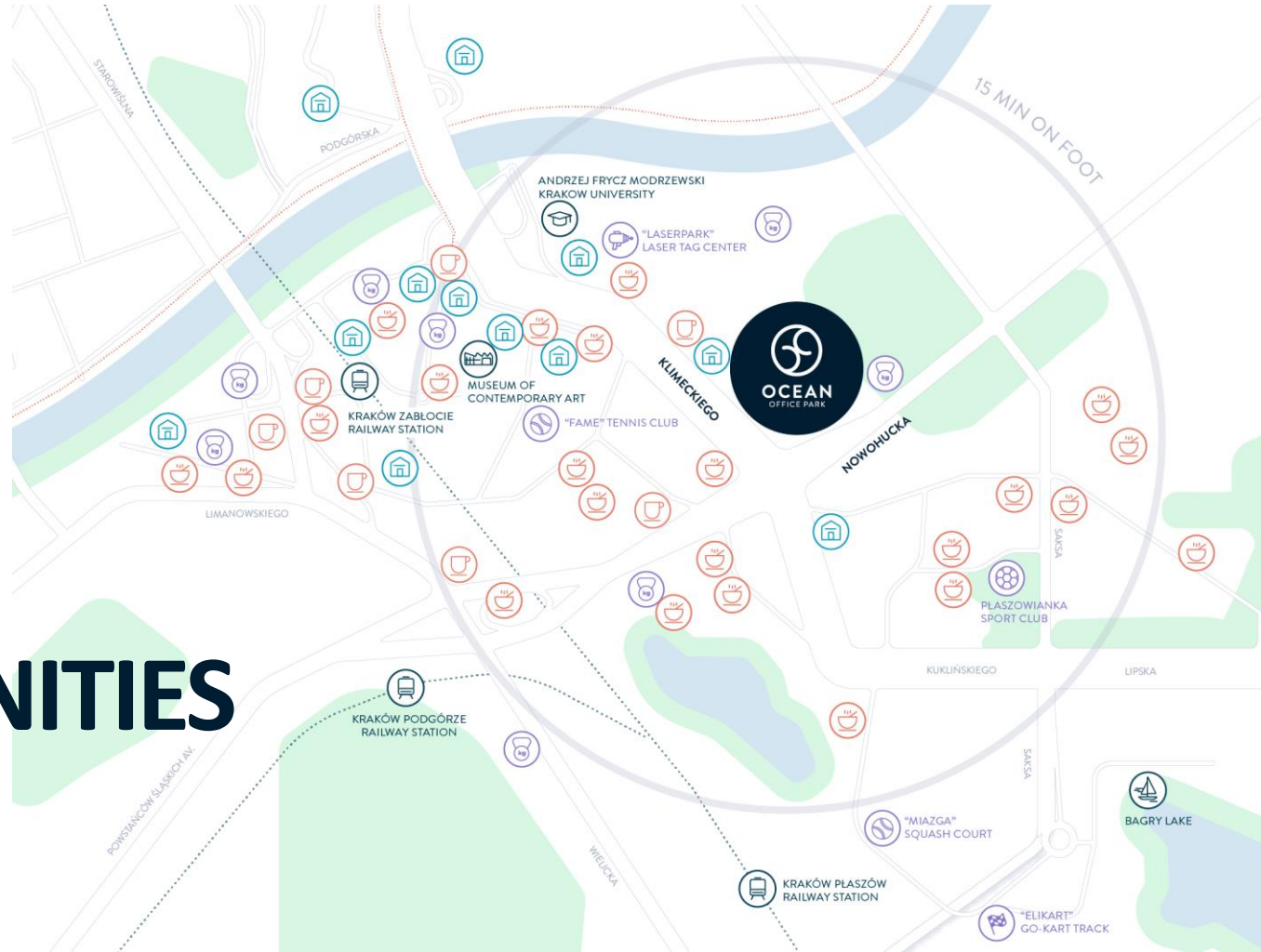
### MINUTES

- 10
  - Museum of Contemporary Art
  - Bagry Lake
  - Main Railway Station
  - Galeria Krakowska Mall
- 15
  - Galeria Kazimierz Mall
  - Bonarka City Center Mall
  - Expo Kraków
- 20
  - Tauron Arena
  - Old Town
- 25
  - International Congress Center
  - Royal Castle

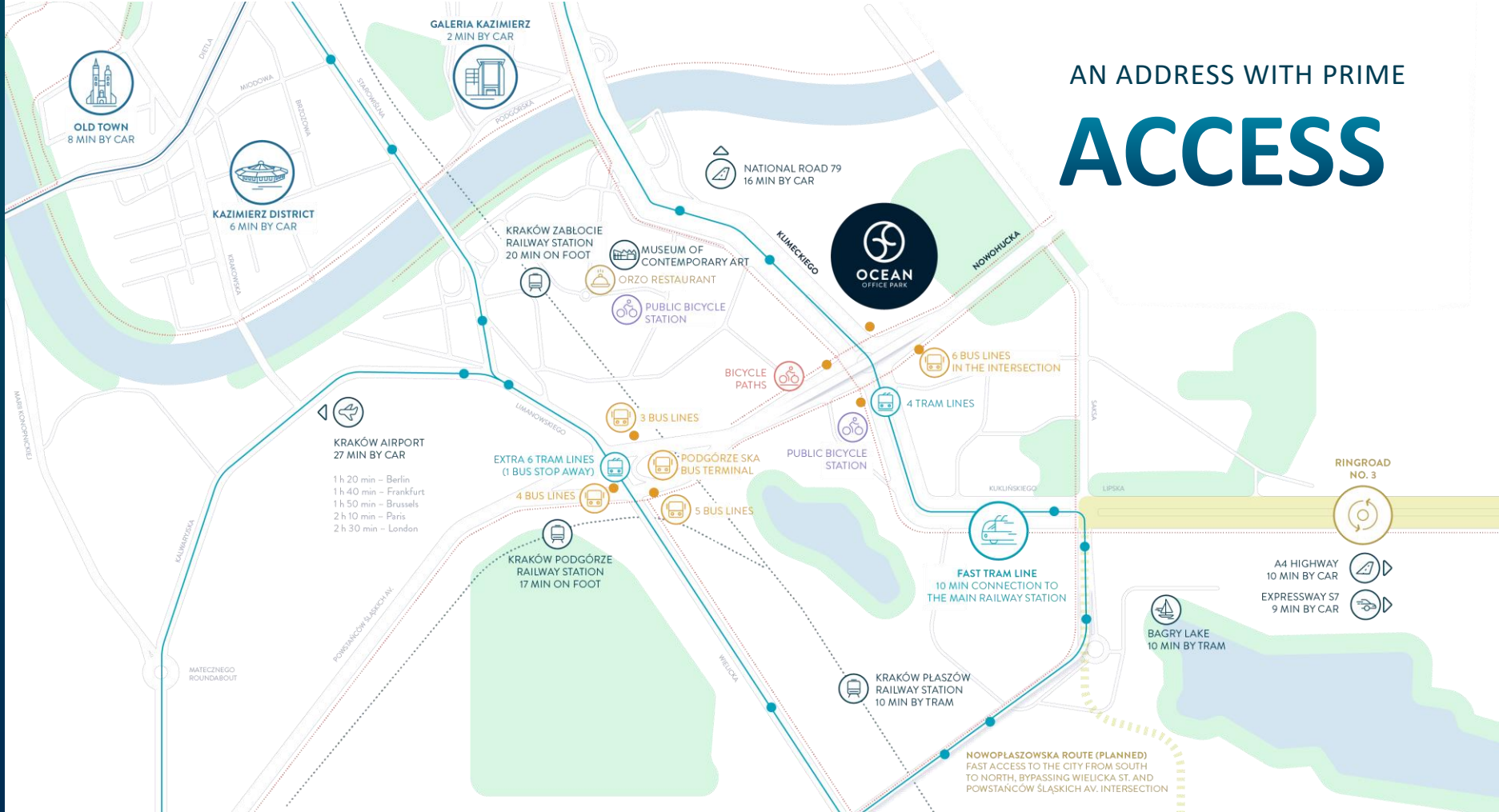
-  RESIDENTIAL DEVELOPMENT
-  RESTAURANT
-  COFFEE SHOP
-  FITNESS CLUB
-  SPORT VENUE
-  SHOPPING CENTER
-  MEDICAL CENTER
-  PHARMACY
-  GROCERY STORE
-  BAKERY
-  HOTEL
-  PARKS

# AMENITIES

## NEARBY



# AN ADDRESS WITH PRIME ACCESS



OLD TOWN  
8 MIN BY CAR



KAZIMIERZ DISTRICT  
6 MIN BY CAR

GALERIA KAZIMIERZ  
2 MIN BY CAR



KRAKÓW ZABŁOCIE  
RAILWAY STATION  
20 MIN ON FOOT

MUSEUM OF  
CONTEMPORARY ART

ORZO RESTAURANT

PUBLIC BICYCLE  
STATION

NATIONAL ROAD 79  
16 MIN BY CAR



OCEAN  
OFFICE PARK

4 TRAM LINES

FAST TRAM LINE  
10 MIN CONNECTION TO  
THE MAIN RAILWAY STATION

3 BUS LINES

EXTRA 6 TRAM LINES  
(1 BUS STOP AWAY)

PODGÓRZE SKA  
BUS TERMINAL

5 BUS LINES

4 BUS LINES

KRAKÓW PODGÓRZE  
RAILWAY STATION  
17 MIN ON FOOT

KRAKÓW PLASZÓW  
RAILWAY STATION  
10 MIN BY TRAM

NOWOPLASZOWSKA ROUTE (PLANNED)  
FAST ACCESS TO THE CITY FROM SOUTH  
TO NORTH, BYPASSING WIELICKA ST. AND  
POWSTAŃCÓW ŚLĄSKICH AV. INTERSECTION

RINGROAD  
NO. 3

A4 HIGHWAY  
10 MIN BY CAR

EXPRESSWAY S7  
9 MIN BY CAR

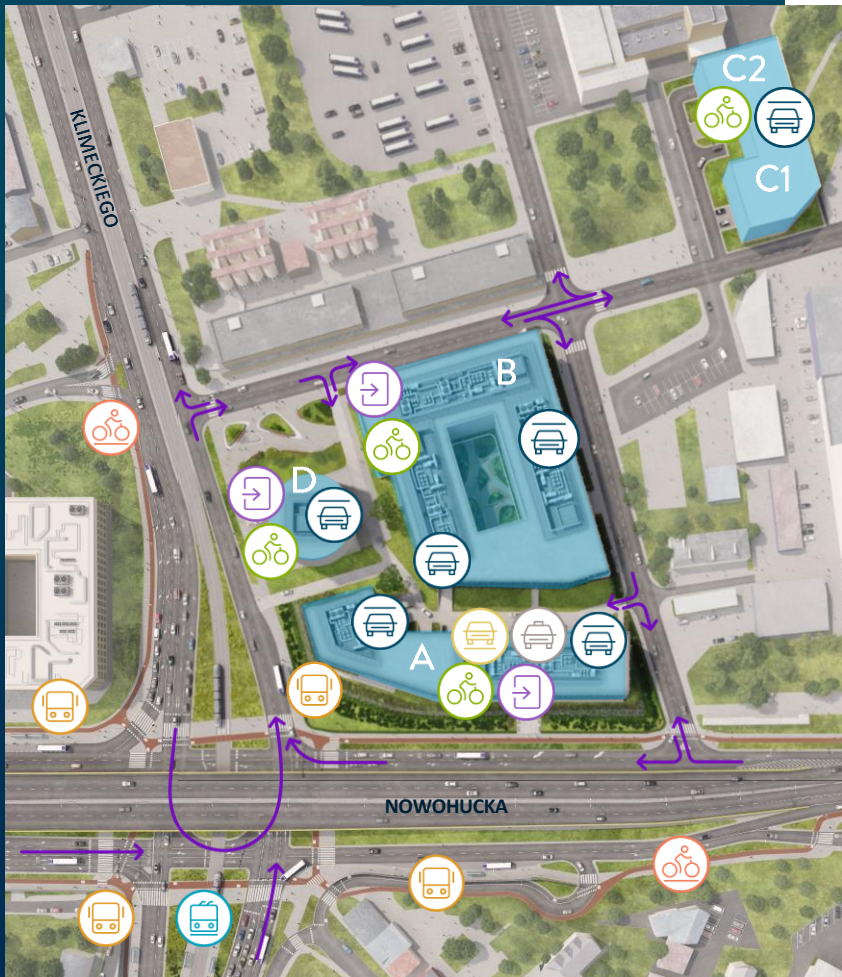
BAGRY LAKE  
10 MIN BY TRAM



KRAKÓW AIRPORT  
27 MIN BY CAR










- 1 h 20 min - Berlin
- 1 h 40 min - Frankfurt
- 1 h 50 min - Brussels
- 2 h 10 min - Paris
- 2 h 30 min - London





EASILY

# REACHABLE

-  Traffic flow
-  Bicycle racks
-  Main entrances
-  Bicycle paths
-  Surface parkings
-  Tram stop
-  Underground parking access
-  Bus stop
-  Taxi bay



# BUILDING B

## OFFICE ARRANGEMENT

3  
FLOOR

1  
TENANT

5 262 sq m  
TOTAL GROSS LEASABLE AREA



WORKSTATIONS  
140X80  
408

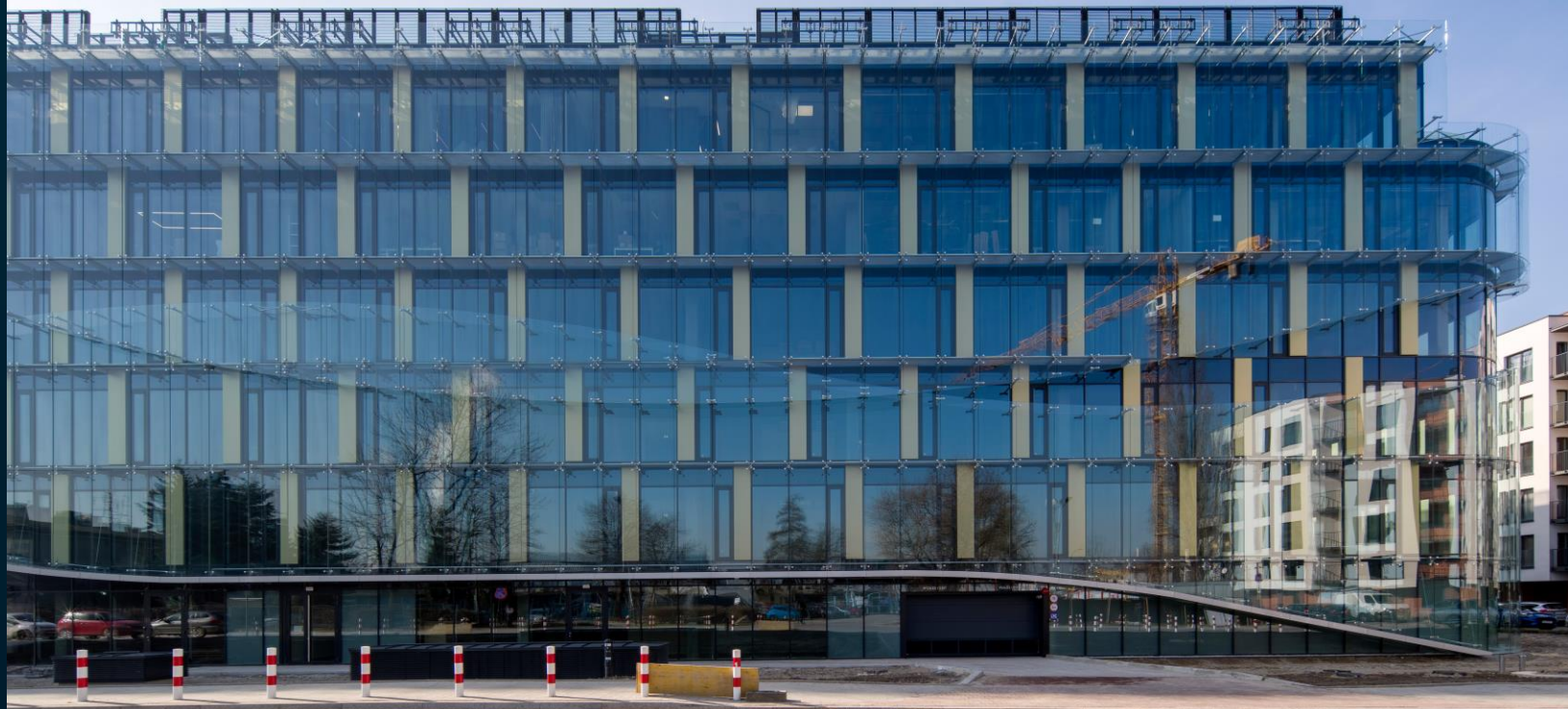
TOTAL  
WORKSTATIONS  
573

RECEPTION  
2

HOT DESK  
(IRREGULAR WORKSTATIONS)  
163

























OCEAN OFFICE PARK B -  
PATIO





OCEAN OFFICE PARK B -  
PATIO





OCEAN OFFICE PARK B -  
PATIO





OCEAN OFFICE PARK D

# ENJOY THE DIVERSITY OF ZABŁOCIE



Abundance of amenities



New commercial and residential



investments Access to green areas and the

riverbank



Great transportation with fast access to the Centre



Fun and culture venues like MOCAK and Cricoteka



Home of innovation hub and many start-ups





## ZABŁOCIE INNOVATION HUB

Zabłocie 20.22 Cluster, will be a centre for innovation realizing the ideas of SMART City. It will connect in one place the technology sector, entrepreneurship incubation, artistic actions and community activity.



# MOCAP

THE SOURCE OF INSPIRATION

9<sup>MIN</sup>

BY TRAM



Modern art museum displaying contemporary, multimedia works



Located within the walls of Schindler's former factory



Organises interactive meetings with artists and offers workshops for various age groups



Within the premises, there is a bookstore, a library and a cafe





The lake offers 3 wild beaches & 2 restaurants



Sailing club, water sports & equipment rental



Easy access to parks & the river boulevard



10 min walk to five fitness clubs, squash courts & trampoline park



# BAGRY LAKE

THE PLACE TO UNWIND



# TAURON ARENA

FULL SPECTRUM OF SPORT & MUSIC EXPERIENCE

7<sup>MIN</sup>  
BY CAR



Tauron Arena is the largest and most modern entertainment & sport venue in Poland



It hosts international sports competitions and a wide variety of cultural events, from concerts to film events, to circus shows



Located just 4 km away from the City Centre, makes it easily accessible



It's also adapted for conferences, fairs & business events



**20% more fresh air** inside buildings thanks to the implementation of modern ventilation systems.



**LED lighting** in common areas **reduces** energy consumption by **approx 45%**.



**Monitoring of energy** (kWh) and water consumption synchronized with the BMS.



**Segregation of waste** by group during and after construction



**Construction materials** in the S&C and fit-out phase are sourced from **local certified suppliers**.



# BREEAM®

## WE CARE FOR GREEN

Cavatina leads the whole investment process responsibly and with respect to the environment. We aim to provide comfort and healthy work environment for our tenants. Thanks to this approach we mitigate energy and water consumption and ensure high energy efficiency of the buildings since the early design stage and throughout the whole development process.

Providing **highest quality** disinfectants in buildings common areas **with regular sanitizing**.

**Biodegradable masks and disposable gloves** provided at the entrances.

**UV sterilizers** installed at each entrance to the buildings.

Conducting an audit of the **ventilation system** and inventory of air filters.

**Safety zones** provided in the lobby & front desk areas.

**Contactless entry** to the buildings and of c e spaces thanks to mobile app.

**Clear safety signage** in common areas of the building providing information based on implemented procedures.



ZONE



1,5m



## SAFETY & HYGENE STANDARDS

In Cavatina great importance is attached to operational & technical activities that can increase the level of safety and health of employees. Cavatina provides wellbeing certification systems such as WELL, containing a number of guidelines for the design and functioning of space in the most safe and user-friendly way possible.



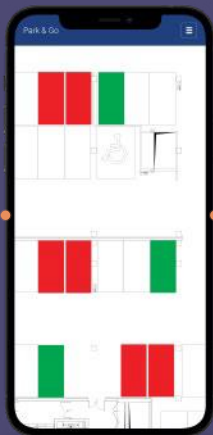
Click Play button to watch instruction video.



BASIC



Conference room bookings



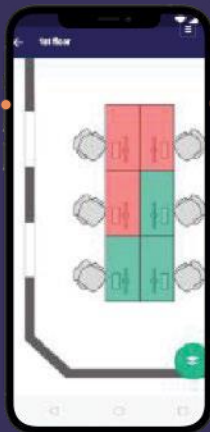
Parking booking system



Mobile remote access

EASILY  
MANAGED

ADDITIONAL



Desks with IoT sensors  
Dedicated occupancy workstation sensors



Office space utilization  
Additional flexibility regarding office space utilization.



Room reservation with IoT Sensors  
Manage all conference rooms from your mobile.



FEEL LIKE A FISH IN THE

# WATER

Ocean Office Park is a space created with employee well-being in mind. Comfortable spaces to work and relax & inspiring surroundings will make every day flawless.



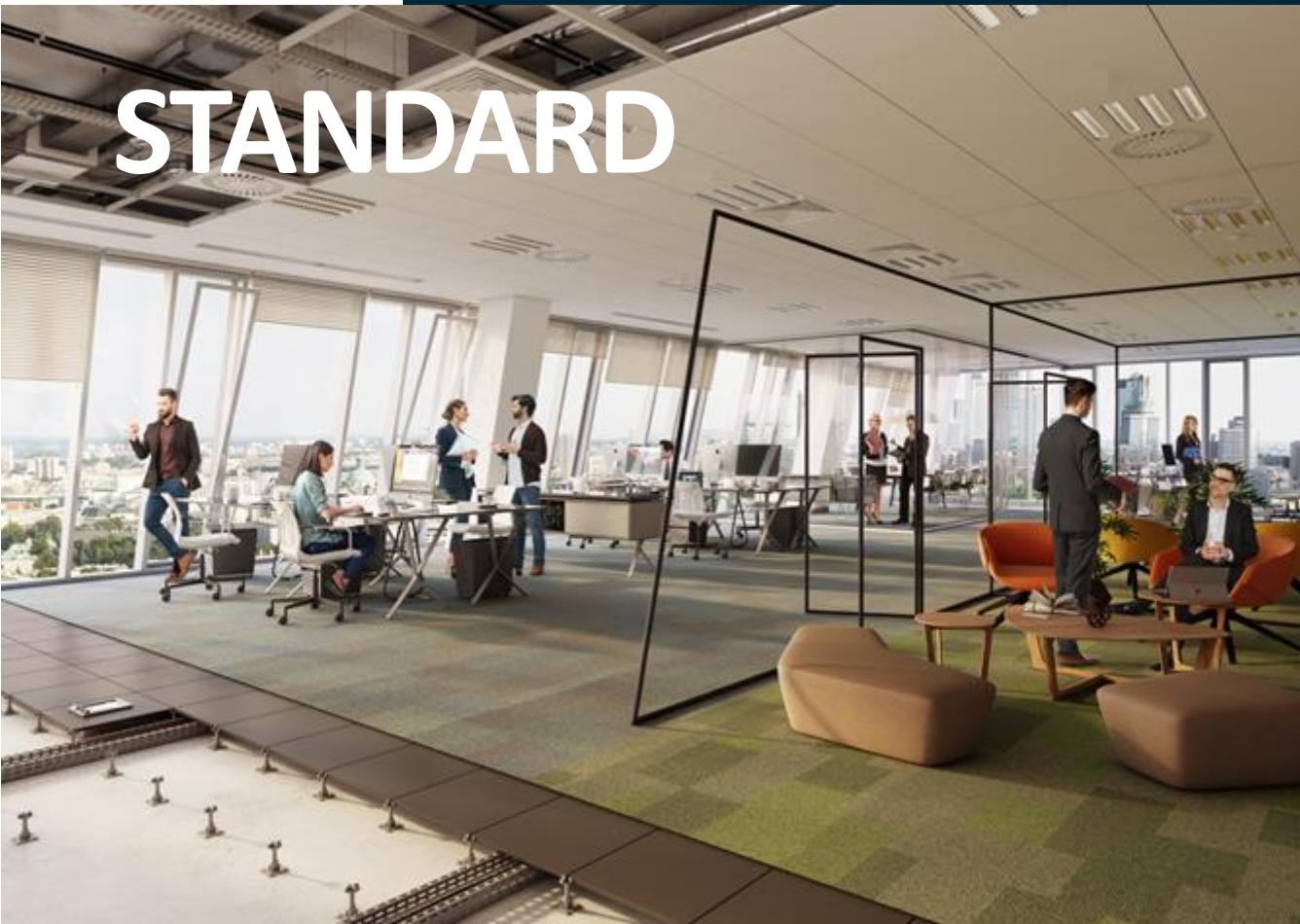








# STANDARD



Clear height: 2.75 m



Raised floors & suspended ceilings



Floor boxes



Eye-friendly lighting



Structured cabling



Tilt windows



Carpeting



# ESG Report Cavatina Group

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Full Report

[click to learn more](#)

# RESPONSIBILITY

## EXTENDED SOCIAL

In our approach, we go far beyond basic industry-related social activity, which significantly distinguishes us from other developers.

We act holistically and look at numerous aspects of social functioning in the places where we develop our investments. We inspire and support their development through thoughtful, diverse charitable activities, sponsorships and cultural projects. These are carried out at Cavatina's corporate level and by entities with which we work closely.



CAVATINA GROUP

# FIDUCIA FOUNDATION

The statutory objectives of the foundation include activities in the following areas:



Charitable activities and socially desirable initiatives



Equal opportunities and support for people excluded by age, gender, social position or disadvantage in life.



Provide access to culture and the arts, education and activation of younger and older people.





CAVATINA HALL

# A WIDE SPECTRUM OF EXPERIENCE

Music is emotion. We give them space. At Cavatina Hall, we act holistically, offering audiences exposure to music from all corners of the world in a comfortable space.

We also open our interiors to young talents and interesting ideas. We delight in music and good company, which is why we create this place as open to everyone.



CAVATINA HALL

# CAVATINA STUDIO

Cavatina Studio is the heart of the Cavatina Hall facility. It is responsible for the realization of concerts and recordings on the main stage through the use of a direct connection to the hall, which makes it possible to realize recording sessions with large ensembles of musicians, combined broadcasts from the concert hall for television and the Internet - in technically and acoustically favorable conditions.



CAVATINA

# FILM PRODUCTION

The group has also developed in-house activities in the area of production, resulting in the Cavatina Film Production, created in 2016.

It is engaged in the production and promotion of independent cinema.

The aim of its activities is to support worthy projects from different areas of cinematography.





# CONTACT US



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