

Quorum

the meeting place

Designed & developed by





LISTED ON

GPW

WARSAW STOCK EXCHANGE

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



EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

AWARD WINNER

MIXED USE DEVELOPMENT
POLAND

Quorum
by Cavatina Holding

2021-2022

AWARD WINNING ARCHITECTURE

- Mixed-use Development, Poland
2021 - 2022

WROCLAW'S NEW MEETING PLACE

Three impressive towers with offices and apartments, abundance of greenery, diverse places to socialise, and central location on the bank of the Oder river makes Quorum the ultimate melting pot of Wrocław.

Let's meet in the new social hub of the city.



offices
& services

B

offices
& services

A

residential

C

offices
& services

D

DIFFERENT PATHS, ONE DESTINATION



LET'S MEET IN
WROCLAW

A forward-thinking city, Wrocław is one of the most exponentially growing cities in Poland – a technology, business and education hub located in the heart of Europe. It's a city that connects its industrial heritage with innovation. Wrocław is truly open, friendly, vibrant and diverse.

THE CITY OF CULTURE

Culturally Wrocław has grown into one of the most exciting cities in Poland. This was emphasised when it received the nod as European Capital of Culture, a title which no other Polish city except for Kraków (back in 2000) had previously held.

The following film festivals take place in Wrocław: Nowe Horyzonty, KAN Amateur and Independent Cinema Festival, Ofensywa International Film Festival.



THE POTENTIAL OF WROCLAW

No. 1

the most business-
friendly city in 2018

Ranking by Forbes and the Central
Economic Information Center

No. 1

elected the Best
European Destination (2018)

Best Destinations in Europe

~1 mln

residents in Wrocław
metropolitan area

Wrocław Agglomeration Development Agency

51,600

employees in 188 business
services centers (as of 2020)

ABSL „Business Services Sector in Poland 2020”

106,800

students in 25 higher education
institutions

ABSL „Business Services Sector in Poland 2020”



CITY LOCATION WITH POTENTIAL

Wroclaw

1 mln | Residents of the Wroclaw agglomeration

27 | Universities

3 | Special economic zones

89 | Local and international connections



LOCATION & MAIN ARTERIES

Driving distances (min):

17

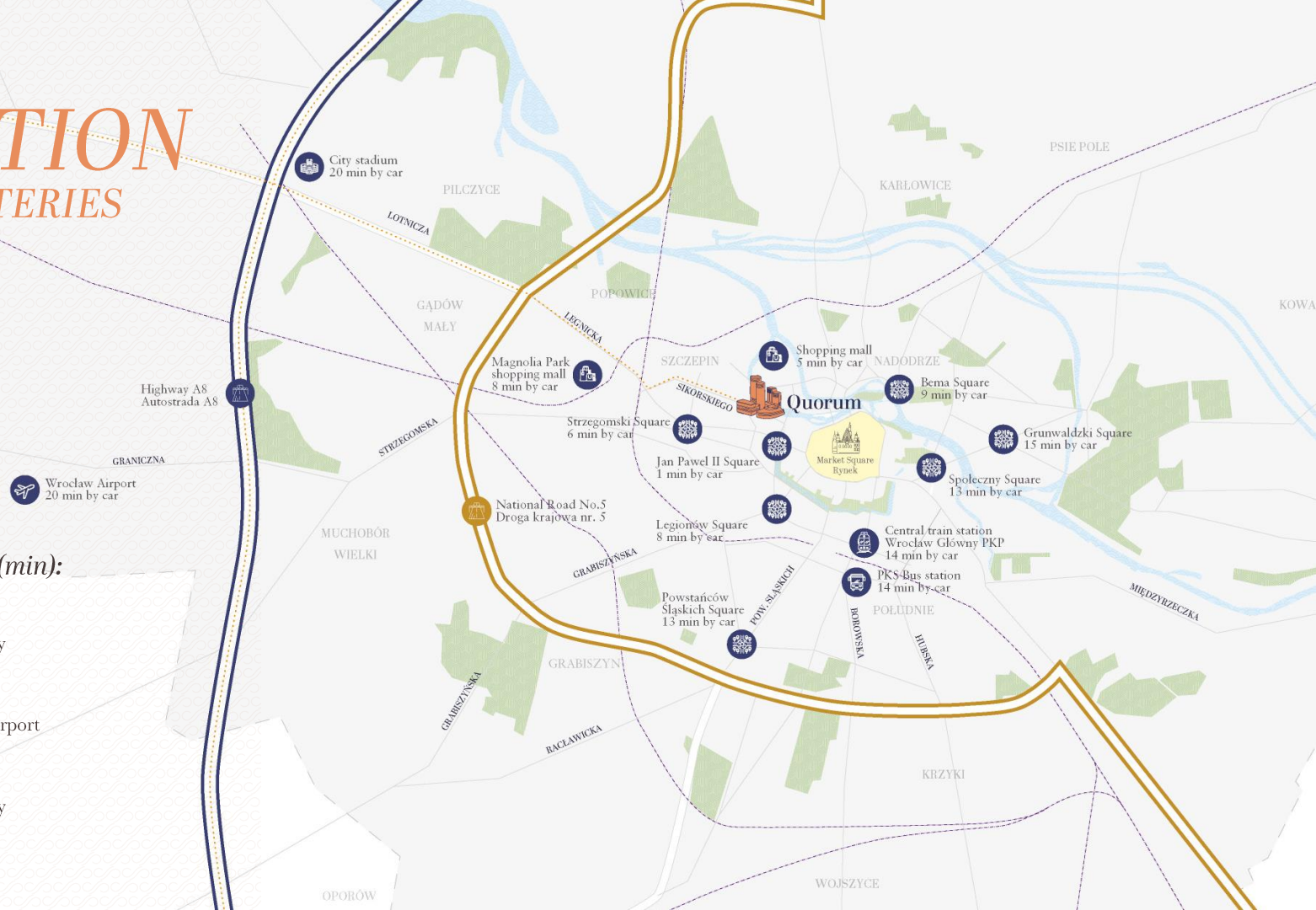
A8 Highway

20

Wrocław Airport

25

A4 Highway



ACCESSIBILITY & LOCATION

Walking distances (min):

10

Neon Side
Archeological Museum

15

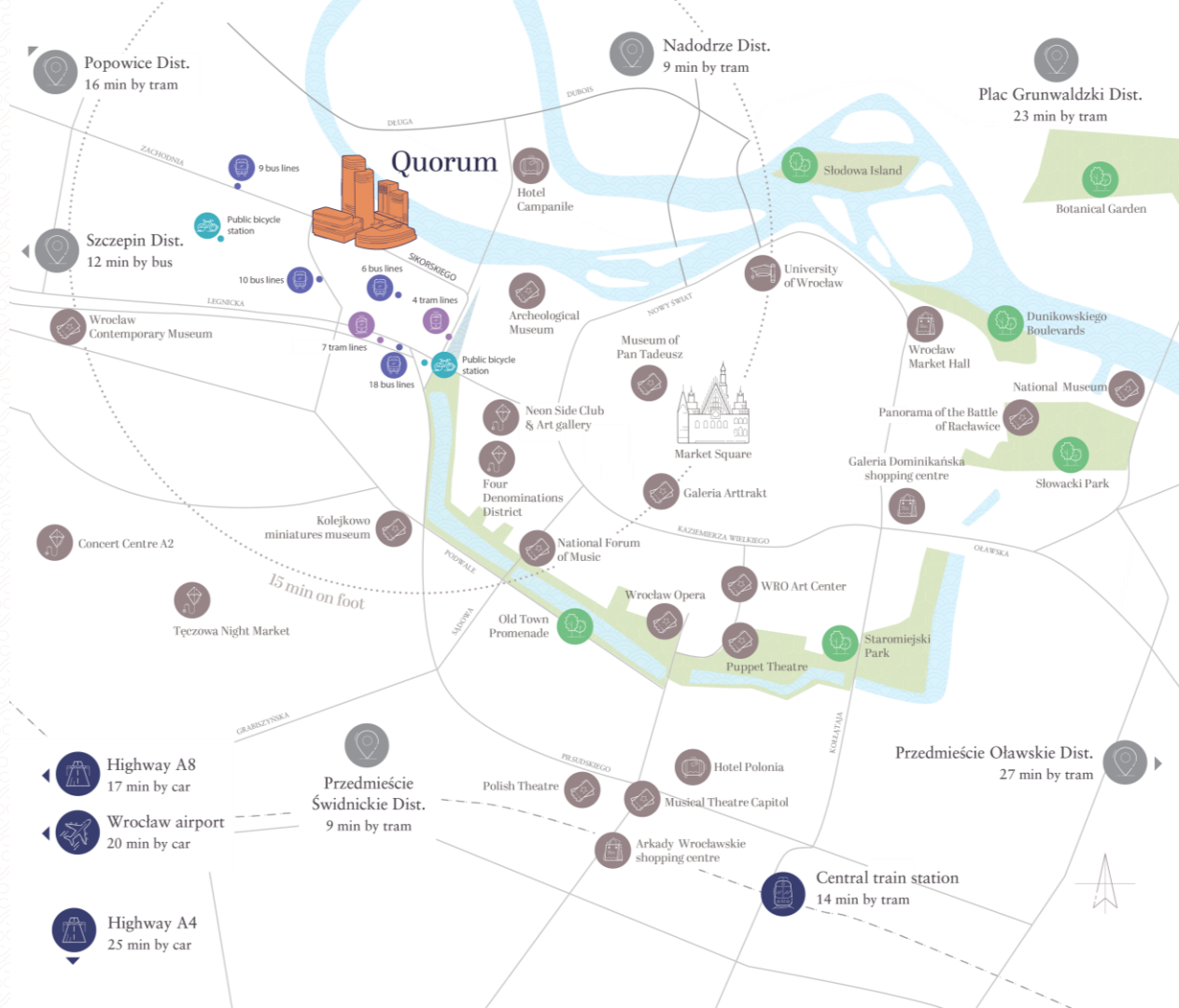
Old Market Sq.
National Forum of Music
University of Wrocław

17

Wrocław Opera
WRO Art Centre

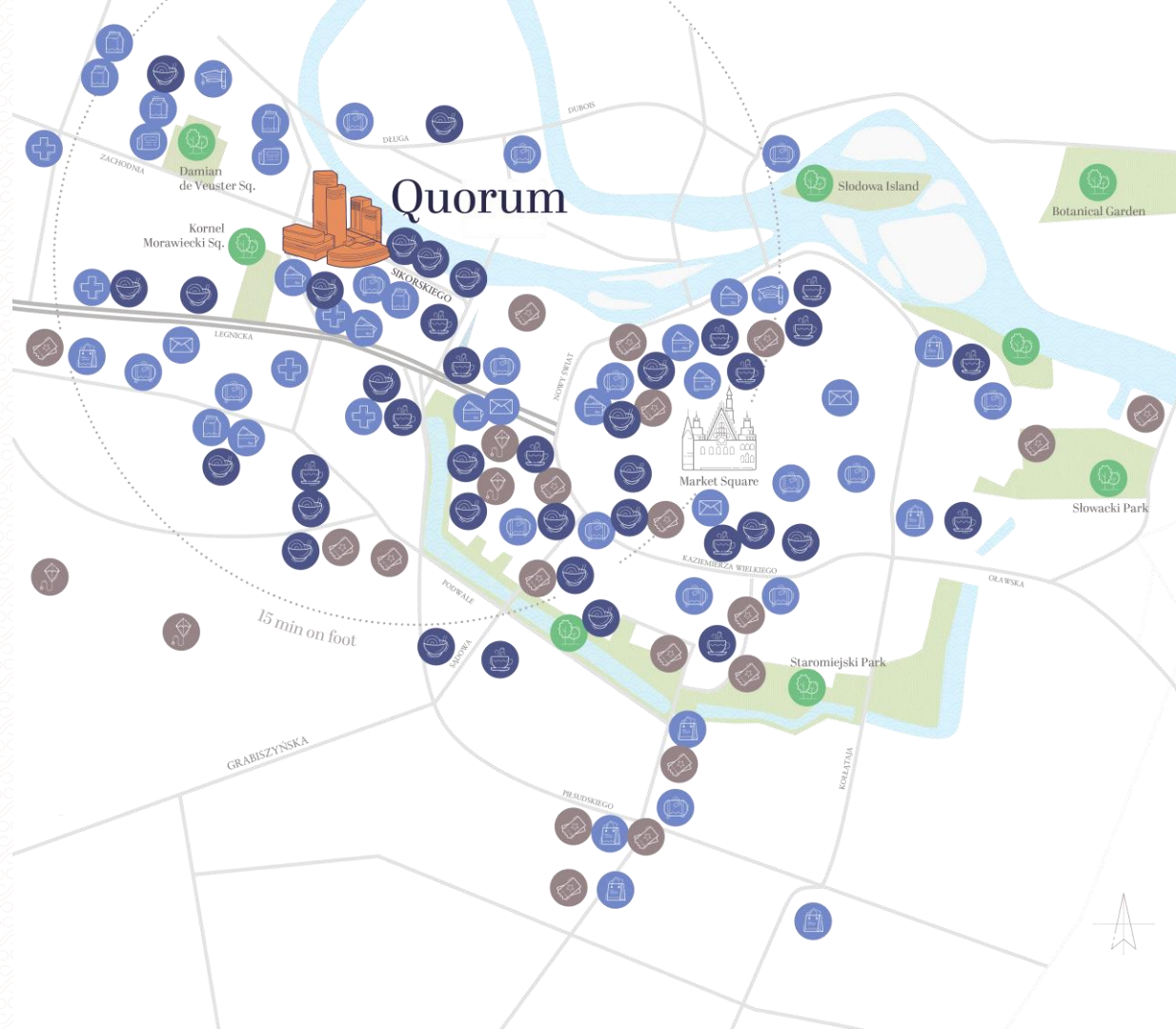
20

Śłodowa Island
Dunikowskiego Boulevards
Wrocław Market Hall
Wrocław Puppet Theatre
Staromiejski Park



ABUNDANCE OF AMENITIES

-  Restaurants
-  Coffee shops
-  Recreation centres
-  Cultural venues
-  Universities
-  Shops
-  ATMs
-  Post offices
-  Hotels
-  News stand
-  Grocery store
-  Medical centre & practice
-  Parks & squares



MODERN

LOBBY



QUORUM

IN NUMBERS

91,182 m²

total office GLA

330

apartments

1,220

parking spaces
for offices

346

parking spaces
for residents

2,450 m²

2-level amenities area
in buildings A & B

450 m²

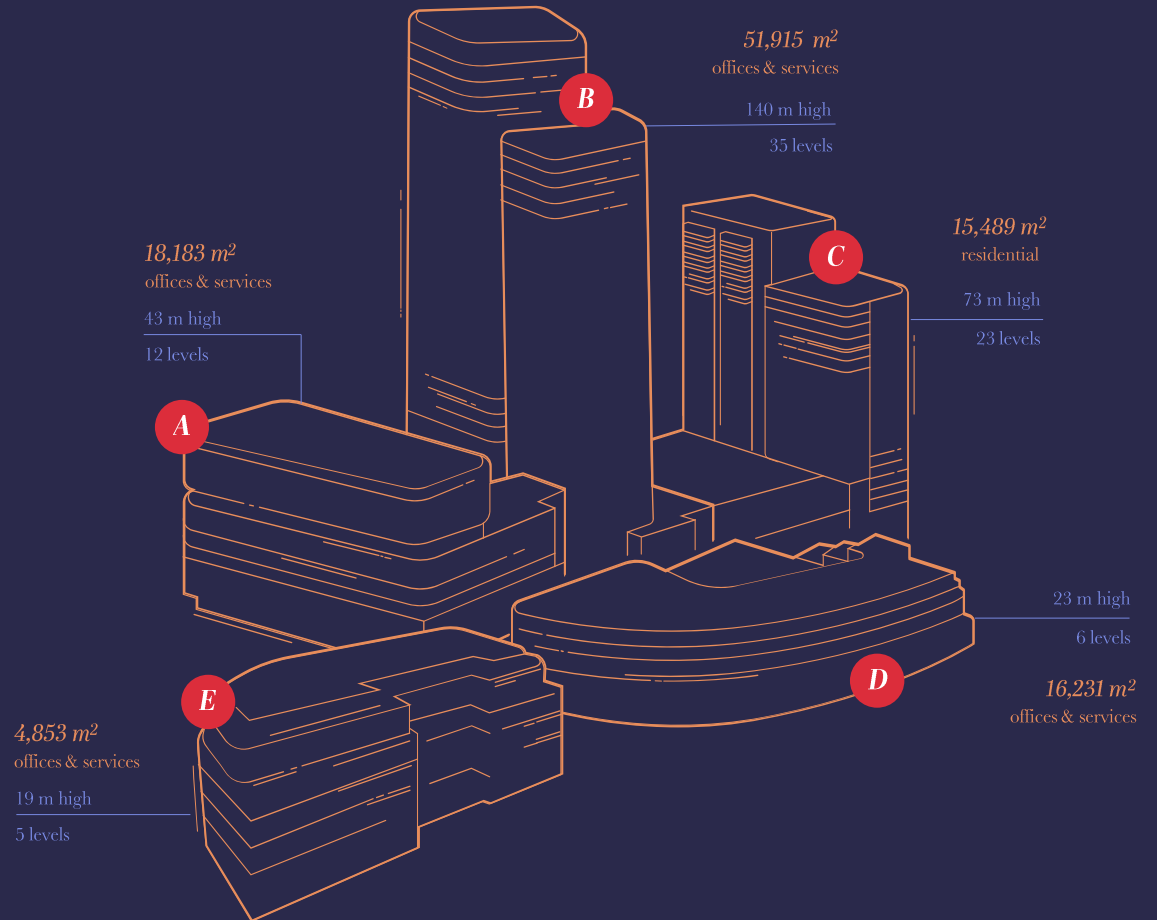
service area
in building C

~7,000 m²

terraces with 4,513 m²
open to the public

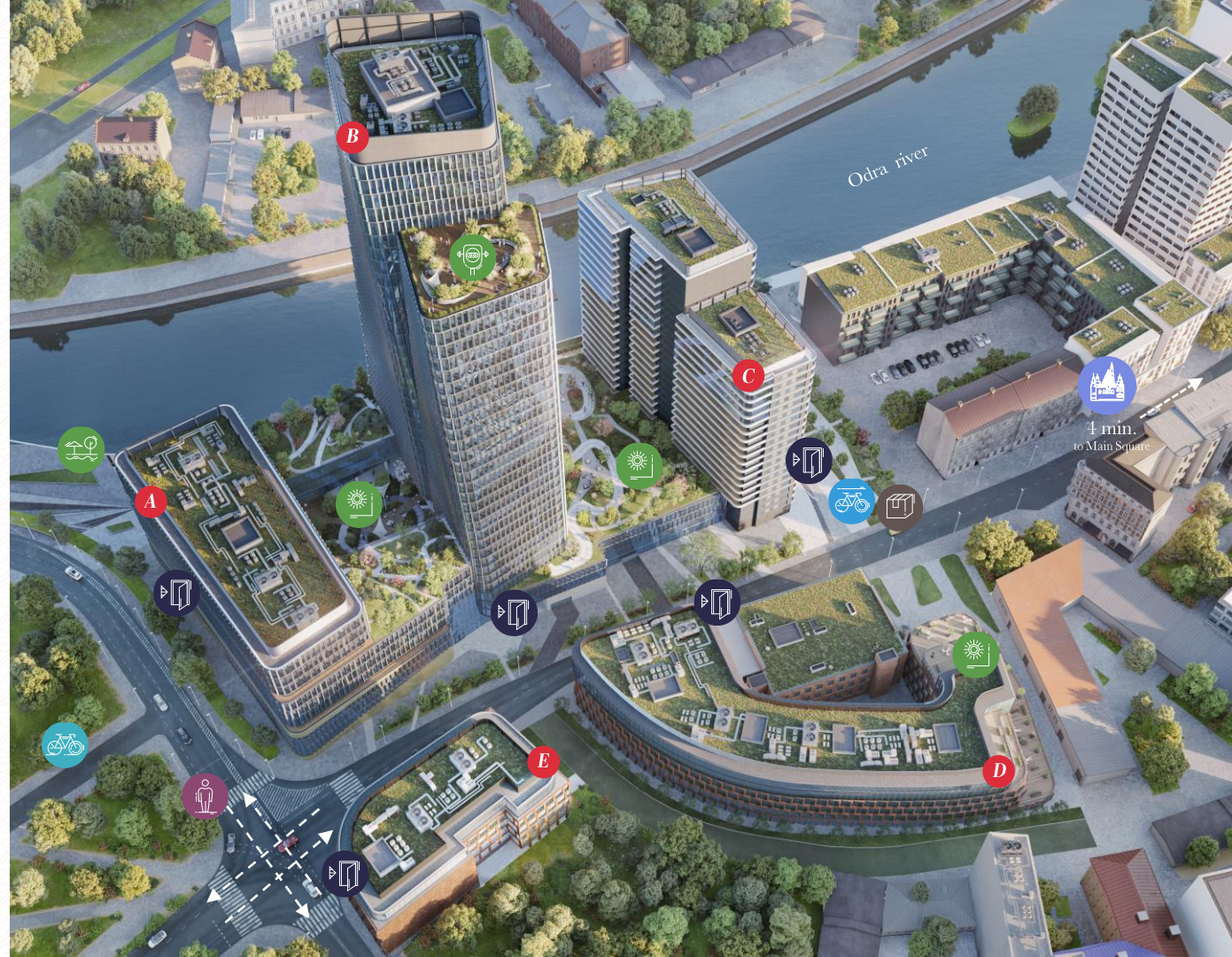
BREEAM

excellent



MASTER PLAN

-  Traffic flow
-  Entrances
-  Underground parking
-  Visitor parking
-  Courier loading zone
-  Bicycle parking
-  Bicycle path
-  Bus stop
-  Pedestrian crossing
-  Observation deck
-  Patio / terrace
-  Boulevard



QUORUM

*WHERE PATHS MEET &
CONNECTIONS ARE MADE*

A new meeting place comes to life in Wrocław. Quorum is where ideas are exchanged, where work meets play and life offers endless possibilities. Enjoy a relaxing time in the new promenade, have a meeting in one of the green terraces, lunch in the garden.... the choice is endless.



BUZZING

RIVERSIDE LIFE



The promenade will connect the project with the river Oder, offering meeting & relaxation areas.



UNFORGETTABLE VIEWS



140 m high terrace with an observatory
deck offering panoramic views of the city.

UNLIMITED SPACE TO RELAX



Quorum will feature multi-level terraces and a green patio offering relaxation and meeting areas. Bring your work outside.

NATURAL SURROUNDINGS

7,000 m²

of green open spaces. A peaceful setting to relax and breath in.



Co-working areas.



Activity zones.



*LIFE AT
IT'S BEST*











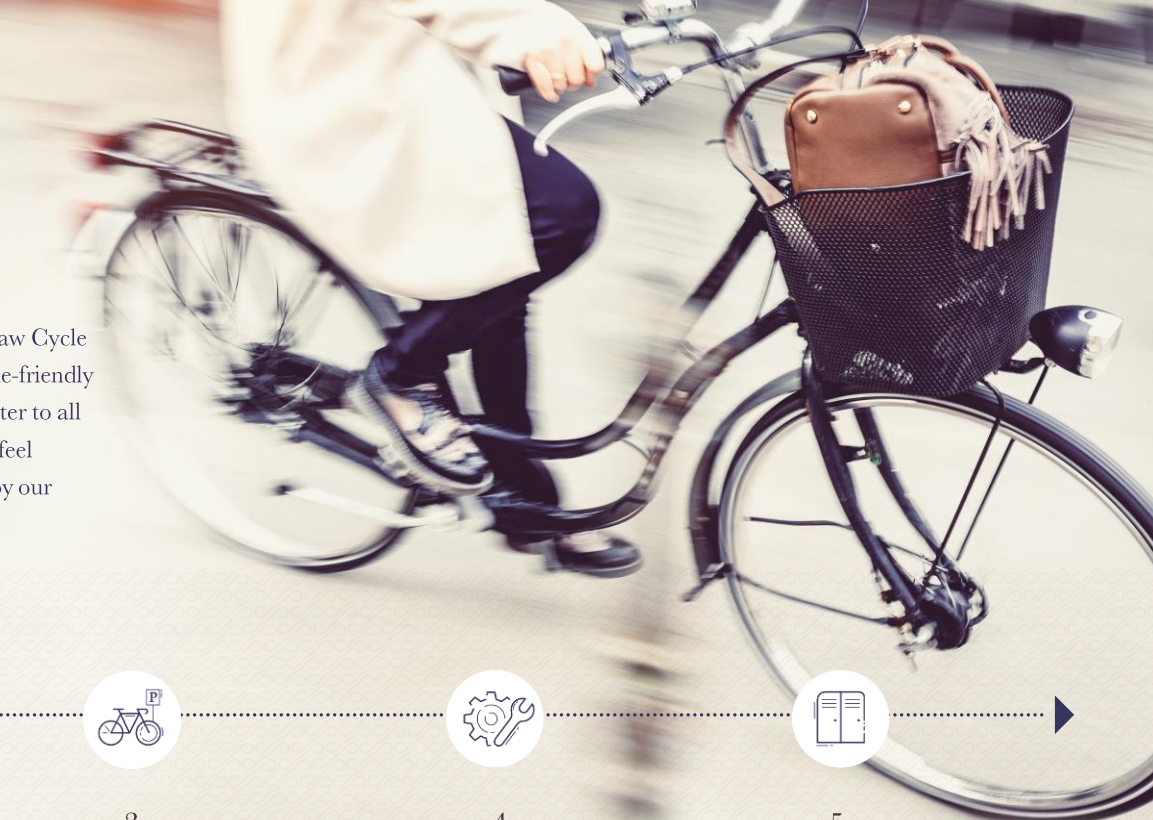
MEET, INNOVATE & COLLABORATE



Move to a modern contemporary co-working space in the city centre. Quorum is perfect for those looking for flexibility and the full comfort of high standard offices. The lively atmosphere, combined with all amenities Quorum has to offer, helps promote growth, performance and creativity.

FULL CONVENIENCE FOR CYCLISTS

With 1200 km of bicycle paths in the city and festivals like „Wrocław Cycle Fest“, Wrocław rightfully won first place in 2018 as the most bicycle-friendly city in Poland (Rowertour magazine ranking). At Quorum we'll cater to all the cycling lovers and will make your journey from home to work feel effortless. Want to ride your bike into work? Be our guest and enjoy our end-of-the trip facilities.



1.

Arrive to Quorum
with ease



2.

Use the designated
entrances for bicycles to the
indoor parking



3.

Park in on available bicycle
spaces. A secure spot for
your bike.



4.

Use the repair or cleaning
stations. You won't be left
with a flat tyre!



5.

Freshen up in the shower
& change rooms. Start the
day in style.

OTHER AVAILABLE AMENITIES

The two-level retail spaces will offer the everyday essentials, bringing comfort & convenience to a new level.



Restaurants



Coffee shop



Newsstand



Grocery store



Dry cleaners



Barber



Beauty salon



ATM



Wine shop



Florist



Post office



Collectomate parcel lockers



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.

BASIC



Conference room bookings



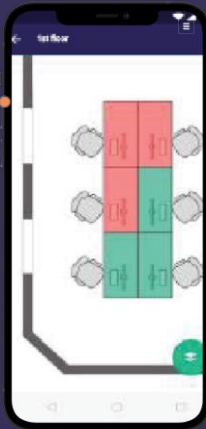
Parking booking system



Mobile remote access

*EASILY
MANAGED*

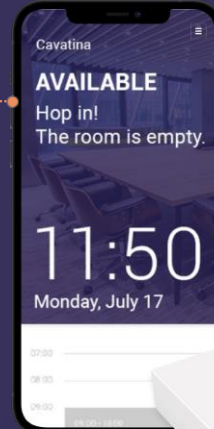
ADDITIONAL



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.





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 office spaces thanks to mobile app.

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



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.



REDEFINING OFFICE
EXPERIENCE

Quorum offices will offer the perfect blend of efficiency and life-balance. The prime location, its connection with the river, the abundance of green spaces and the engaging social spaces will bring Quorum's diverse community together.

BUILDING STANDARD



BMS



Emergency power supply



Fibre optic cables



Lockers & showers for cyclists



E-car & scooter charging stations



CCTV & 24h security



Co-working spaces



New promenade with relaxation areas
and gastronomic zone



~7,000 m² of green terraces,
4,513 m² open to the public



OFFICE STANDARD



Raised floors & suspended ceilings



Floor boxes



Structured cabling



Eye-friendly lighting



Tilt windows



Smoke detectors



Carpeting



Clear ceiling height: 2,80 m

BUILDING A

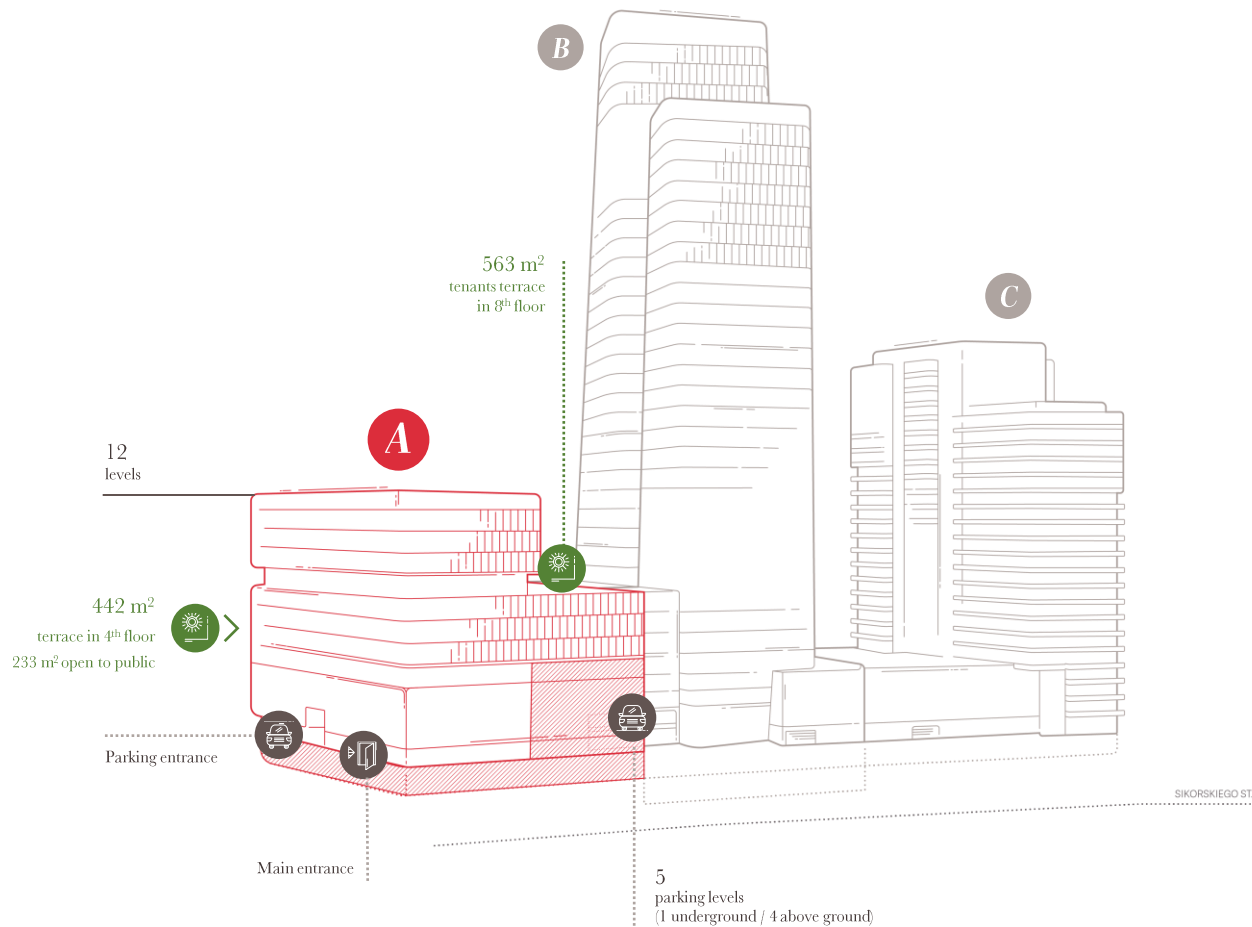
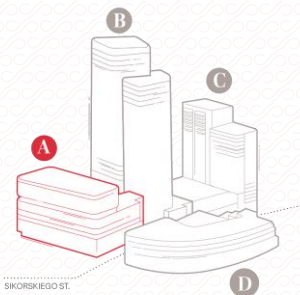
18,183 m²
total office GLA

346 m²
total service area

6,57%
add-on factor

339
total parking spaces

~1,000 m²
total terraces



BUILDING A

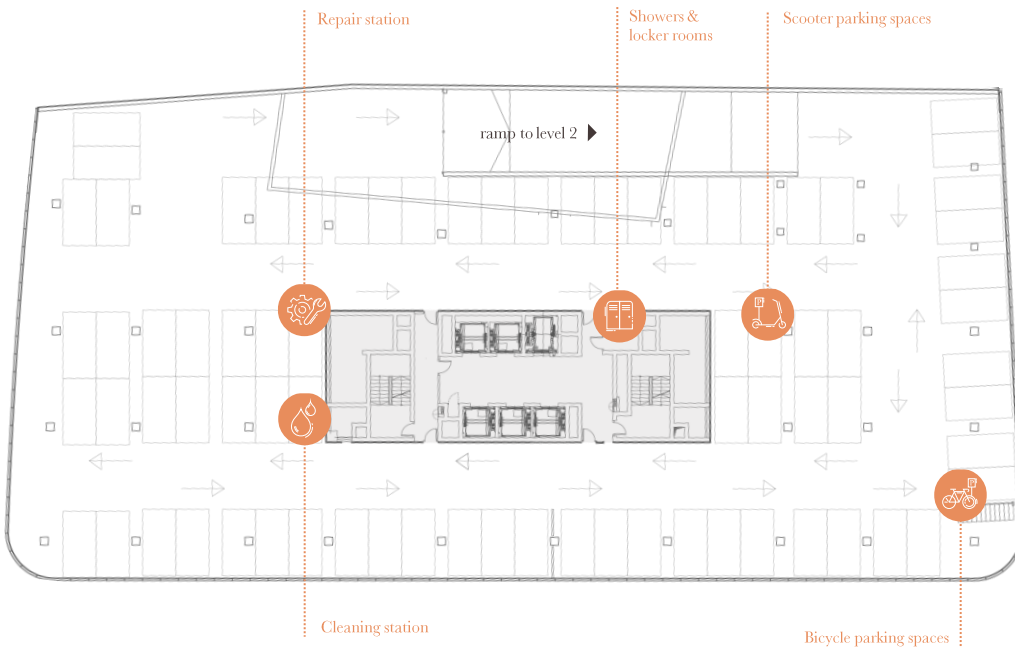
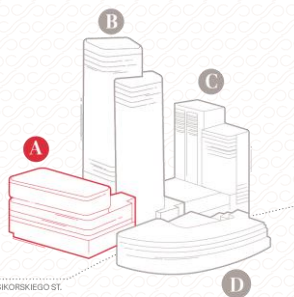
PARKING

339

parking spaces

50

bicycle parking spaces



SIKORSKIEGO ST.

BUILDING A

EXEMPLARY OFFICE ARRANGEMENT

7th

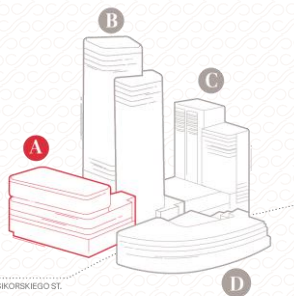
floor

1

tenant

2,458 m²

gross office area



BUILDING A

EXEMPLARY OFFICE ARRANGEMENT

7th

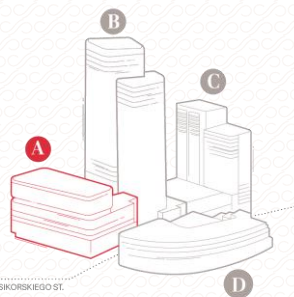
floor

4

tenants

2,458 m²

gross office area



678 m² office area
71 work stations

569 m² office area
55 work stations



580 m² office area
47 work stations

629 m² office area
66 work stations



SIKORSKIEGO ST.

BUILDING B

51,915 m²
total office GLA

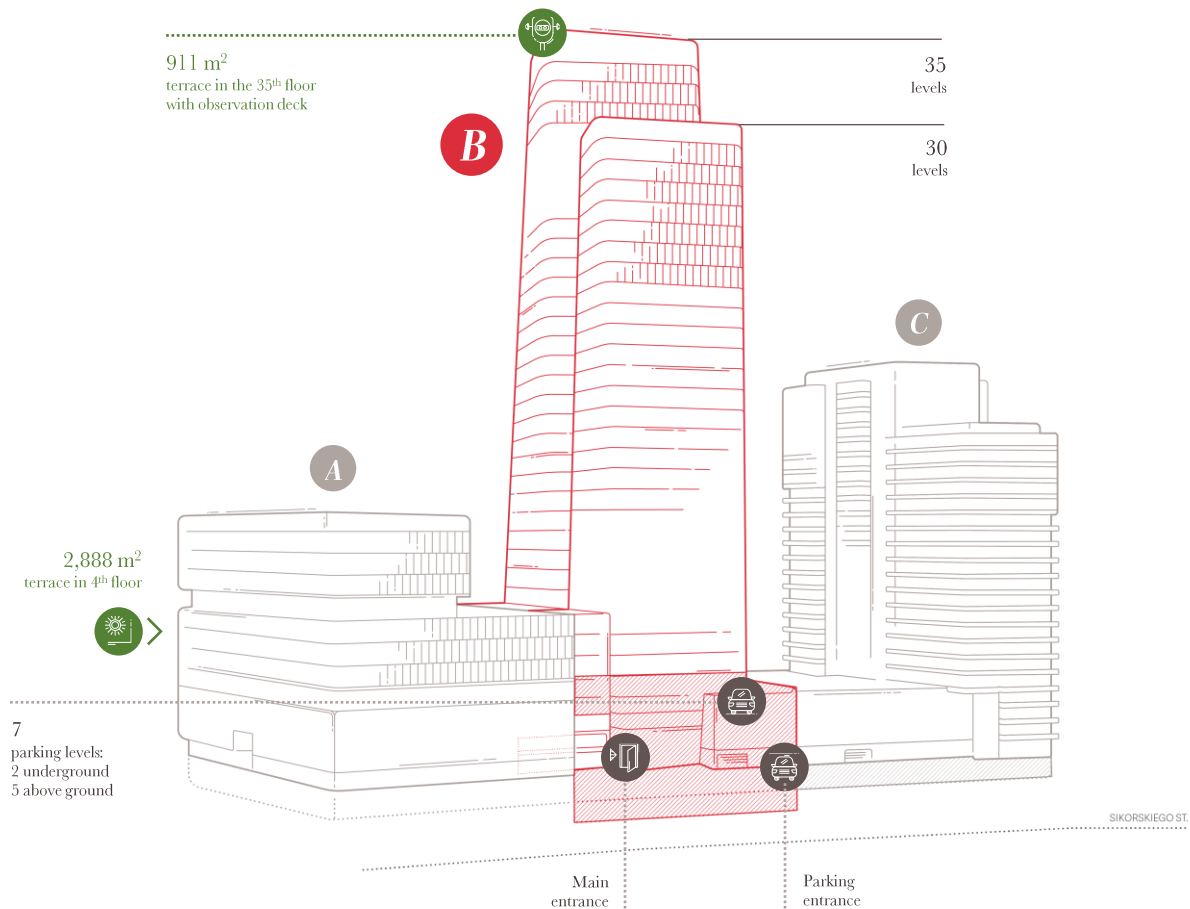
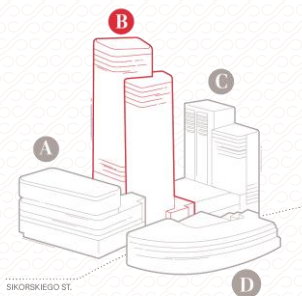
2,637 m²
total service area

6,57%
add-on factor

582
total parking spaces

~3,800 m²
total terraces

2,450 m²
2-level amenities area



BUILDING B

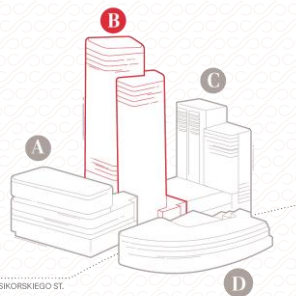
PARKING

582

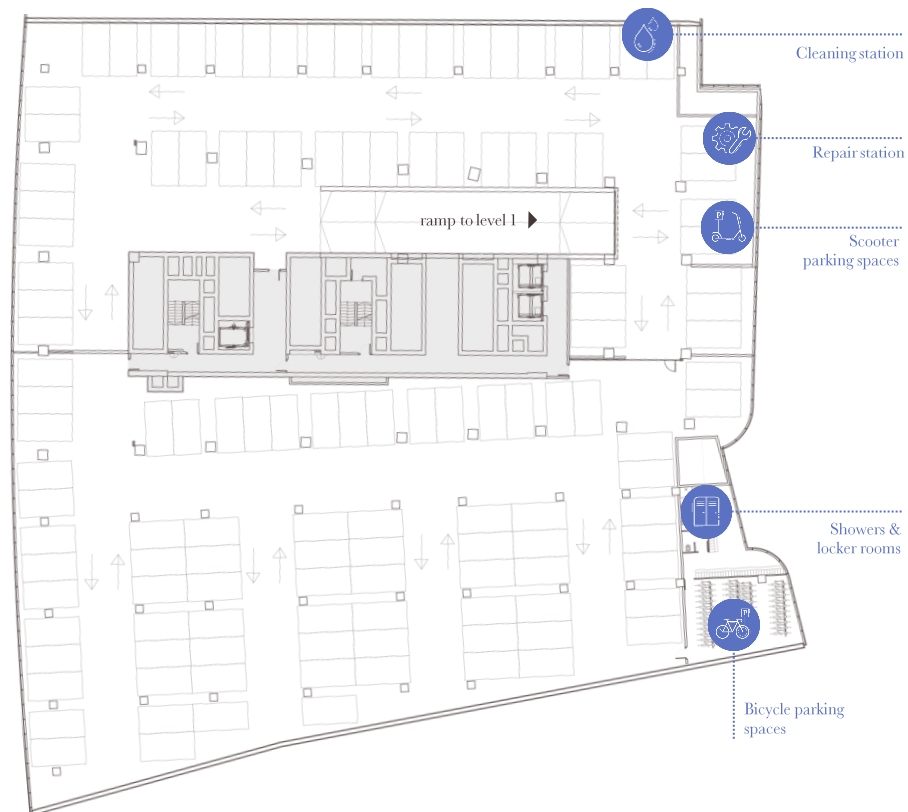
parking spaces

120

bicycle parking spaces



SIKORSKIEGO ST.



BUILDING B

EXEMPLARY OFFICE ARRANGEMENT

18th

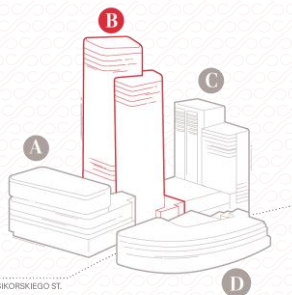
floor

1

tenant

1,671 m²

gross office area



BUILDING B

EXEMPLARY OFFICE ARRANGEMENT

18th

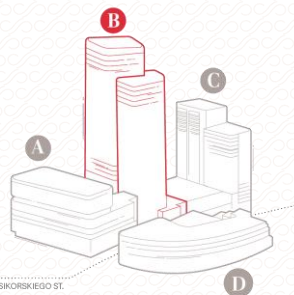
floor

4

tenants

1,671 m²

gross office area



BUILDING D

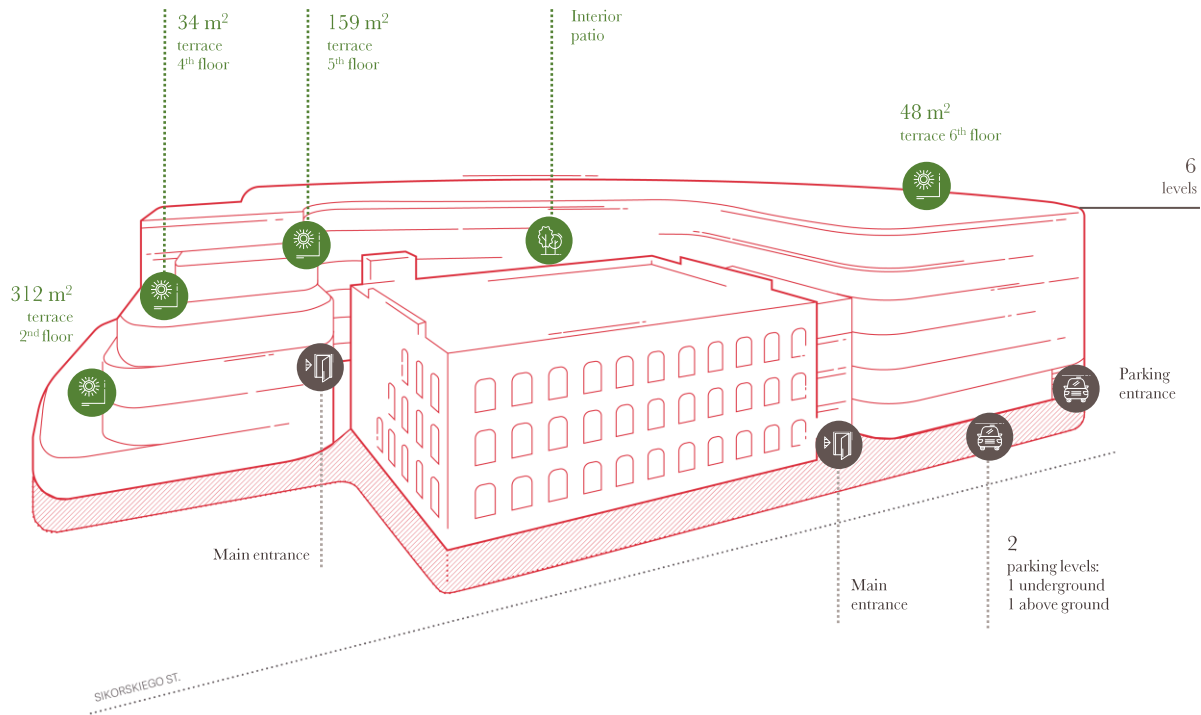
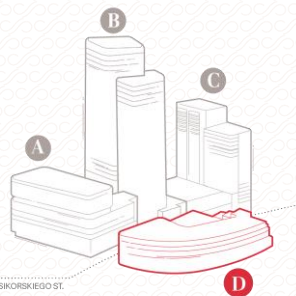
16,231 m²
total office GLA

776 m²
total service area

5,28%
add-on factor

222
total parking spaces

720 m²
interior patio





BUILDING D

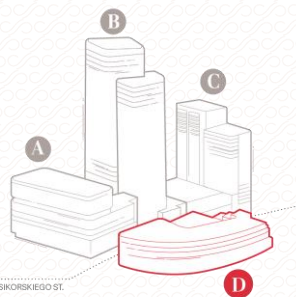
PARKING

222

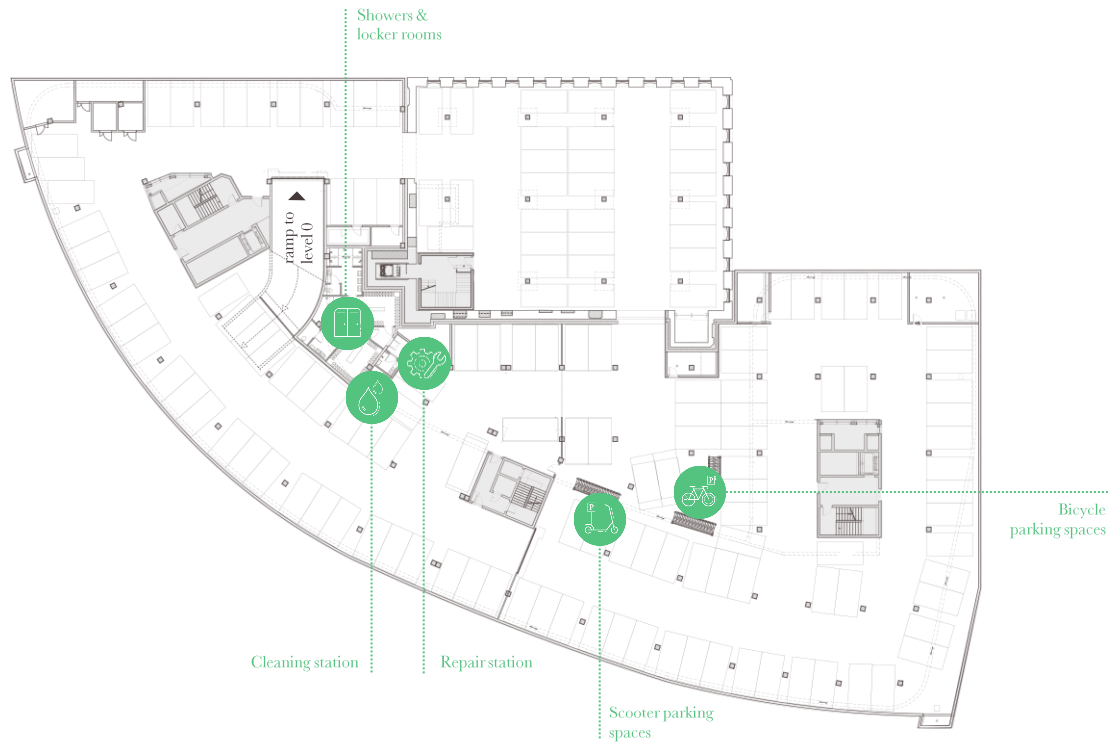
parking spaces

40

bicycle parking spaces



SIKORSKIEGO ST.



BUILDING D

EXEMPLARY OFFICE ARRANGEMENT

3rd

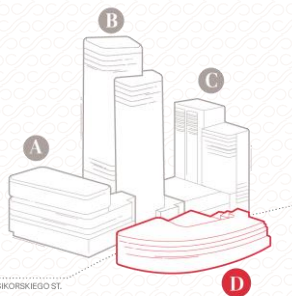
floor

1

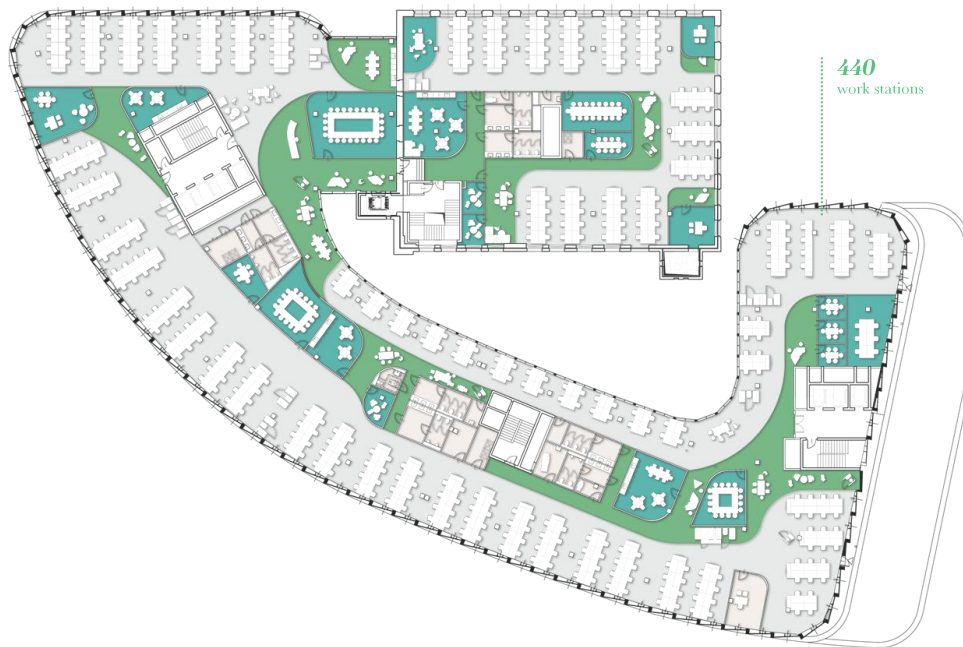
tenant

3,789 m²

gross office area



SIKORSKIEGO ST.



BUILDING D

EXEMPLARY OFFICE ARRANGEMENT

3rd

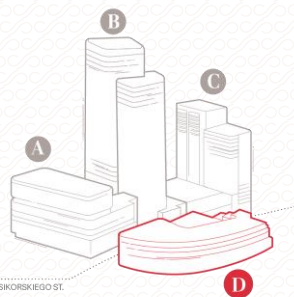
floor

4

tenantS

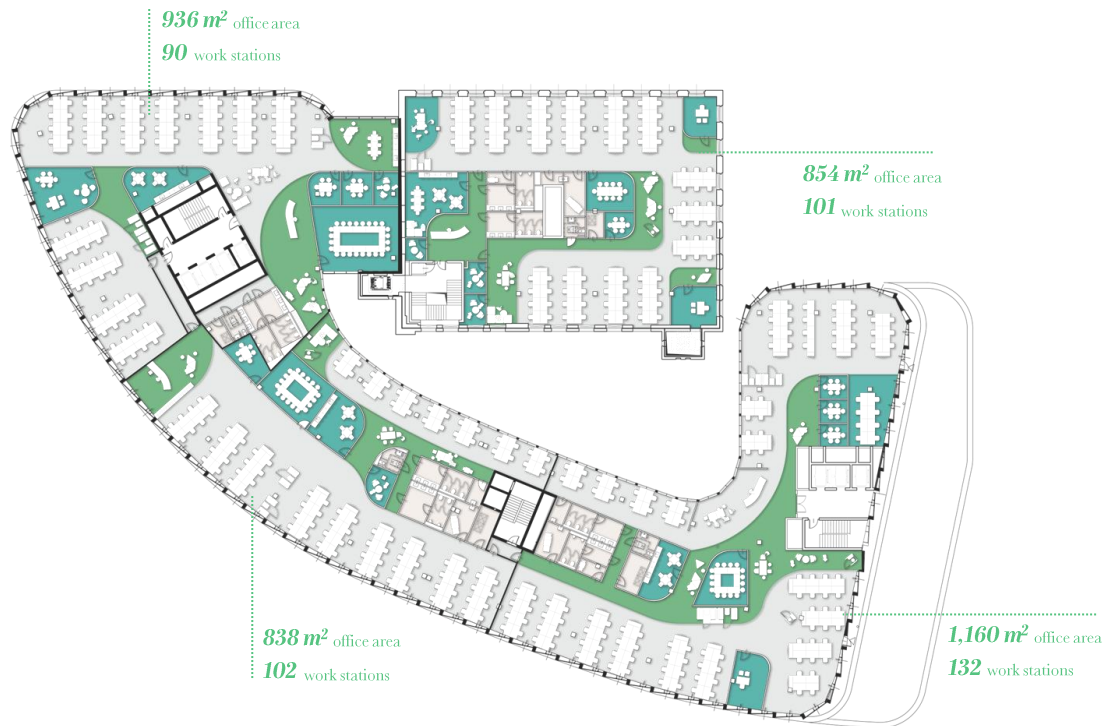
3,789 m²

gross office area



SIKORSKIEGO ST.

SIKORSKIEGO ST.



BUILDING E

4,853 m²

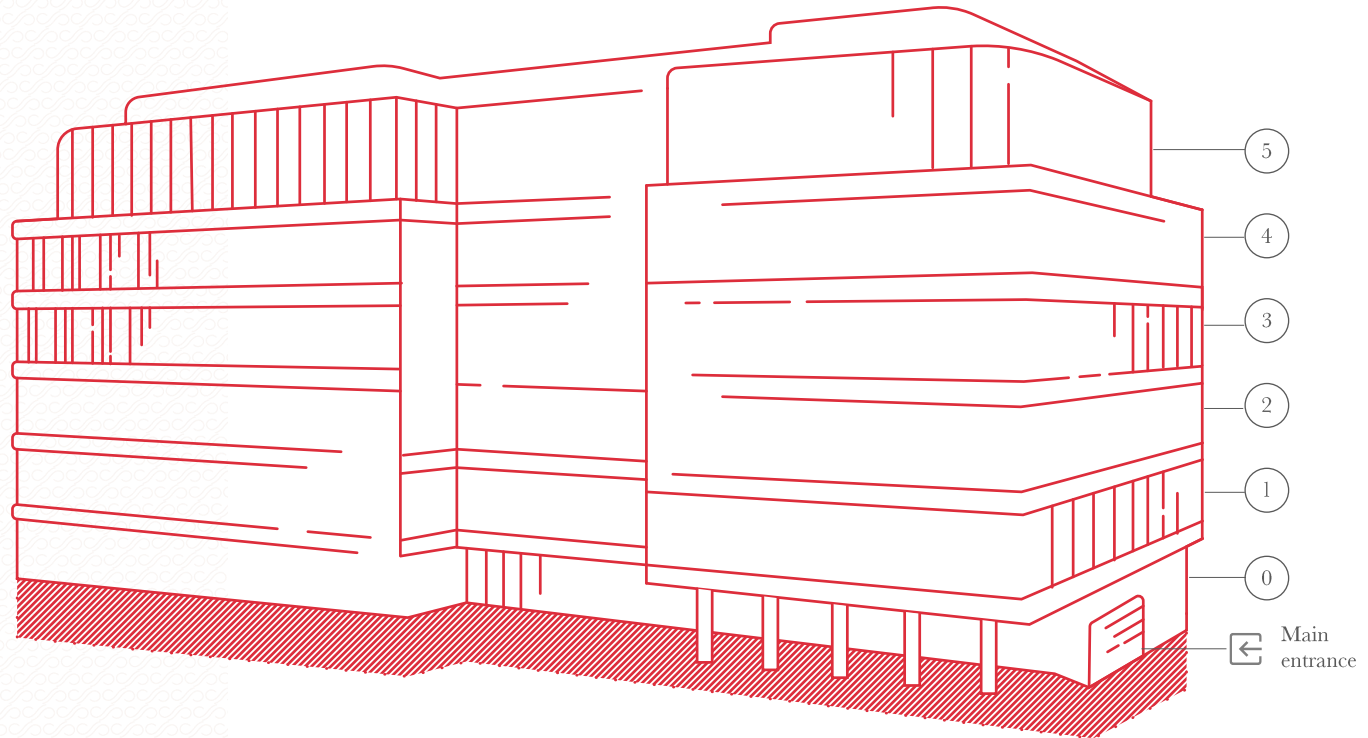
total office GLA

5,85%

add-on factor

70

total parking spaces



BUILDING E

EXEMPLARY OFFICE ARRANGEMENT

4th

floor

1

tenant

1192,61 m²

gross office area

1126,7 m²

net office area

SIKORSKIEGO ST.



119

workstation

EFFICIENT LIFT SYSTEM

BUILDING A

1 lift lobby
6 lifts

BUILDING B

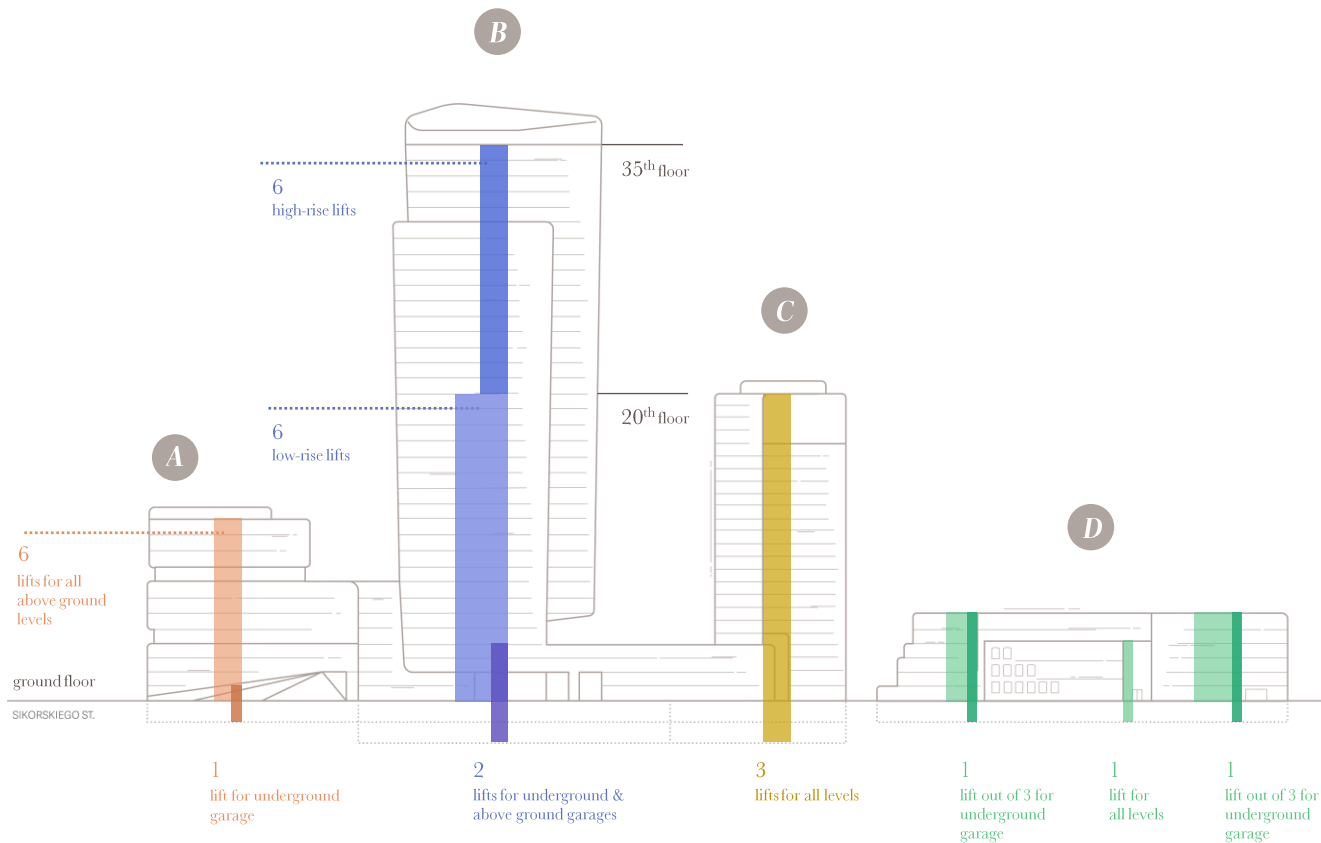
2 lift lobbies
12+2 lifts

BUILDING C

1 lift lobby
3 lifts

BUILDING D

3 lift lobbies
7 lifts



LEADERS

IN THE MARKET



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.

0.5 mln m²

commercial projects

7

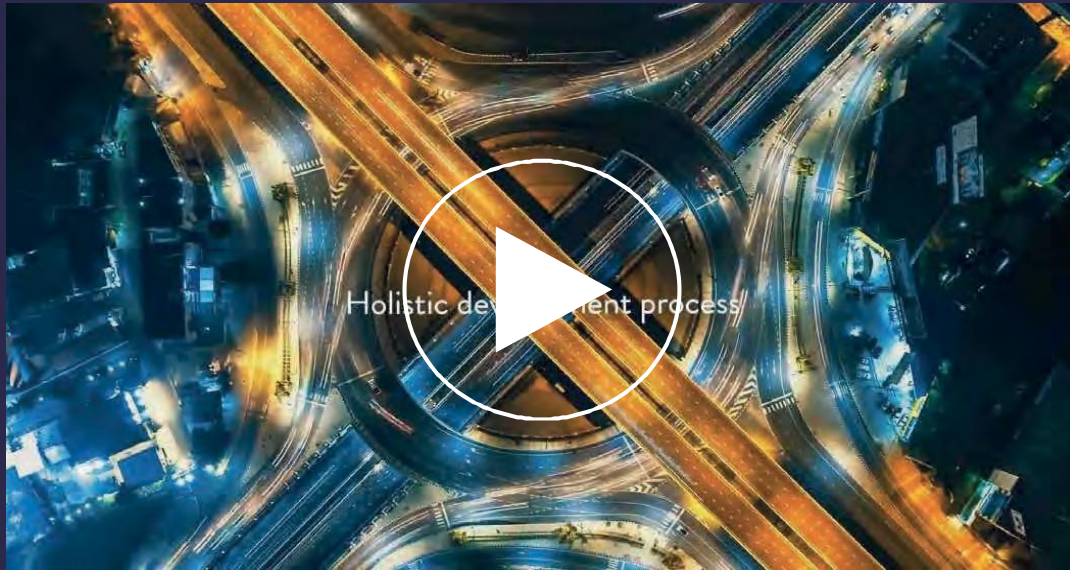
biggest polish cities

10

active projects

10

international awards



WATCH OUR VIDEO

ESG REPORT CAVATINA GROUP

Full Report

[click to learn more](#)

EXTENDED SOCIAL RESPONSIBILITY

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.

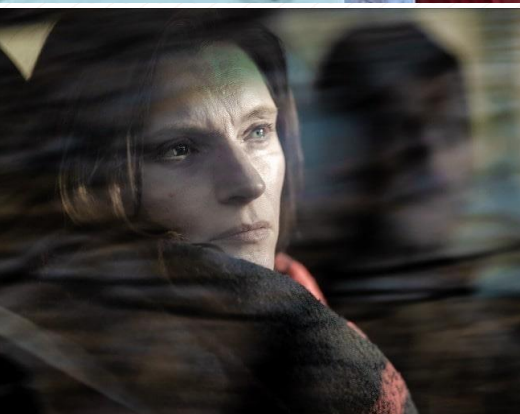
We also open our interiors to young talents and interesting ideas. We delight in music and good company, which is why we create this place as open to everyone.



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

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