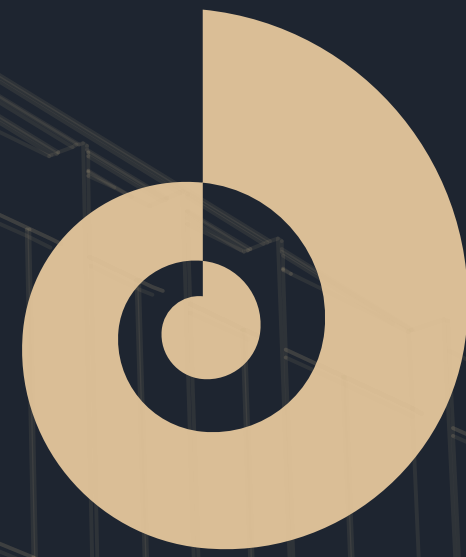


Feel the  
*rhythm*  
of your  
work



# CAVATINA HALL

designed and developed by



# Leading polish developer operating on major real estate markets

3 core business lines



1

Residential for sale  
& leased offices portfolio



Public entity listed on



**2 900 units**

residential for sale

**150 000 sq m**

offices (sold)

**200 000 sq m**

leased offices portfolio

2

Residential  
for sale



**3 950 units**

residential for sale

3

Residential  
for rent



**2 700 units**

residential for rent

Gdansk

Warsaw

Lodz

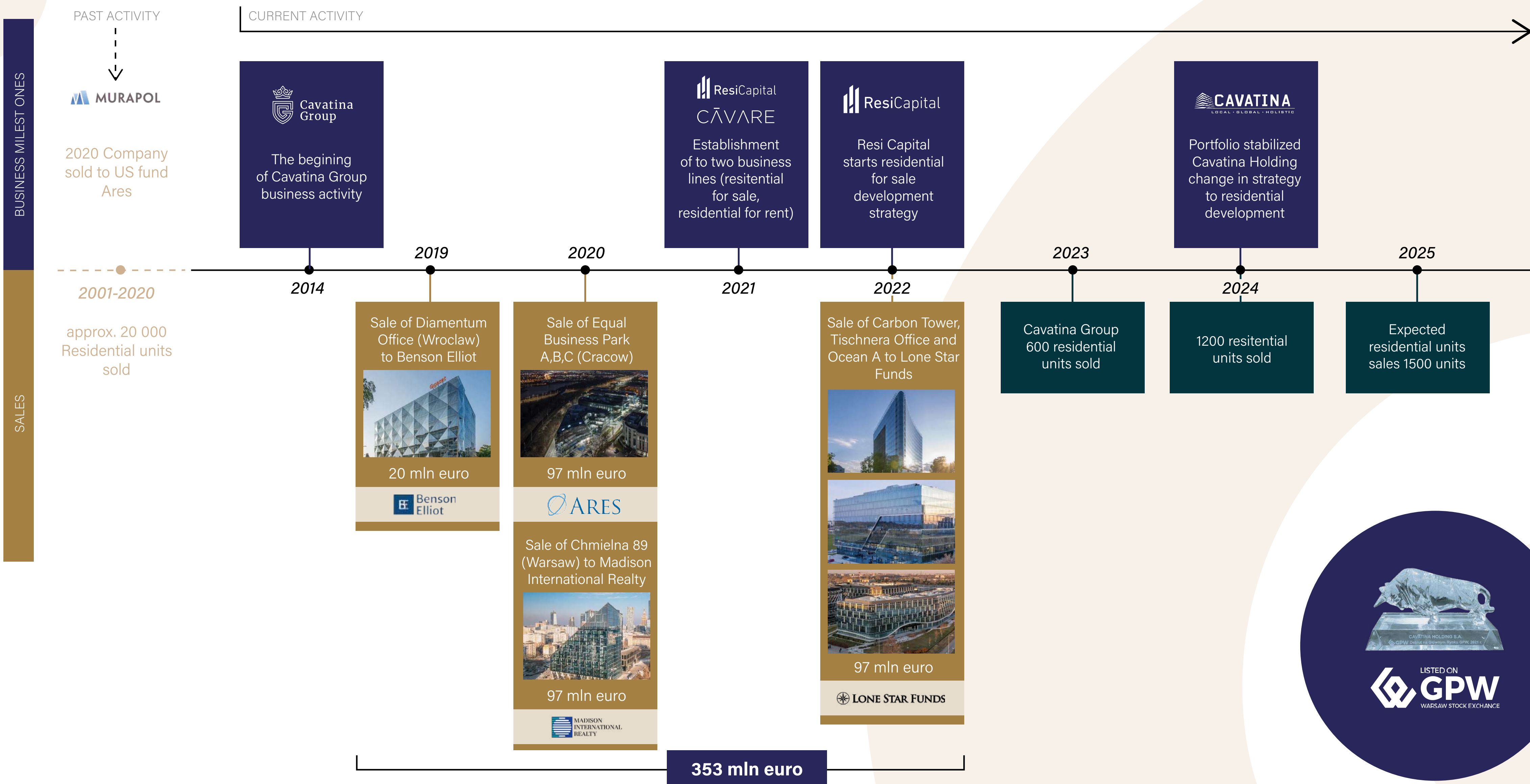
Wroclaw

Katowice

Cracow

Bielsko-Biala

# Our history and track record of successful rapid growth





# Competences are our advantage」

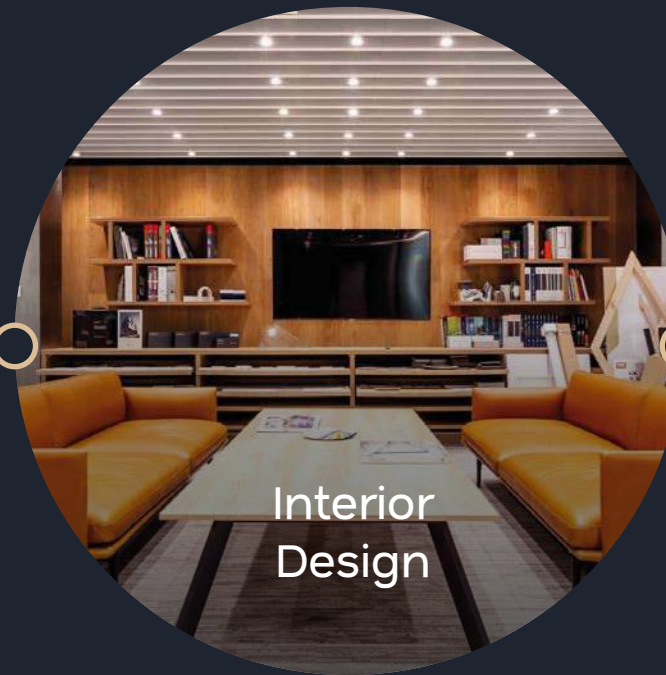
We manage the entire investment process in-house – from land acquisition, through design and construction, to sales, management and promotion. This gives us full control, consistency and a unique competitive advantage at every stage.



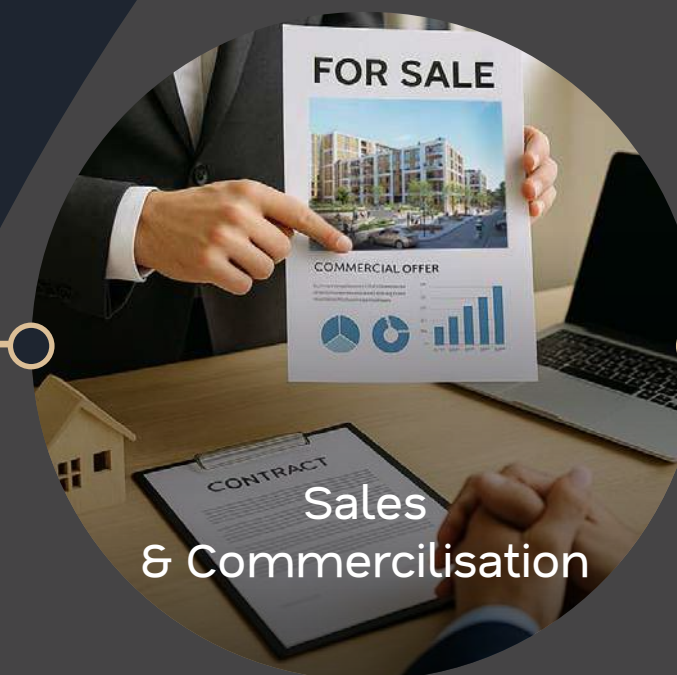
Land  
Acquisition



Architectural  
Design



Interior  
Design



Sales  
& Commercialisation



Construction  
& Fit-Out



Finance  
& Accounting



Ownership  
management



Legal  
& Administration



Marketing, Branding  
& Public Relations



# Award」

## Property Design Awards 2022

CATEGORY

**Office building shape**  
**Cavatina Hall**  
**w Bielsku-Białej**



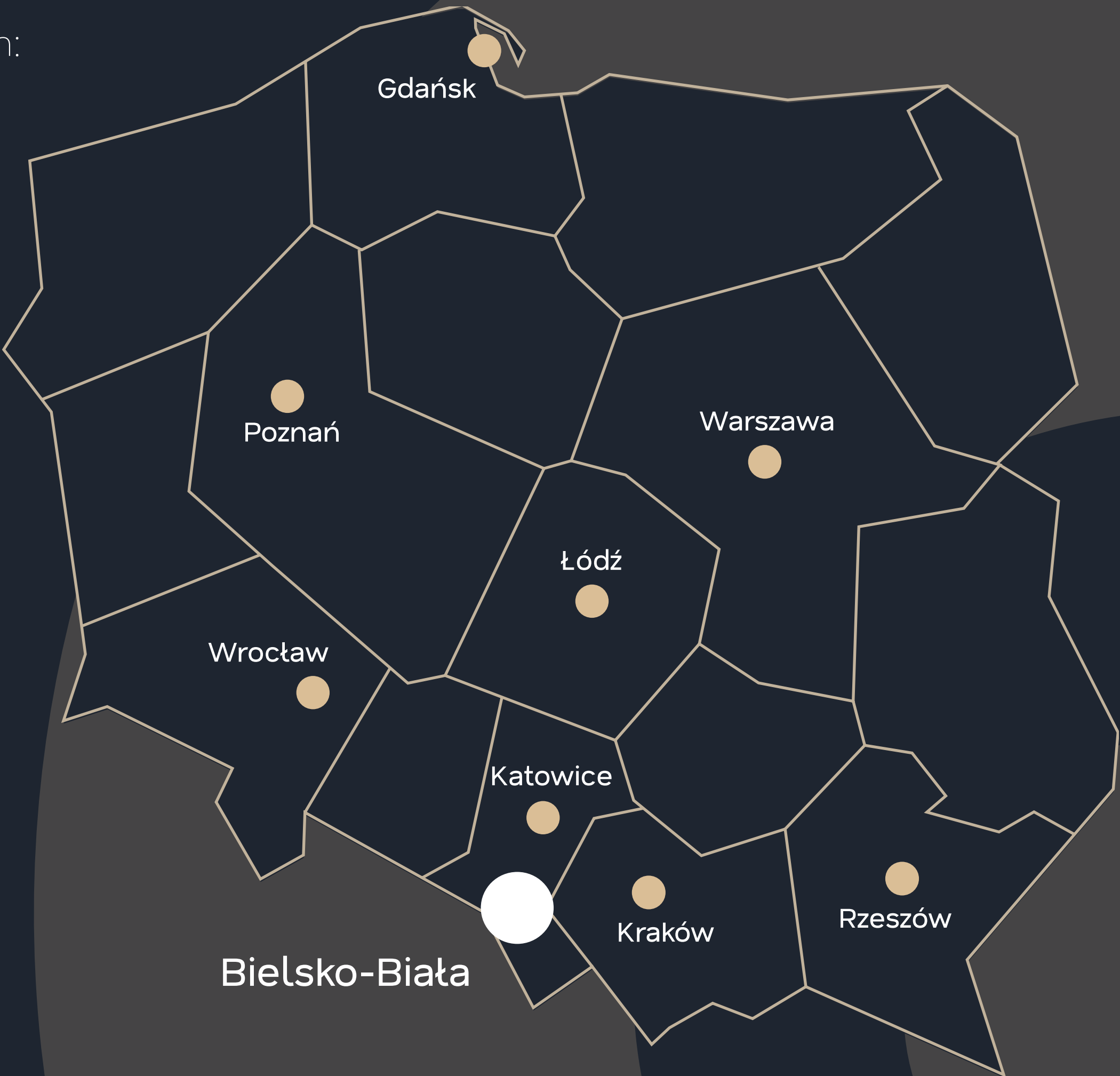


# Bielsko-Biała

Bielsko-Biała is a dynamically developing city. Very well connected, with advanced road and railway infrastructure. The town is located in the southern part of the Silesian Voivodeship at the foot of the Beskidy Mountains, not far from:








Katowice	56 km	(50 min by car)
Wrocław	250 km	(180 min by car)
Pyrzowice Airport	100 km	(80 min by car)
Kraków	125 km	(110 min by car)
Warszawa	340 km	(280 min by car)

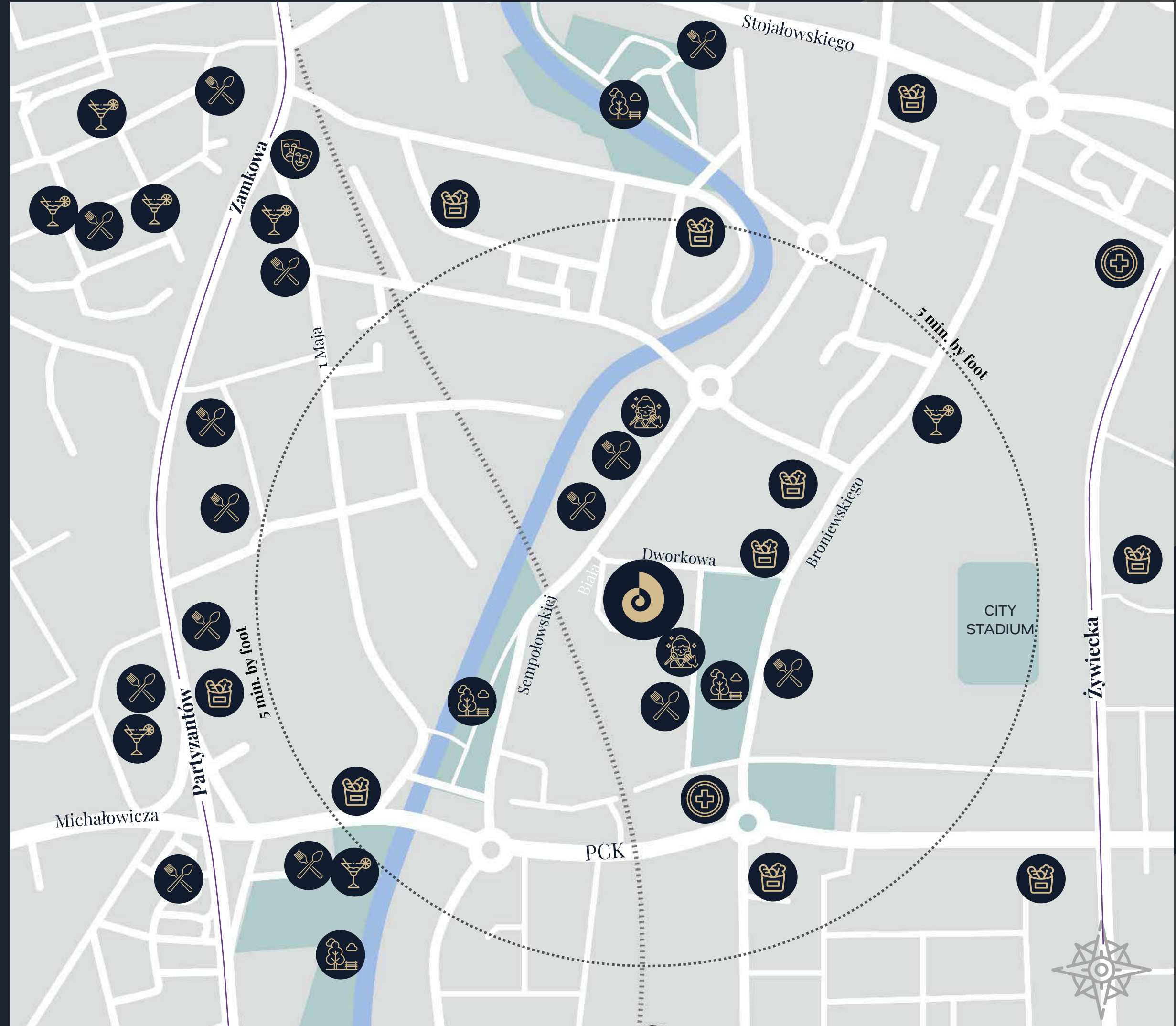
Bratislava	300 km
Vienna	370 km
Brno	230 km





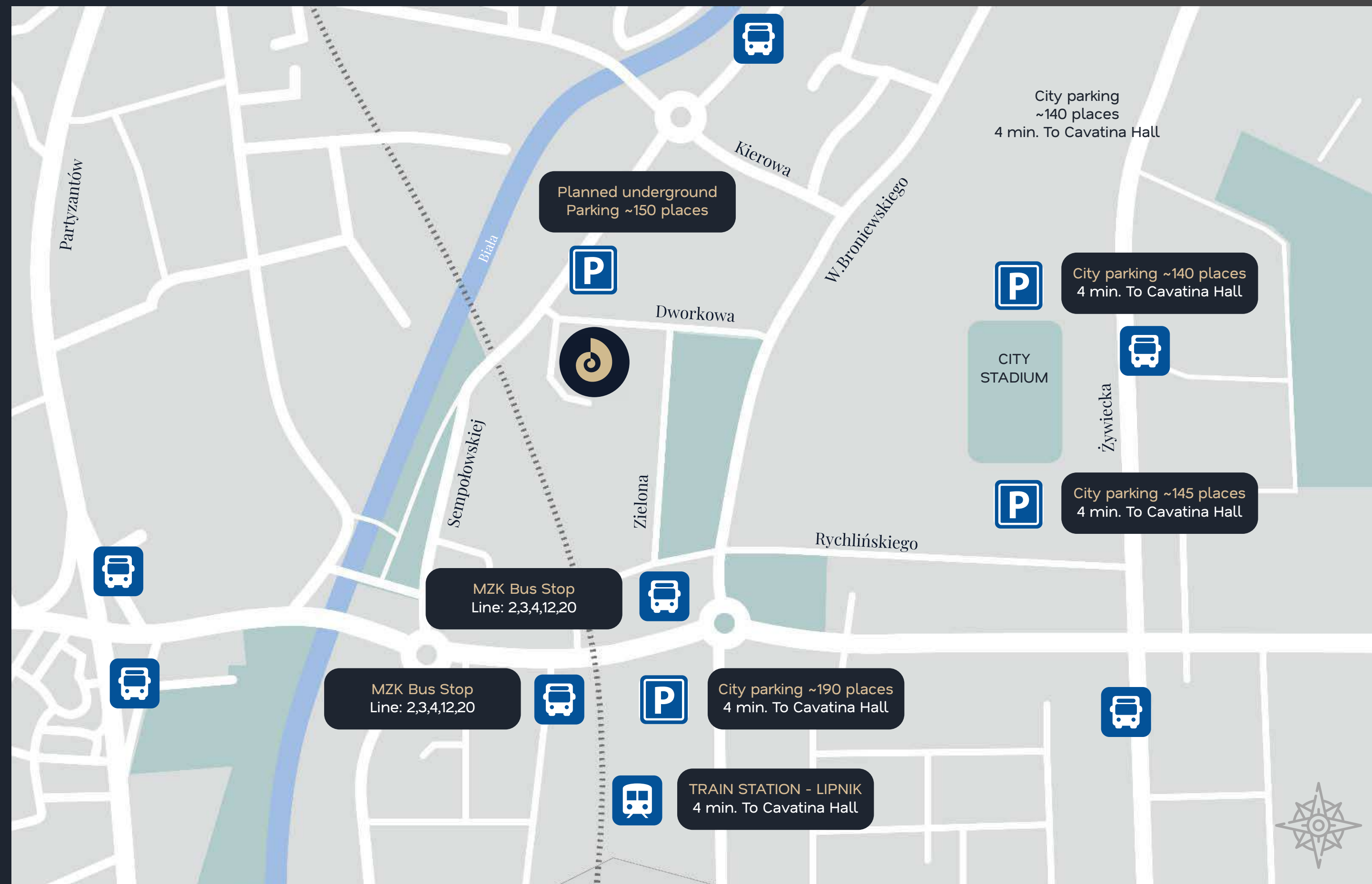
# Neighbourhood diverse & attractive

-  Theatre
-  Restaurant / Cafe
-  Park
-  Medical Centre
-  Grocery
-  Club / Drink Bar
-  Beauty Studio



# Easy access to the building」

The building offers excellent accessibility thanks to a large number of parking spaces surrounding the investment, making it convenient for those arriving by car. In addition, the area is well-served by public transportation, with numerous bus stops nearby and a train station located within walking distance, ensuring easy access for both employees and visitors.





# Technical specification

building A

**11 429** sqm GLA

Building total

**8 129** sqm GLA

Commercial space

**3 299** sqm GLA

Artistic space

**6+1**

6 overgrounded storeys +  
1 underground

**223**

Parking spaces  
50 ground floor+ 150 underground





# Technical specification

building B

**4 886** sqm GLA

Building total

**6+1**

6 overgrounded storeys +  
1 underground

**77**

Parking spaces  
14 ground floor+ 63 underground







A

B









CAVATINA HALL A  
Дворкова 2

Moravia Ice Technology	precisely
mBank	CAVATINA
ajsecO	Angit-Pfister
COMMERCEBANK Депозитарна компанія	generis

CAVATINA HALL B  
Дворкова 4

MURAPOL	
pitney bowes	FOOL'S THEORY
CEVA LOGISTICS	BNP PARIBAS









# Accessibility improvements

Main entrance

Main entrance

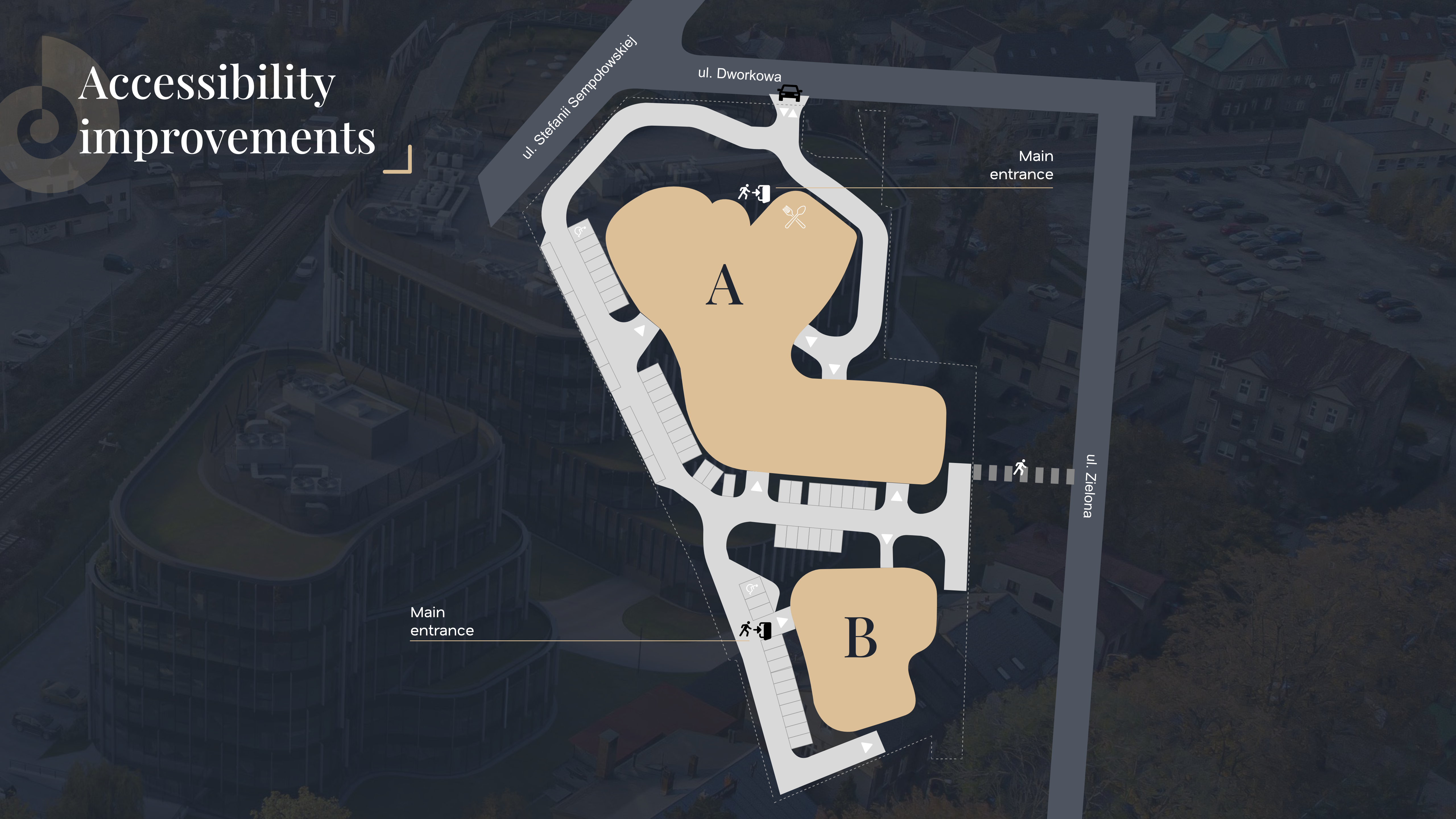
ul. Stefanii Sempołowskiej

ul. Dworkowa

ul. Zielona

A

B





# Cross section

building B



5. **816,39** sq m

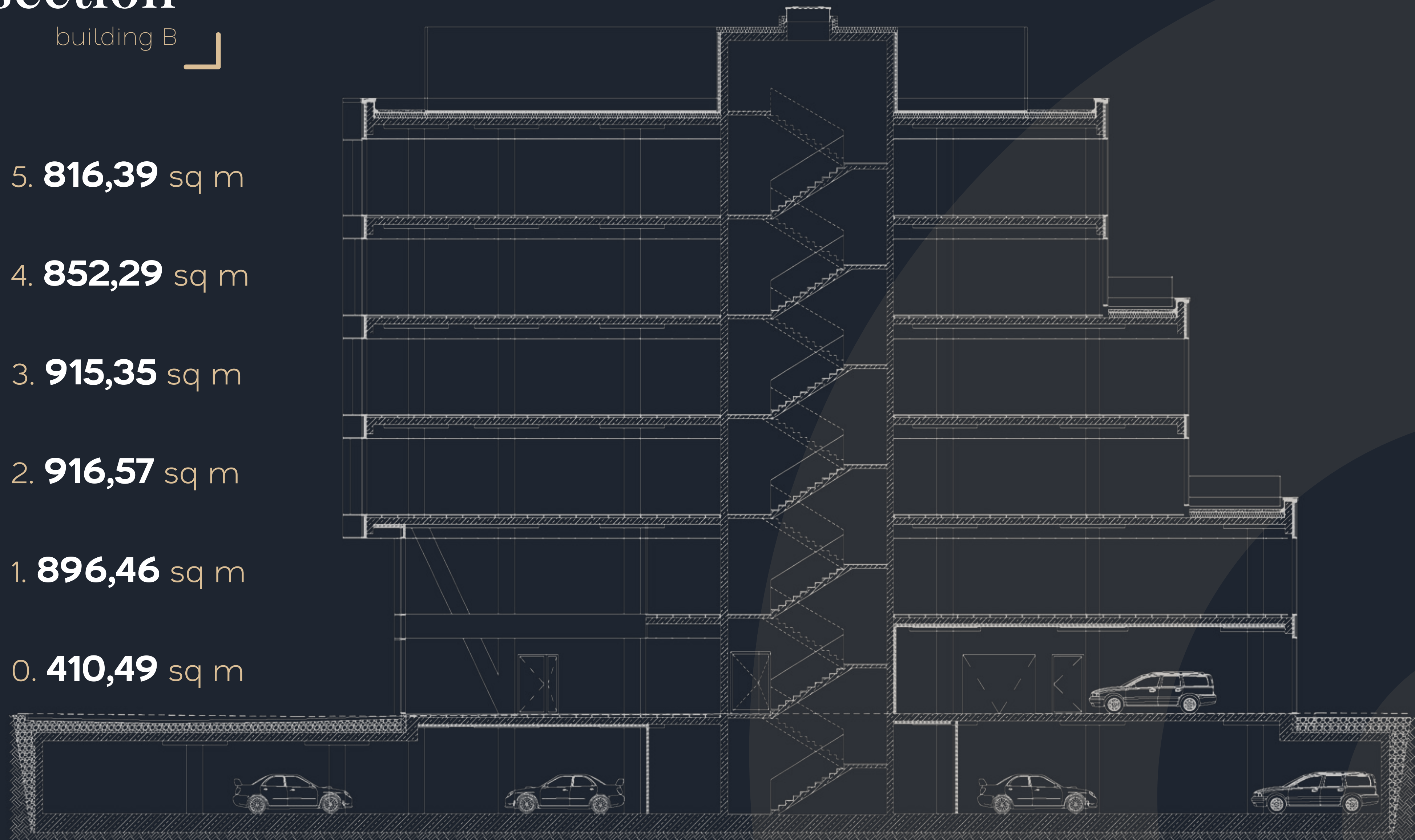
4. **852,29** sq m

3. **915,35** sq m

2. **916,57** sq m

1. **896,46** sq m

0. **410,49** sq m





# Sample offered rentable space

building B

2nd floor

50

Workstations

1

Reception

520 m<sup>2</sup>

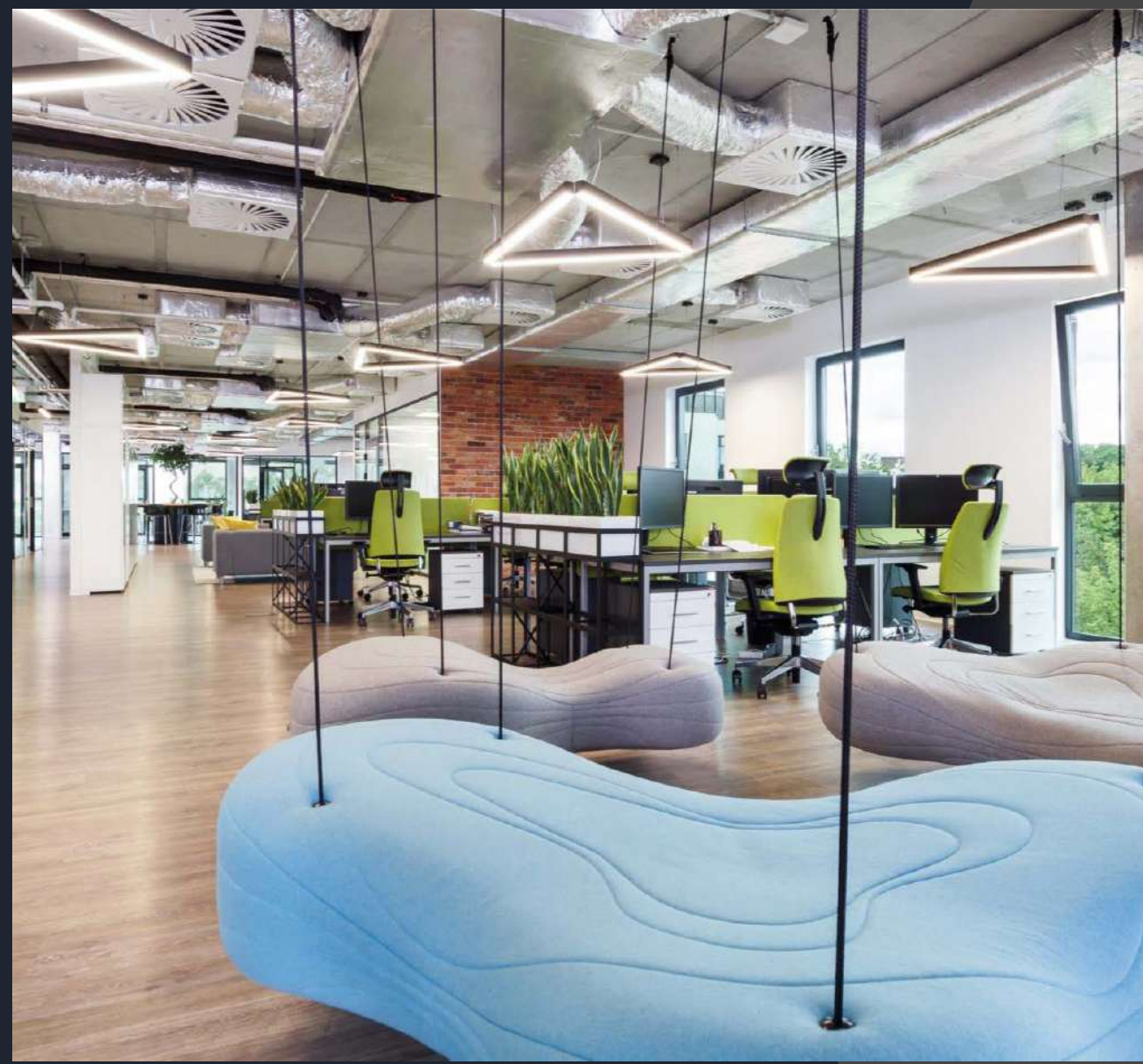
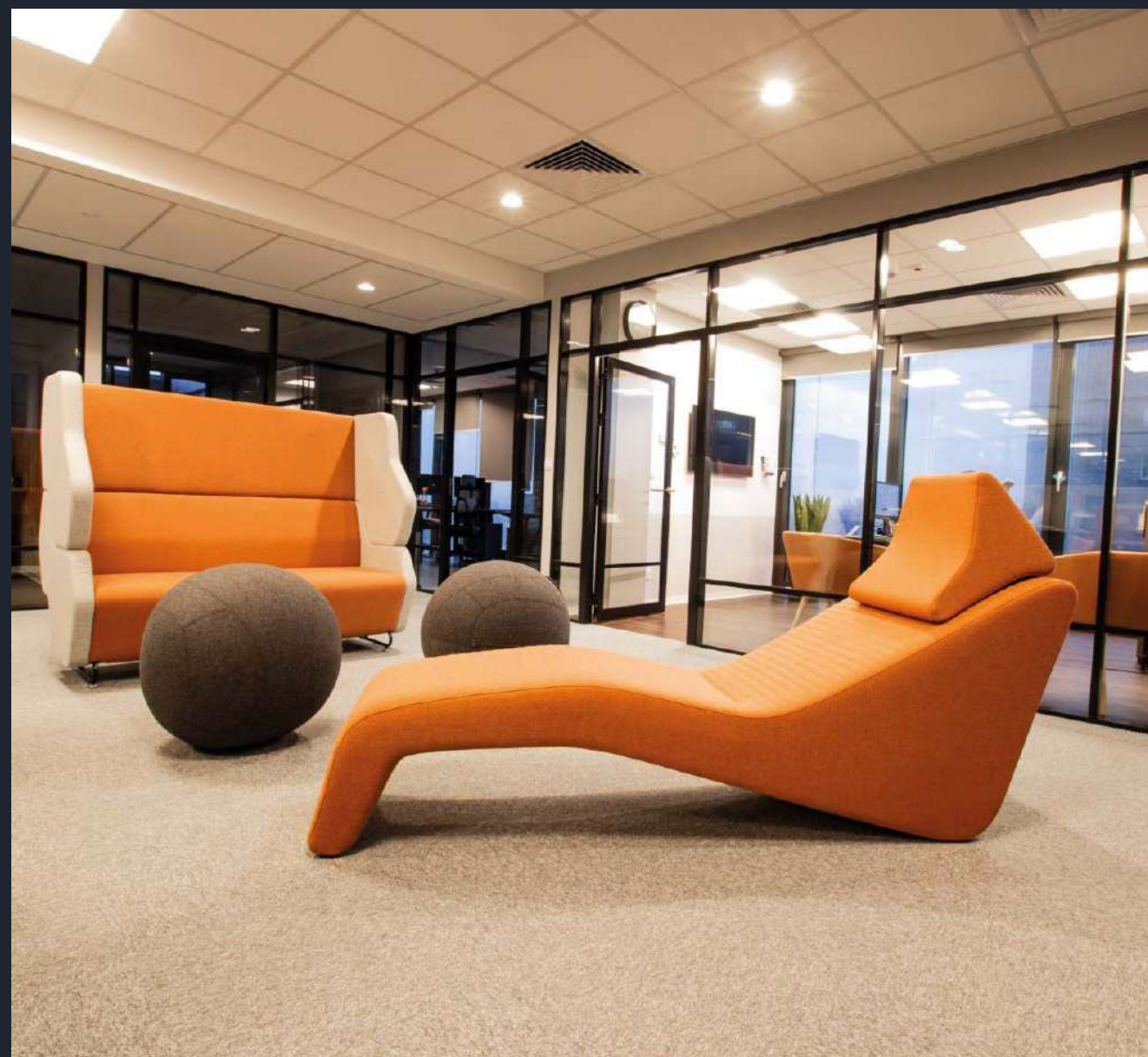
Offered rentable Space

- 1x RECEPTION
- 1x SOCIAL ROOM
- 2x OFFICE ROOM
- 5x MEETING ROOM
- 2x COPY POINT
- 1x SAFE BOX
- 1x ZEN / MOTHER'S ROOM
- 1x TECHNICAL ROOM
- 1x STORAGE ROOM
- 1x UTILITY ROOM
- 1x TERRACE





# Sample Fit-Outs







[Discover Cavatina Hall](#)

[Check out the Calendar](#)











## CAVATINA HALL

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 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 film, resulting in the creation of Cavatina Film Production in 2016. It is engaged in the production and promotion of independent cinema, with the aim of supporting outstanding projects across various areas of cinematography.





F | i | d | u | c | i | a  
FOUNDATION

## CAVATINA GROUP FIDUCIA FOUNDATION

The Fiducia Foundation, established with the support of the Cavatina Group, is dedicated to fostering equal access to education, culture, and the arts for people facing social exclusion. It runs charitable initiatives, interdisciplinary research and education programs, and supports young artistic talents through training, recordings, and performances.

**HOLISTIC**  
THINK TANK

## HOLISTIC THINK TANK

Holistic Think Tank, founded in 2021 with the support of the Cavatina Group, is a non-profit organization reimagining education. Its mission is to make schools spaces of self-discovery, dialogue, and cooperation, fostering agency, confidence, critical thinking, and social responsibility. In an age of AI and unlimited information, the organization emphasizes not only knowledge, but above all humanistic values.

 **HOLISTIC**

## HOLISTIC NEWS

Holistic News is a digital platform and quarterly magazine published by the Fiducia Foundation, initiated by the Cavatina Group. It explores people's place in the modern world through the lens of science, culture, education, and human values, offering thoughtful journalism guided by Truth and Goodness.





# PENSIERI DI CAVATINA TIMELESS TUSCANY, CRAFTED BY CAVATINA

Pensieri di Cavatina is a boutique hotel by Cavatina, set within a historic 17th-century estate near Siena. Surrounded by rolling vineyards and centuries-old olive groves, the estate produces its own organic wines and extra virgin olive oil, continuing the traditions of the Tuscan land.

With 14 elegant rooms and a culinary team that transforms fresh local ingredients into dishes where innovation meets heritage, the hotel offers an experience that captures the true spirit of Tuscany — refined, authentic, and deeply connected to place.





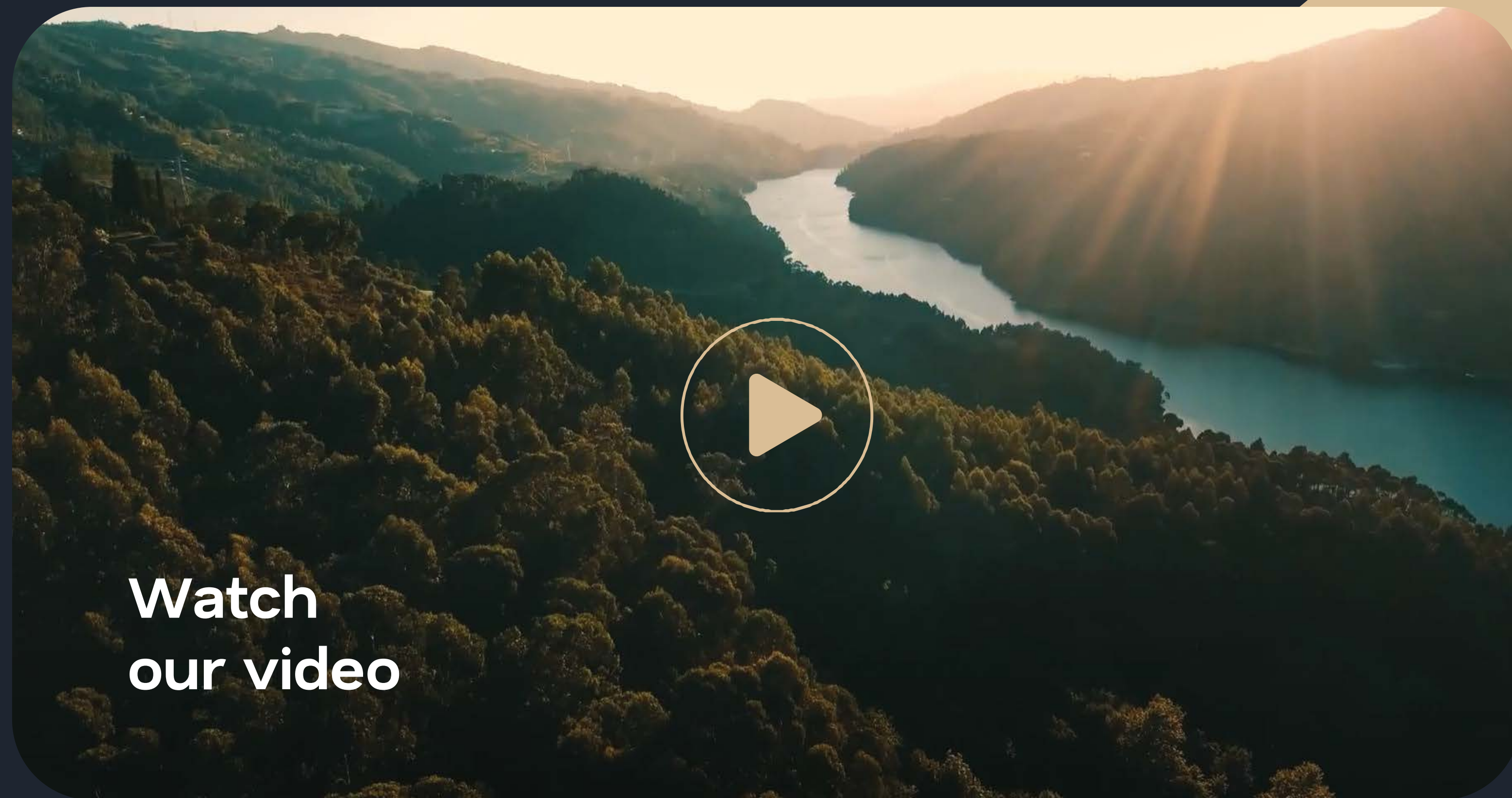


# ESG REPORT

## *Carvatina Group*

Full Report  
[click to learn more](#)





**Watch  
our video**



# Cavatina Sustainability

# 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.

**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.**





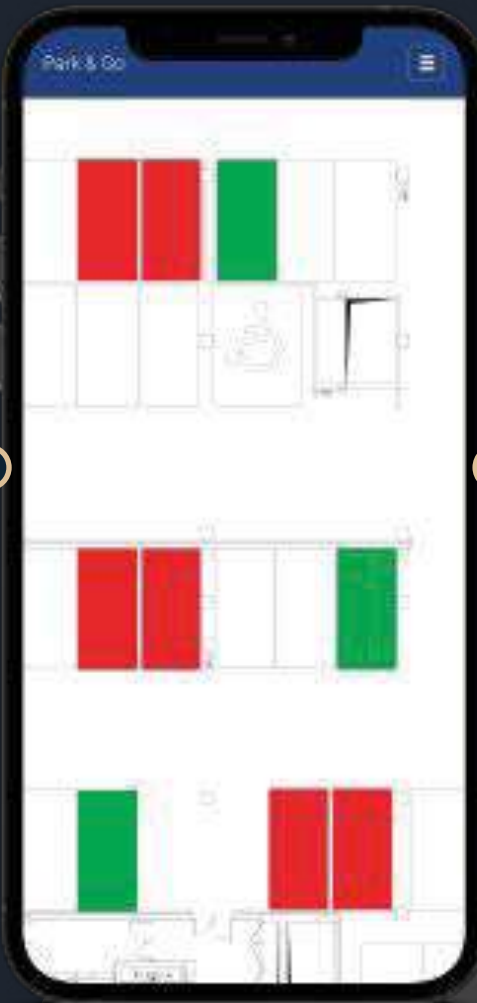
# Easily Managed

basic

Conference room bookings



Parking booking system



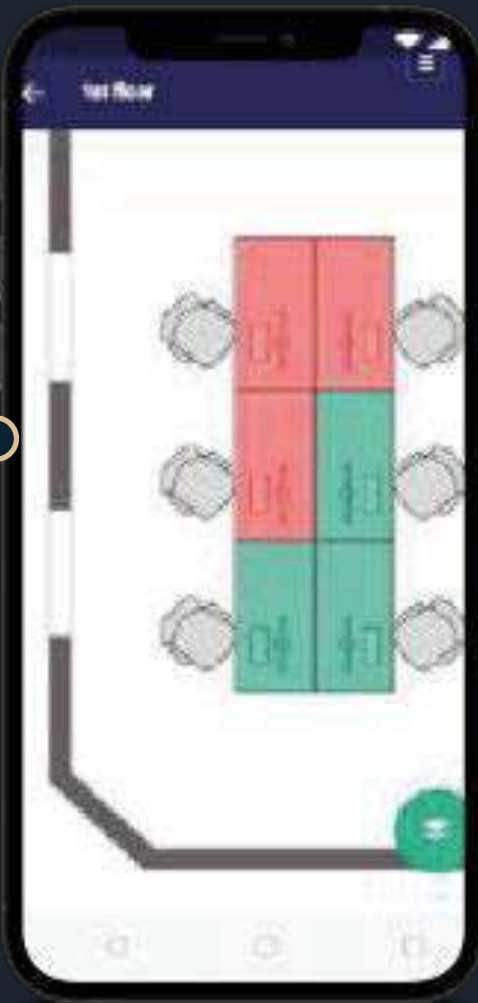
Mobile remote access



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 free  
*to contact*  
us

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