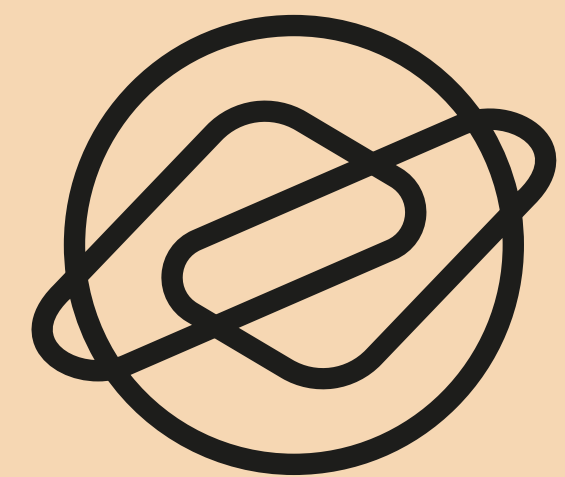
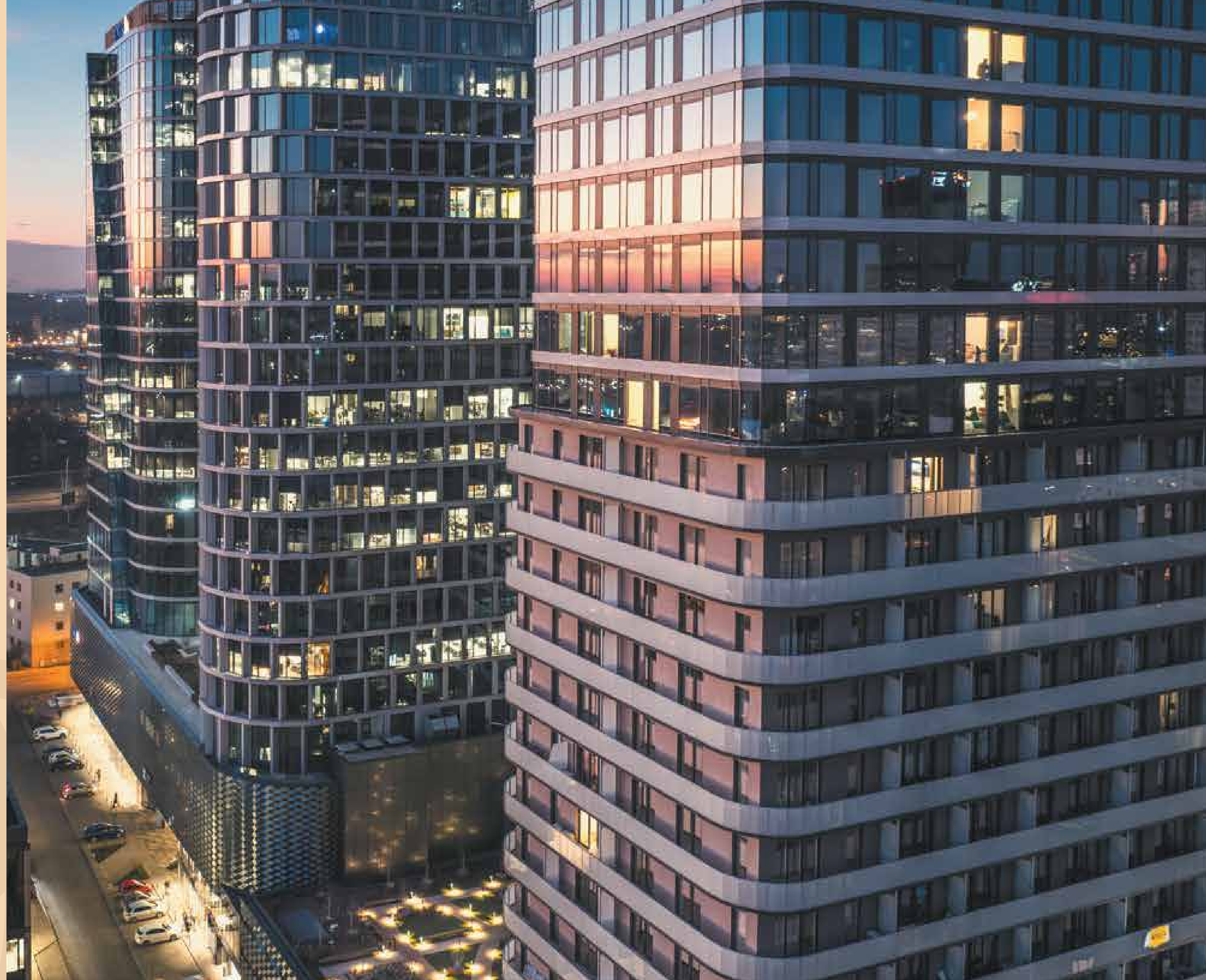




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Responding to local
aspirations with global
trends.

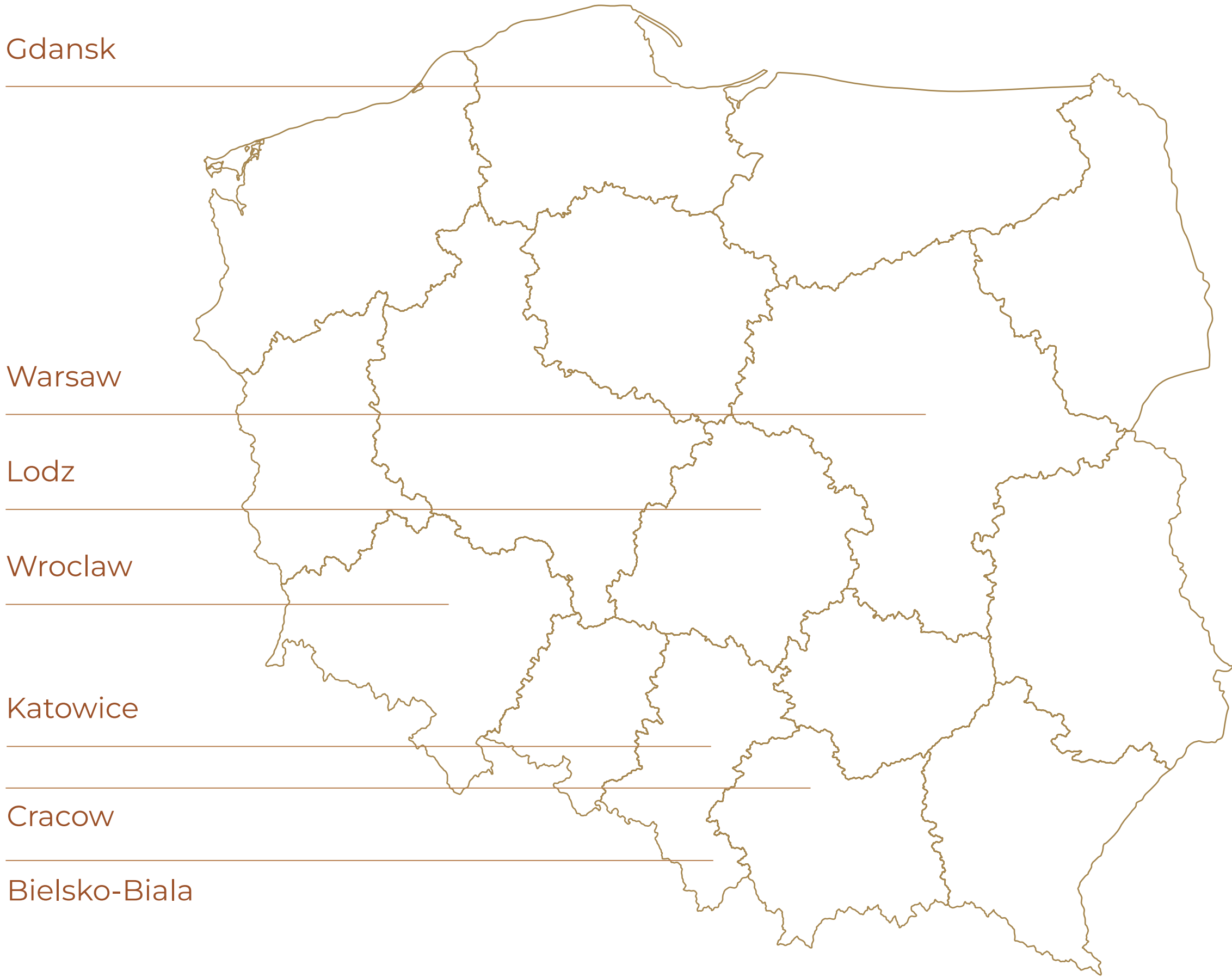
Designed and developed by:



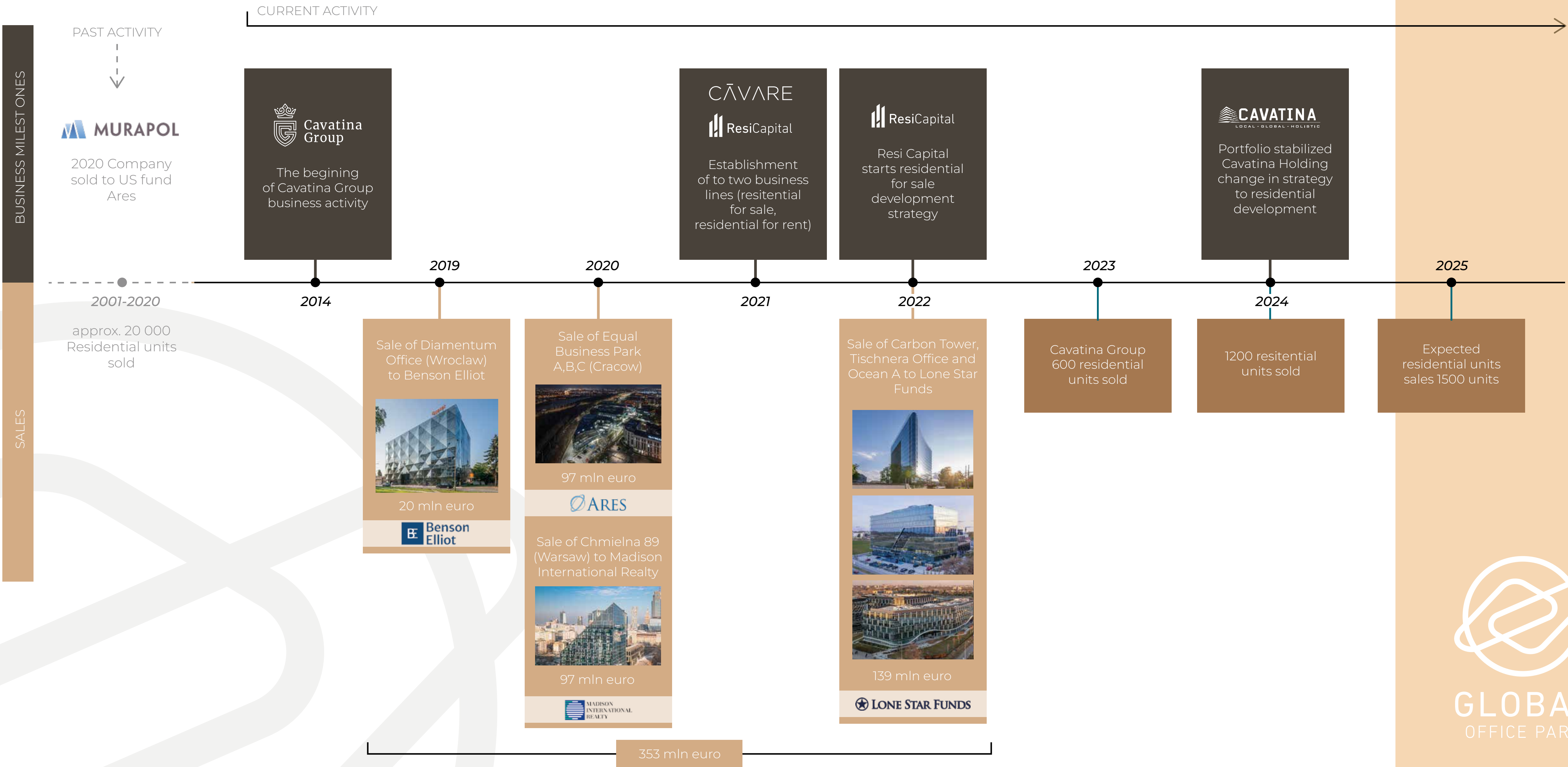
Leading polish developer operating on major real estate markets



1	2	3
Residential for sale & leased offices portfolio	Residential for sale	Residential for rent
 LOCAL • GLOBAL • HOLISTIC	 ResiCapital	CĀVARE
Public entity listed on  WARSAW STOCK EXCHANGE		
2 900 residential for sale	3 950 units residential for sale	2700 units residential for rent
150 000m² offices (sold)		
200 000m² leased offices portfolio		



Our history and track record of successful rapid growth



Competences are our advantage

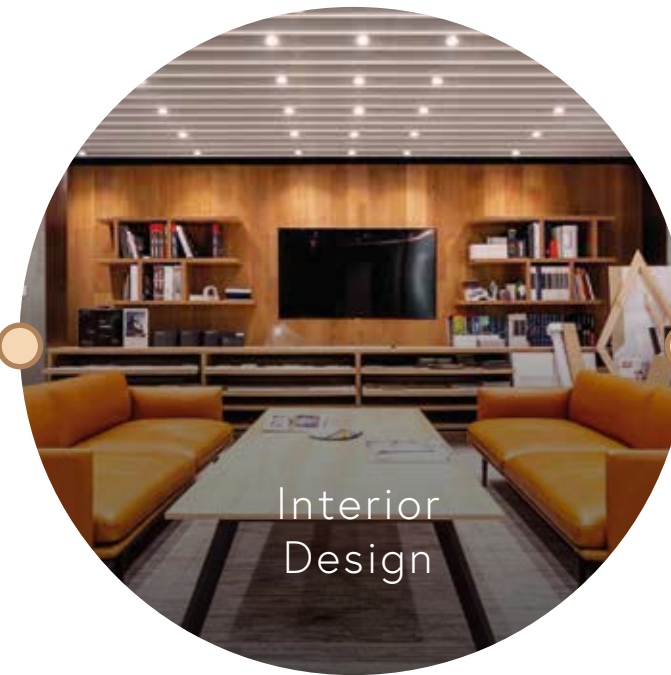
We manage the entire investment process in-house – from land acquisition, through design and construction, to sales, management and promotion. This gives us full control, consistency and a unique competitive advantage at every stage.



Land
Acquisition



Architectural
Design



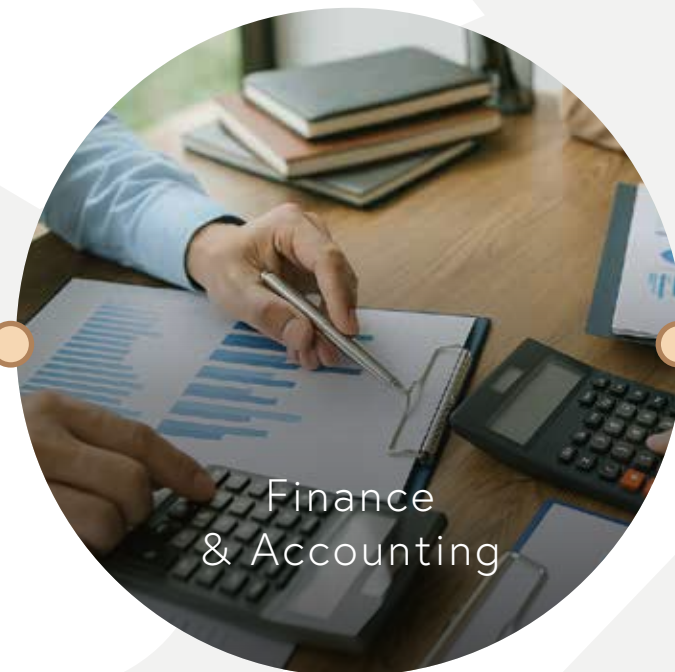
Interior
Design



Sales
& Commercialisation



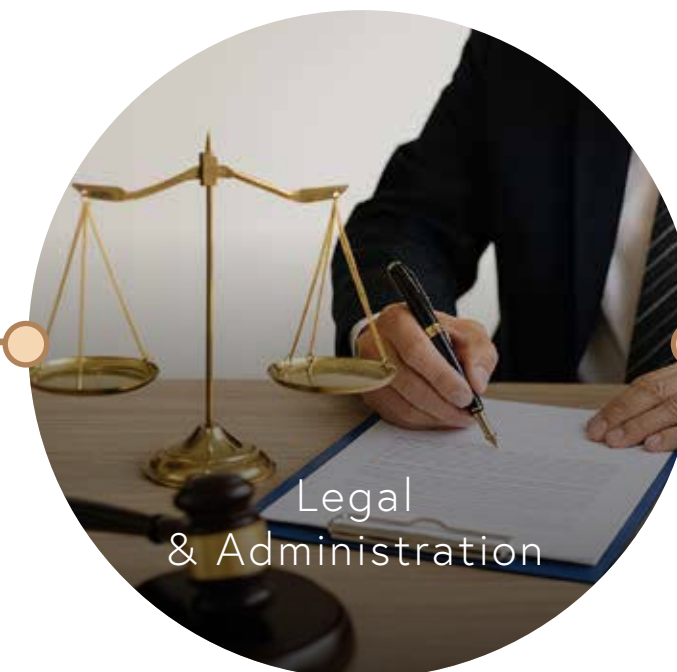
Construction
& Fit-Out



Finance
& Accounting



Ownership
management



Legal
& Administration

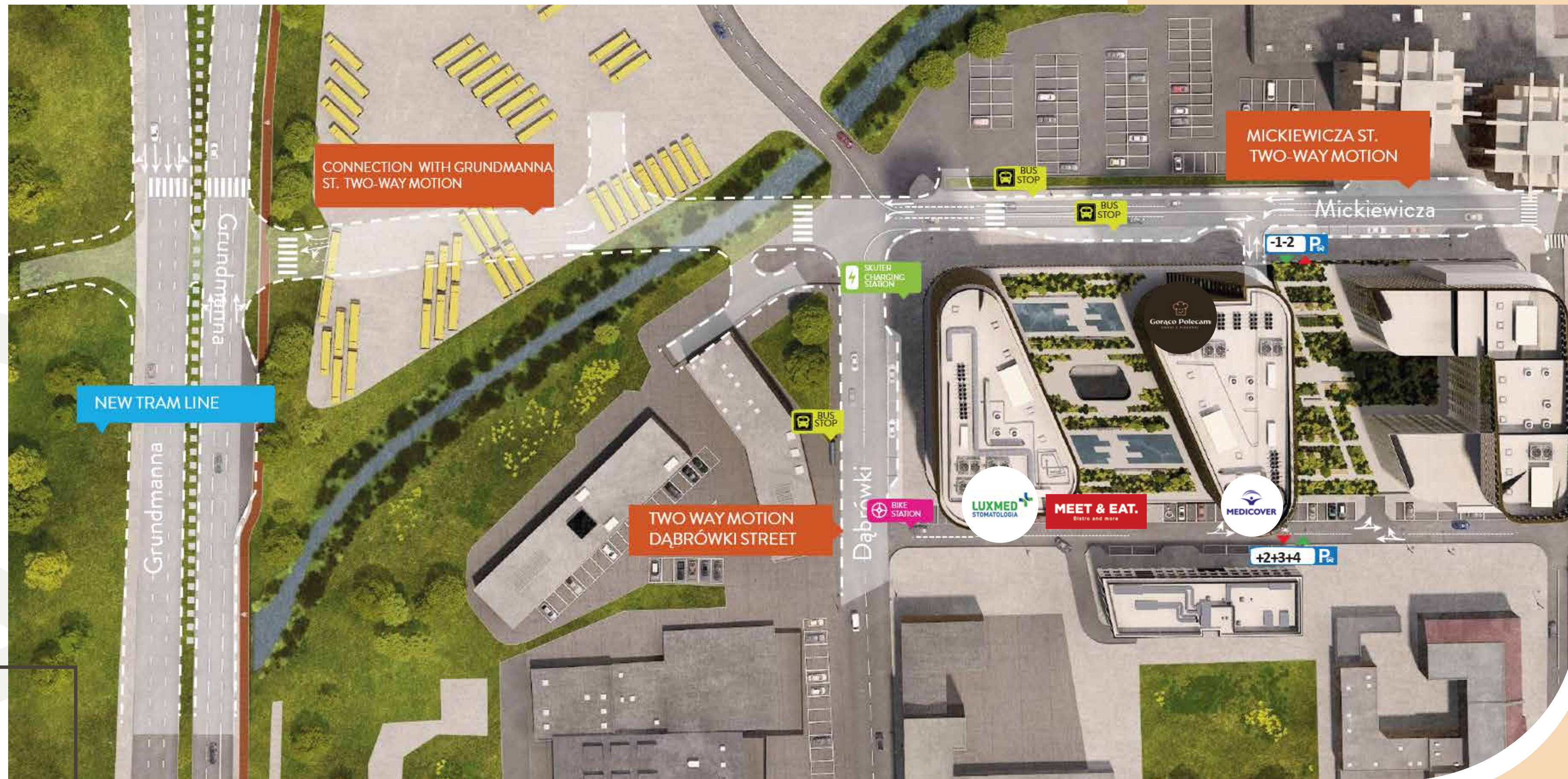


Marketing, Branding
& Public Relations



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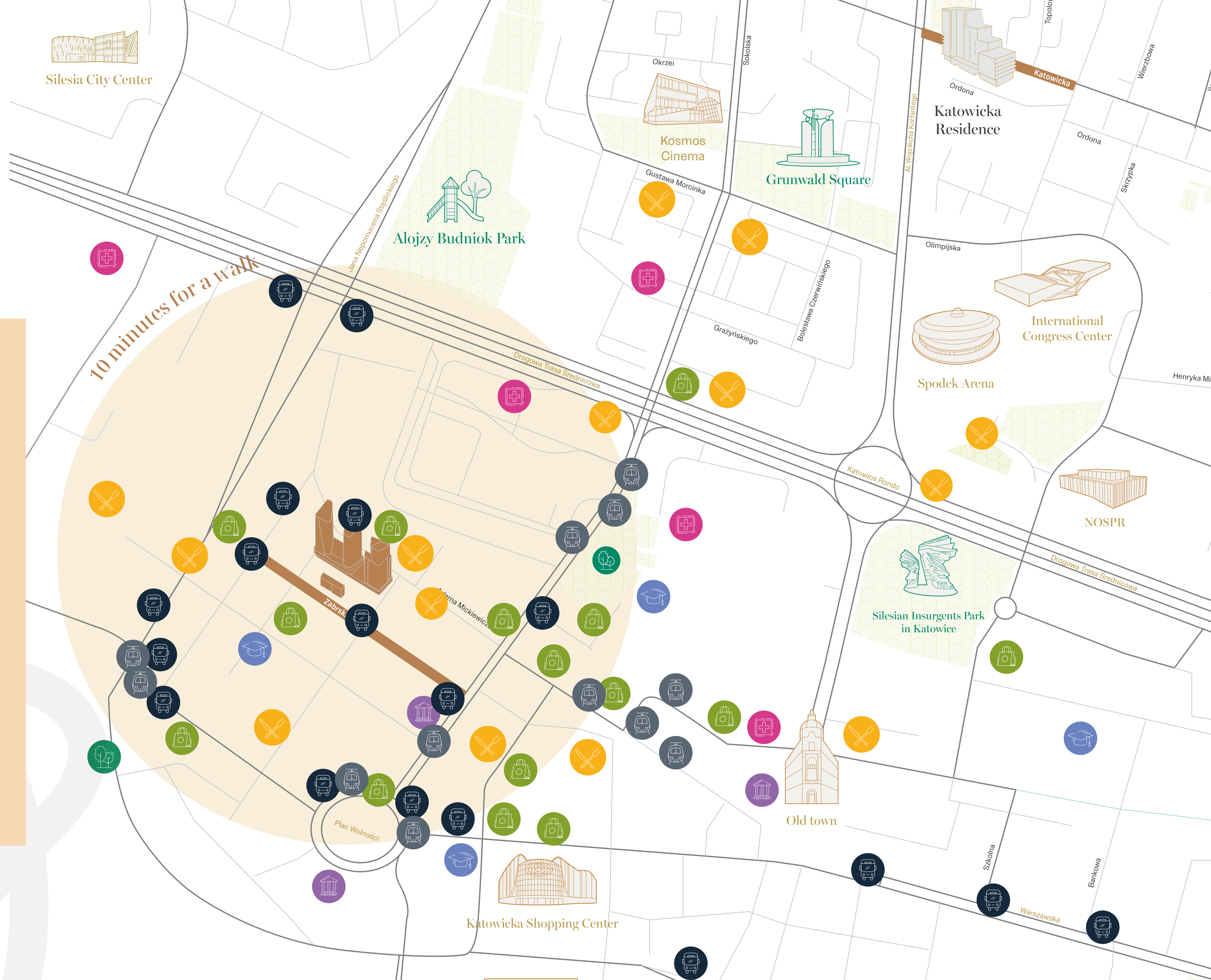
Accessibility improvements



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Easy access to amenities

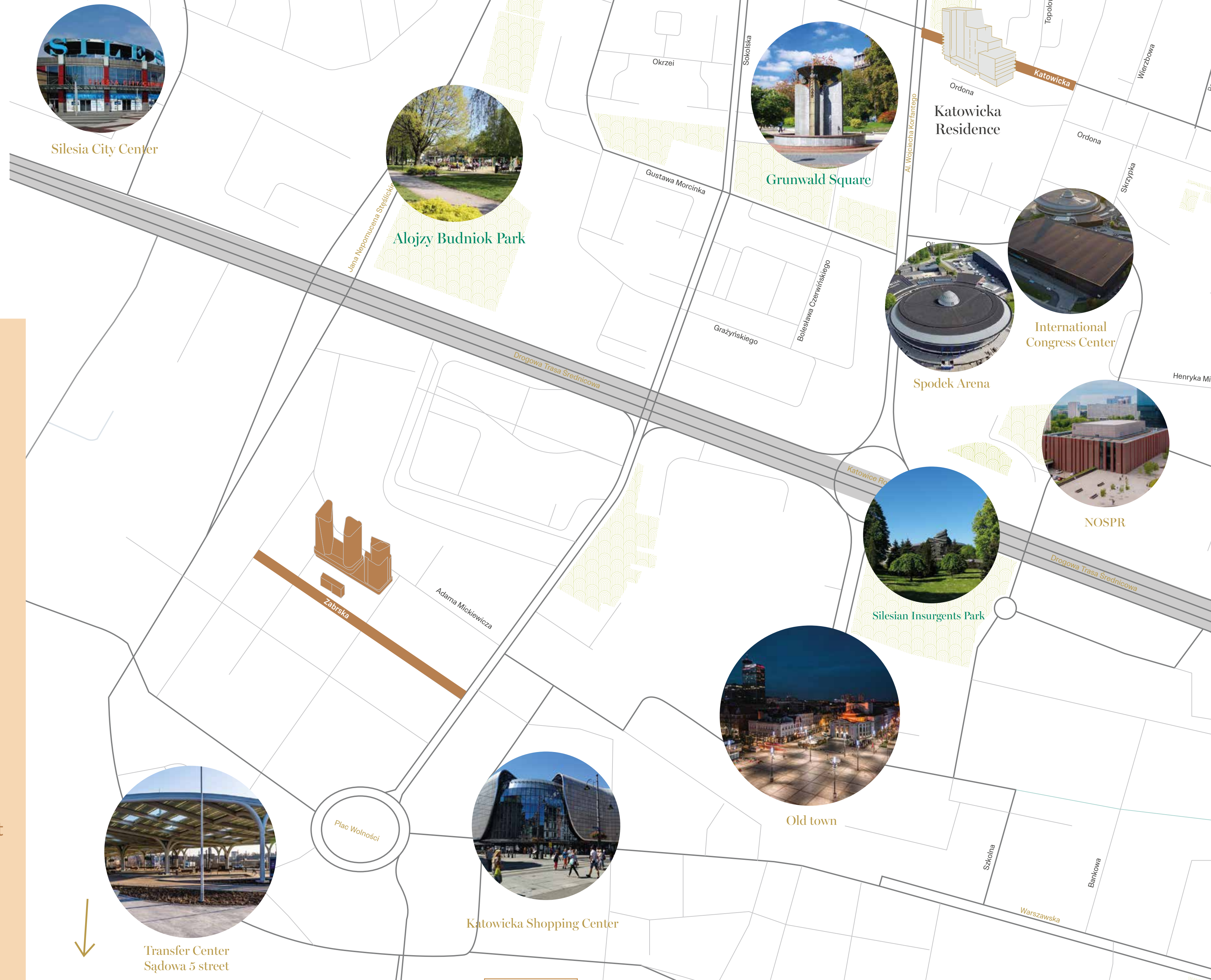
-  Restaurant
-  Grocery store
-  Pharmacy
-  University / School
-  Museum
-  Park
-  Bus station
-  Train station



Easy access to the building

Distances

650 m	Katowicka Shopping Center
750 m	Old town
1,1 km	Silesian Insurgents Park
1,4 km	NOSPR
1,3 km	Spodek Arena
1,3 km	International Congress Center
1,5 km	Grunwald Square
1,2 km	Alojzy Budniok Park
2 km	Silesia City Center
12 km	Transfer center - Sądowa 5 street





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Available amenitites

The perfect mix of retail spaces will offer the everyday essentials, bringing comfort & convenience to a new level.



Canteen



Coffee shop



ATM



Parcel lockers



Chillout zone



Medical center



Gravity Point



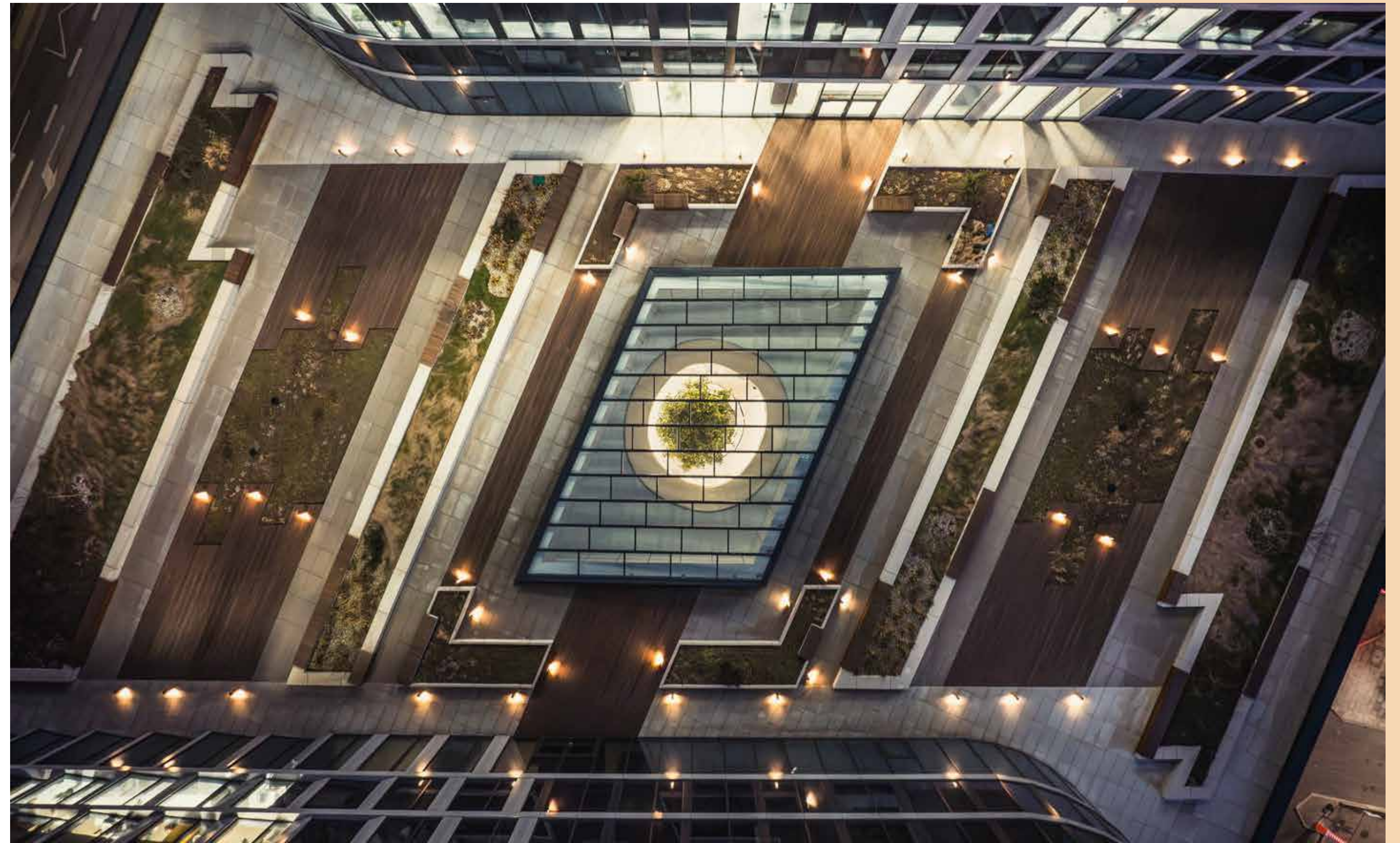
Dentist



City bike station



Terrace



Key tenants



concentrix™

PLAY

LIPTON
Teas and Infusions



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Project details & standard

GLA commercial space
(building A1+A2+C):

59 383 m²

Parking
space

910

Storeys:
(each tower)

25

Add on factor:

5.28%

PUM residential
space:

25 764 m²

Number of flats

663

Green areas
and patios:

2 260 m²

Elevators
in each tower:

11



Spacious lobby & reception



CCTV



Clear height: 2.90 m



Tilt windows



50 above ground parking spaces



24 h security



Raised floors & suspended ceilings



Smoke detectors



910 parking spaces



BMS



Floor boxes



Blinds



Bicycle parking spaces



Fibre optic cables



Eye-friendly lighting



Carpeting



Lockers and showers for cyclists



GSM signal amplification



Structured cabling



Energy-efficient air-conditioning
and ventilation system



Access control system



Emergency power supply



Sprinkler system



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Functional Scheme



A2

27 791 m² GLA

A1

27 568 m² GLA

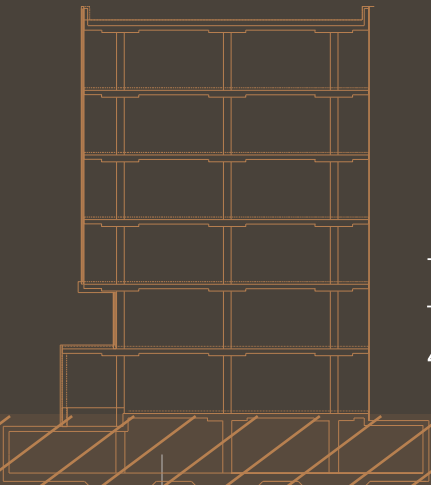
59 383 m²
total office GLA

2 260 m²
total terraces

5,28%
add-on factor

910
total parking spaces

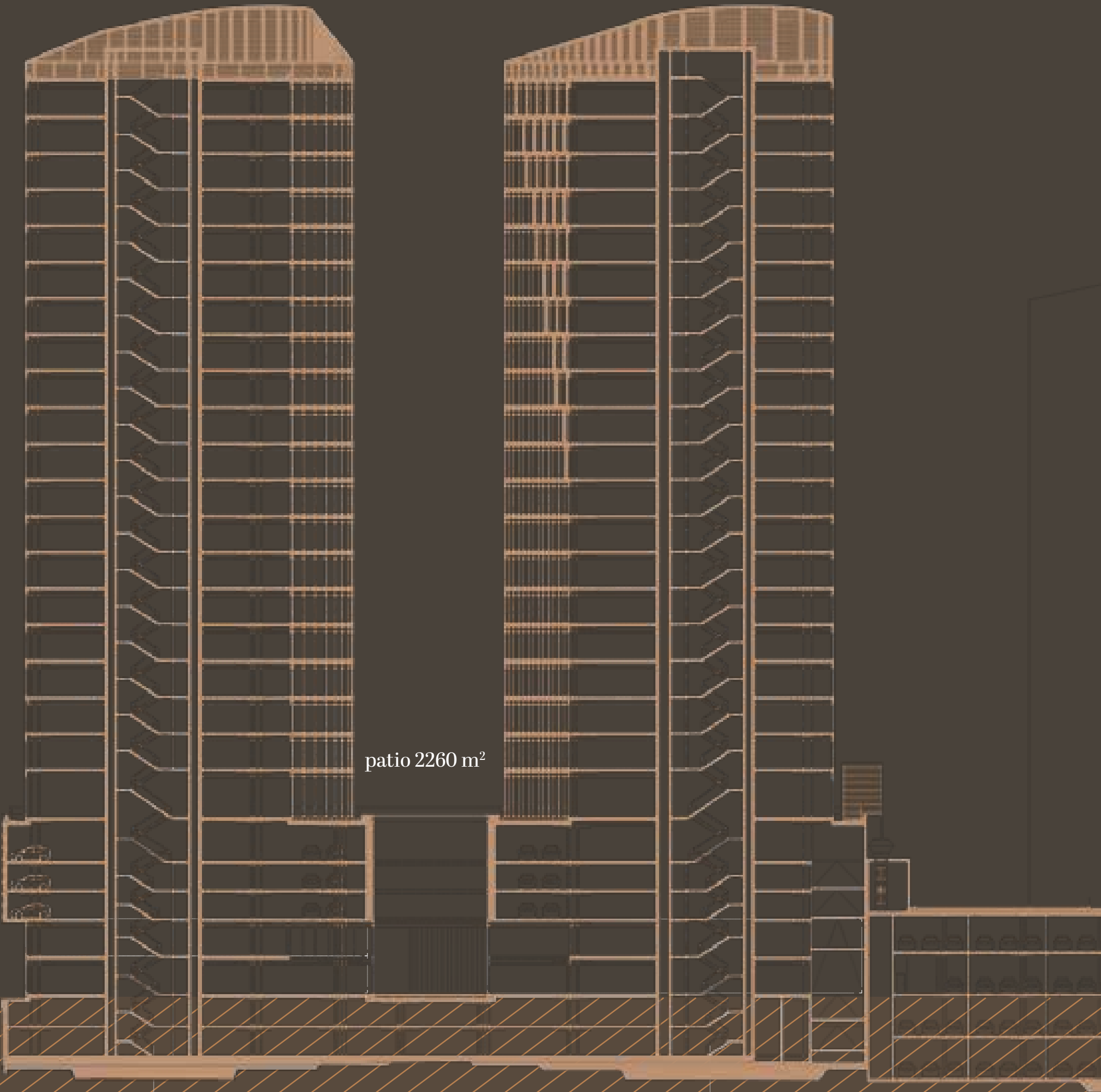
C



parking
41 parking spaces

2 elevators

parking



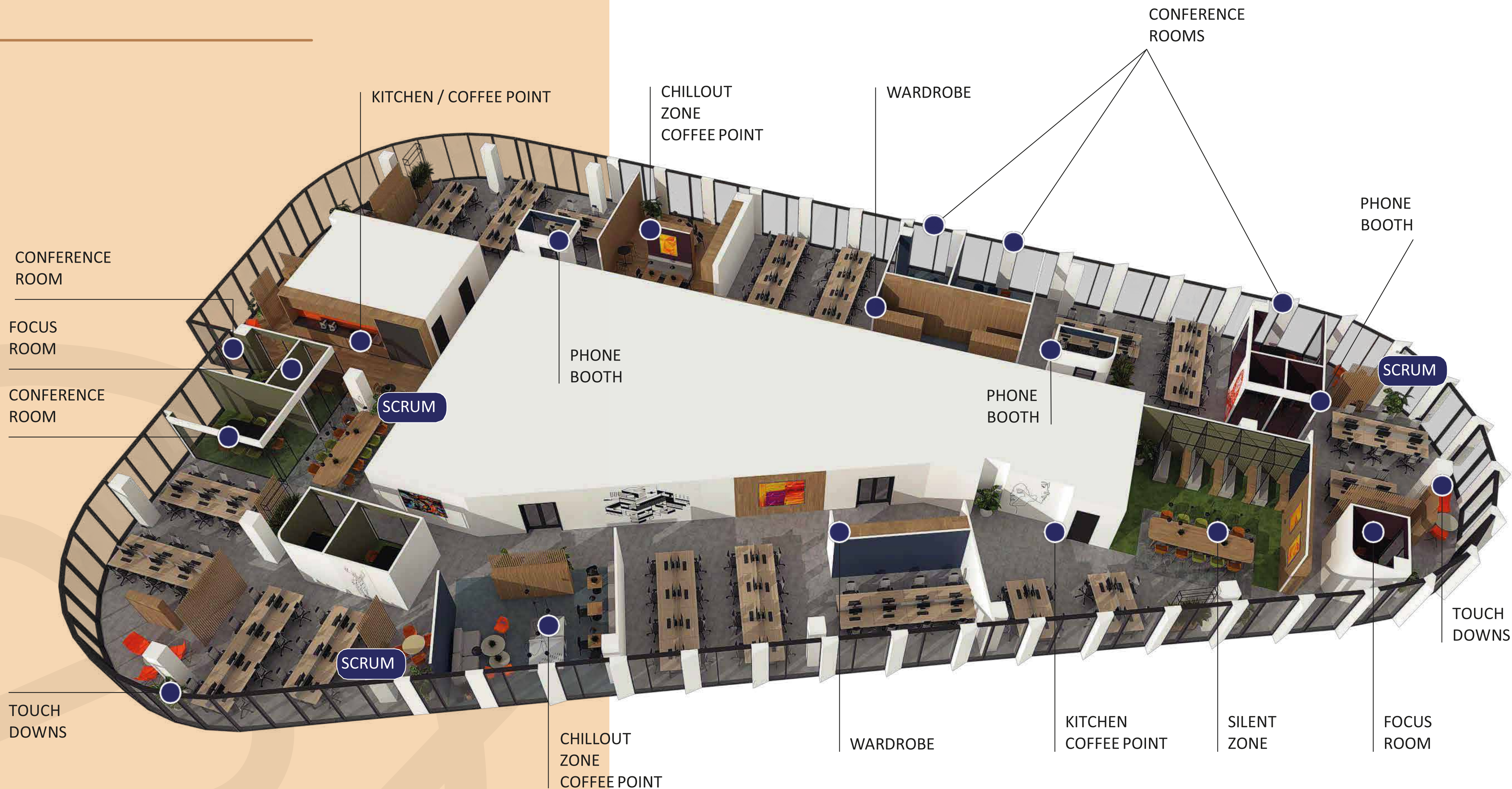
11 elevators

11 elevators

Offices interior views & plans

Axonometric view

Exemplary space plans
Floor +15



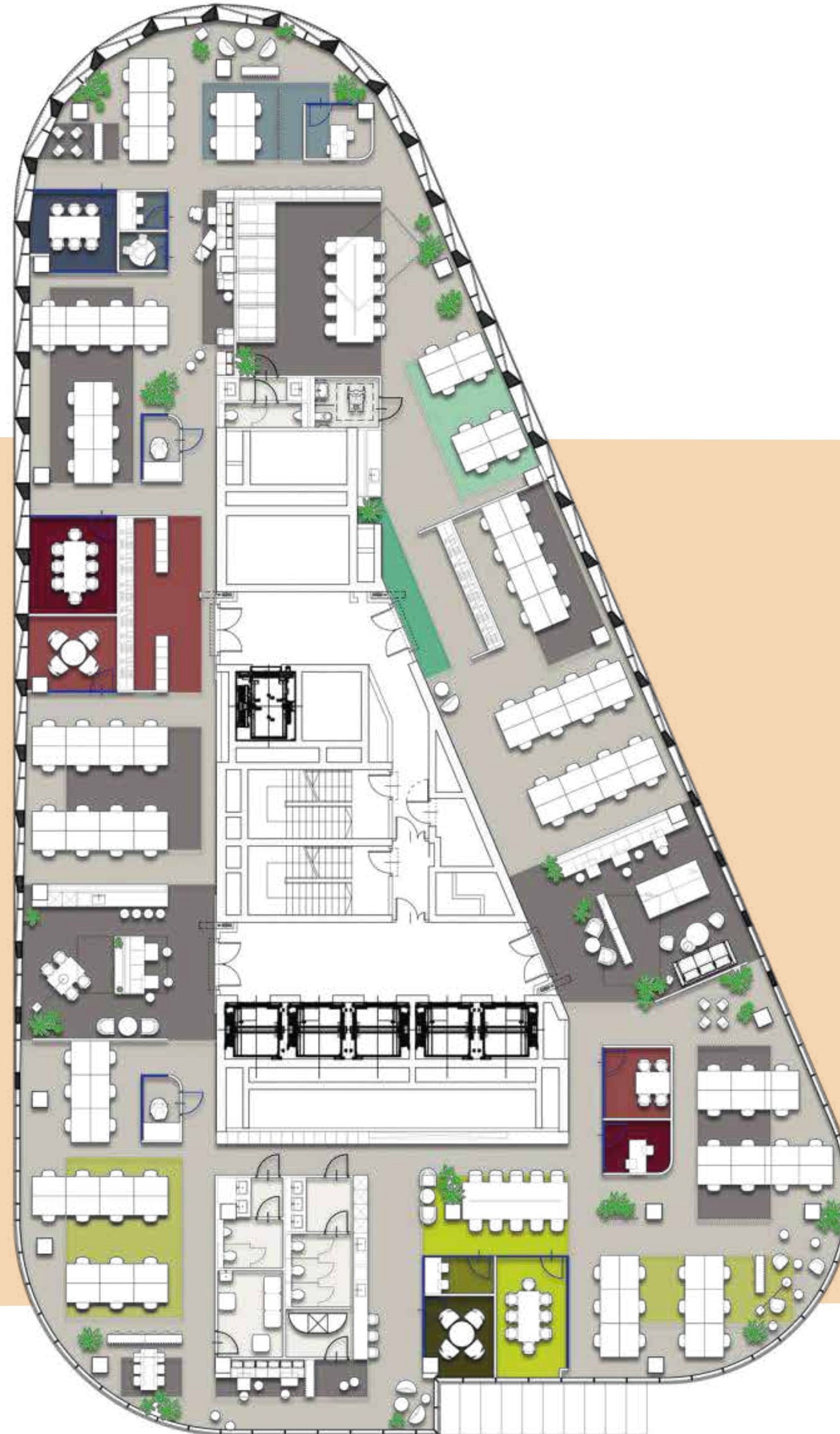
Offices interior views & plans

Space plan



Exemplary space plans Floor +15

- 2 Chillouts
- 6 Conference rooms
- 2 Kitchens
- 1 Coffee Point
- 1 Quiet Zone
- 4 Focus Rooms
- 3 Phone Booths
- 8 Open Soft seatings
- 1 Rack room
- 1 Utility room
- 1 Mother room



Net area
of the premises

1 225,19 m²

Gross area
of the premises

1 289,98 m²

118

Workstations

10,3

Sg m / Person Intensity

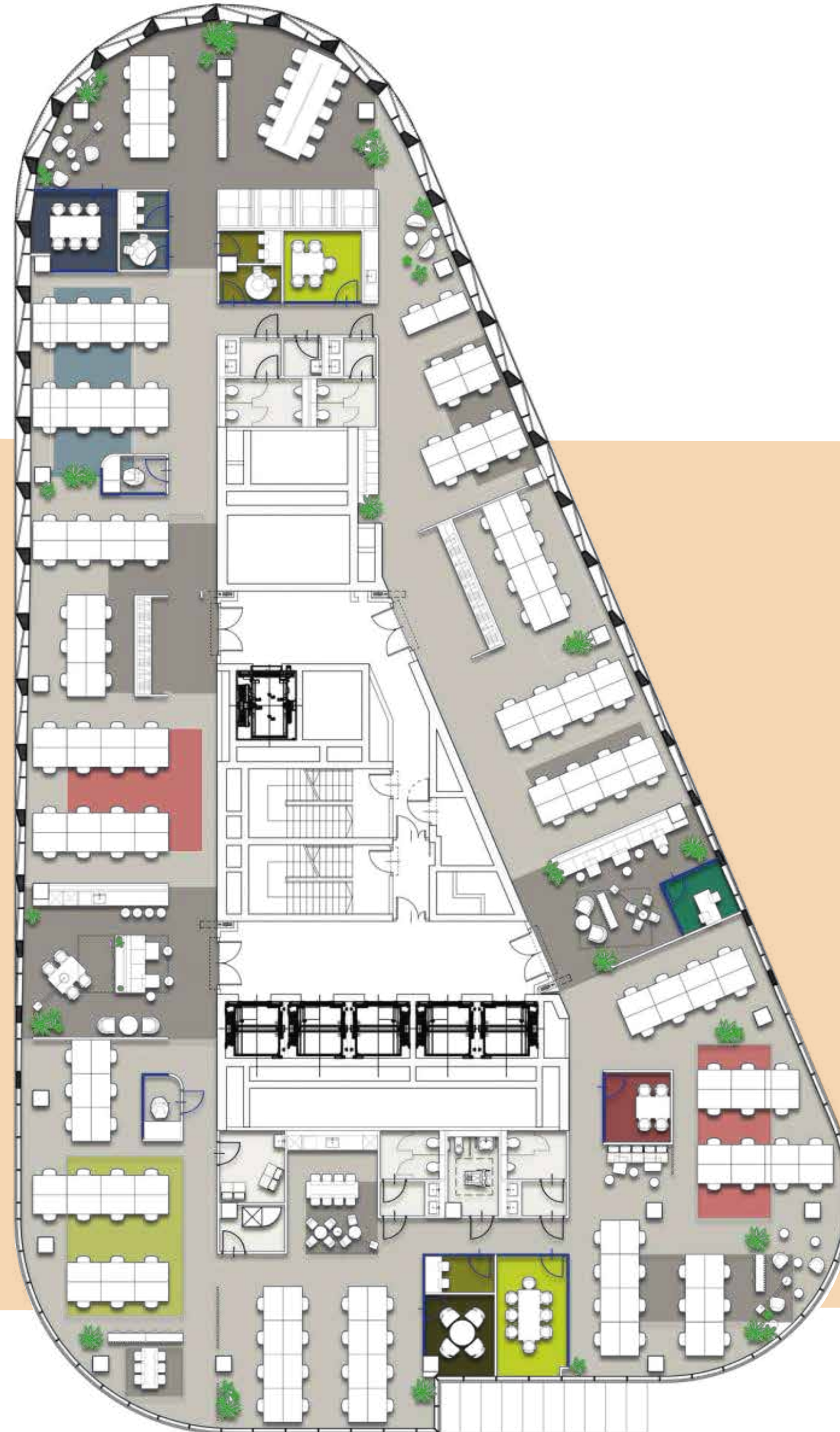
Offices interior views & plans

Space plan



Exemplary space plans Floor +15

- 2 Chillouts
- 4 Conference rooms
- 2 Kitchens
- 1 Coffee Point
- 1 Quiet Zone
- 4 Focus Rooms
- 4 Phone Booths
- 7 Open Soft seatings
- 1 Rack room
- 1 Utility room
- 1 Mother room



Net area
of the premises

1 225,19 m²

Gross area
of the premises

1 289,98 m²

160

Workstations

7,6

Sg m / Person Intensity

Offices interior views & plans

Axonometric view

Exemplary space plans
Floor +17



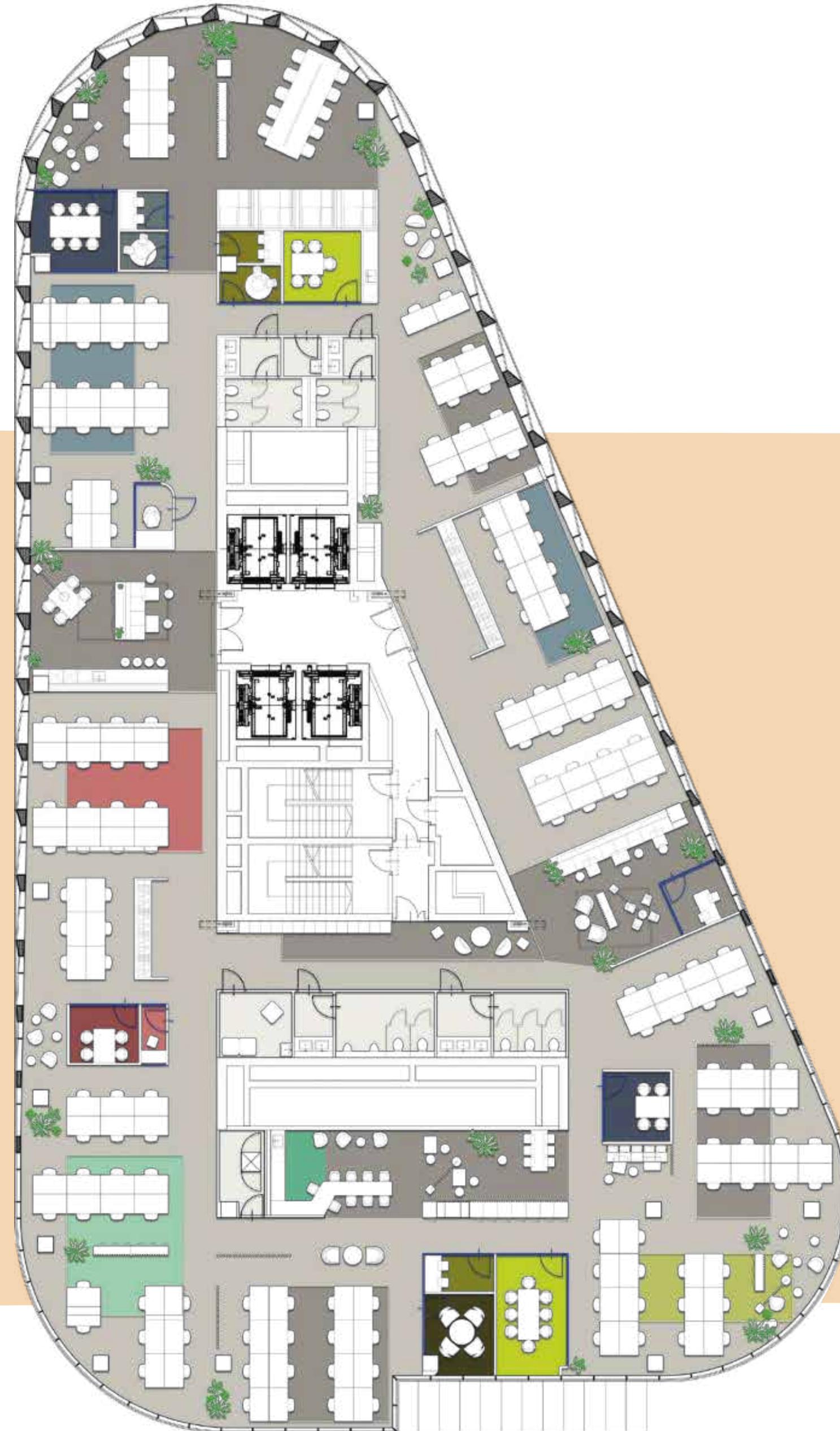
Offices interior views & plans

Space plan



Exemplary space plans Floor +17

- 2 Chillouts
- 6 Conference rooms
- 2 Kitchens
- 1 Coffee Point
- 1 Quiet Zone
- 4 Focus Rooms
- 4 Phone Booths
- 7 Open Soft seatings
- 1 Rack room
- 1 Utility room
- 1 Mother room



Net area
of the premises

1 268,19 m²

Gross area
of the premises

1 335,06 m²

132

Workstations

9,45

Sg m / Person Intensity





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Cavatina Sustainability

BREEAM® OUTSTANDING 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.

**watch
our
video**



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 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.

F i d u c i a

FOUNDATION

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 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.

Feel free to contact us!



Sylwia Wasilewska
Leasing and Property
Management Director

tel. + 48 536 177 097
sylwia.wasilewska@cavatina.pl