



Grundmanna

office park

Leading polish developer operating on major real estate markets



| 1 | 2 | 3 |
|---|---|--|
| Residential for sale & leased offices portfolio | Residential for sale | Residential for rent |
|  |  |  |
| 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 | | |

Gdansk

Warsaw

Lodz

Wroclaw

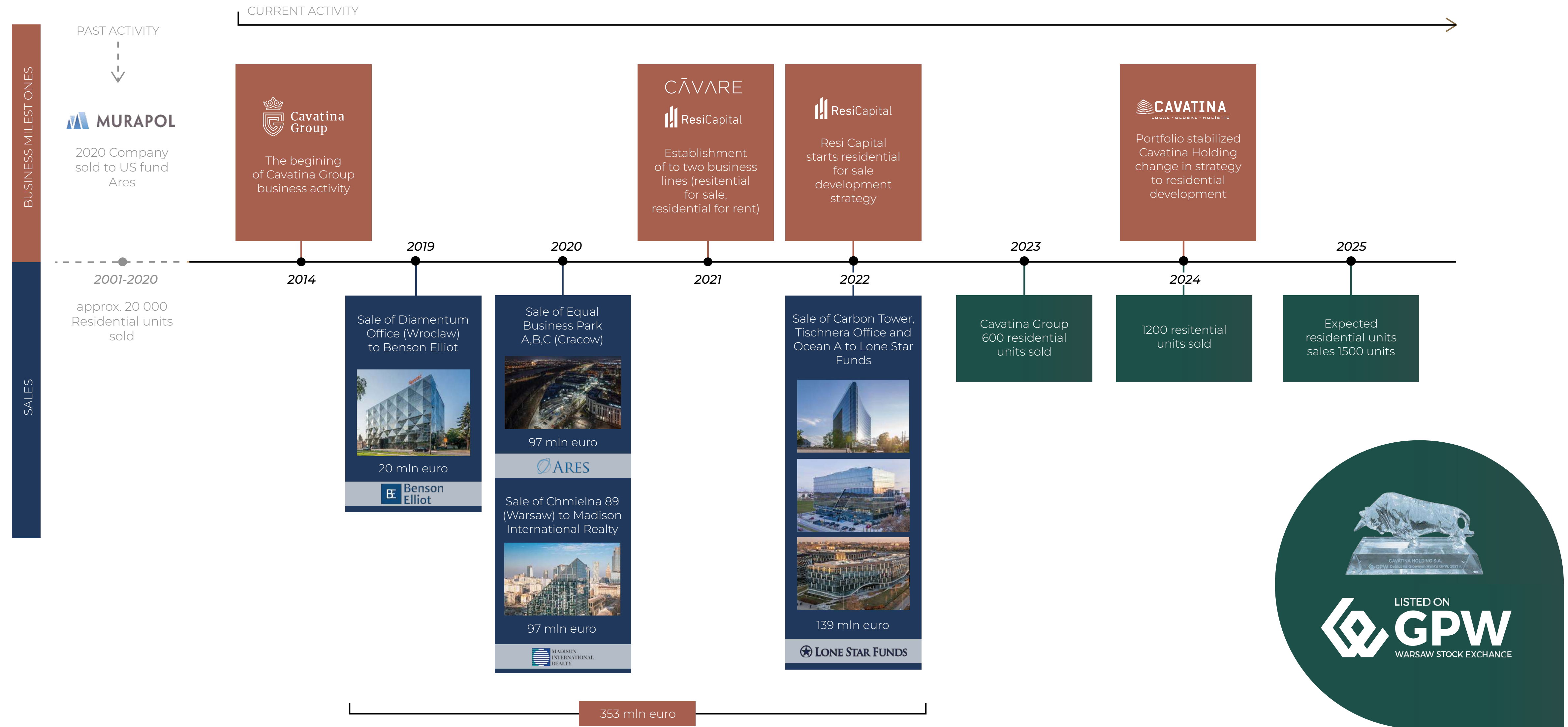
Katowice

Cracow

Bielsko-Biala



Our history and track record of successful rapid growth



Competences are our advantage

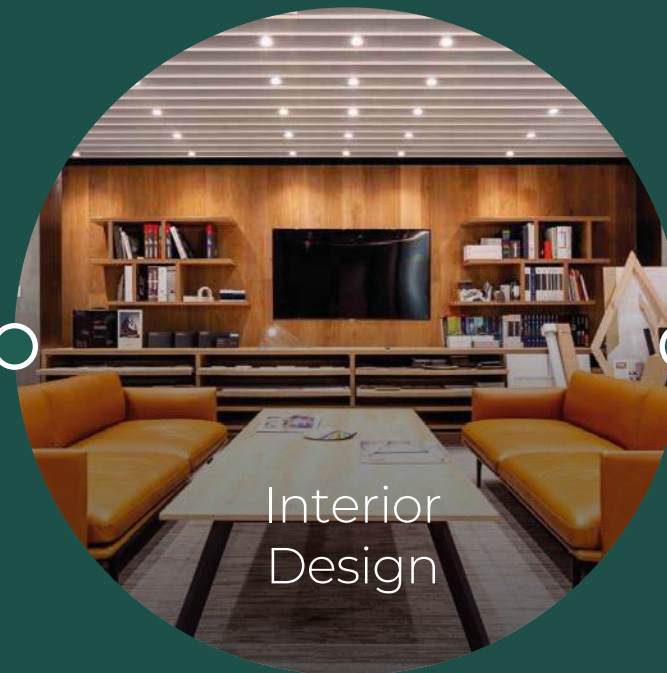
We manage the entire investment process in-house – from land acquisition, through design and construction, to sales, management and promotion. This gives us full control, consistency and a unique competitive advantage at every stage.



Land
Acquisition



Architectural
Design



Interior
Design



Sales
& Commercialisation



Construction
& Fit-Out



Finance
& Accounting



Ownership
management



Legal
& Administration



Marketing, Branding
& Public Relations

discover

green Katowice

Katowice is one of the fastest transforming cities in Poland. This once industrial mining city became an example of green, sustainable development in the past years, unleashing the potential for its residents and outside investors.



the potential of

Katowice

No. 1

in the Forbes Ranking for the most ecological city in Poland (2018-2019)

No. 2

In the „Electromobility Cities Ranking” by Polityka Insight & Electric Vehicles Promotion Foundation

No. 5

Top 10 Large european cities of the future 2022/23 –FDI Strategy prepared by fDi Intelligenc

36,800

number of employees of BPO, SSC/ GBS, IT, and R&D centers (2024)

92,313

students in 20 universities + 6 branches in Metropolis (2024)

13%

share of Katowice in 2.2. million GZM population

a convenient location
















Distances on foot (min):

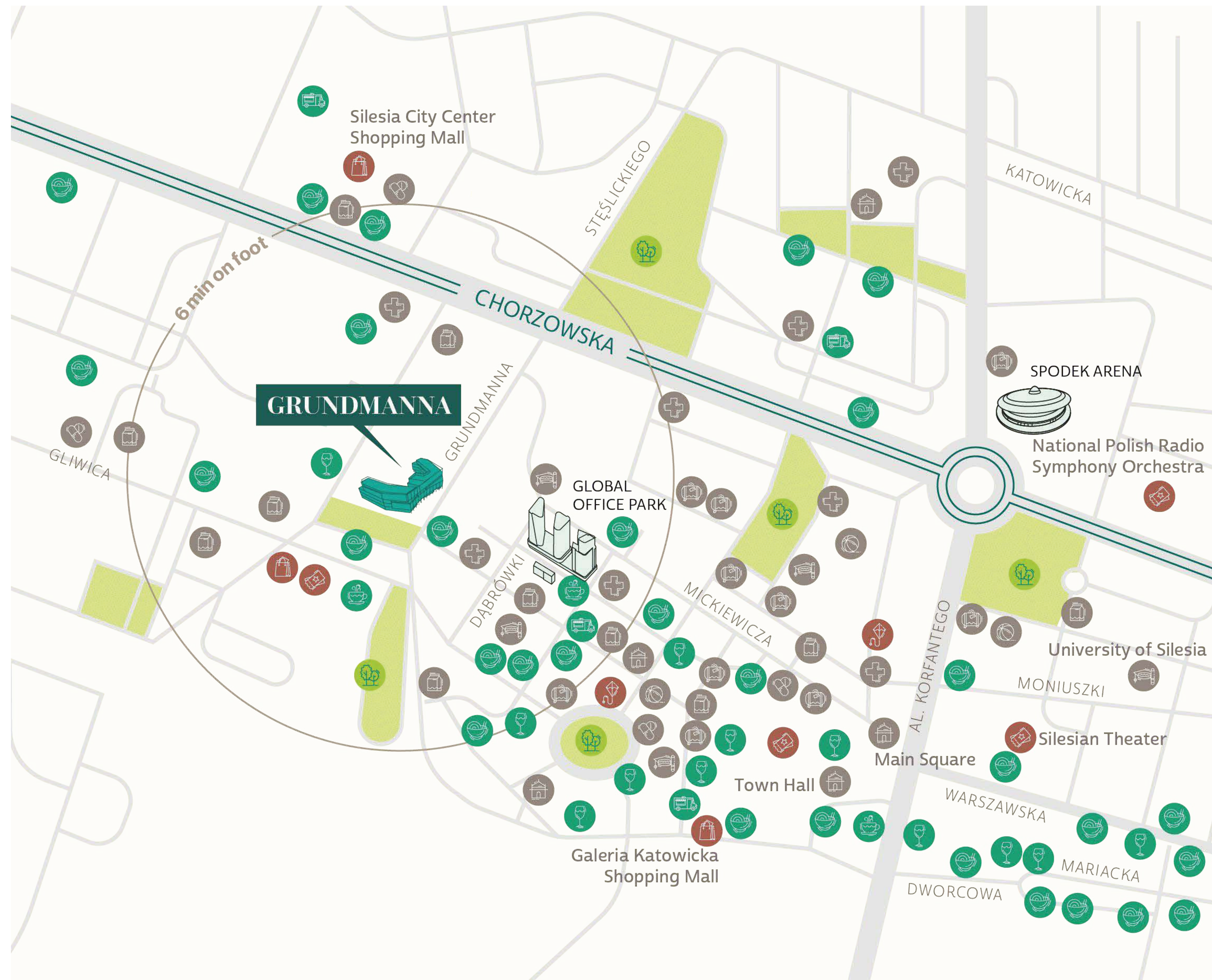
- 2 ● PKM Bus Station
- 5 ● PKS Multicity Bus Station
Supersam Shopping Mall
- 10 ● Main Square / Old Town
Main Railway Station
Galeria Katowicka Shopping Mall
Katowice Town Hall
- 15 ● Spodek Arena
Mariacka St.
- 20+ ● Silesia City Center Shopping Mall
Katowice ZOO



diverse & engaging

neighbourhood

-  Cafe
-  Restaurant
-  Club / Pub
-  Food truck / Street food
-  Theatre / Cinema
-  Museum / Culture venues
-  Shopping center
-  Grocery store
-  University / School
-  National Institution
-  Pharmacy
-  Medical center
-  Fitness club
-  Hotel
-  Park



easy

access

A4 and A1 Highway (9 min by car)





1h 00 min – Kraków
2 h 00 min – Wrocław
3 h 30 min – Warsaw
4 h 20 min – Poznań
5 h 00 min – Tricity

Katowice Airport (31 min by car)

1h 30 min – Frankfurt
2 h 30 min – London
3 h 30 min – Brussels
3 h 45 min – Berlin
3 h 50 min – Paris




Main Railway Station (11 min by tram)

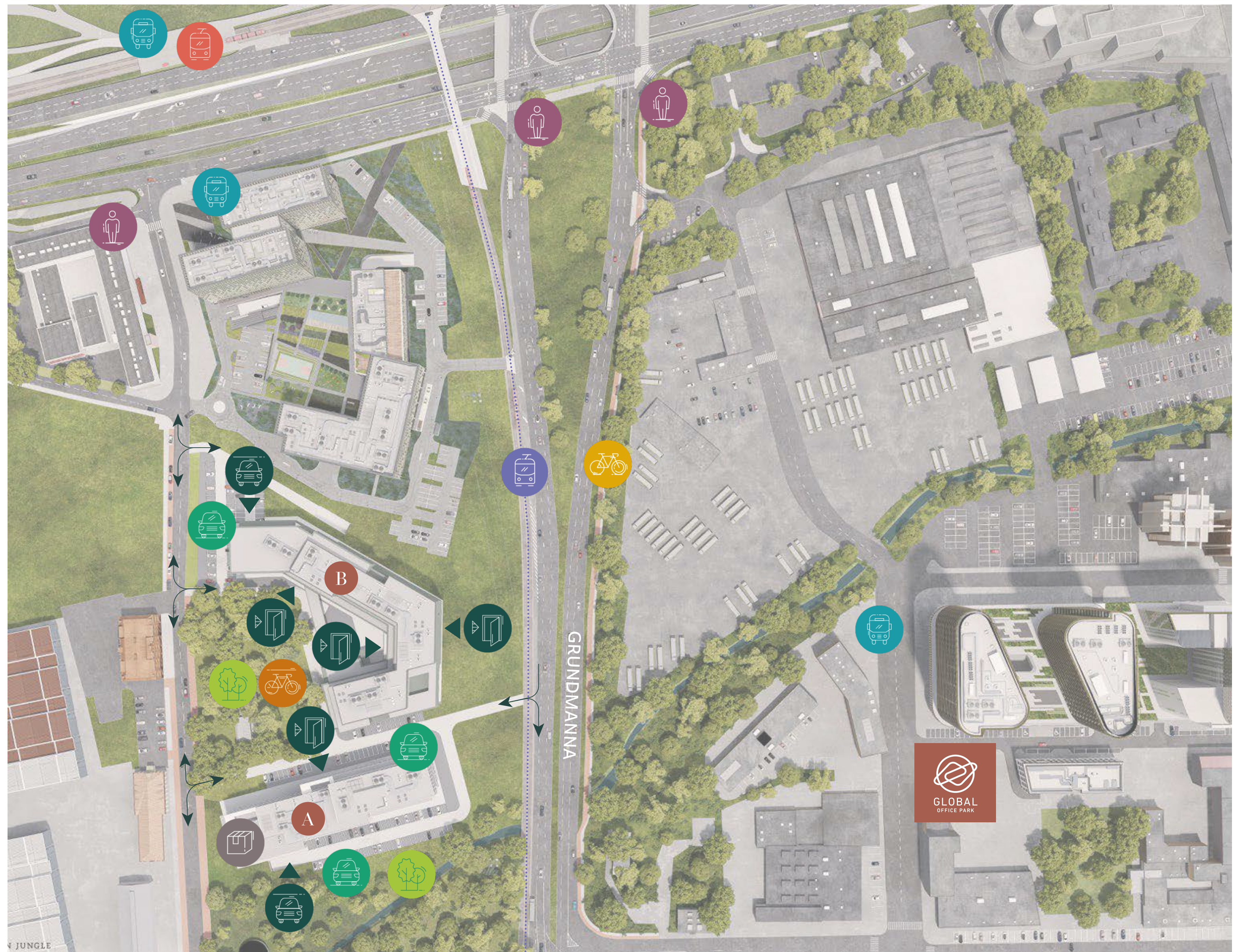
2 h 00 min – Kraków
2 h 00 min – Wrocław
2 h 30 min – Warsaw
4 h 30 min – Poznań
5 h 00 min – Tricity

-  Tram stop
-  Tramway
-  Bus stop
-  Parking



site plan

-  Traffic flow
-  Entrances
-  Underground parking
-  Visitor parking
-  Courier loading zone
-  Bicycle parking
-  Bicycle path
-  Bus stop
-  Tram stop
-  Tram line under construction 2021/2022
-  Pedestrian crossing
-  Patio / green areas



specifications

building A

20,826 m²

total office GLA

565 m²

total service area

5,28 %

add-on factor

438

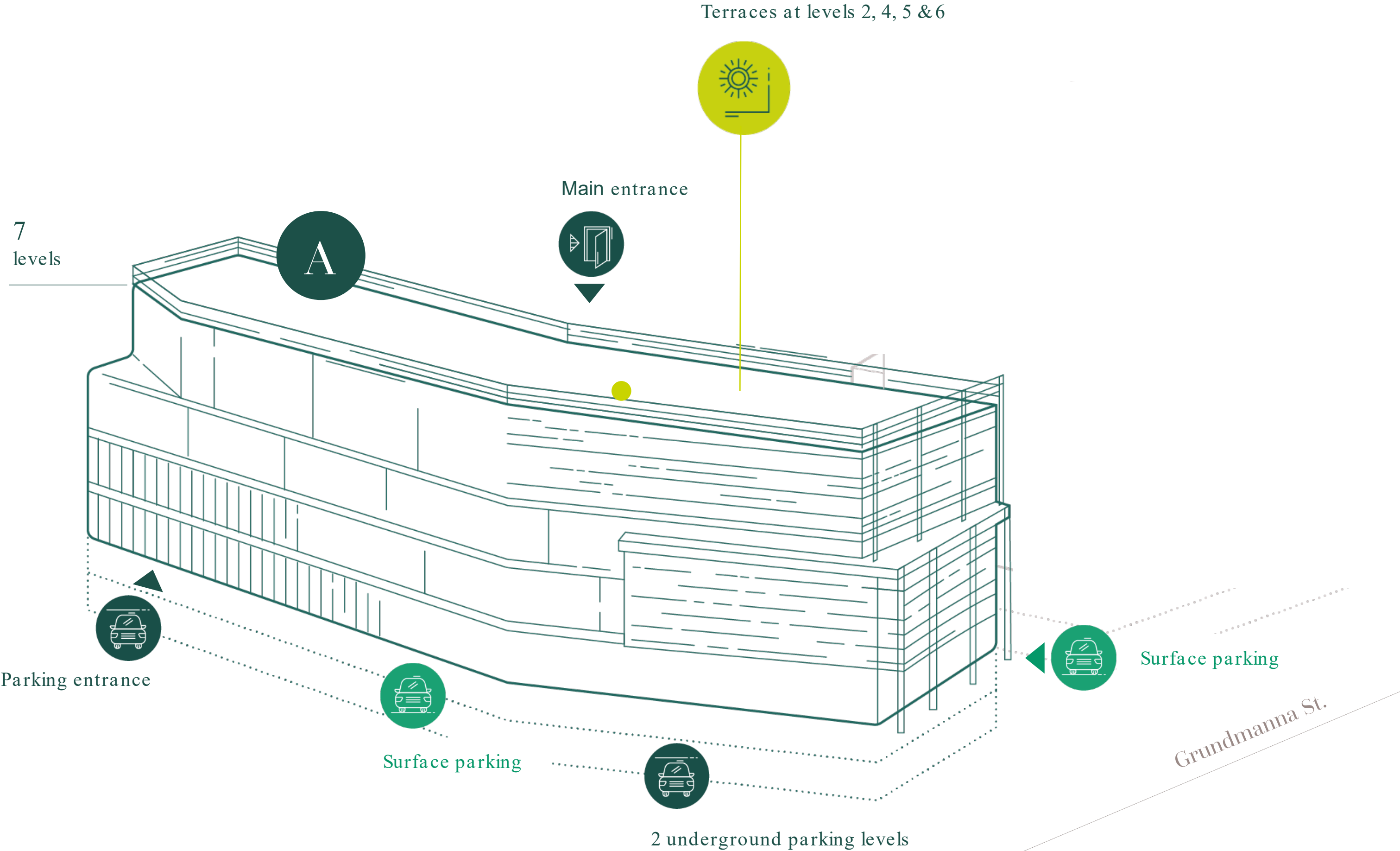
total parking spaces

14

terraces

3 765 m²

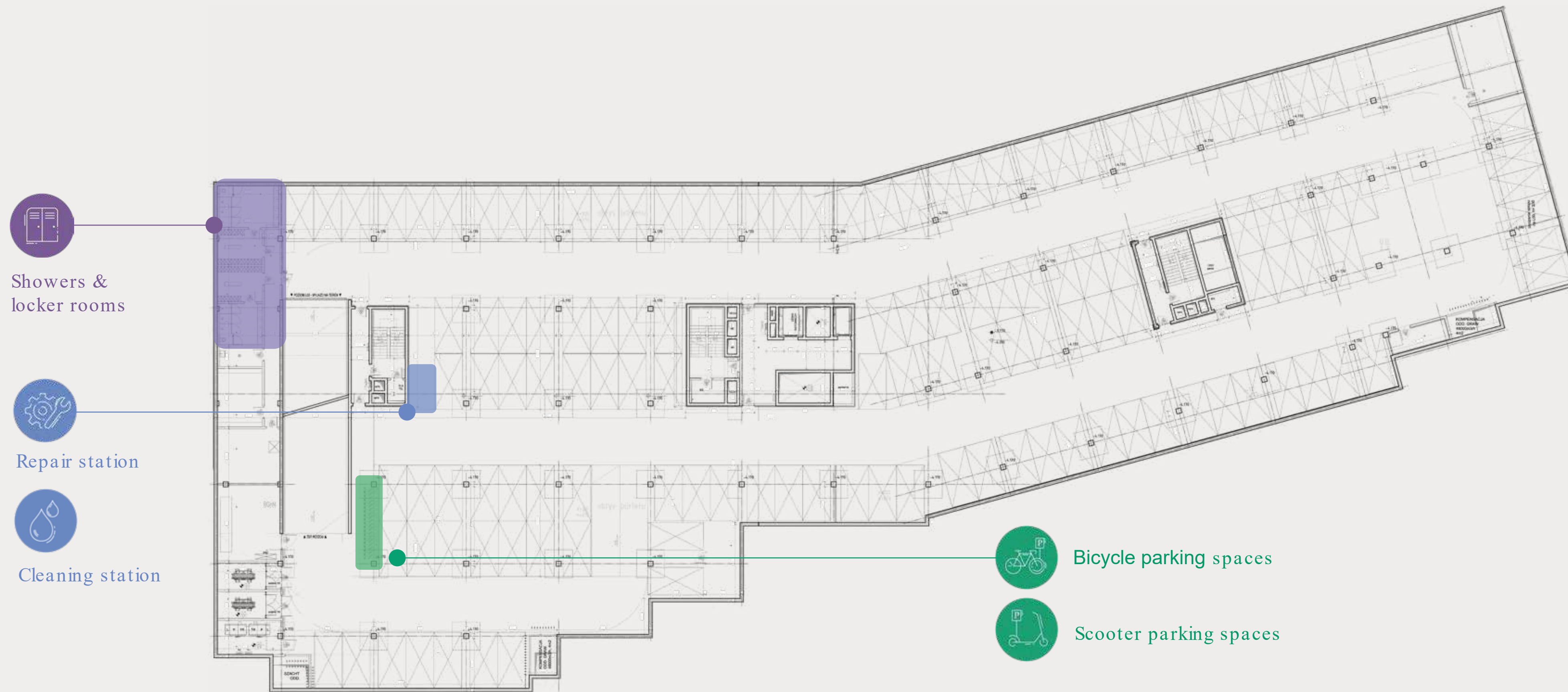
total green areas



building A parking

438
parking
spaces

+50
bicycle parking
spaces



building A

office arrangement

6th
floor

1
tenant

2,598 m²
gross office area



building A

office arrangement

7th
floor

1
tenant

2,598 m²
gross office area



key tenants



BNP PARIBAS

4140,56 m²

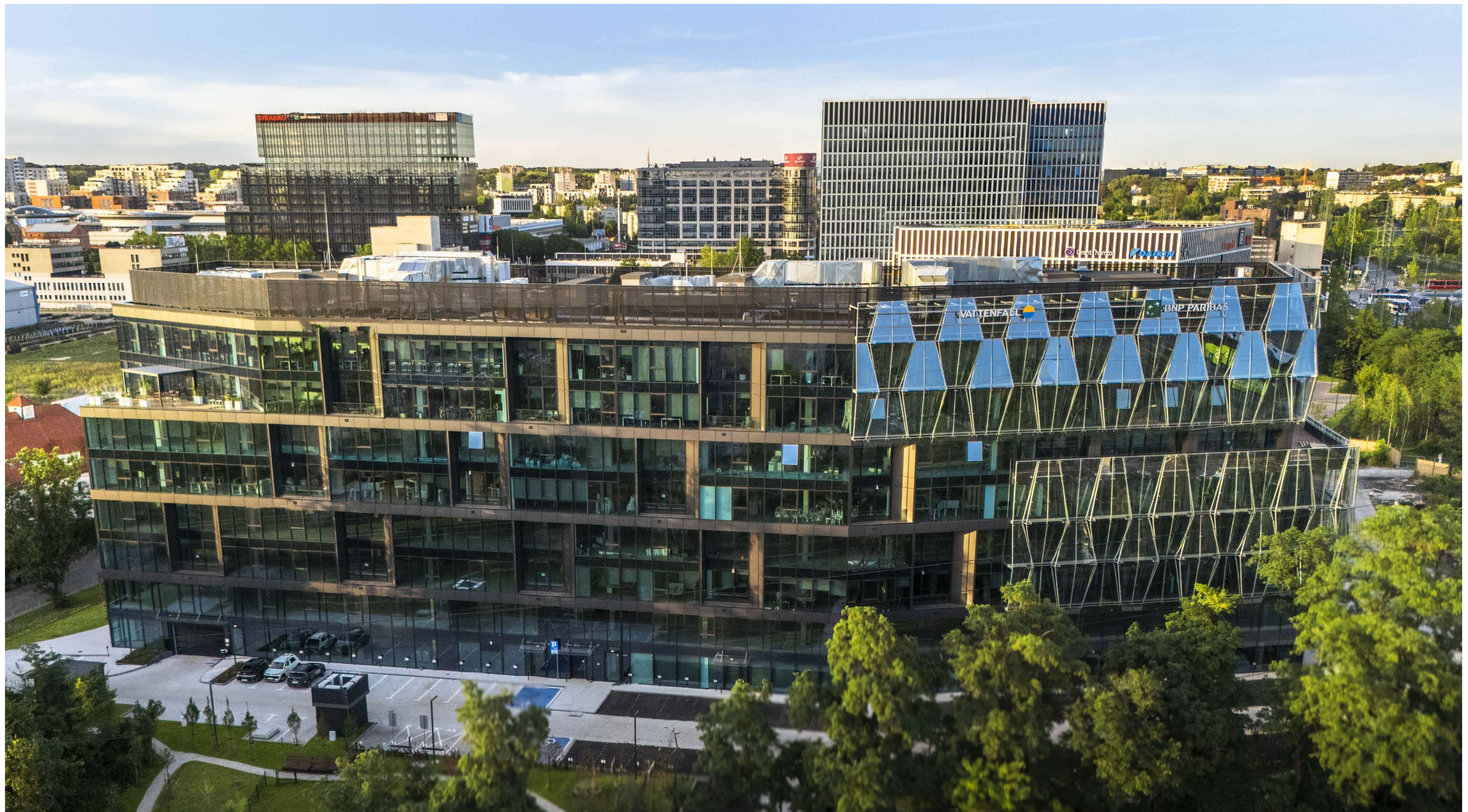
BNP Paribas Bank Polska S.A. is a universal commercial bank operating in Poland, and part of the international BNP Paribas Group. It offers a wide range of financial services to individual clients, businesses, and institutions, including retail banking, corporate banking, and investment solutions.

VATTENFALL

2724,12 m²

Vattenfall IT Services Poland Sp. z o.o. is a subsidiary of Vattenfall, one of Europe's largest energy companies. Based in Poland, it provides IT services and solutions that support the operations of the Vattenfall Group, focusing on digital transformation, infrastructure, and technological support for the energy sector.





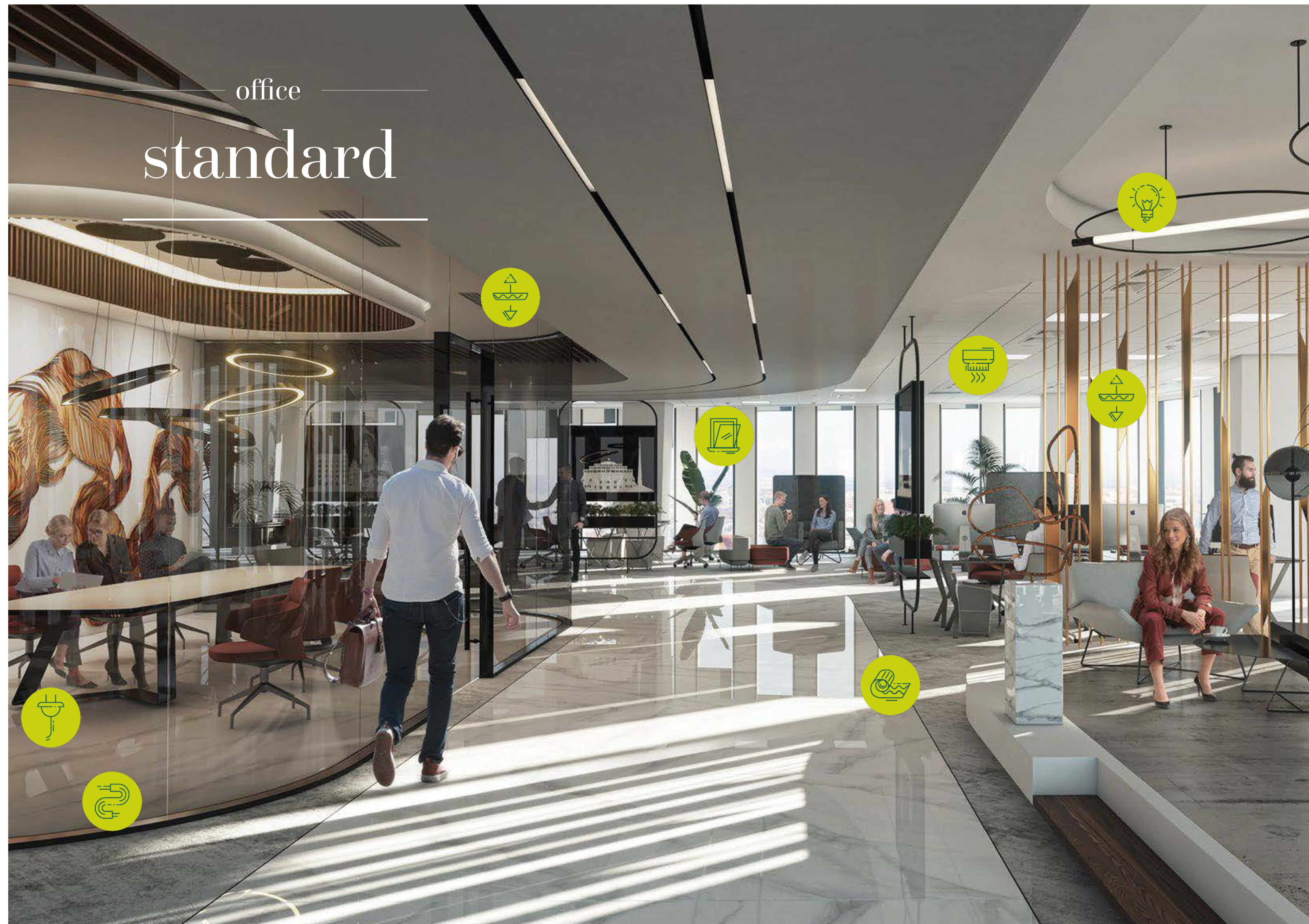








office standard



Raised floors & suspended ceilings



Floor boxes



Structured cabling



Eye-friendly lighting



Tilt windows



Smoke detectors



Carpeting

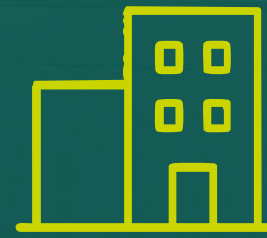


Clear ceiling
height: 2,80 m

why Grundmanna



Prime Central Location



Modern & Flexible Workspace



On-Site Amenities



Green Terraces & Relax Zones



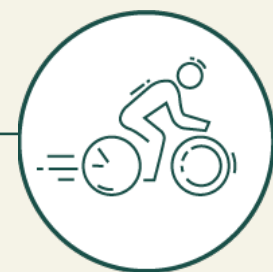
Smart & Sustainable



Prestige & Value

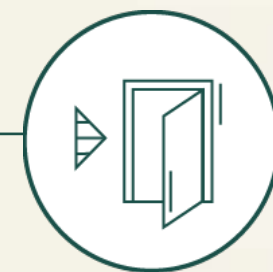
full convenience for cyclists

There are approximately 190 km of bicycle paths in Katowice. The city relies on a network of city bikes, which from 3 stations in 2015 has grown to 107. Ultimately, by 2023, the city wants it to be 150 stations. At Grundmanna 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.



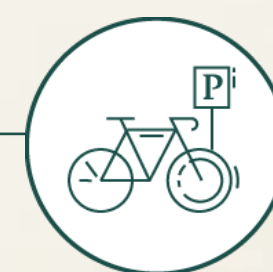
1.

Arrive to Grundmanna
with ease



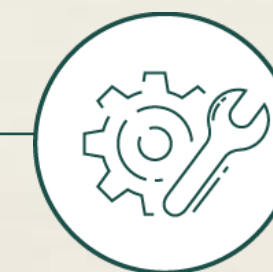
2.

Use the designated
entrances for bicycles to the
indoor parking



3.

Park in one of 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!



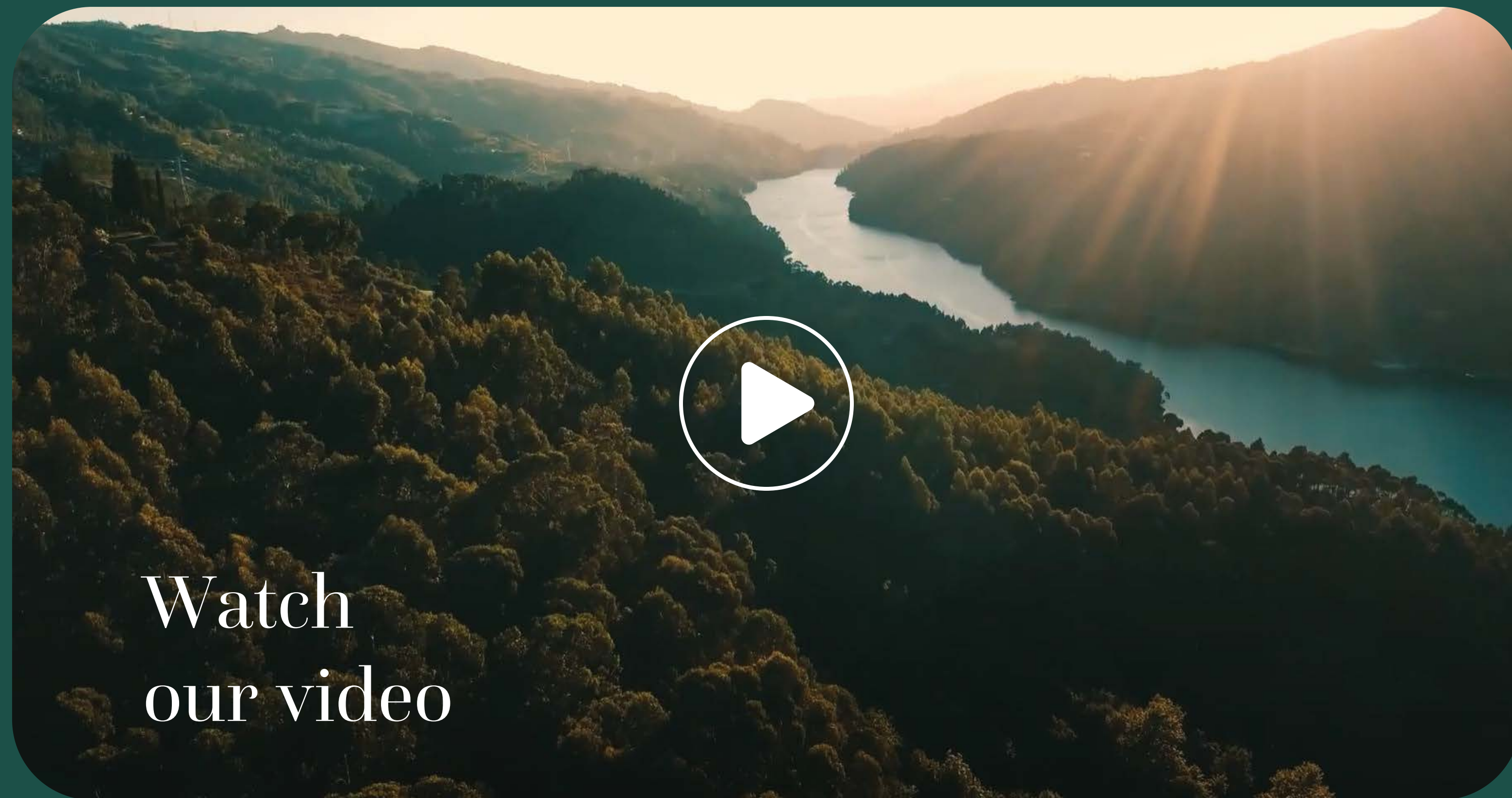
5.

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

ESG REPORT

Cavatina 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.

★★★★★
EXCELLENT

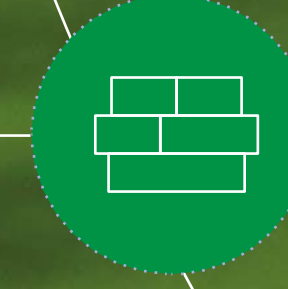
20% more fresh air
inside buildings thanks
to the implementation of modern
ventilation systems.

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.



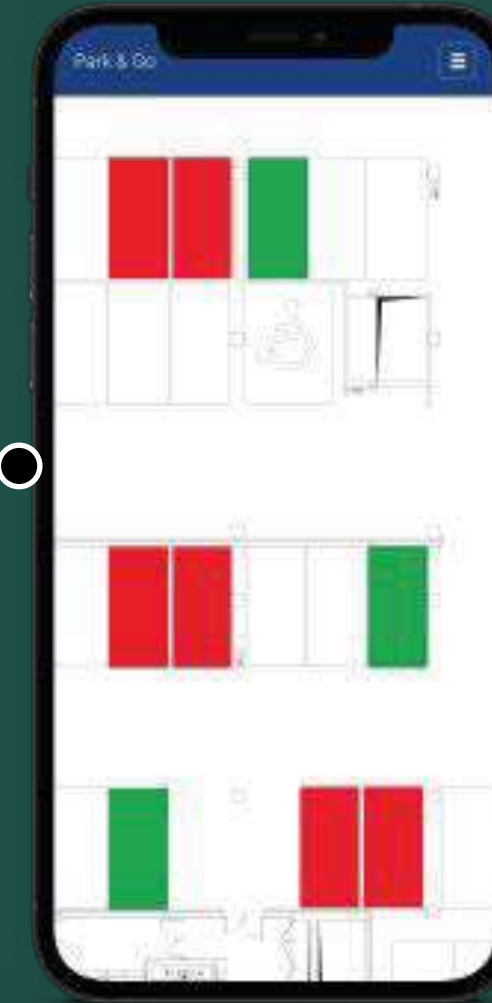
Easily Managed

basic

Conference
room
bookings



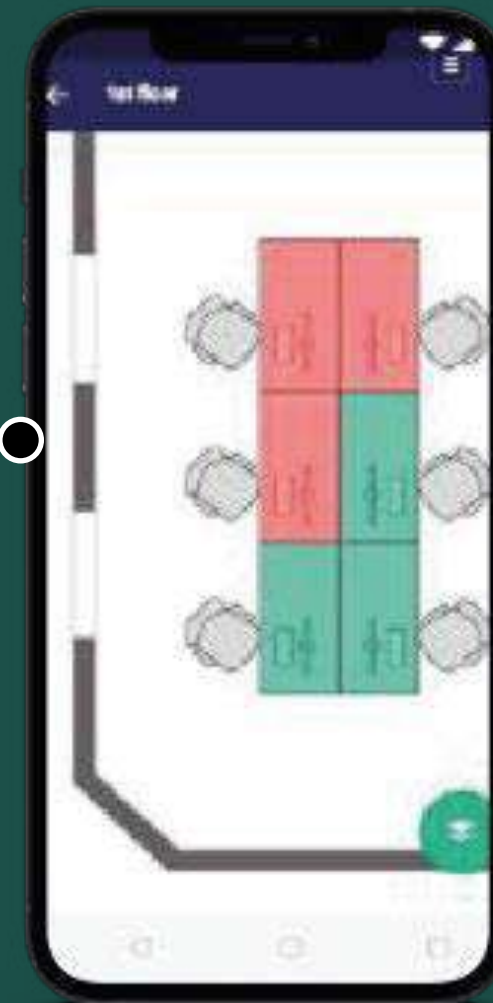
Parking
booking
system



Mobile
remote
access



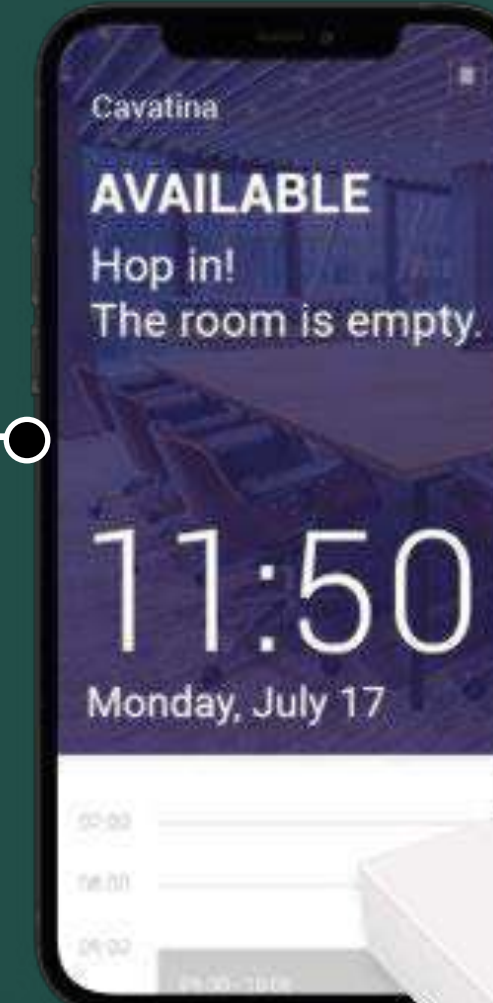
Desks with IoT
sensors
Dedicated occupancy
workstation sensors



Office
space
utilization
Additional flexibility
regarding office
space utilization.



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



additional





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.



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, 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 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.



let's talk

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