



PALIO

OFFICE PARK

DESIGNED & DEVELOPED BY

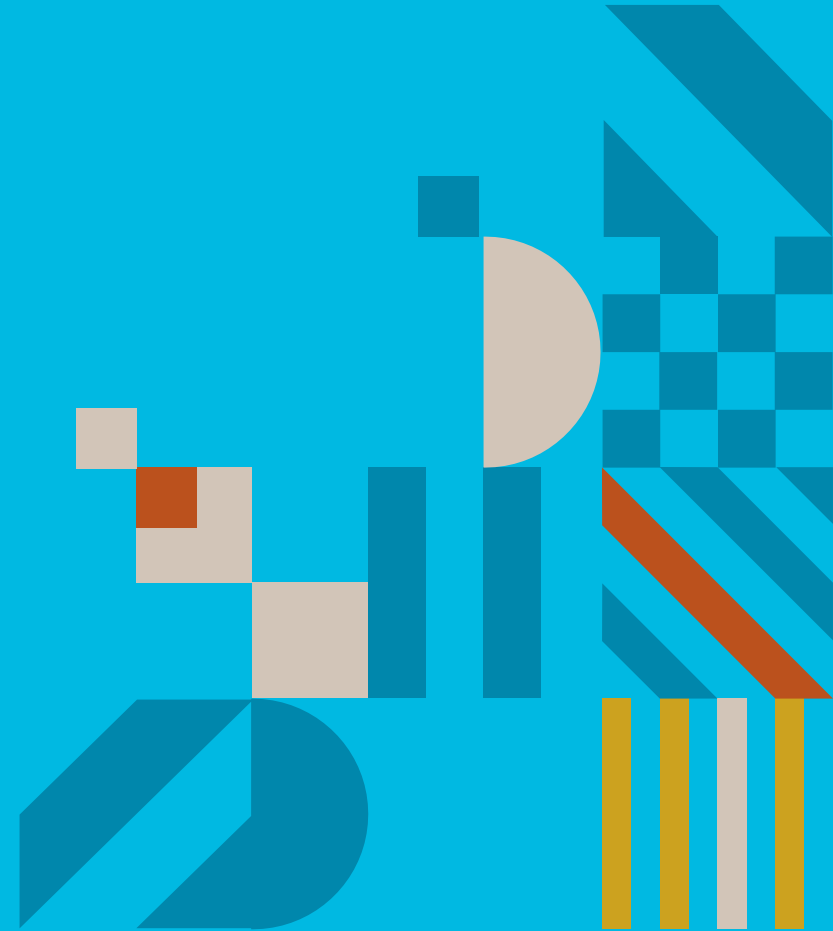




WE SHALL LEAVE THIS CITY NOT LESS
BUT GREATER, BETTER AND MORE
BEAUTIFUL THAN IT WAS LEFT TO US.

THE ATHENIAN EPHEBIC OATH (5TH CENTURY BC)

An industrial site will be transformed into one of Gdańsk landmarks. The site's unique history has inspired Palio spirit & character, becoming the connector between the past and the future. Palio will provide an experience to the community, both tenants and citizens, maintaining the authenticity and original character of the district: history meets modernity.





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

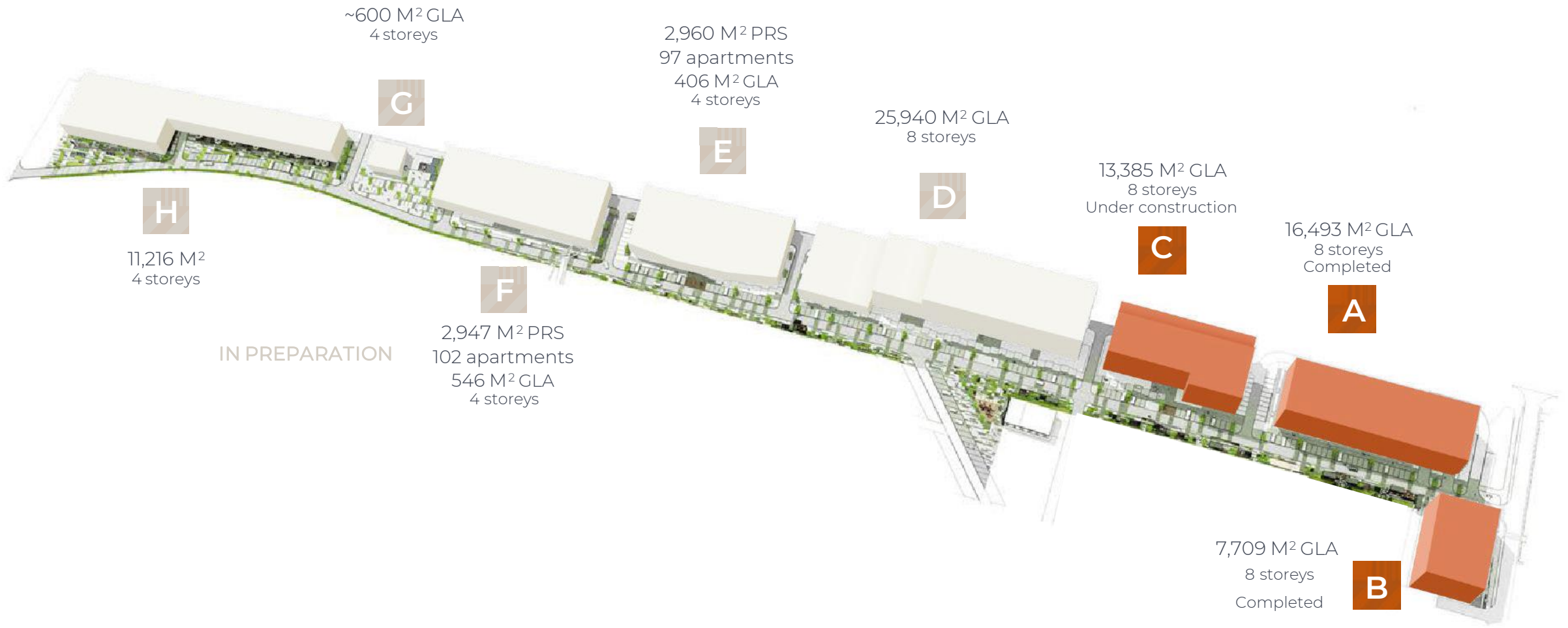


PALTO
OFFICE PARK



REINVENTING THE FUTURE
OF HISTORIC GDANSK SHIPYARD





8

BUILDINGS



82 202 M²

TOTAL PROJECT AREA



75 343 M²

OFFICE GLA



5 907 M²

PRS



199

PRS APARTMENTS



3,251 M²

SERVICES GLA



1,198

PARKING SPACES



+3,000 M²

GREEN SPACES

THE LOCATION



IT'S VERY IMPORTANT THAT
HISTORIC CITIES ARE ALLOWED
TO REINVENT THEIR FUTURE.

ZAHA HADID, ARCHITECT

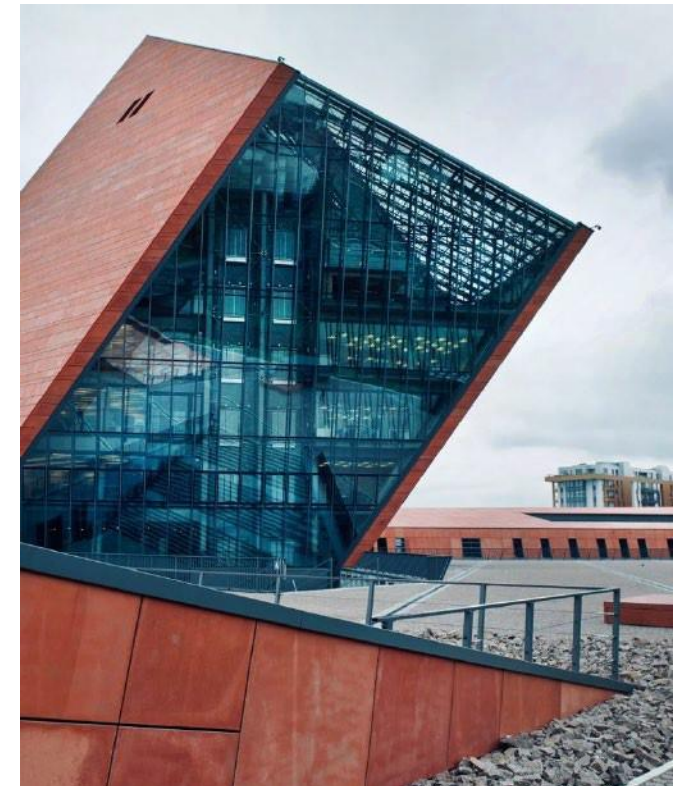


GDAŃSK, THE CITY OF FREEDOM



3RD PLACE "IN QUALITY
OF LIFE" CATEGORY IN
THE EMERGING EUROPE
AWARDS 2020

A long history, a location at the crossroads of important commercial and transportation routes, a major port and commercial tradition—all this made Gdańsk a meeting place of many cultures and nationalities. Nowadays, Gdańsk is a dynamically developing city, vibrant with life.



A large blue and orange container ship is being towed by a smaller orange tugboat on the sea. The ship is loaded with colorful containers. The sky is blue with scattered white clouds. The tugboat is positioned to the right of the container ship, connected by a thick rope.

GDAŃSK POTENTIAL

Gdańsk seaport is the largest in Poland and the 2nd largest in the Baltic Sea. Still part of the economic engine in the city, Gdańsk is diversifying its market and investing heavily in infrastructure, culture, education and innovation. This growth ranked the city 4th in “The top 20 best-performing cities in Europe” (Milken Institute report 2017). All these factors are fueling the rapid growth of economy and attracting not only the business service sector but also the R&D market.

No.1

GDAŃSK RECEIVED
THE „EUROPEAN
ENTREPRENEURSHIP
REGION 2020” AWARD

70 BLN

PLANNED INVESTEMENTS
IN REVITALISATIONS
PROJECTS BY 2035

3.7%

GROWTH SINCE 2018
IN NO. OF BUSINESS
ENTITIES



~0.87 MLN

RESIDENTS IN
THE TRICITY
METROPOLITAN AREA

20,100

GRADUATES FROM 20
HIGHER EDUCATION
INSTITUTIONS

TRICITY, THE URBAN CONNECTION

DRIVING DISTANCES (MIN):



LOCATION

University of Technology

Park Akademicki



Baltic Opera House

Multikino

91

MOSiR Sport Club & Stadium



Zielony Park

Steffensa Park



University of Medicine Campus



GDAŃSK STOCZNIA TRAIN STATION



"Protokultura" Alternative Art Club

"B90" Club

"Ulica Elektryków" Live Music Venue

"100cznia" Food Hall & Concert Venue

European Solidarity Centre

Gdańsk Ice Ring

People's Meeting Sq.

"Hevelianum" Cultural Centre

Gdańsk Shipyard Event & Concert Hall

Madison Shopping Mall

Museum of World War II

MAIN BUS STATION

MAIN TRAIN STATION
2 min to Stocznia Train Station
(trains every 8 min)

TRAM STOP
5 min connection to
Stocznia Train Station
(trams every 4 min)

The Great Mill

Market Hall

Polish Baltic Philharmonic

Historical Crane

S7 EXPRESSWAY
15 MIN BY CAR

GDAŃSK AIRPORT
20 MIN BY CAR

S6 EXPRESSWAY
15 MIN BY CAR



TRANSPORT



-  Tram stop
-  Bus stop
-  Public bicycle station
-  Bicycle path
-  Train station
-  Highway & Expressway
-  Airport

  GDAŃSK AIRPORT
20 MIN BY CAR

  S6 EXPRESSWAY
15 MIN BY CAR

 S7 EXPRESSWAY
15 MIN BY CAR

 MAIN BUS STATION
2 min to Stocznia Train Station
(trains every 8 min)

 9 TRAM LINES
5 min to Stocznia Train Station
(trams every 4 min)

 19 BUS LINES

AMENITIES NEARBY

-  Restaurants
-  Coffee shop
-  Sport centre
-  Cultural centre
-  Leisure centre
-  Fitness club
-  Medical centre
-  Pharmacy
-  Grocery store
-  Hotel



ACCESSIBILITY

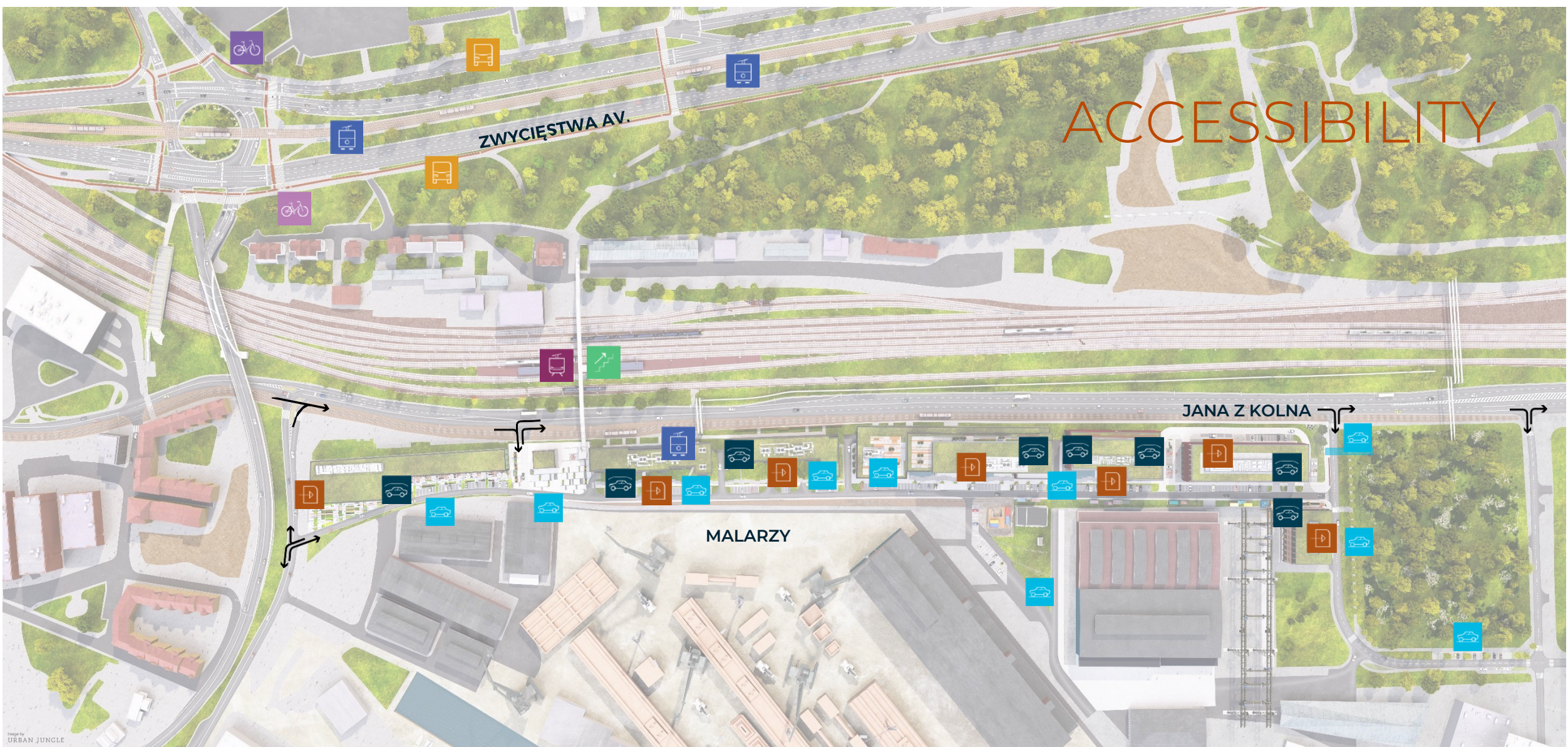












Image by URBAN JUNGLE

- | | | | | |
|--|---|---|---|--|
|  Traffic flow |  Underground parking |  Pedestrian overpass |  Tram stop |  Public bicycle station |
|  Main entrances |  Surface parking |  Train station |  Bus stop |  Bicycle path |



PALIO
OFFICE PARK



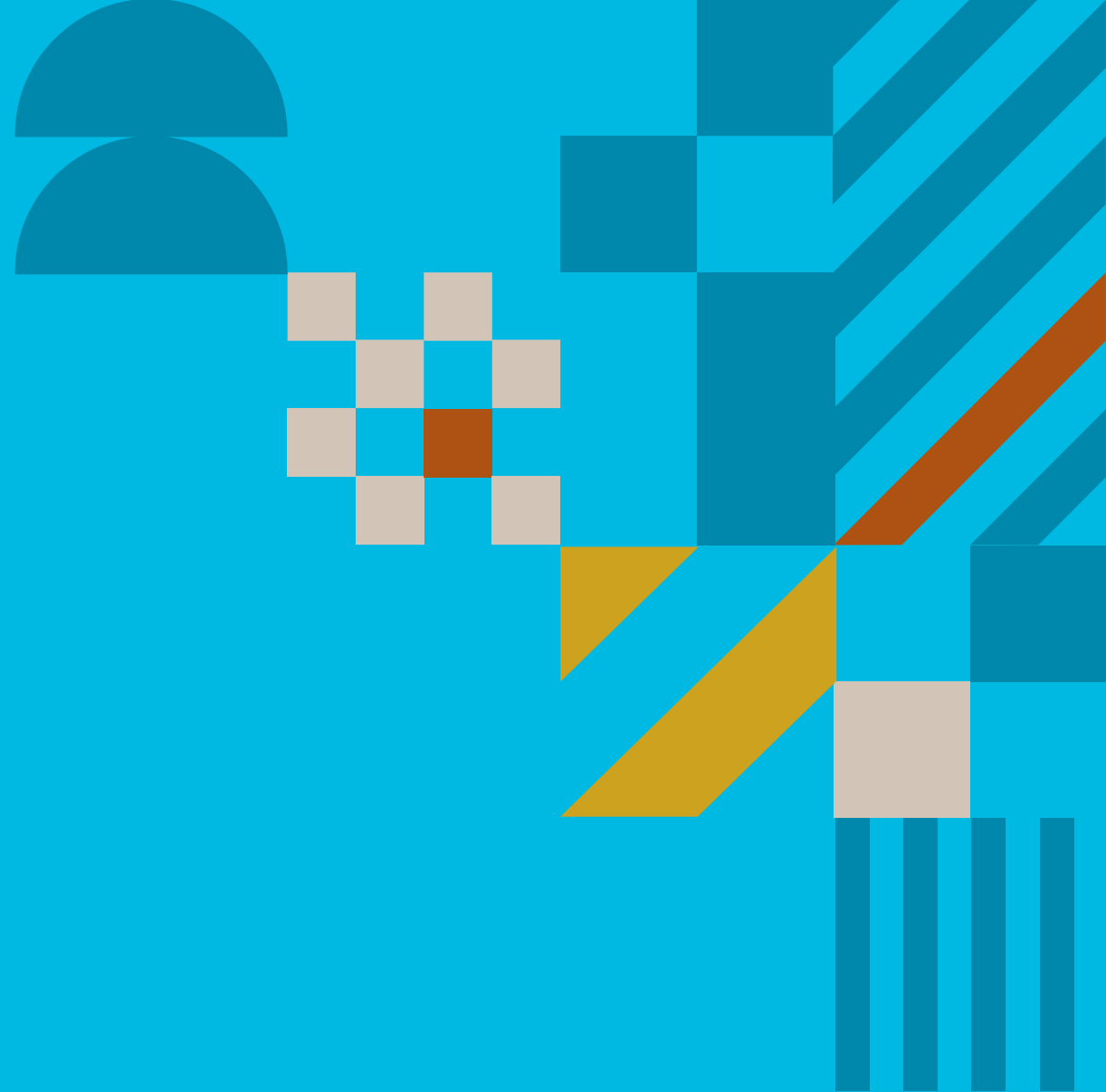
PRIME ADDRESS WITH FUTURE
EXPANSION OPPORTUNITIES IN 8
A+ CLASS OFFICE BUILDINGS





PUT THE NEIGHBOR BACK IN THE HOOD

GRACE LEE BOGS, ACTIVIST



THE YOUNG CITY

A historical district with an industrial past, Młode Miasto will become the greatest opportunity for Gdańsk development in years. Contemporary architecture, public spaces, alternative culture and a full range of services will make this neighborhood the place to be.



THE REVITALISATION OF MŁODE
MIASTO WILL COVER OVER 73 HA
OF THE FORMER SHIPYARD.



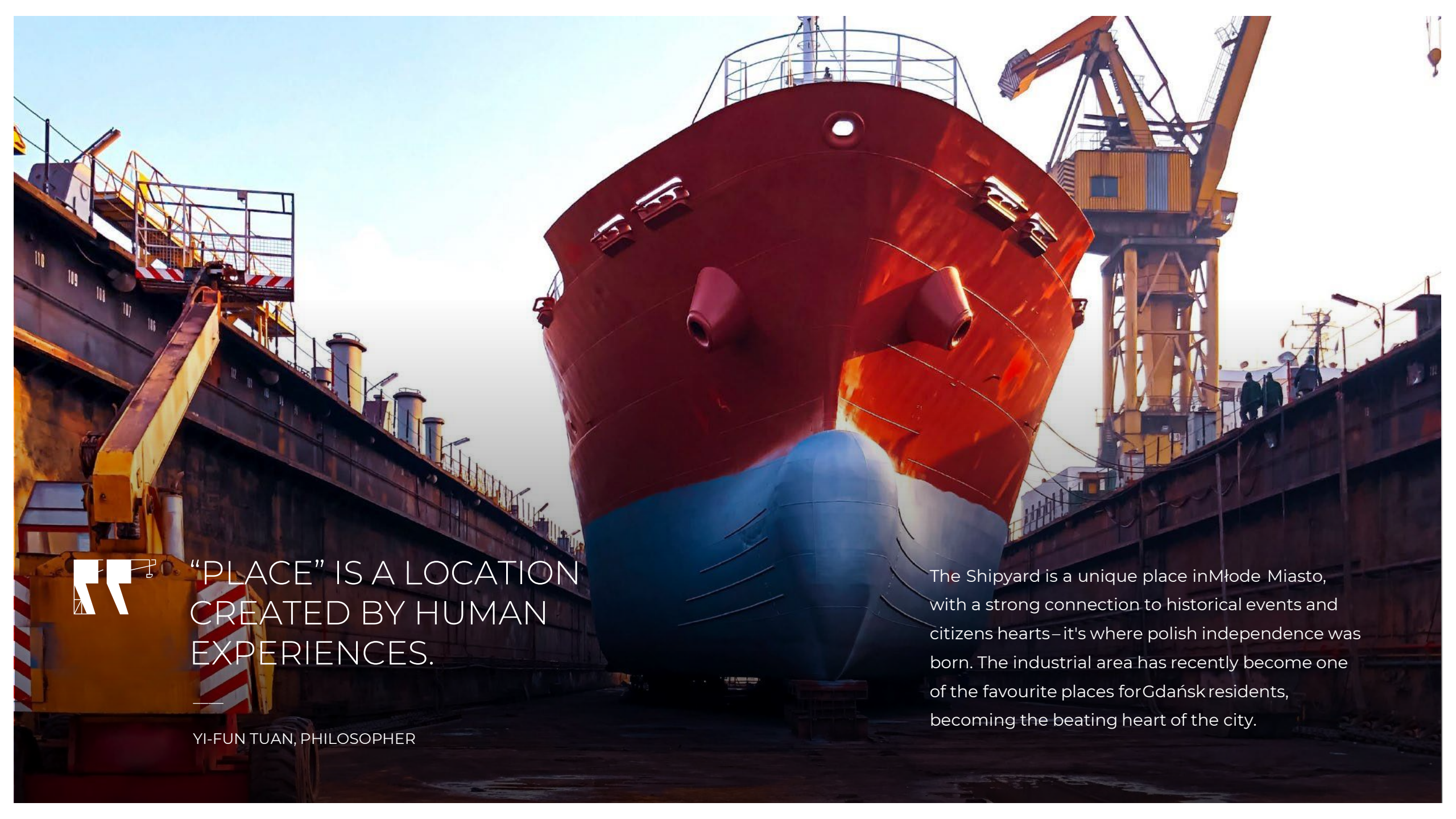


MŁODE MIASTO OFFERS
THE PERFECT BACKGROUND
FOR CULTURAL EXPRESSION:
ART, MUSIC & GASTRONOMY ARE
BOOMING.



The image features a solid blue background with decorative geometric patterns in the corners. The top-left corner contains a cluster of dark blue squares, some of which are arranged in a grid pattern, with a few light blue and orange squares interspersed. The bottom-left corner features a large orange triangle pointing towards the center. The bottom-right corner contains a cluster of dark blue squares, some of which are arranged in a grid pattern, with a few light blue and orange squares interspersed.

THE PLACEMAKING



“PLACE” IS A LOCATION
CREATED BY HUMAN
EXPERIENCES.

—
YI-FUN TUAN, PHILOSOPHER

The Shipyard is a unique place in Młode Miasto, with a strong connection to historical events and citizens hearts– it's where polish independence was born. The industrial area has recently become one of the favourite places for Gdańsk residents, becoming the beating heart of the city.

PALIO, A DYNAMIC LANDMARK
CONNECTING THE INDUSTRIAL
HERITAGE OF THE SHIPYARD
WITH THE MODERN & CREATIVE
CHARACTER OF MŁODE MIASTO.



A 900 M MAIN STREET WILL RUN THROUGH
THE WHOLE LENGTH OF THE PROJECT, BETWEEN
THE SHIPYARD & PALIO, FEATURING DIFFERENT
SERVICES & ACTIVITY ZONES OPEN TO EVERYBODY.



WE EMBRACED THE INDUSTRIAL LEGACY
OF THE SHIPYARD, PROJECTING & CHOOSING
MATERIALS ACCORDINGLY TO BRING OUT THE
SPIRIT OF THE SITE.

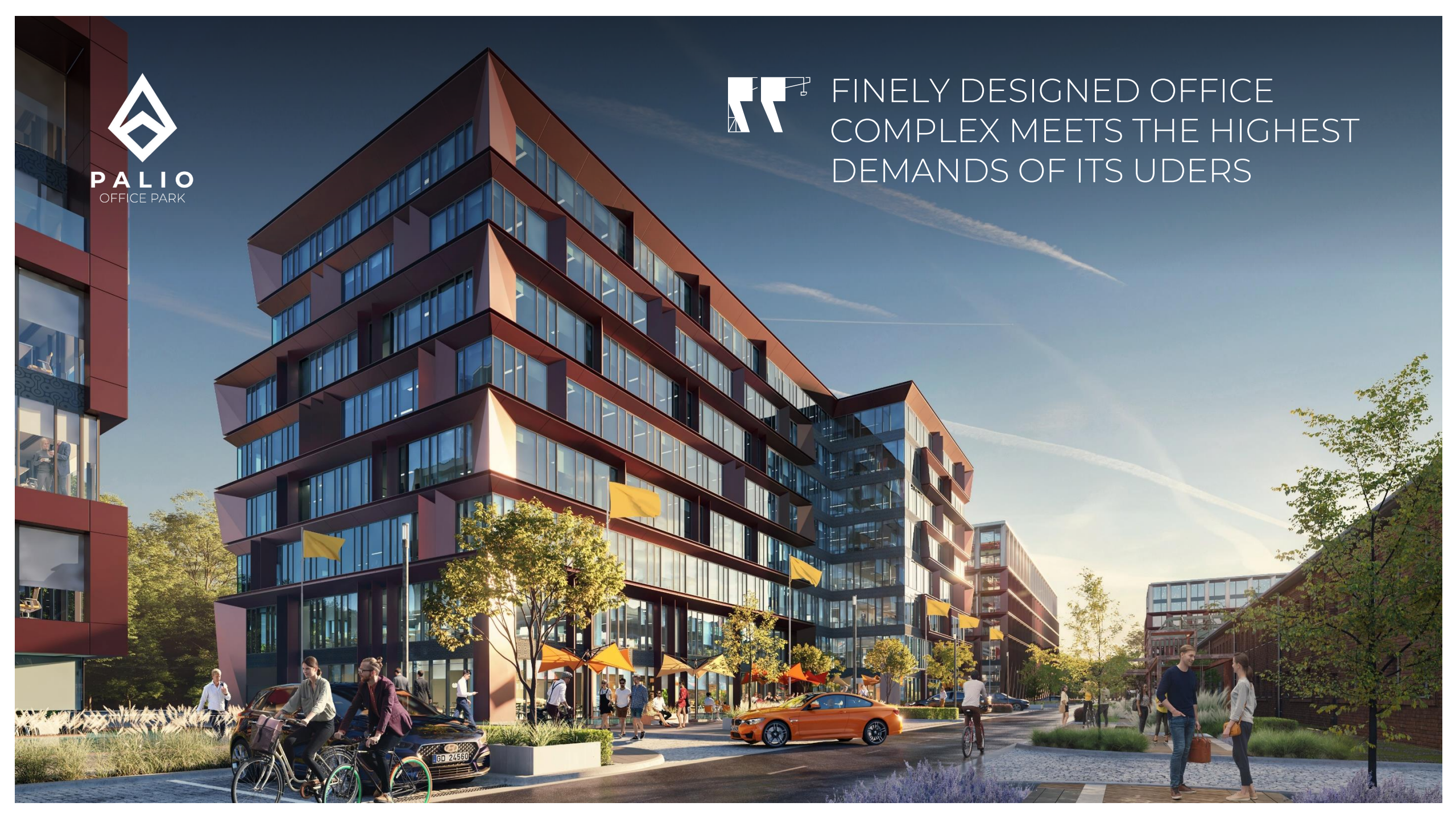




PALIO
OFFICE PARK



FINELY DESIGNED OFFICE
COMPLEX MEETS THE HIGHEST
DEMANDS OF ITS USERS





BY ACTIVATING THE SPACES
IN BETWEEN BUILDINGS,
WE CAN BUILD COMMUNITY.

—
GENSLER, ARCHITECT



Complex
entrance

Jana z Kolna st.
2-way motion

Complex
entrance

H

G

F

E

D

C

A

Malarzy st.
2-way motion

B

Complex
entrance

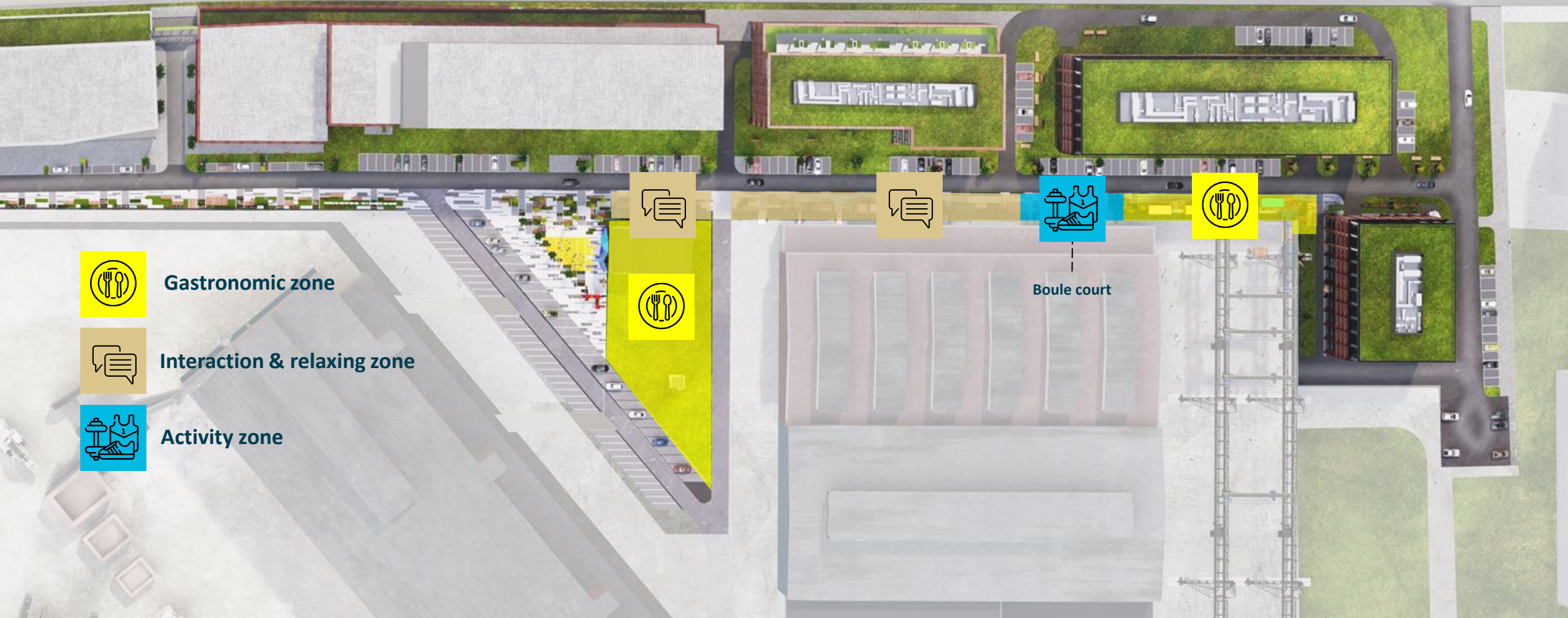
Office complex siteplan

Buildings A, B, C, D



AMENITIES

Buildings A, B, C, D



Gastronomic zone



Interaction & relaxing zone



Activity zone

Boule court



MIASTO

M&O'DE



PREMIER Be

MILODE



good
vibes
only





A vibrant, modern urban courtyard scene. In the foreground, several large, golden, spherical objects are scattered on the ground, with water splashing around them. A man in a plaid shirt is running towards the camera, while another man in a white jacket is jumping in the air. A woman in a blue shirt is crouching, and another woman in a brown jacket is leaning forward. In the background, a large, multi-story building with a facade of large, rectangular windows and a grid of reddish-brown panels is visible. To the right, there is a colorful, multi-level structure with blue and yellow elements, and a group of people is sitting on a bench. The sky is clear and blue, and the overall atmosphere is bright and lively.

A COMMUNITY
COMES TO LIFE

BOULE COURT - NEAR BUILDINGS A, B & C

FLAVOUR FEST

GASTRONOMIC ZONE - VIEW OF BUILDING B FROM MALARZY ST.



A VIBRANT PUBLIC LIFE

RELAX & COLLABORATION AREA - NEAR BUILDINGS A, B & C



Office complex siteplan Buildings E, F, G, H

Technologiczna st.
2-way motion

Complex entrance

Jana z Kolna st.
2-way motion

Malarzy st.
2-way motion

Malarzy st.
2-way motion

Complex entrance



Traffic flow



Main entrances



Underground parking



Surface parking



Pedestrian overpass



Train station



Tram stop



Bus stop



Public bicycle station



Bicycle path

AMENITIES

Buildings E, F, G, H



Gastronomic zone



Interaction & relaxing zone

FULL RANGE OF SERVICES



Canteen



Hairdresser



Cafe



Bookstore



Newsstand



Notary/Law firm



Grocerystore



Dry cleaners



Kindergarten



Collectomate
parcel lockers



Fitness club





SERVICE AREA

WORLD-CLASS OFFICES



ONLY ARCHITECTURE THAT CONSIDERS
THE HUMAN SCALE & INTERACTION IS
SUCCESSFUL ARCHITECTURE.

JAN GEHL, ARCHITECT & URBAN DESIGNER



BUILDING A ENTRANCE



TECHICAL SPECIFICATION



Elegant reception



BMS



Access control system



Two extra power supply generators



Fibre optic cables



Air-conditioning systems based on four-pipe fancoils



Lockers & showers for cyclists



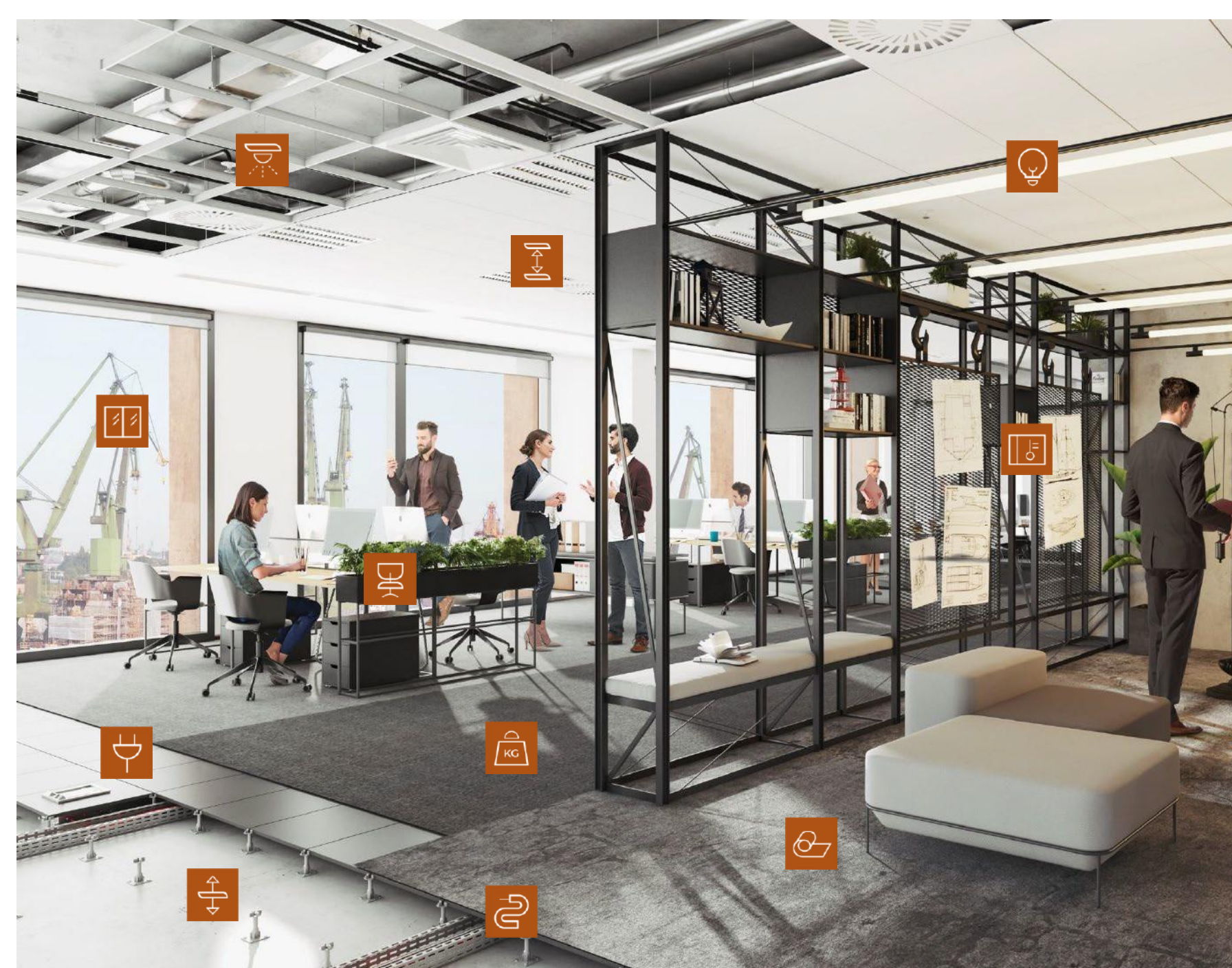
Gastronomic zone, relaxation areas & activity area











BREEAM Excellent

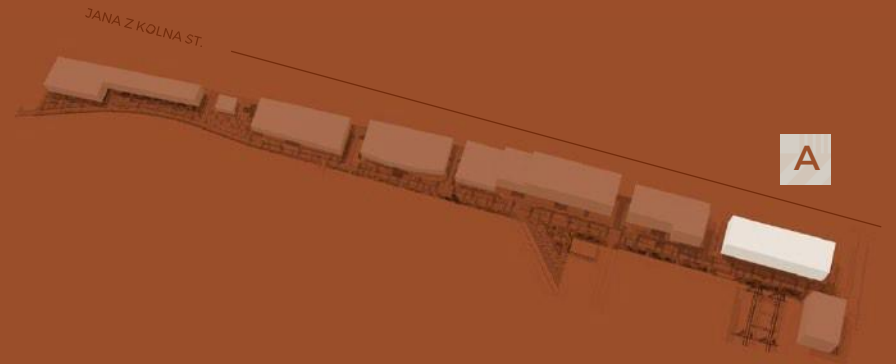
OFFICE STANDARD



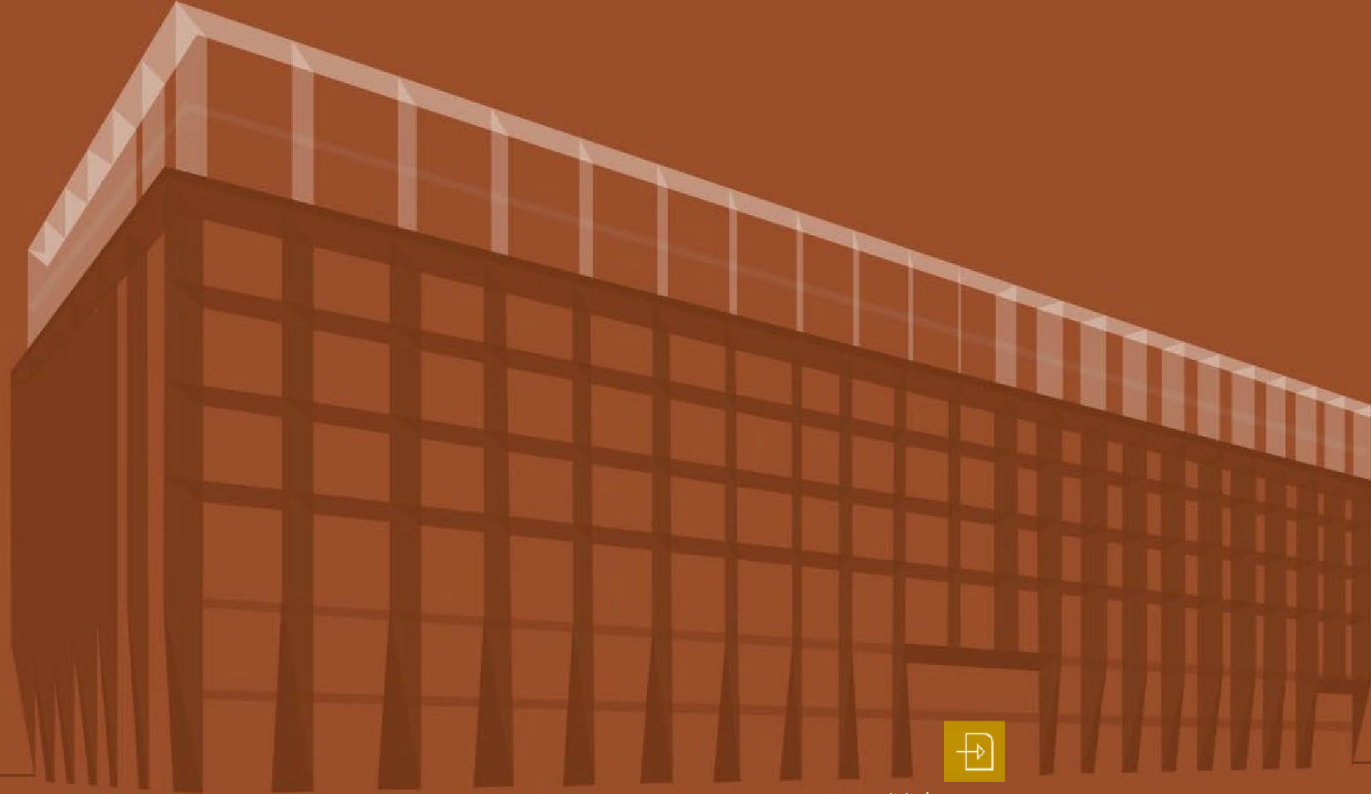


-  Panoramic window modules
-  Clear ceiling height: 2.90 m
-  7.5 m² / 1 workstation
-  Wall to wall carpets
-  Raised floors & suspended ceilings
-  Integrated lighting
-  Floor boxes
-  Structured cabling
-  Individual temperature & air flow control
-  Higher load capacity floors

BUILDING A



A



Underground parking entrance
88 spaces



Main entrance



84 surface parking spaces



92 extra parking spaces in the complex

JANA Z KOLNA ST.

8

STOREYS

16,493 M²

TOTAL OFFICE AREA

174

PARKING PLACES

1/59

PARKING RATIO

5.8%

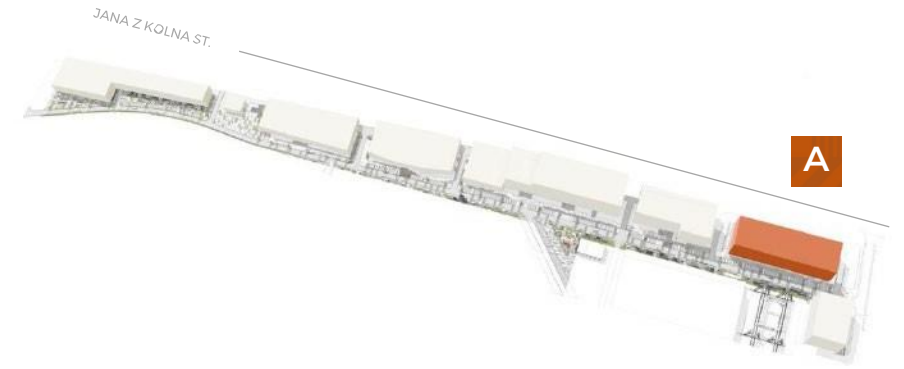
ADD-ON

BREEAM

EXCELLENT

BUILDING A

OFFICE ARRANGEMENT



295

4TH
FLOOR

1
TENANT

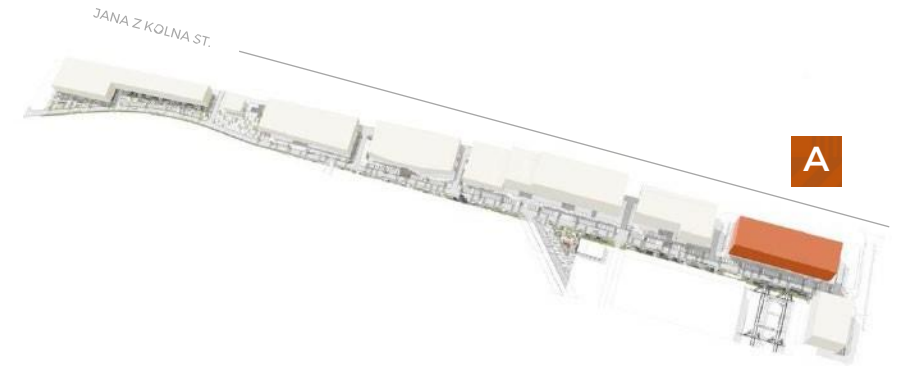
2,286 M²
GROSS OFFICE AREA



JANA Z KOLNA ST.

BUILDING A

OFFICE ARRANGEMENT

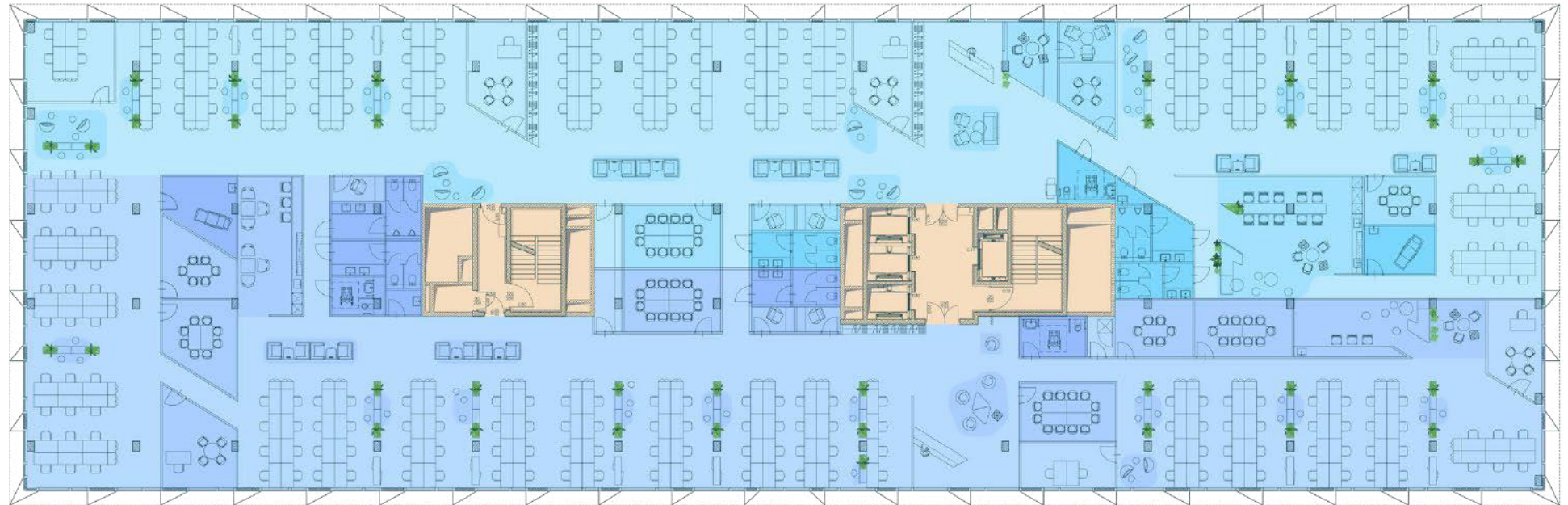


1,123 m²
135

4TH
FLOOR

2
TENANTS

2,286 M²
GROSS OFFICE AREA

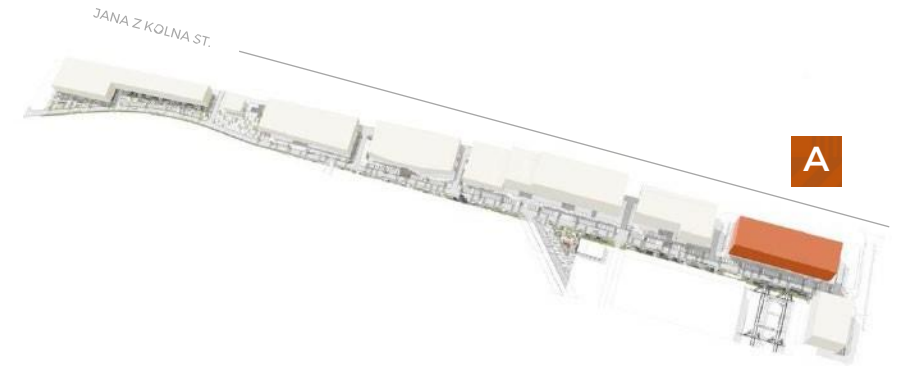


JANA Z KOLNA ST.

1,163 m²
135

BUILDING A

OFFICE ARRANGEMENT



730 m²
93

4TH
FLOOR

3
TENANTS

2,286 M²
GROSS OFFICE AREA

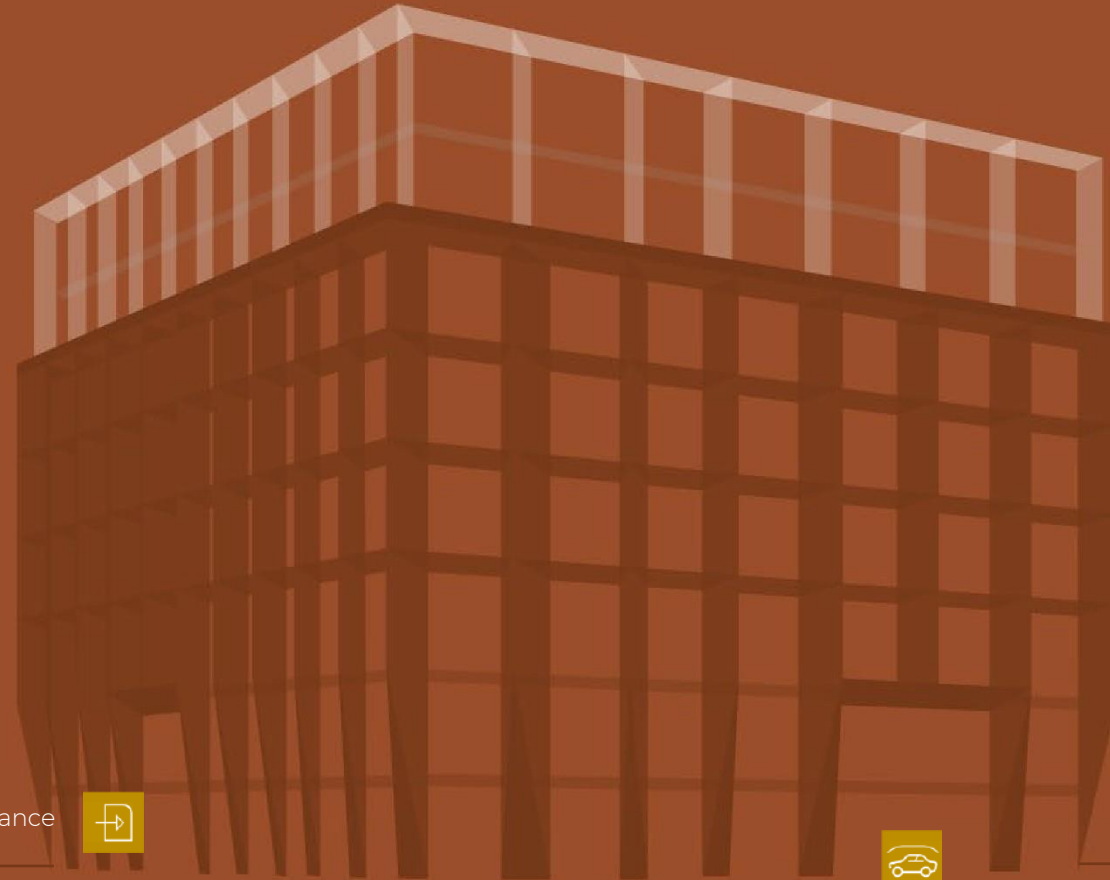


JANA Z KOLNA ST.

865 m²
104

691 m²
77

BUILDING B



Main entrance



Parking entrance



17 surface parking spaces



42 underground parking spaces



62 extra parking spaces in the complex

MALARZY ST.

8

STOREYS

7,709 M²

TOTAL OFFICE AREA

61

PARKING PLACES

1/59

PARKING RATIO

5,8%

ADD-ON

BREEAM

EXCELLENT

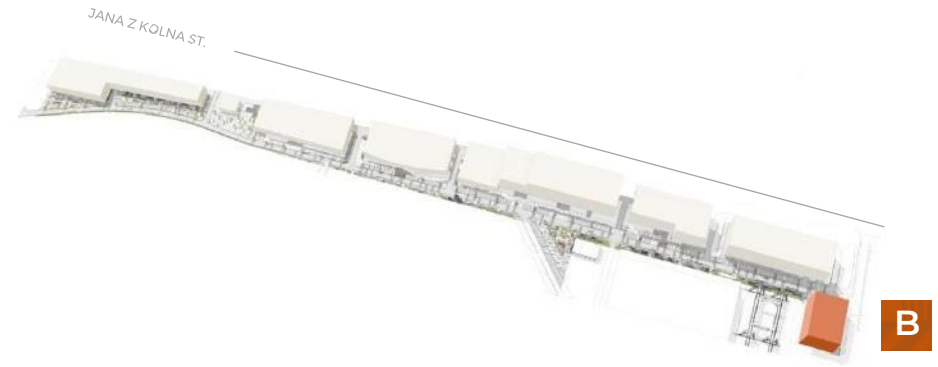
BUILDING B

OFFICE ARRANGEMENT

6TH
FLOOR

1
TENANT

1,096 M²
GROSS OFFICE AREA



JANA Z KOLNA ST.

BUILDING B

OFFICE ARRANGEMENT

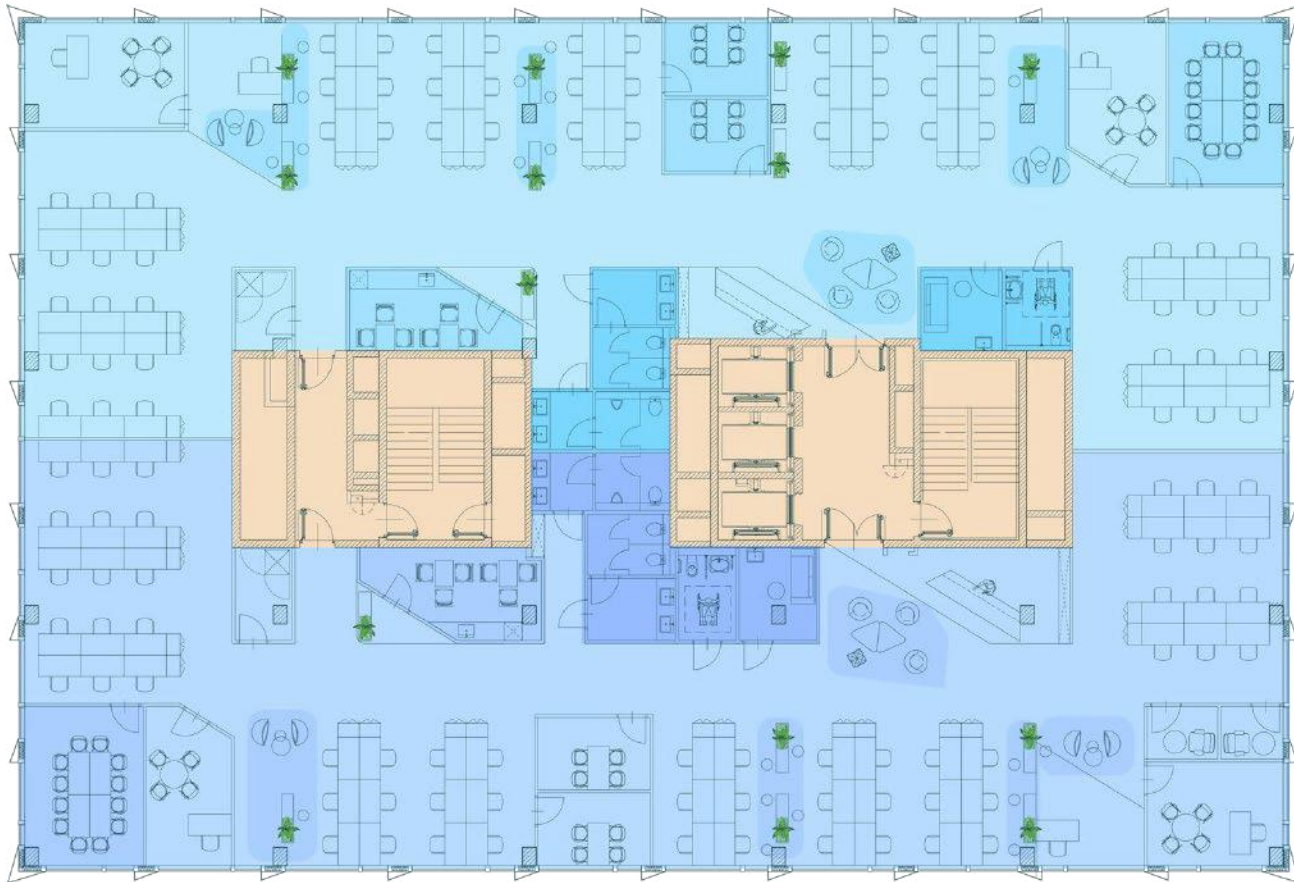
6TH
FLOOR

2
TENANTS

1,096 M²
GROSS OFFICE AREA

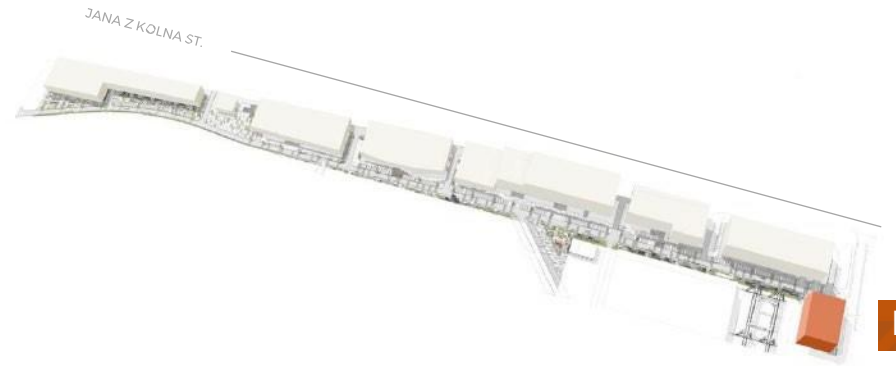


000 m²
± 60



000 m²
± 60

JANA Z KOLNA ST.



B

BUILDING B

OFFICE ARRANGEMENT

6TH
FLOOR

3
TENANTS

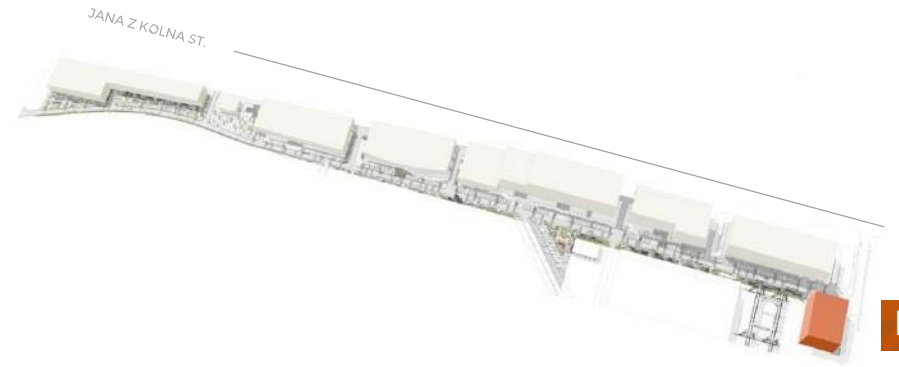
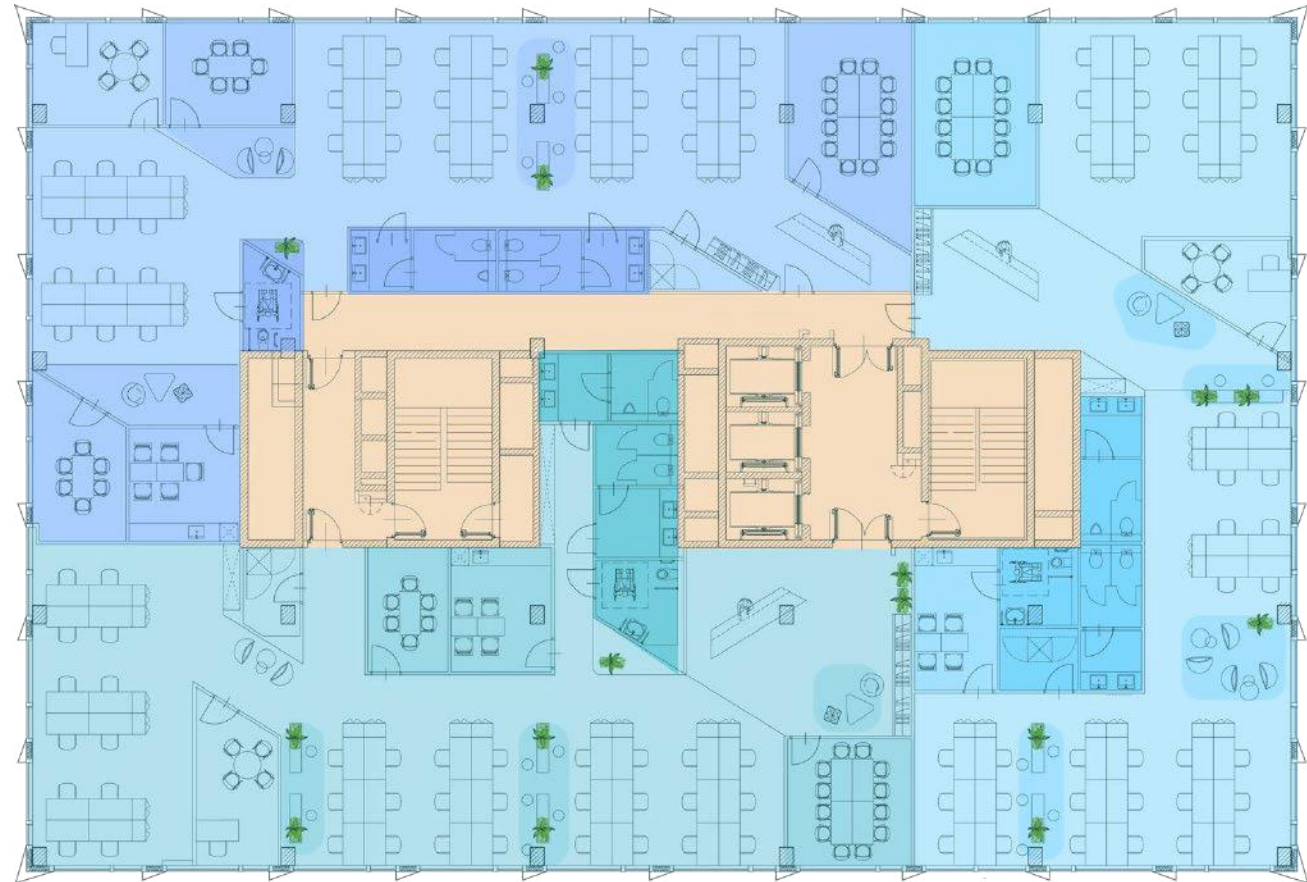
1,096 M²
GROSS OFFICE AREA



00 m²
37

00 m²
37

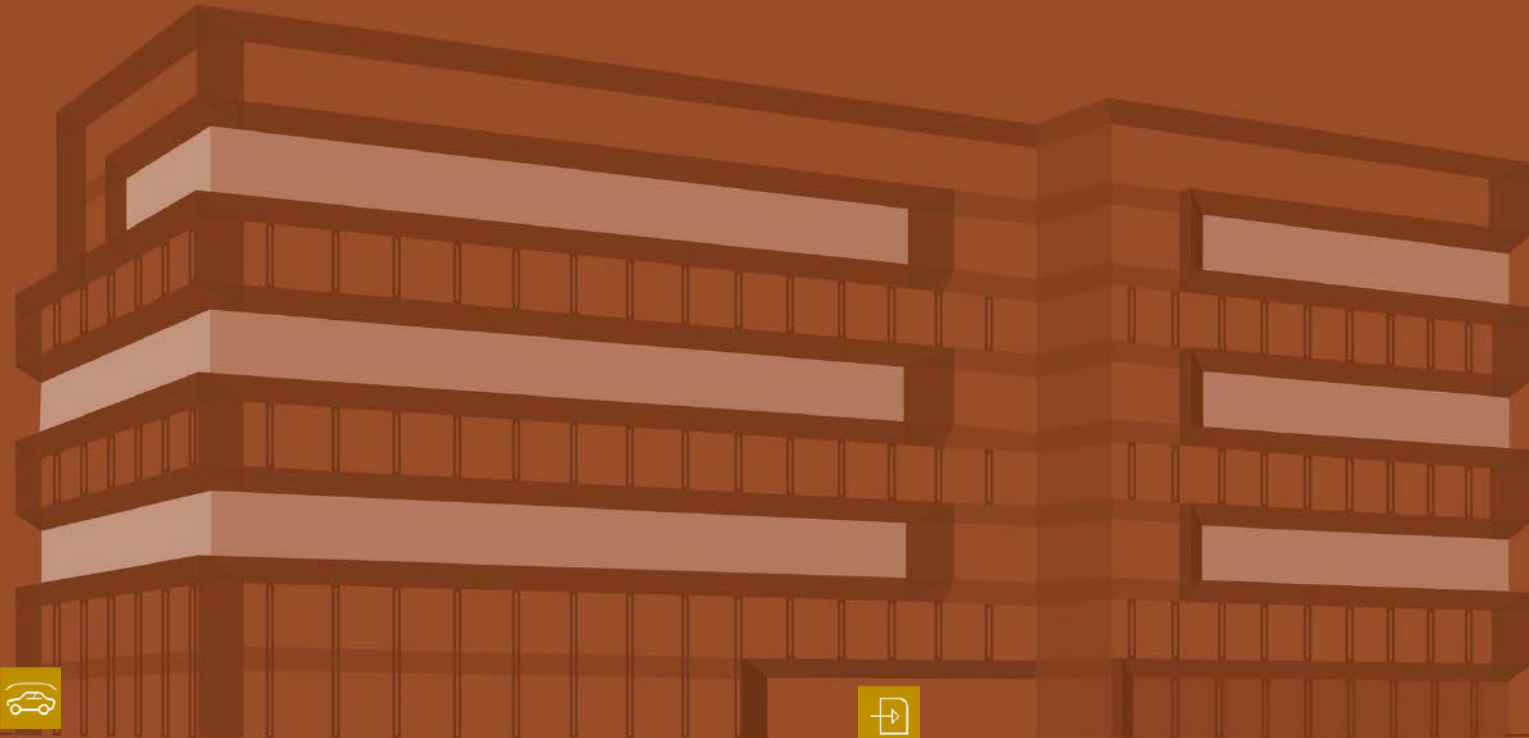
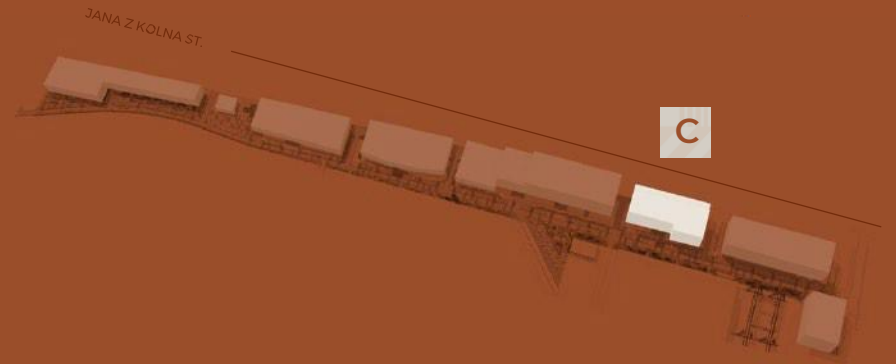
00 m²
39



B

JANA Z KOLNA ST.

BUILDING C



Parking entrance



Main entrance



Parking entrance

MALARZY ST.



72 surface parking spaces



82 underground parking spaces



51 extra parking spaces in the complex

8

STOREYS

13,385 M²

TOTAL OFFICE AREA

144

PARKING PLACES

1/59

PARKING RATIO

5,8%

ADD-ON

BREEAM

EXCELLENT

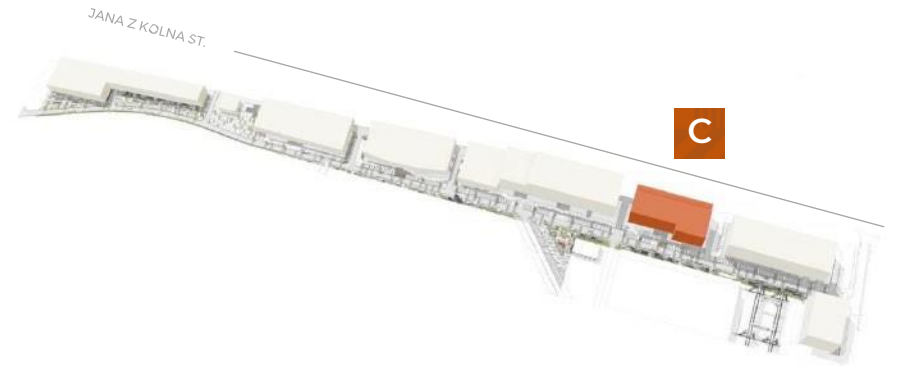
BUILDING C

OFFICE ARRANGEMENT

2ND
FLOOR

1
TENANT

1,835 M²
GROSS OFFICE AREA



JANA Z KOLNA ST.



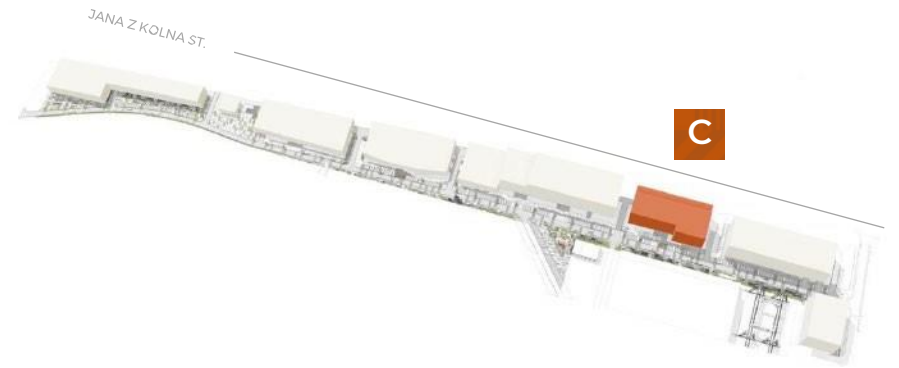
BUILDING C

OFFICE ARRANGEMENT

2ND
FLOOR

2
TENANTS

1,835 M²
GROSS OFFICE AREA



956 m²
111

879 m²
116



JANA Z KOLNA ST.

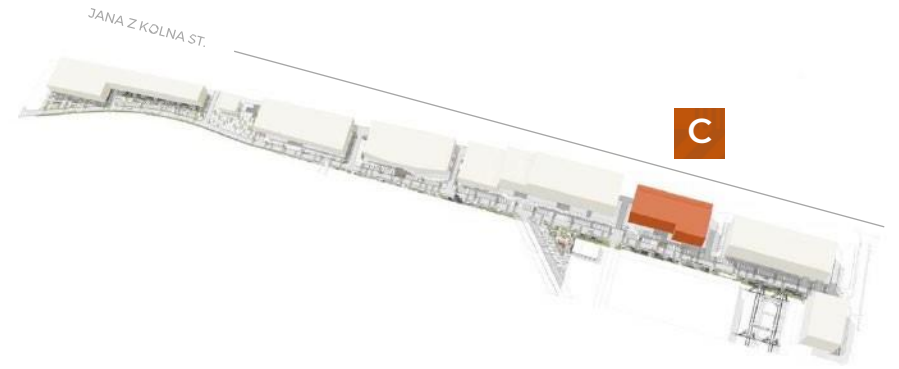
BUILDING C

OFFICE ARRANGEMENT

2ND
FLOOR

3
TENANTS

1,835 M²
GROSS OFFICE AREA



JANA Z KOLNA ST.





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®

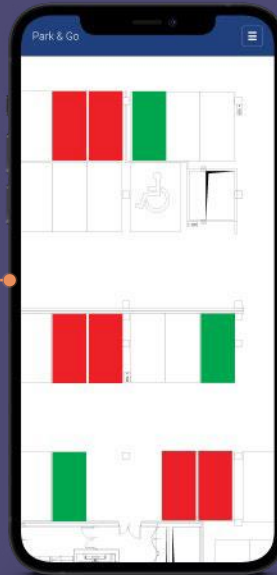
WE CARE FOR GREEN

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



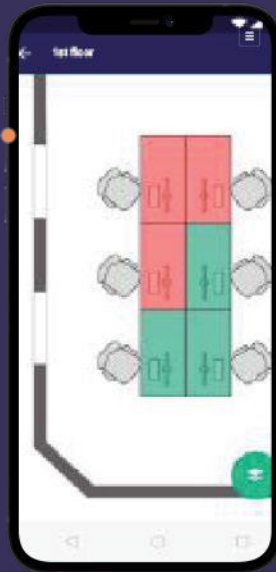
Parking booking system



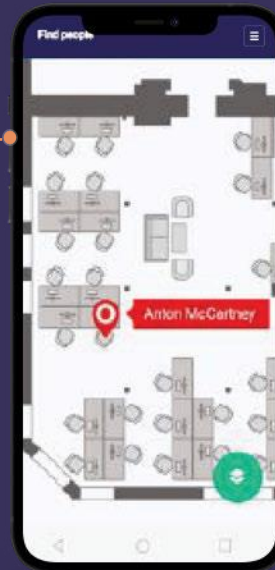
Mobile remote access

**EASILY
 MANAGED**

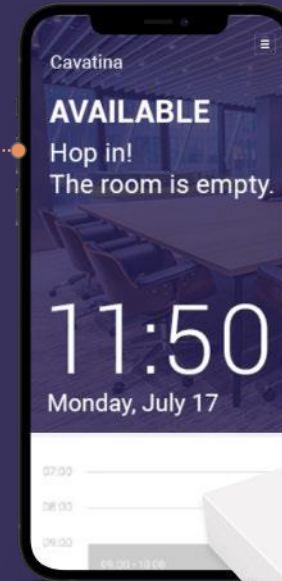
ADDITIONAL



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.





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.

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.



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 Cracow, Warsaw, Tricity and Wrocław.



0.5 MLN M²

COMMERCIAL PROJECTS



7

BIGGEST POLISH CITIES



10

ACTIVE PROJECTS



12

INTERNATIONAL AWARDS

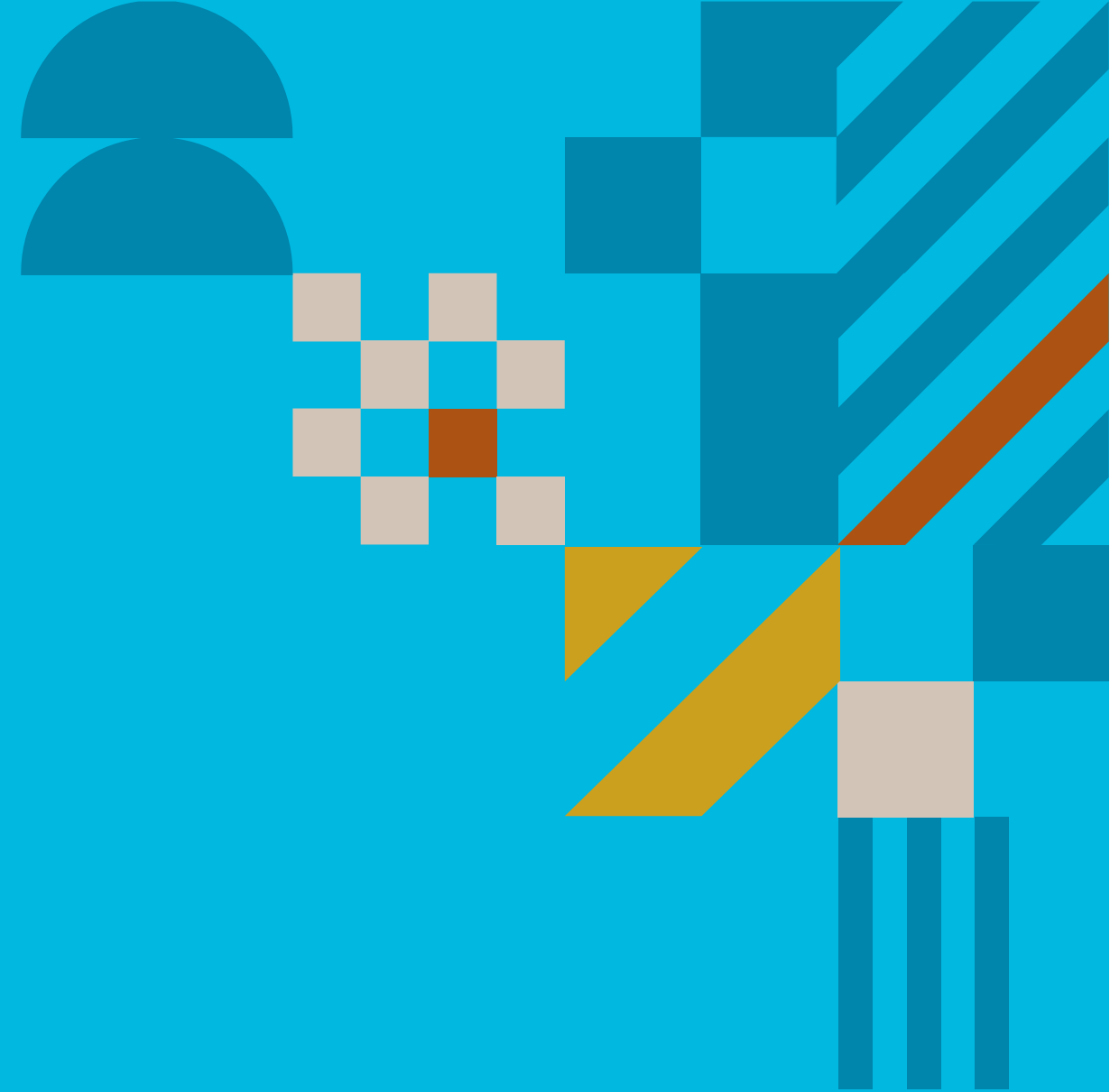
2022

ESG REPORT Cavatina Group



[Full Report](#)

[click to learn more](#)



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.



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.



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 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.



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



www.cavatina.pl

TOMASZ ZYDOREK

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(Gdansk & Katowice)

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