

Quorum

the meeting place

Wrocław



Leading polish developer operating on major real estate markets

3 core business lines

1	2	3
Residential for sale & leased offices portfolio	Residential for sale	Residential for rent
 LOCAL • GLOBAL • HOLISTIC		CĀVARE
Public entity listed on  WARSAW STOCK EXCHANGE		
2 900 units residential for sale	3 950 units residential for sale	2 700 units residential for rent
150 000 sqm offices (sold)		
200 000 sqm leased offices portfolio		

GDANSK

WARSAW

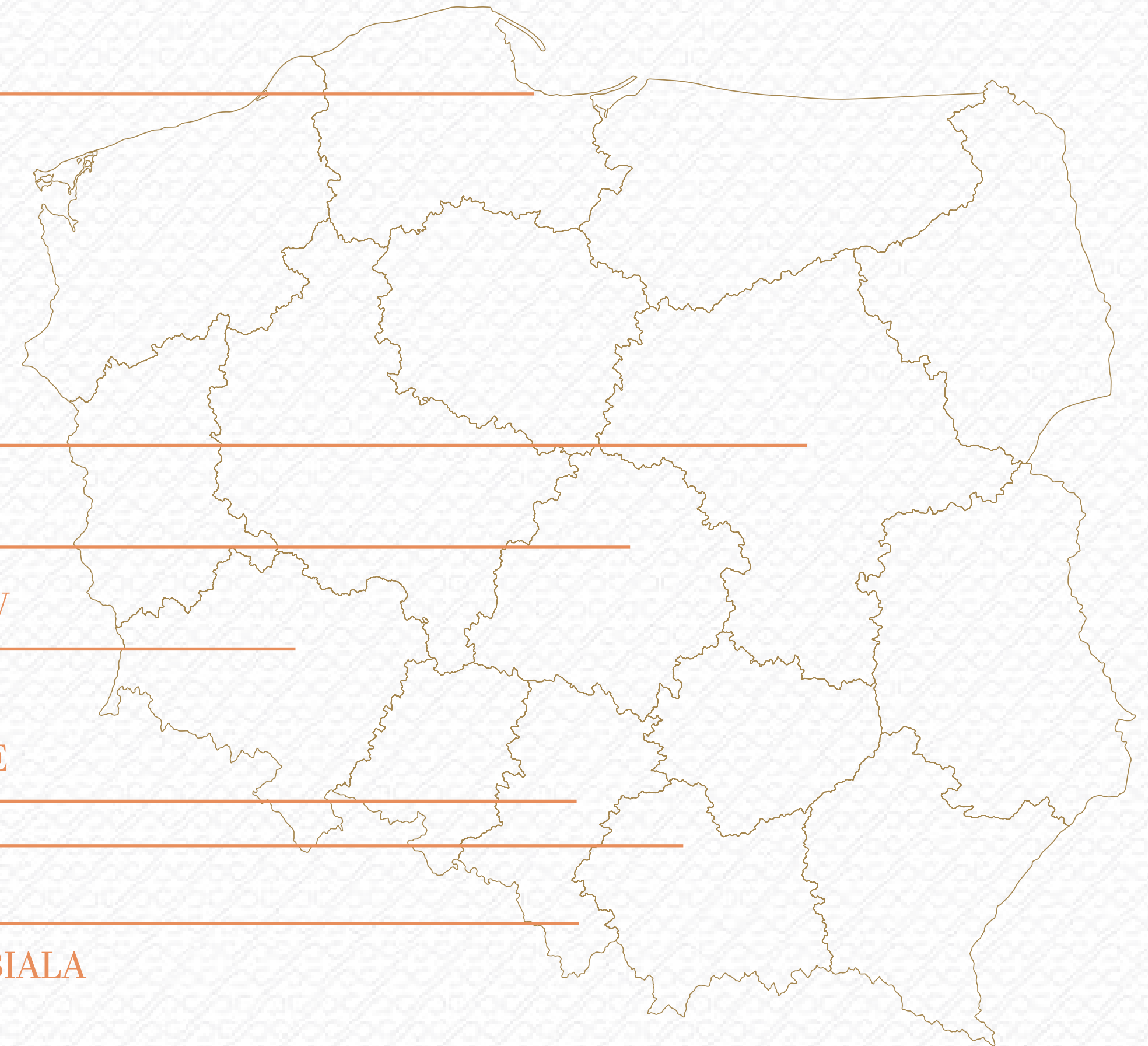
LODZ

WROCLAW

KATOWICE

CRACOW

BIELSKO-BIALA



Most effective way to the growth & scaling business

Complementary chain of key cvetences kept within the capital groups

Acquisition
& Commercialisation



Architecutral
Design



Interior
Design



Sales
& Commercialisation



Construction
& Fit-Out



Finance
& Accounting



Ownership
management

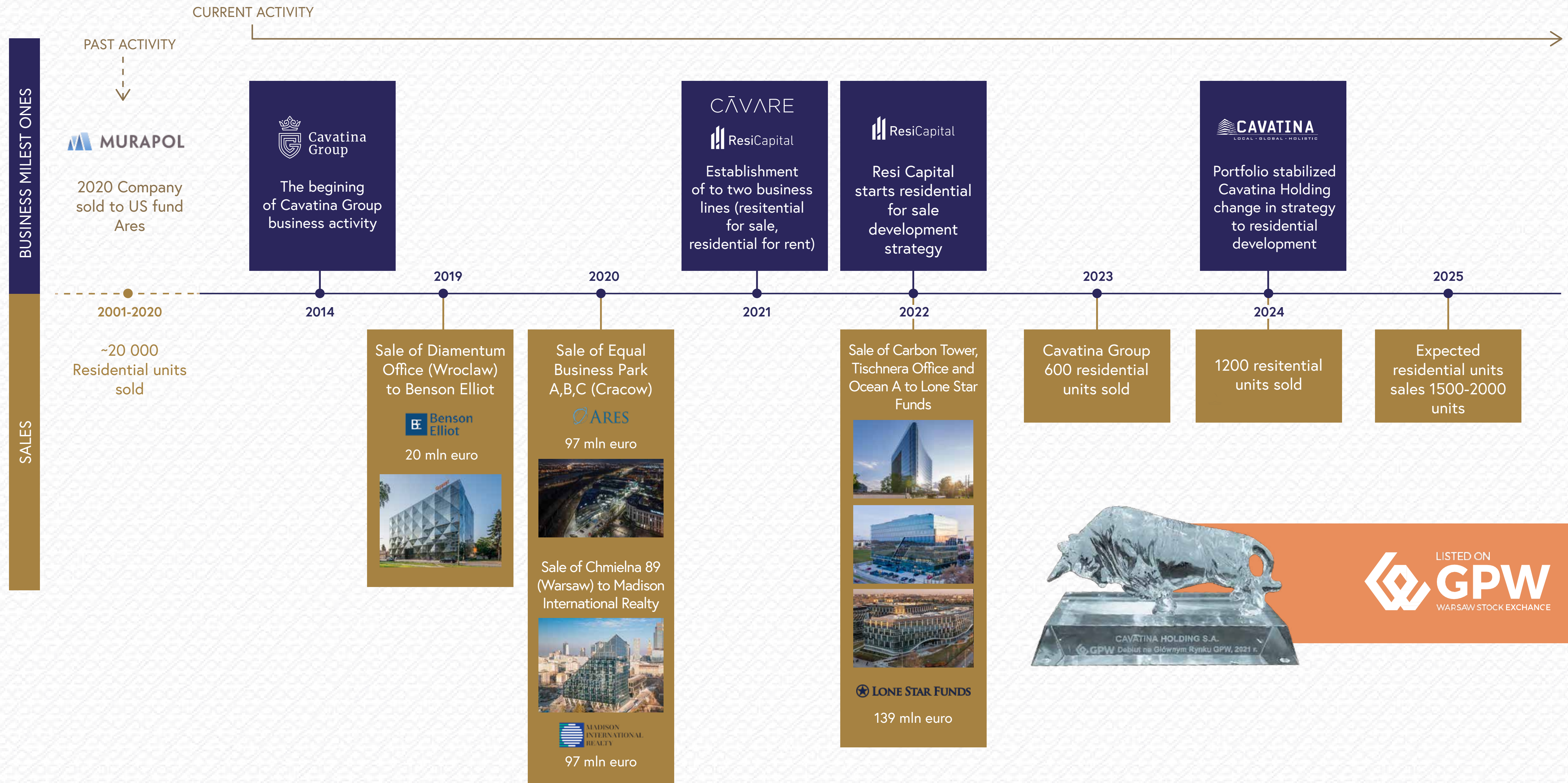


Legal
& administration



Marketing, Branding
& Public Relations

Our history and track record of successful rapid growth



Quorum
the meeting place



Quorum
the meeting place



Quorum
the meeting place

offices
& services

B

offices
& services

A

residential

C

offices
& services

D

Different paths, one
Destination

Wrocław'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.



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.



Wrocław

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.



The potential of Wrocław

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)

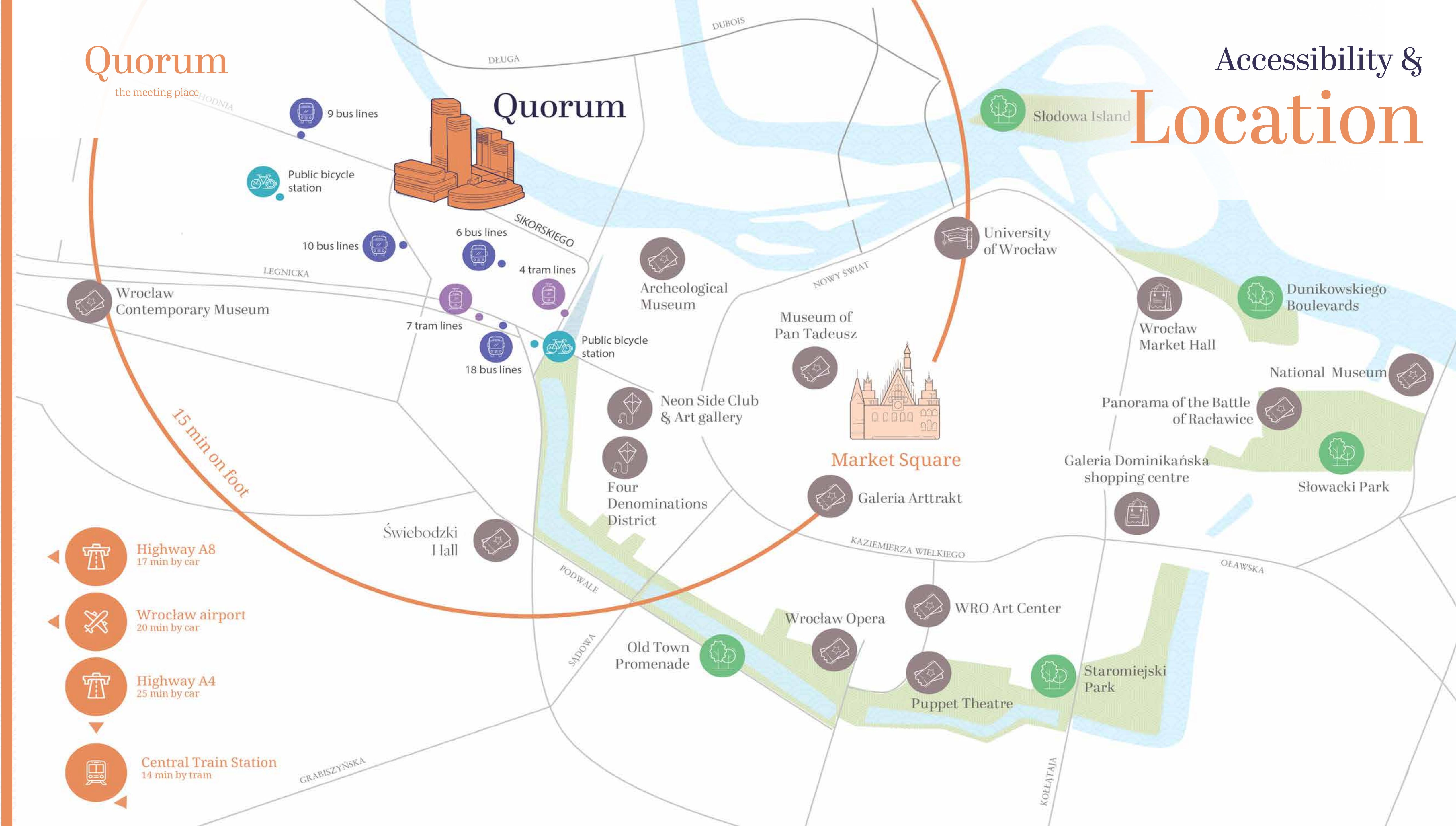
ABSL „Business Services Sector
in Poland 2020”

106 800

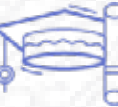
students in 25 higher
education institutions

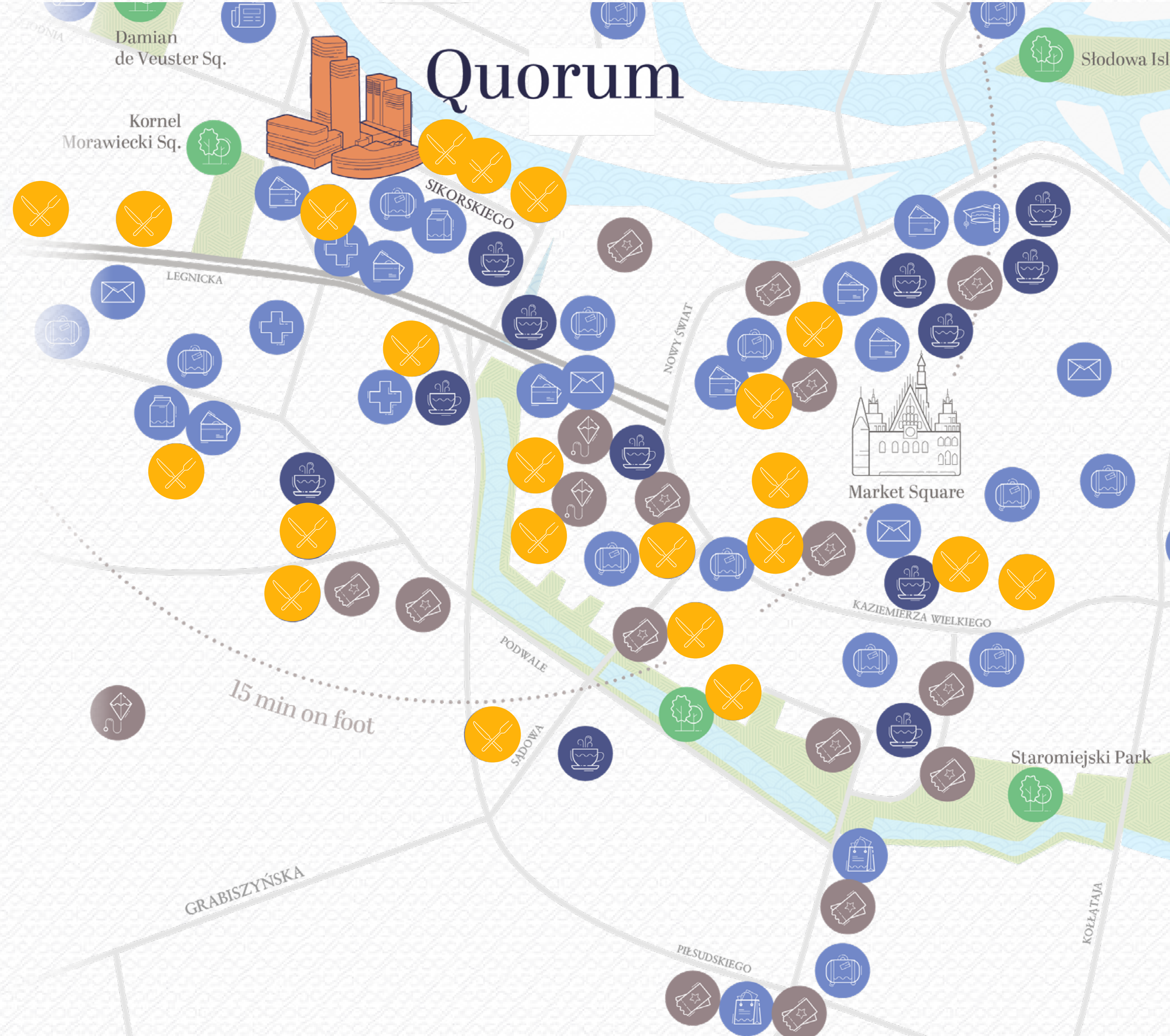
ABSL „Business Services Sector in
Poland 2020”





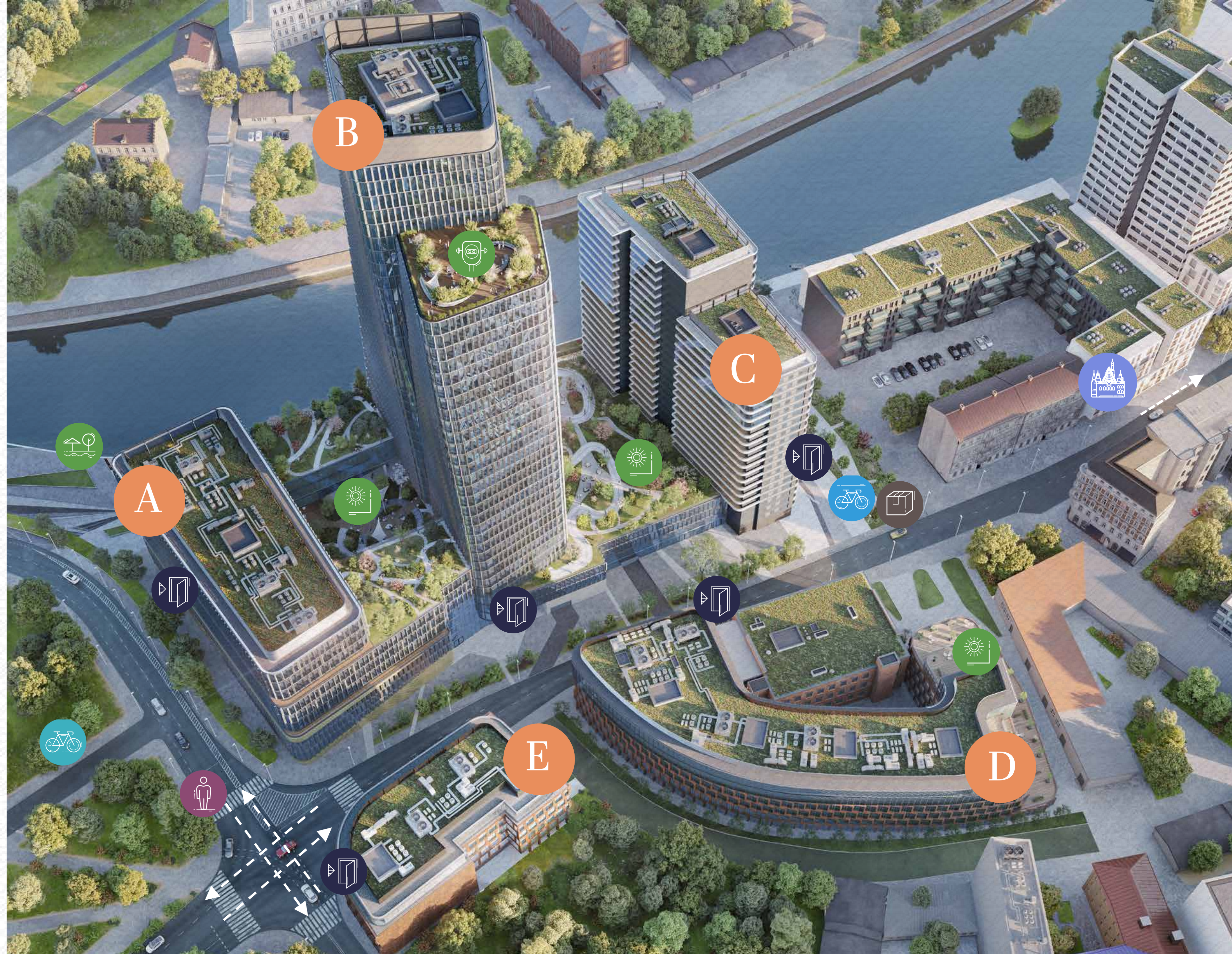
Abundance of Amenities

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



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

In numbers

91 182 m²

total office GLA

1 220

parking space
for offices

2 450 m²

2-level amenities area
in building A & B

~7 000 m²

terraces with 4 513 m²

330

apartments

346

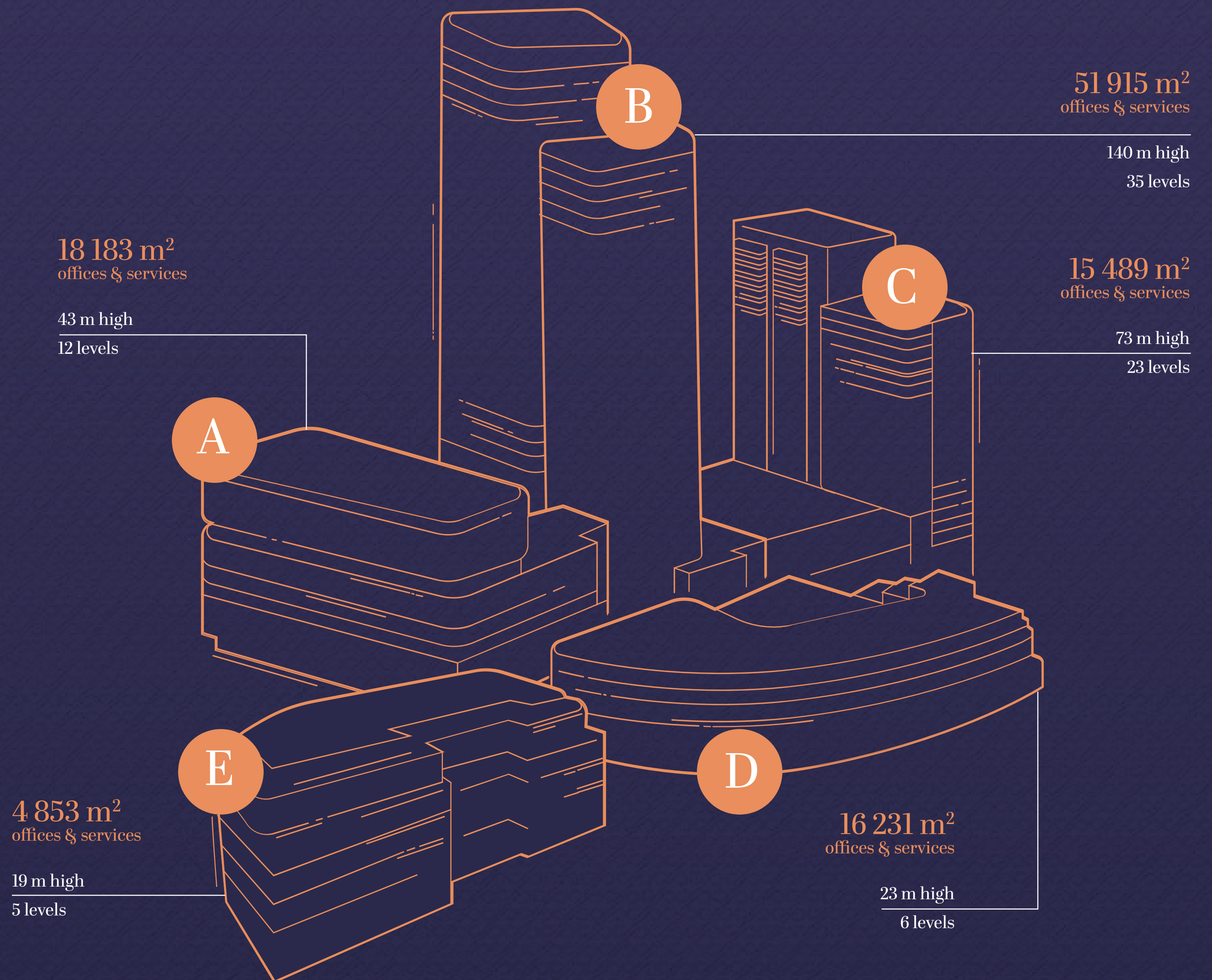
parking spaces
for residents

450 m²

service area
in building C

BREEM

excellent



Building A

18 183 m²

Residents of the
Wrocław agglomeration

346 m²

total service area

6,57%

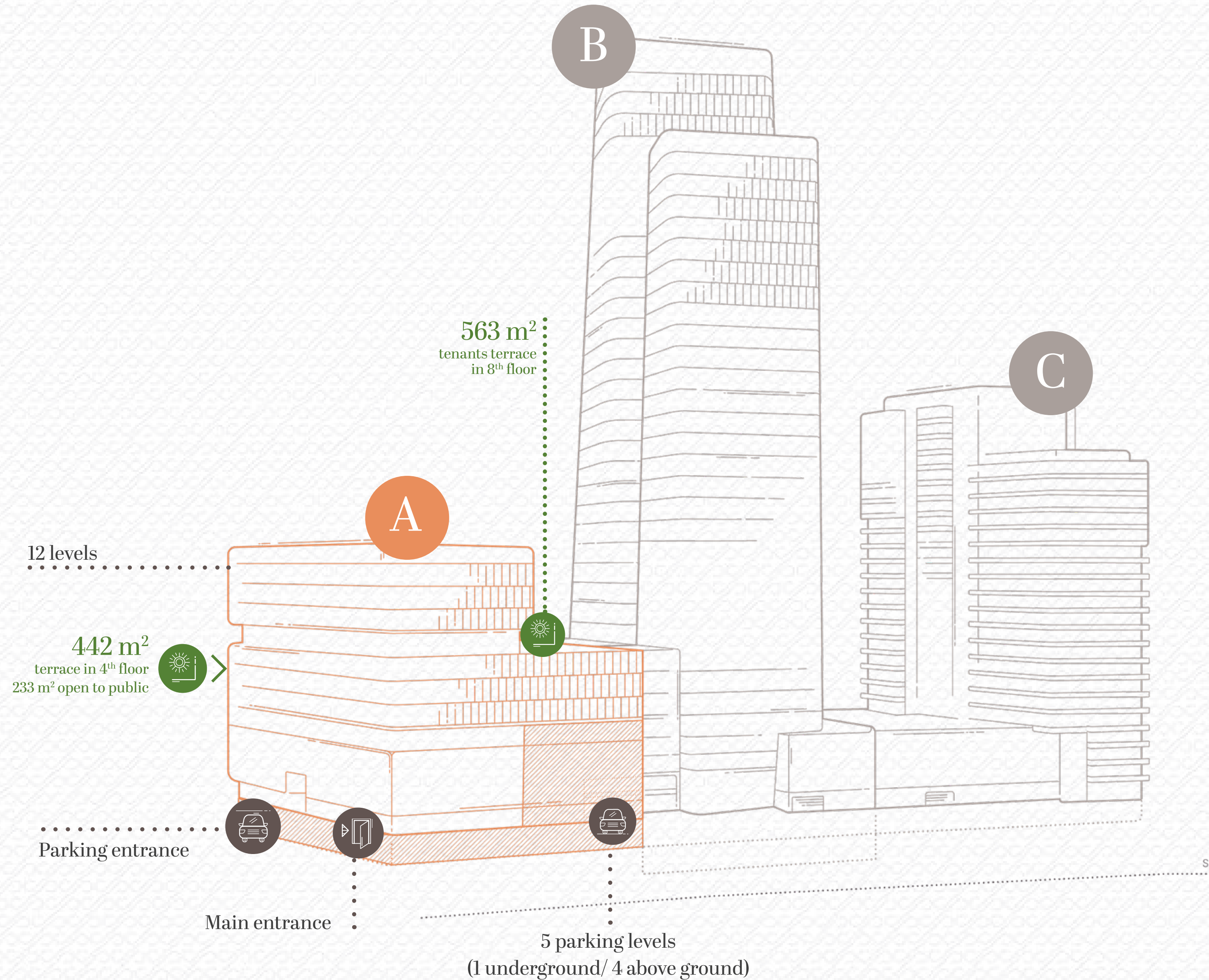
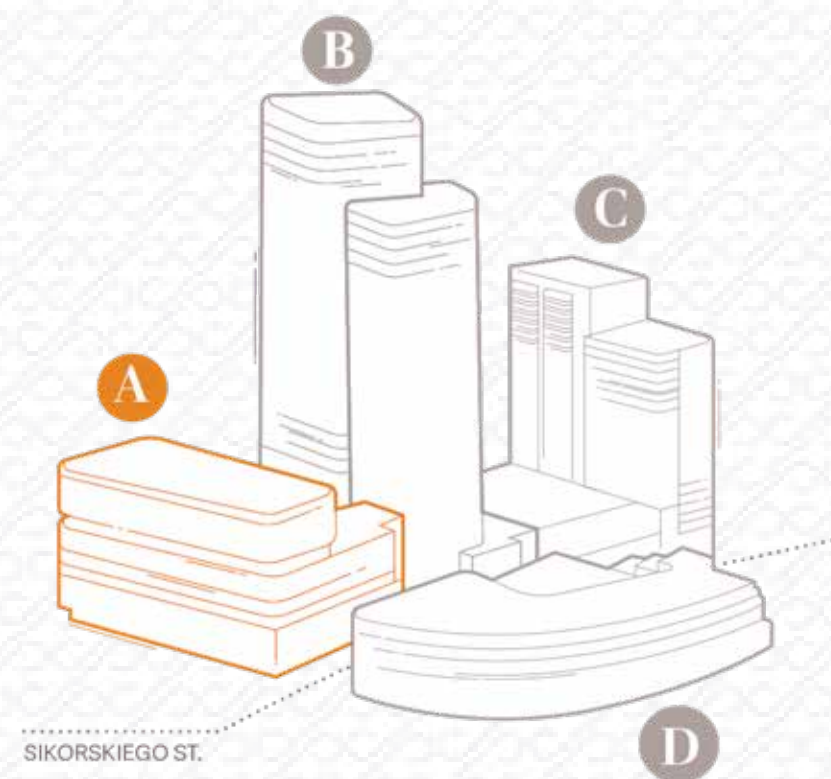
add-on factor

339

total parking spaces

~1 000 m²

total terraces



Building A

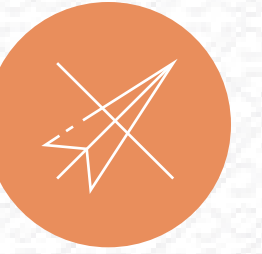
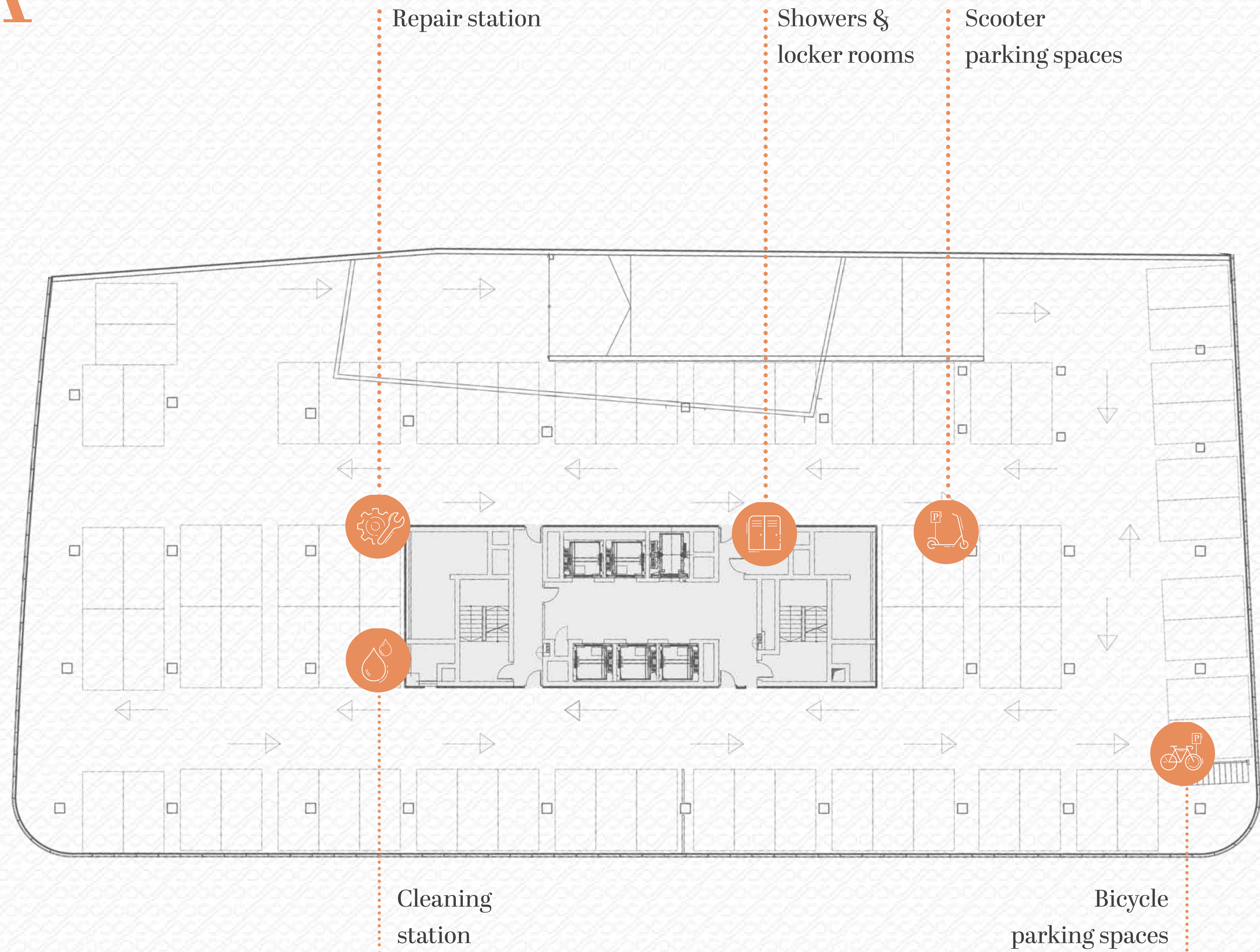
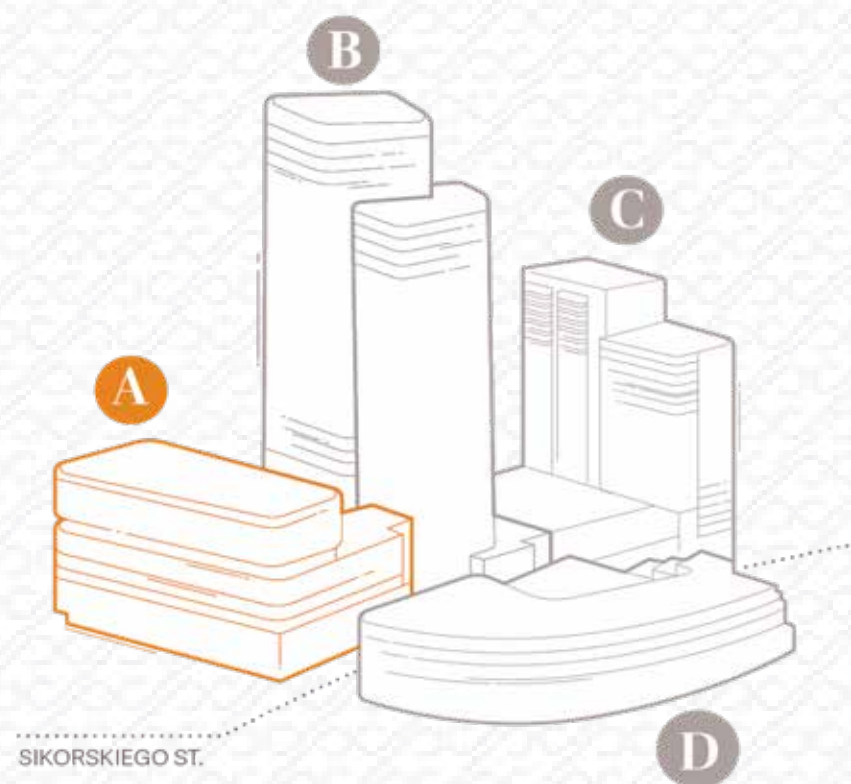
Parking

339

parking spaces

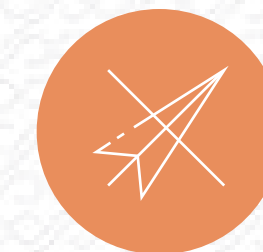
50

bicycle parking spaces



Building A

Exemplary office arrangement



7th

floor

2 458 m²

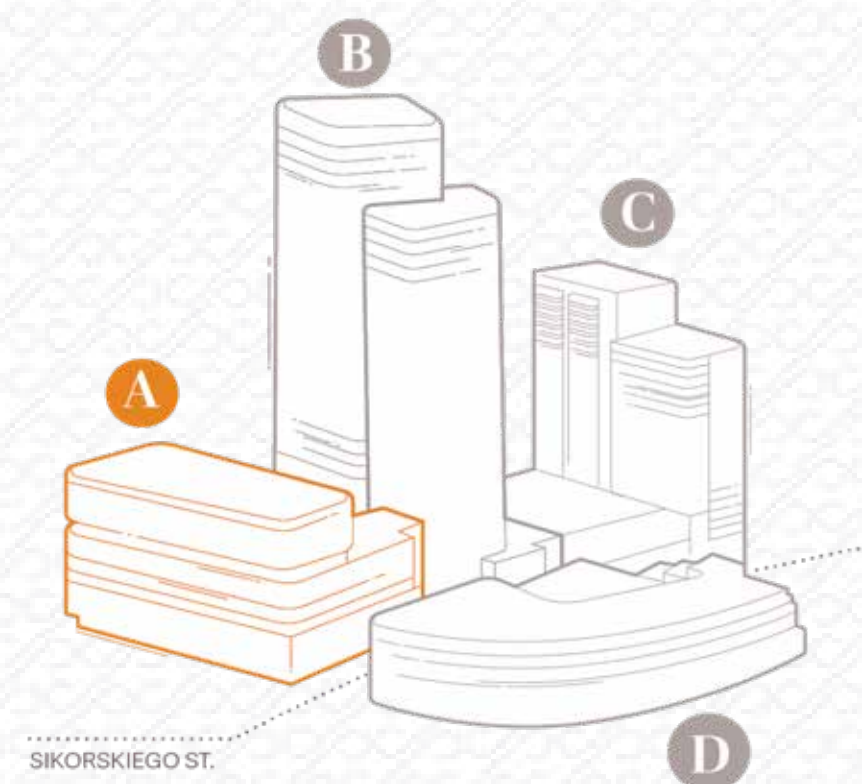
gross office area

1

tenant

280

work station



Building A

Exemplary office arrangement

7th

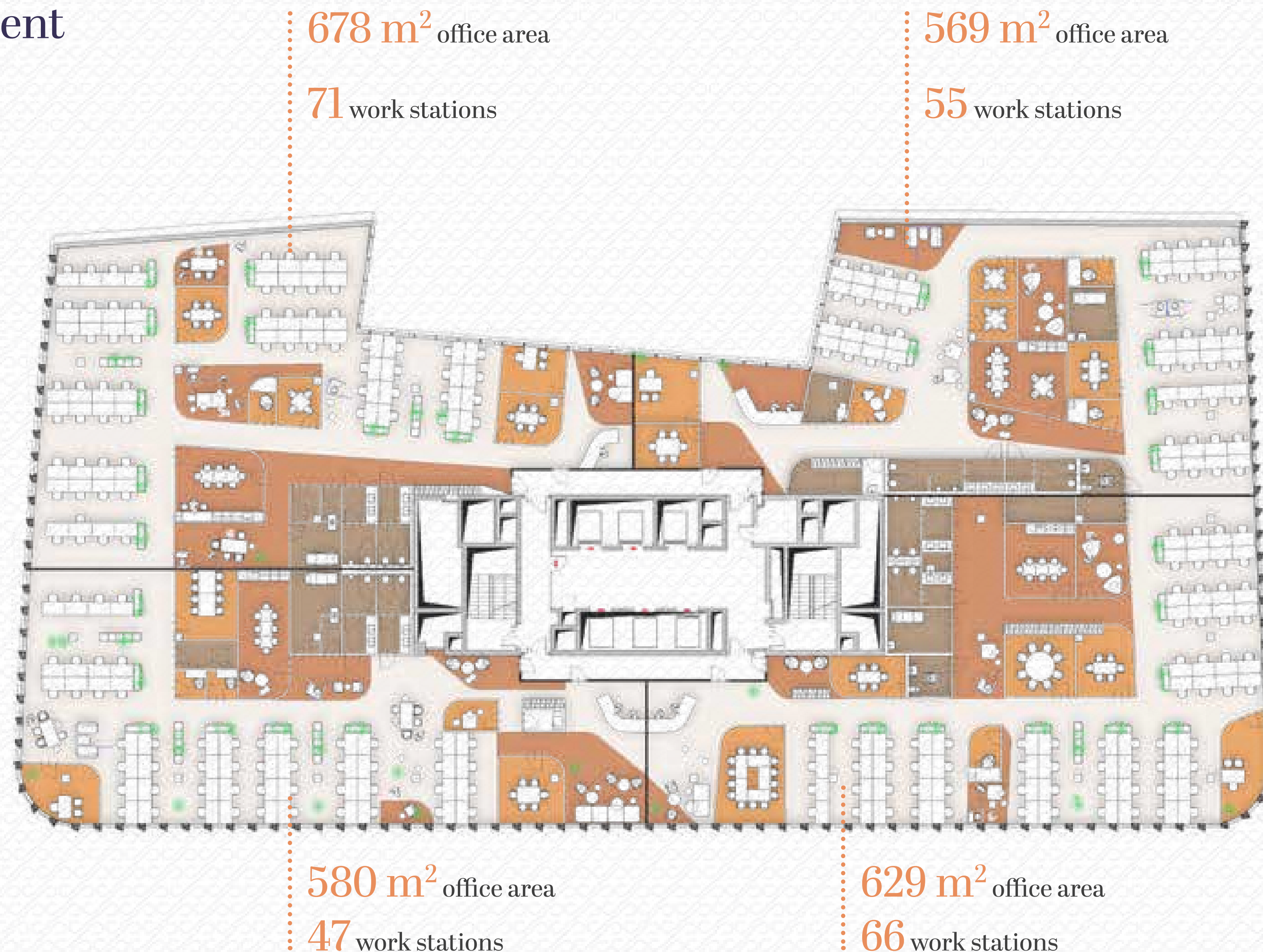
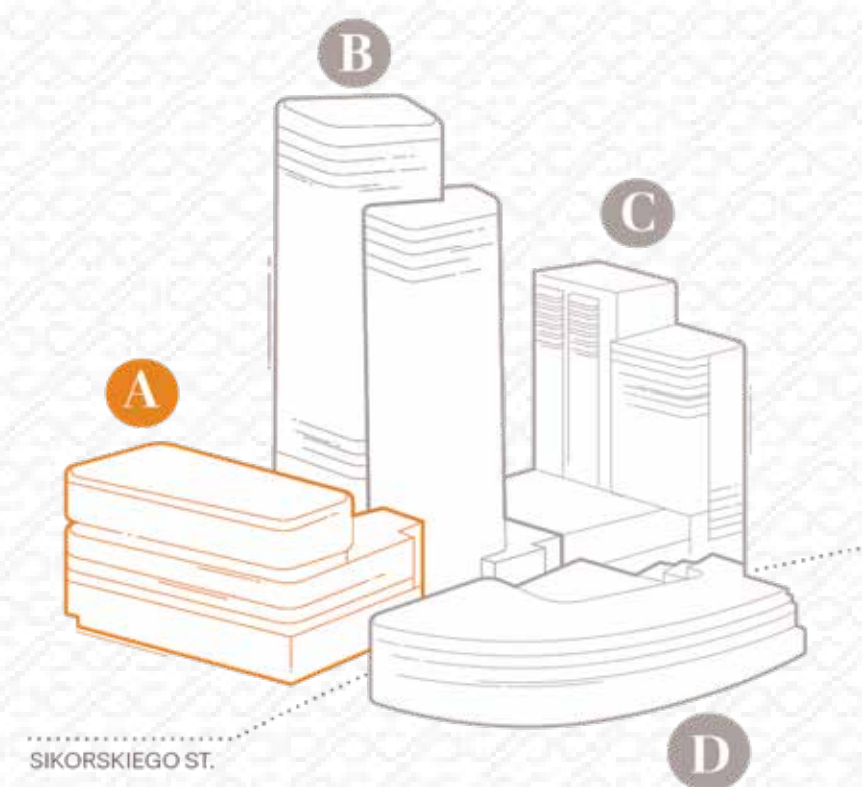
floor

2 458 m²

gross office area

4

tenant



BUILDING B

51 915 m²

total office GLA

6,57%

add-on factor

3 800 m²

total terraces

2 637 m²

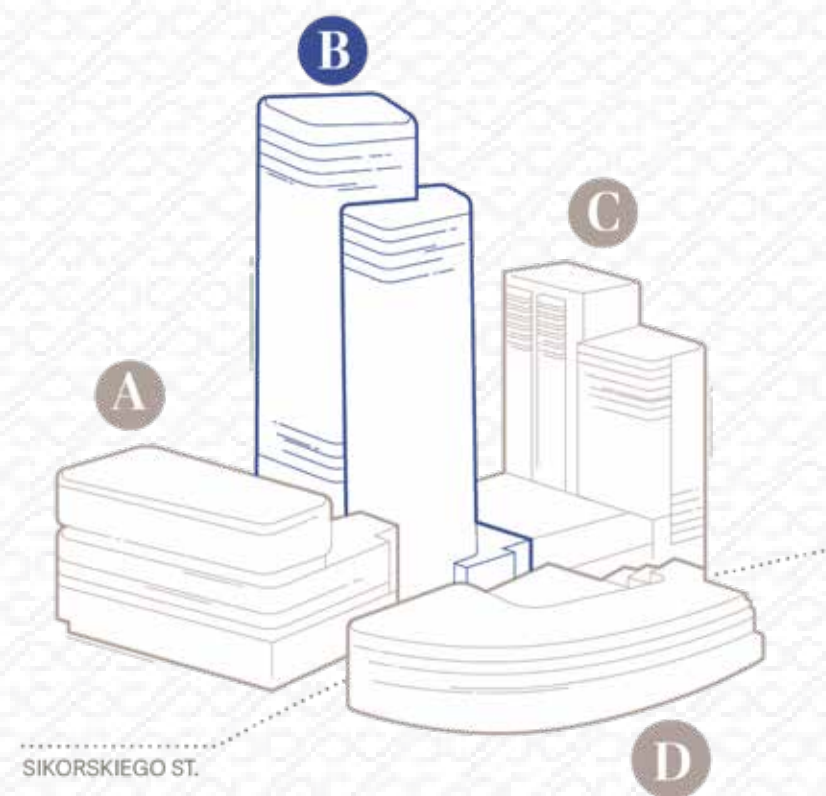
total service area

582

total parking spaces

2 450 m²

2-level amenities area



911 m²
terrace in the 35th floor
with observation deck

35 levels

30 levels

2 888 m²
terrace in 4th floor

Main entrance

Parking entrance

SIKORSKIEGO ST.

BUILDING B

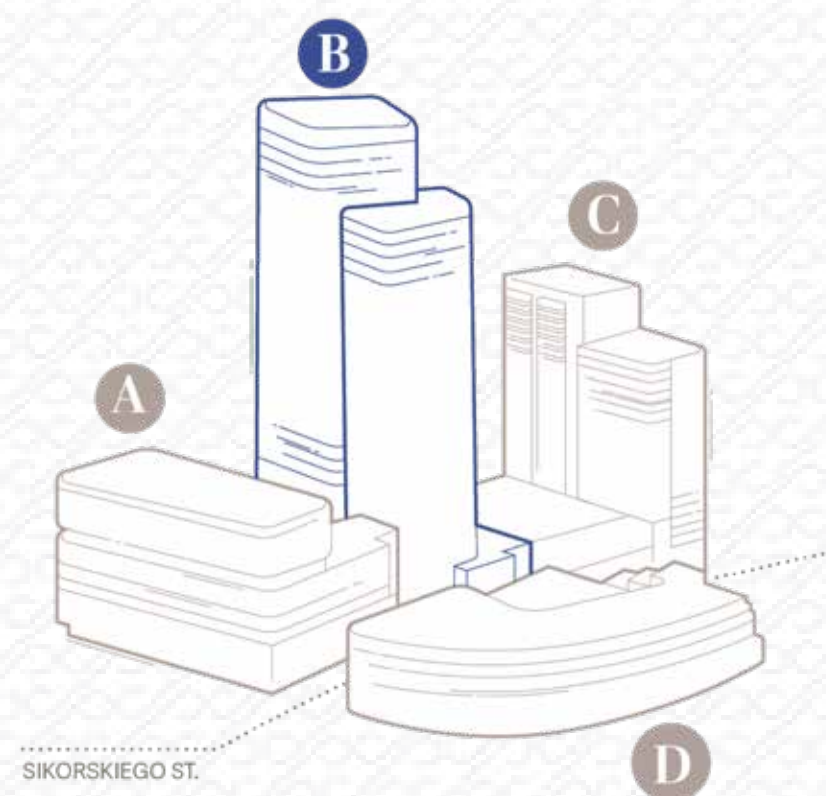
PARKING

582

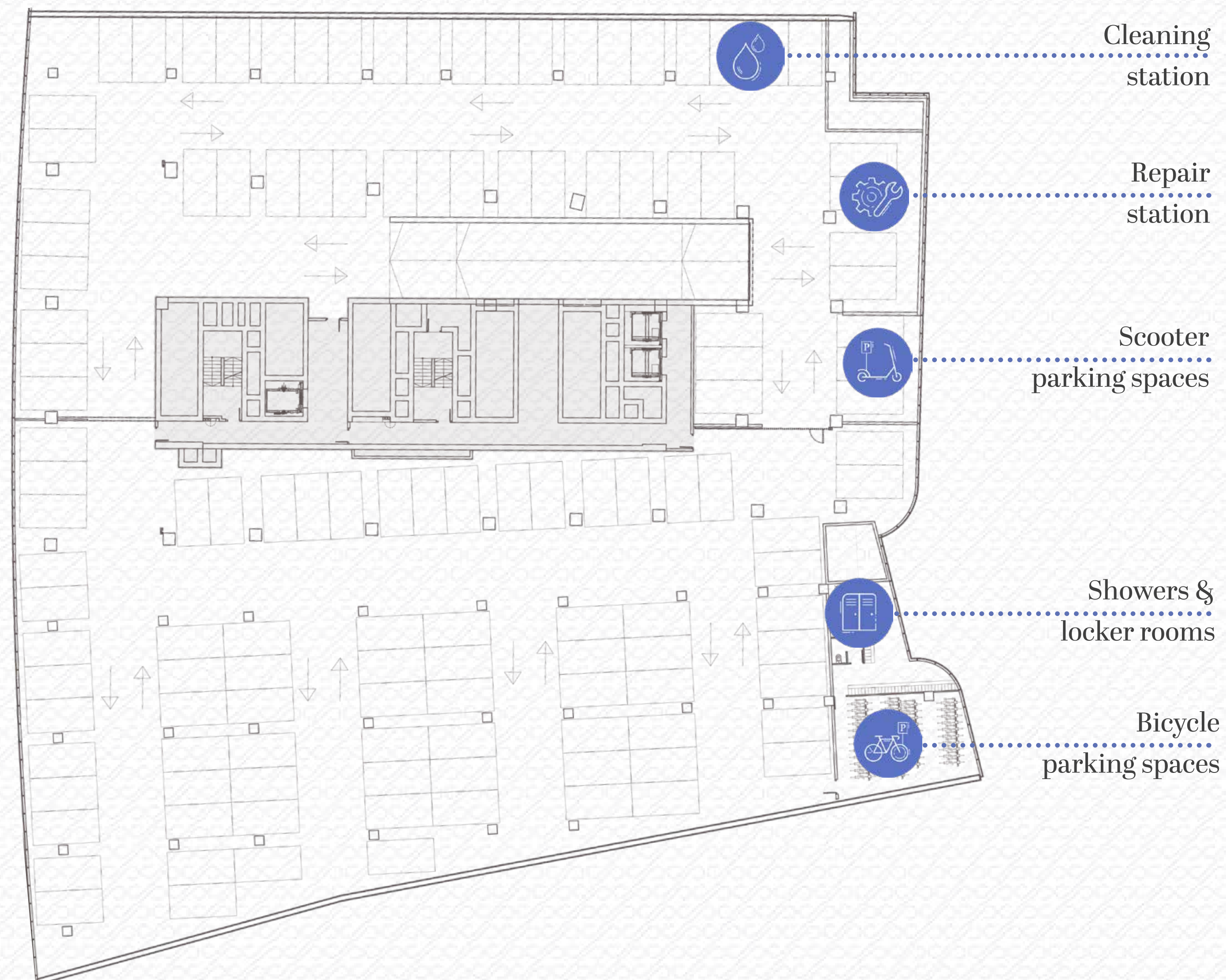
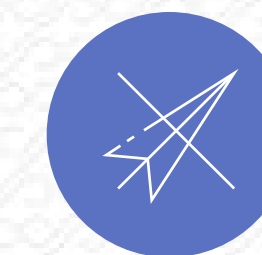
parking spaces

120

bicycle parking spaces

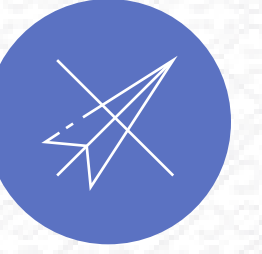


SIKORSKIEGO ST.



Building B

Exemplary office arrangement



18th

floor

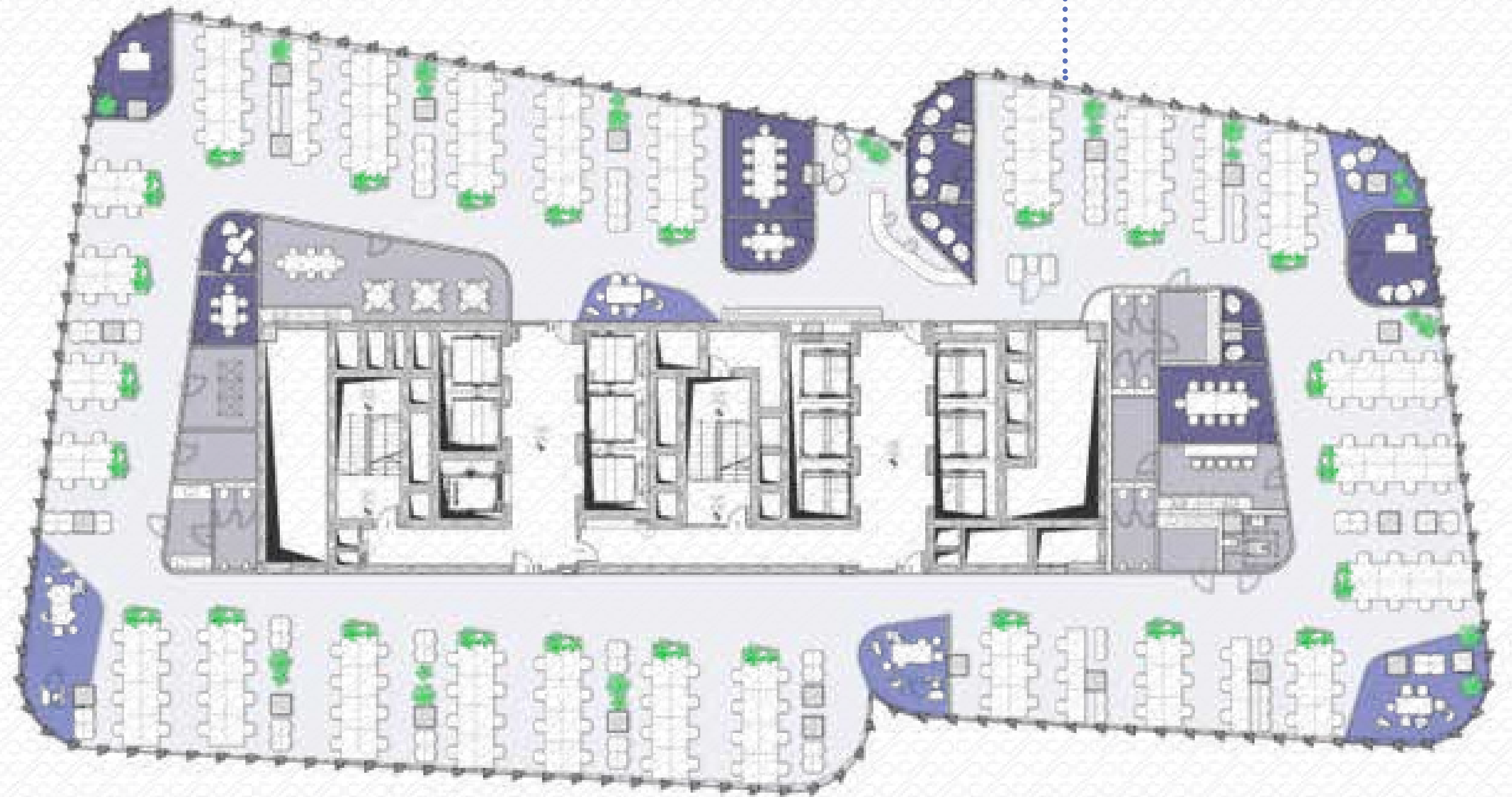
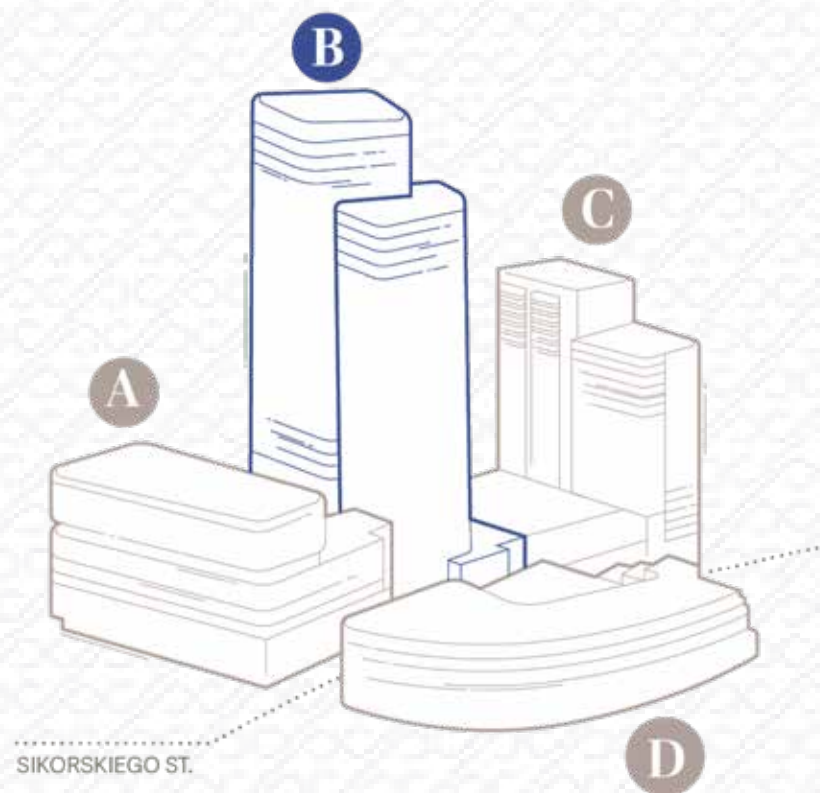
1 671 m²

gross office area

1

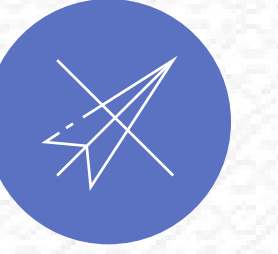
tenant

196 work stations



Building B

Exemplary office arrangement



18th

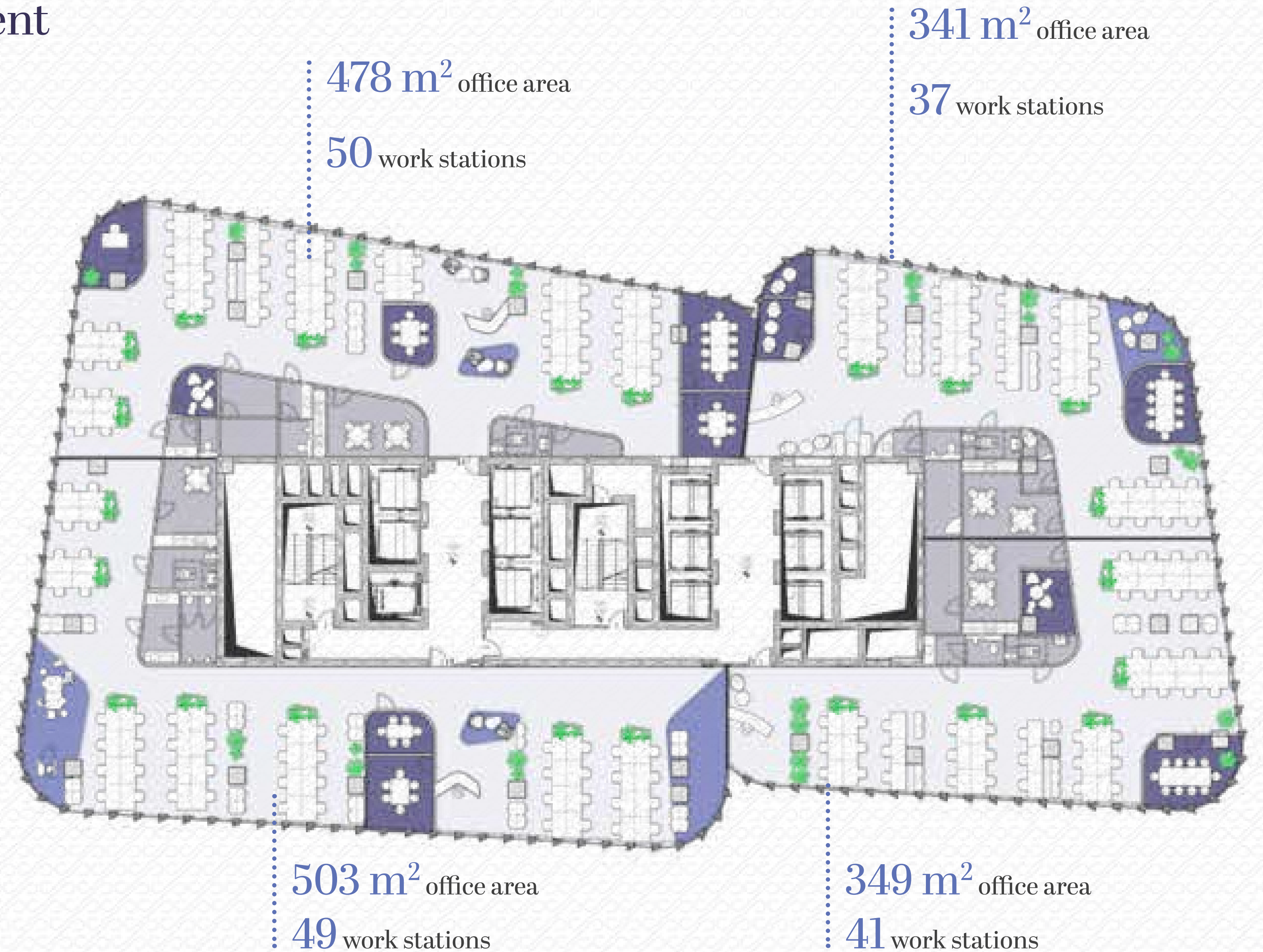
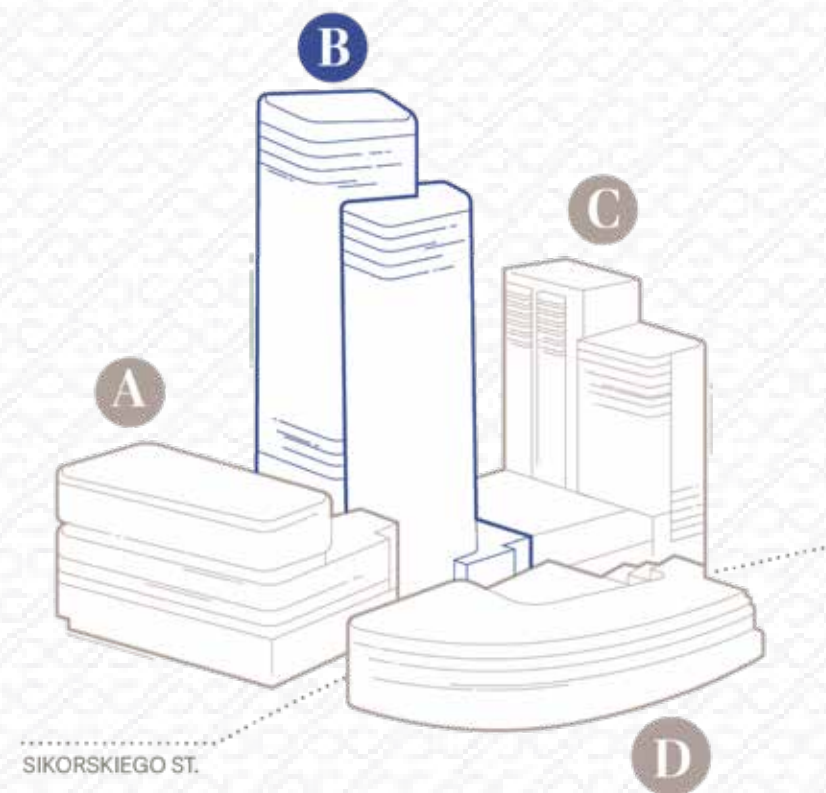
floor

1 671 m²

gross office area

4

tenant



Building D

16 231 m²

total office GLA

776 m²

total service area

5,28%

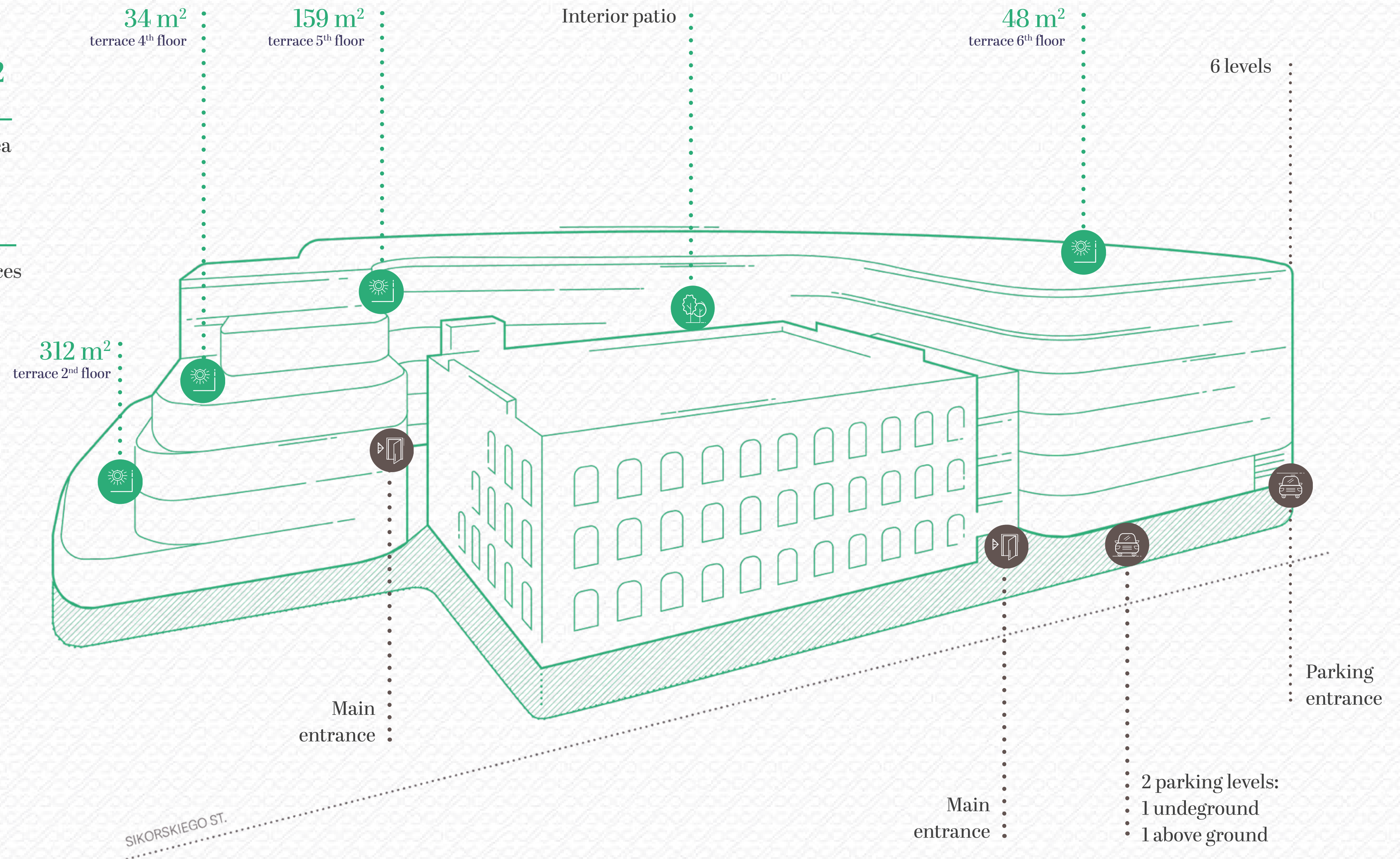
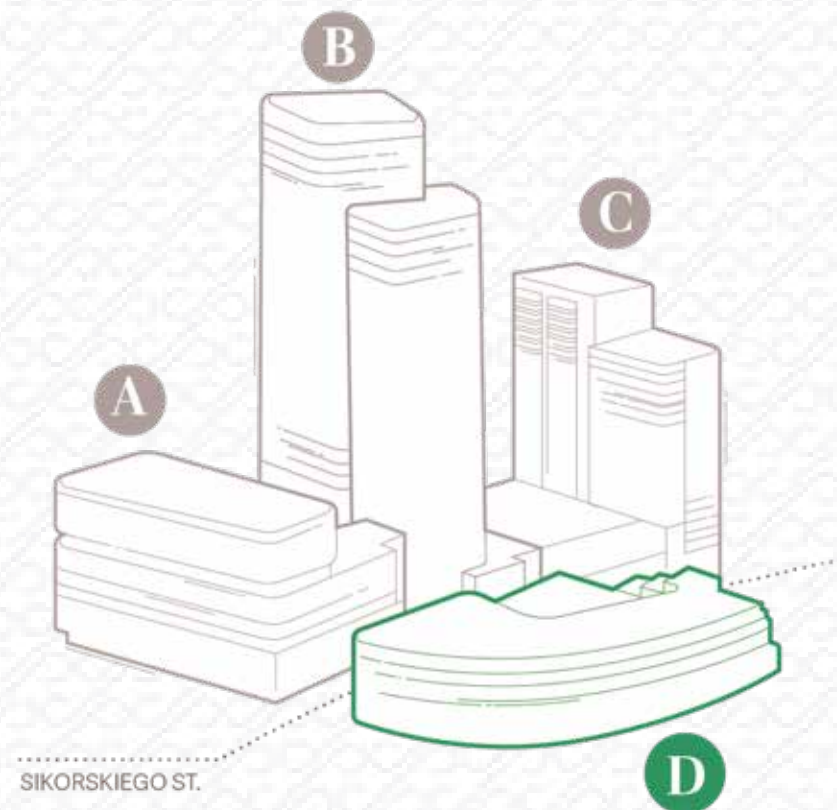
add-on factor

222

total parking spaces

720 m²

interior patio



Building D

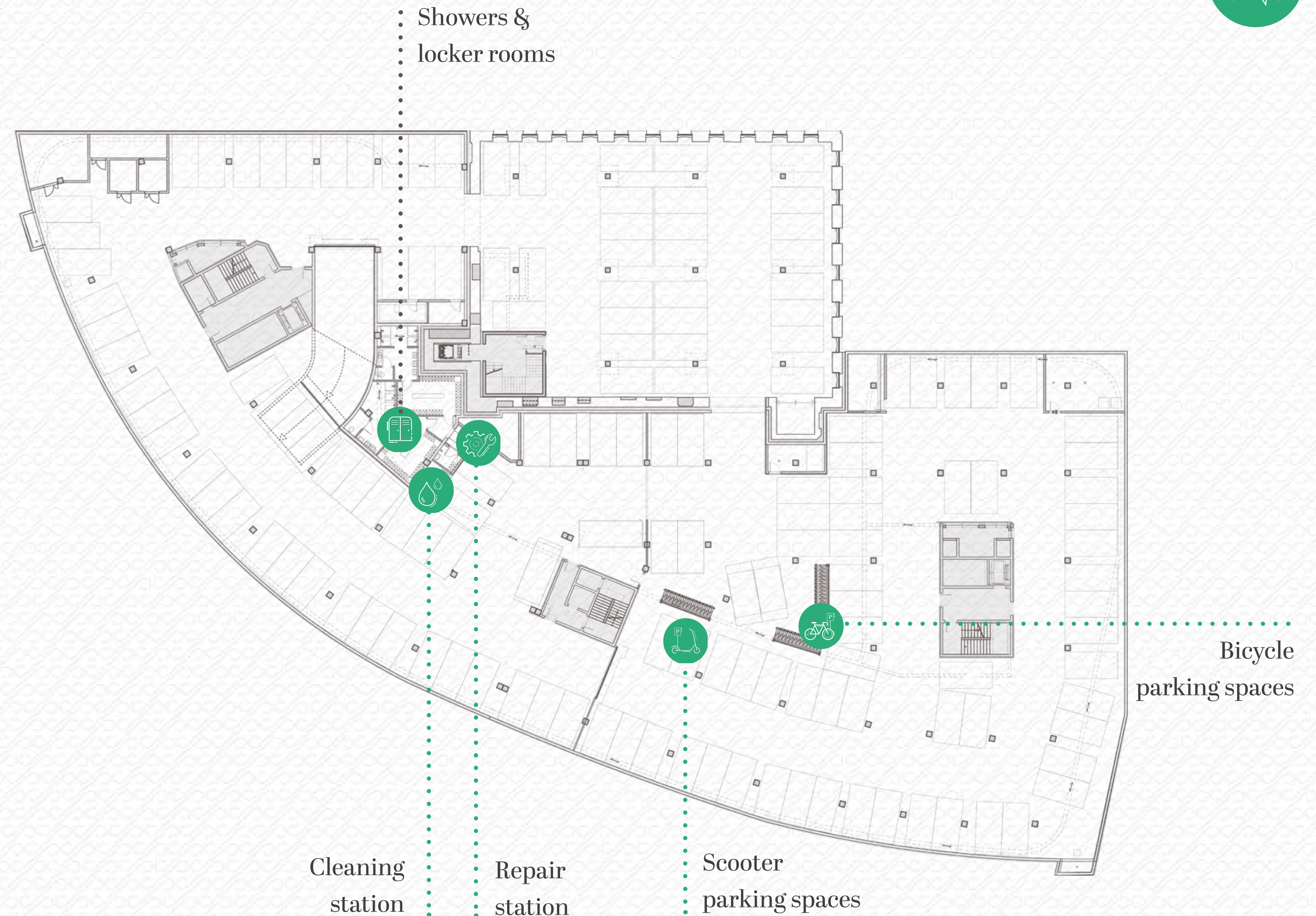
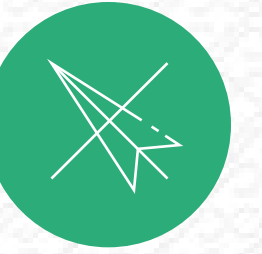
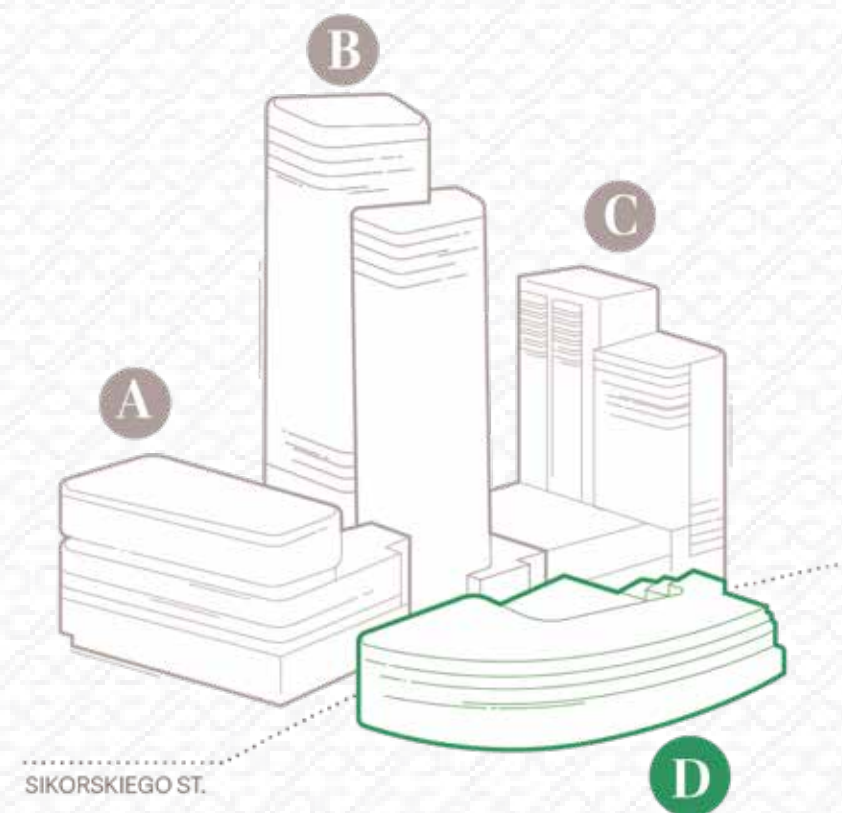
Parking

222

parking spaces

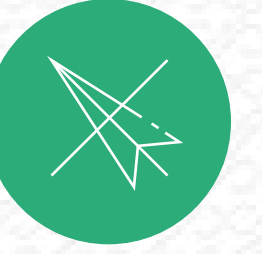
40

bicycle parking spaces



Building D

Exemplary office arrangement



3rd

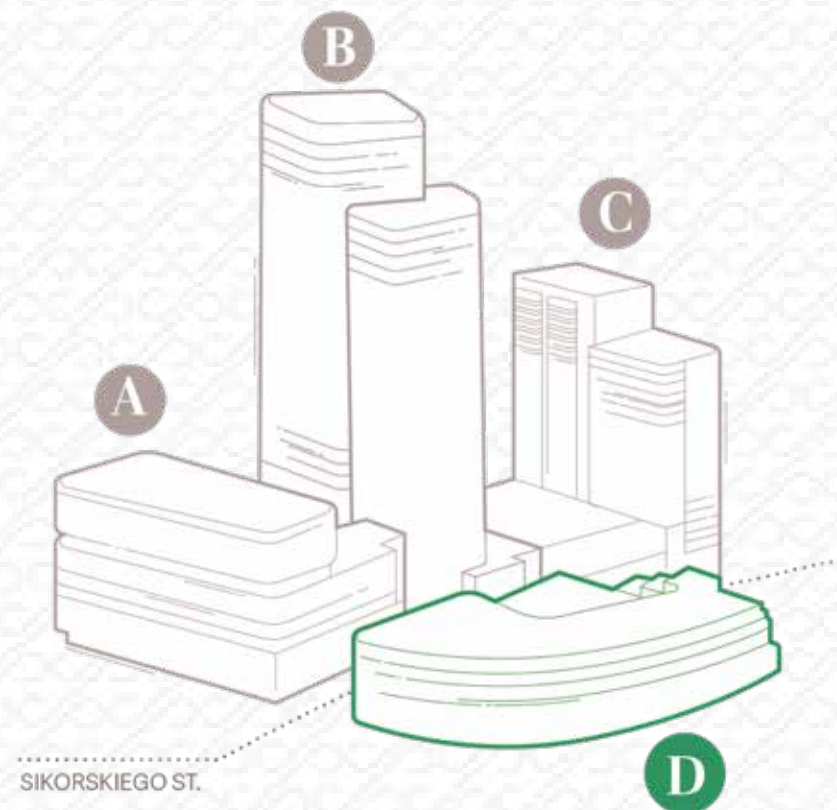
floor

3 789 m²

gross office area

1

tenant



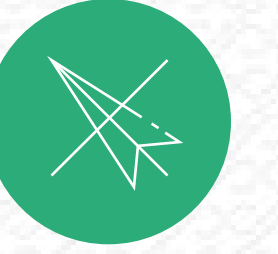
SIKORSKIEGO ST.



440 m²
office area

Building D

Exemplary office arrangement



3rd

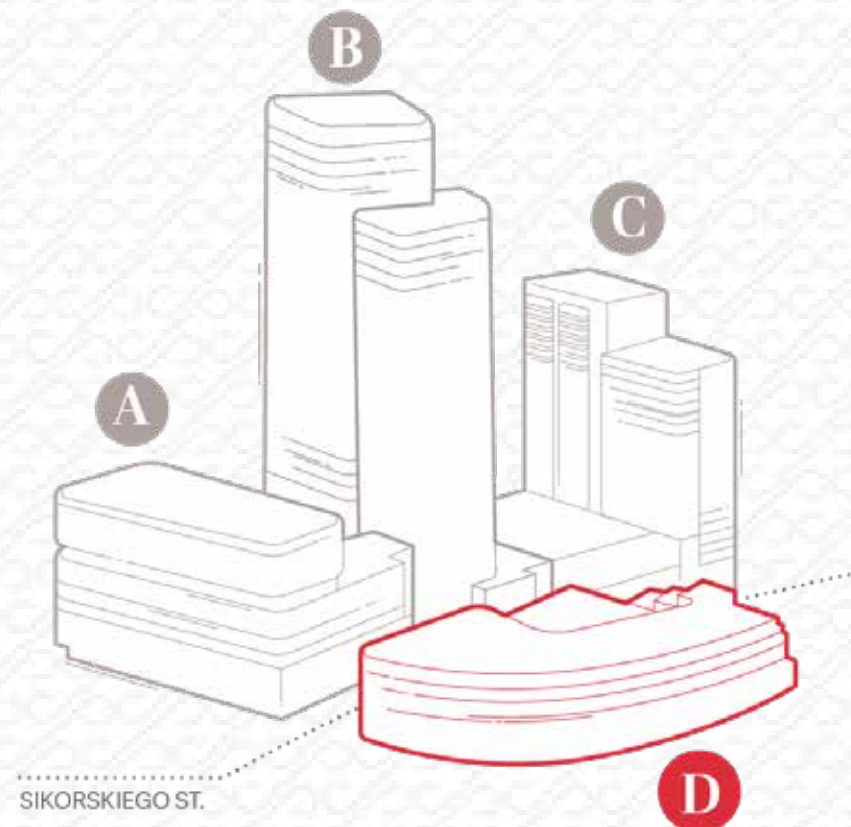
floor

3 789 m²

gross office area

4

tenant



Building E

4 853 m²

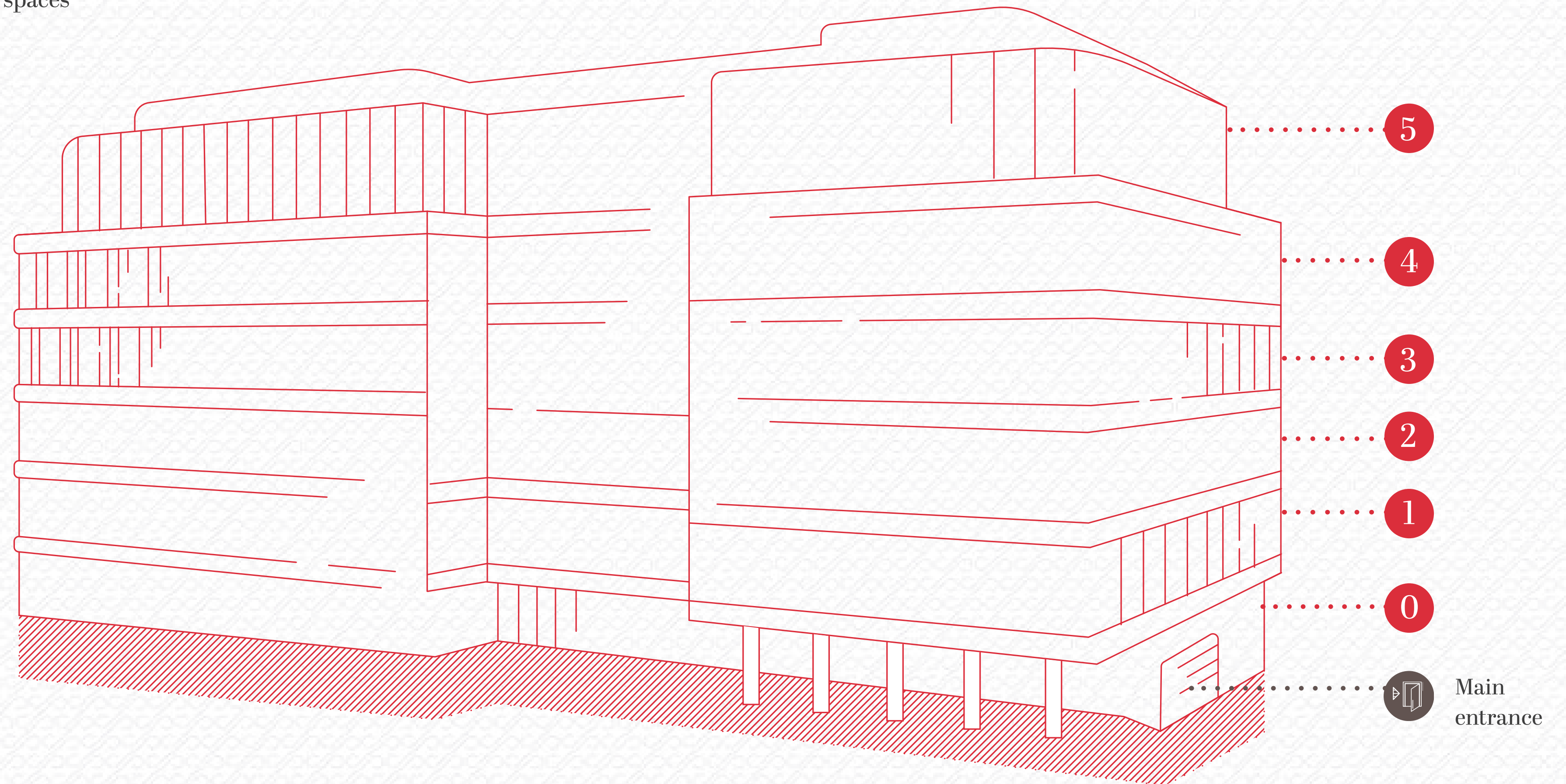
total office GLA

70

total parking spaces

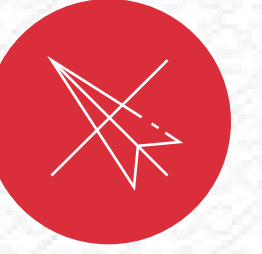
5,85%

add-on factor



Building E

Exemplary office arrangement



4th 1 192,61 m²

floor

gross office area

1 1 126,7 m²

tenant

net office area



Efficient

Lift system

Building A

1 - lift lobby | 6 - lifts

Building B

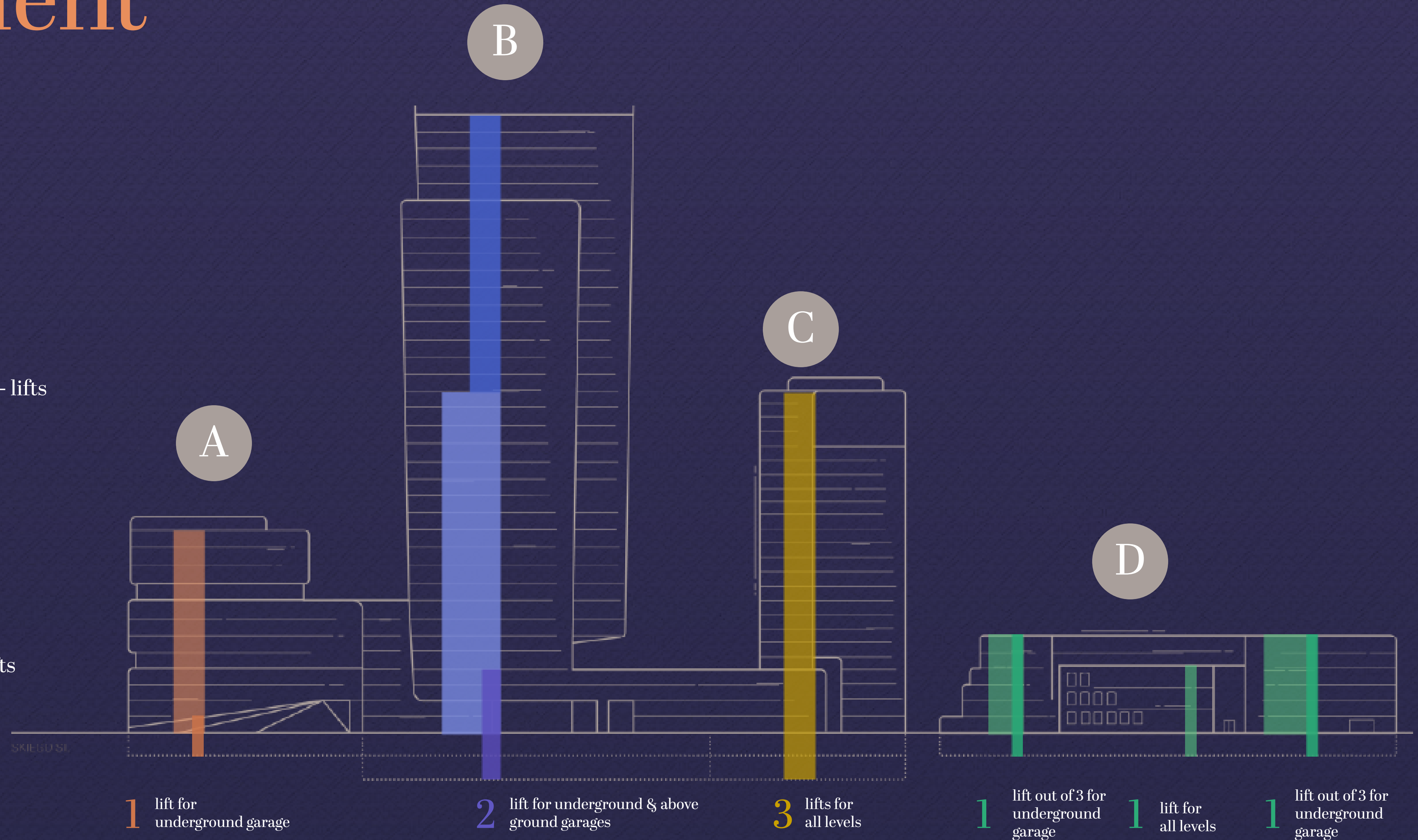
2 - lift lobbies | 12+2 - lifts

Building C

1 - lift lobby | 3 - lifts

Building D

3 - lift lobbies | 7 - lifts



Building Standard



BMS



Emergency power supply



Fibre optic cables



Lockers & showers for cyclists



E-car & scooter charging stations



CCTV & 24h security



Co-working spaces



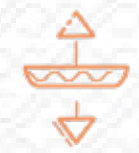
New promenade with relaxation areas
and gastronomic zone



~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



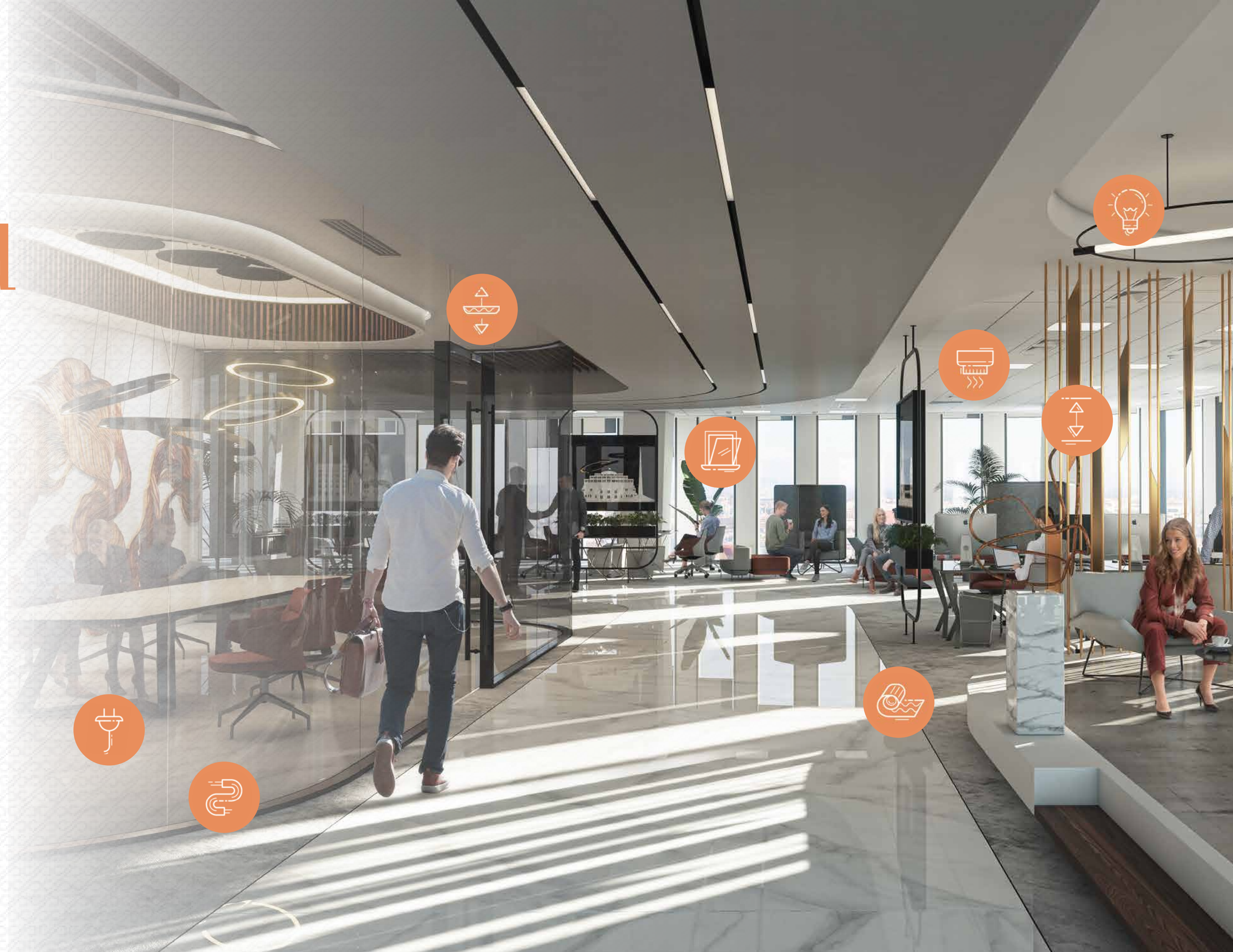
Smoke detectors



Carpeting



Clear ceiling
height: 2,80 m



Quorum
the meeting place

Modern
Lobby



Quorum
the meeting place

Buzzing

Riverside life



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

Quorum
the meeting place

Unforgettable Views



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



Observation deck in building B – 30th floor

Quorum
the meeting place

Unlimited
Space
to relax



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

Terraces & patio between buildings A & B

Quorum
the meeting place

Natural Surroundings



Co-working areas



Activity zones

7 000 m²

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

Terrace between buildings B & C

Quorum
the meeting place

Life at
It's best

Quorum
the meeting place



Quorum
the meeting place



Quorum
the meeting place

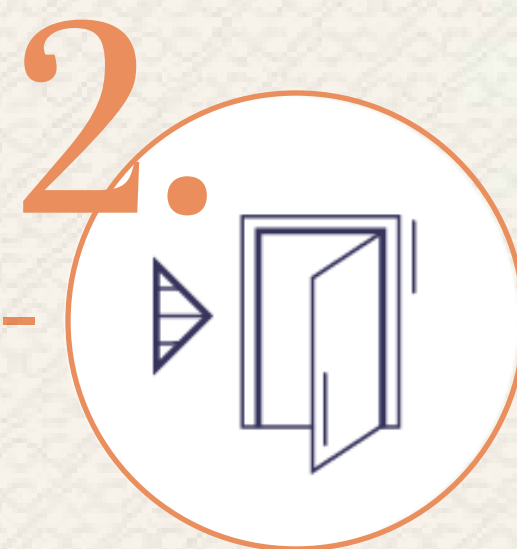


Full convenience for Cyclists

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.



Arrive to Quo rum
with ease



Use the designated
entrances for bicycles to
the indoor parking



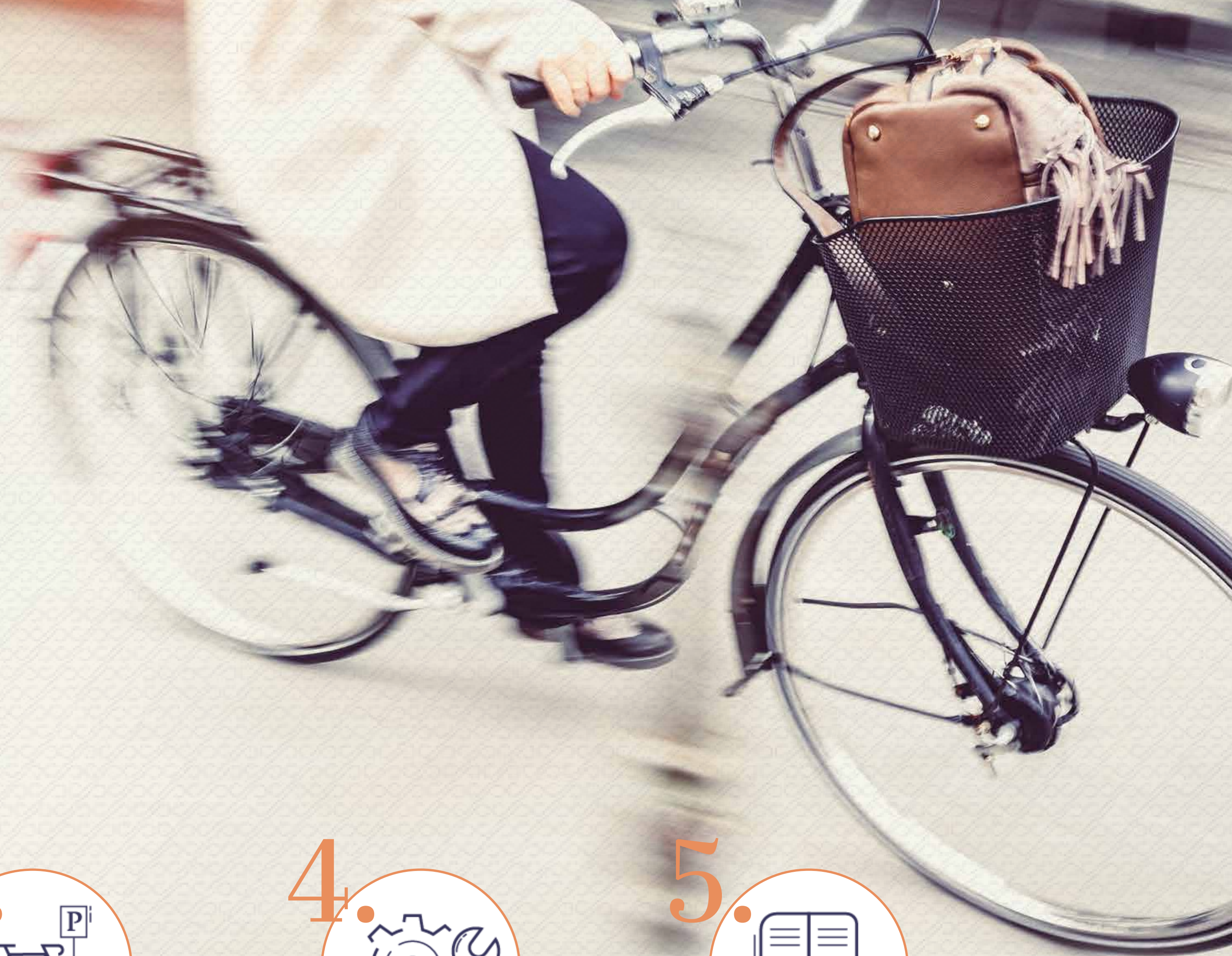
Park in on available
bicycle spaces. A secure
spot for your bike.



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



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



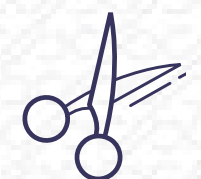
Newsstand



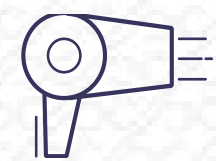
Grocery store



Dry cleaners



Barber



Beauty salon



ATM



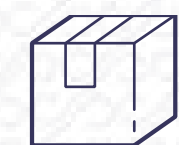
Wine shop



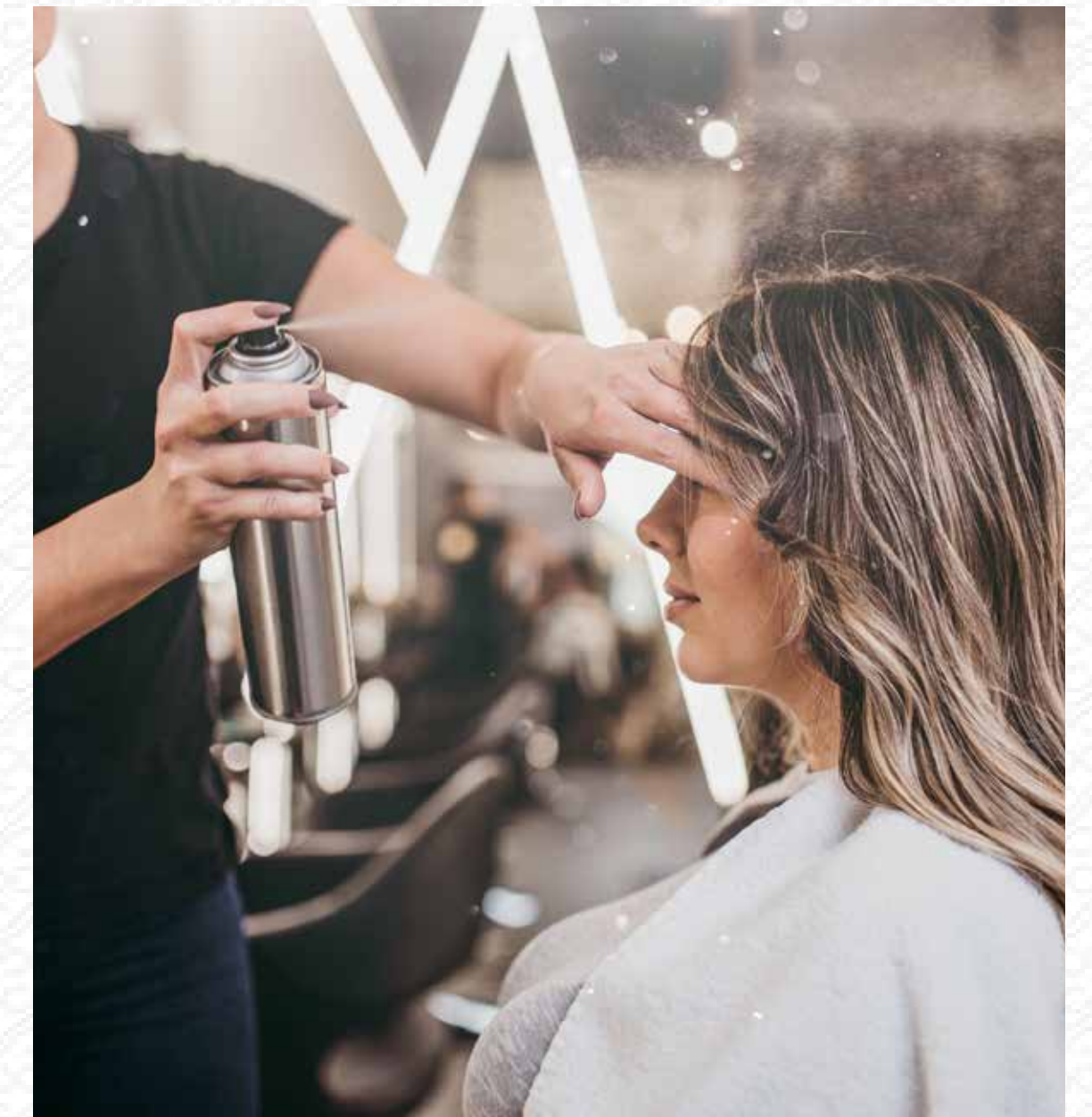
Florist



Post office



Collectomate parcel lockers



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.

Let's meet in Wrocław

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.

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 project

10

international awards



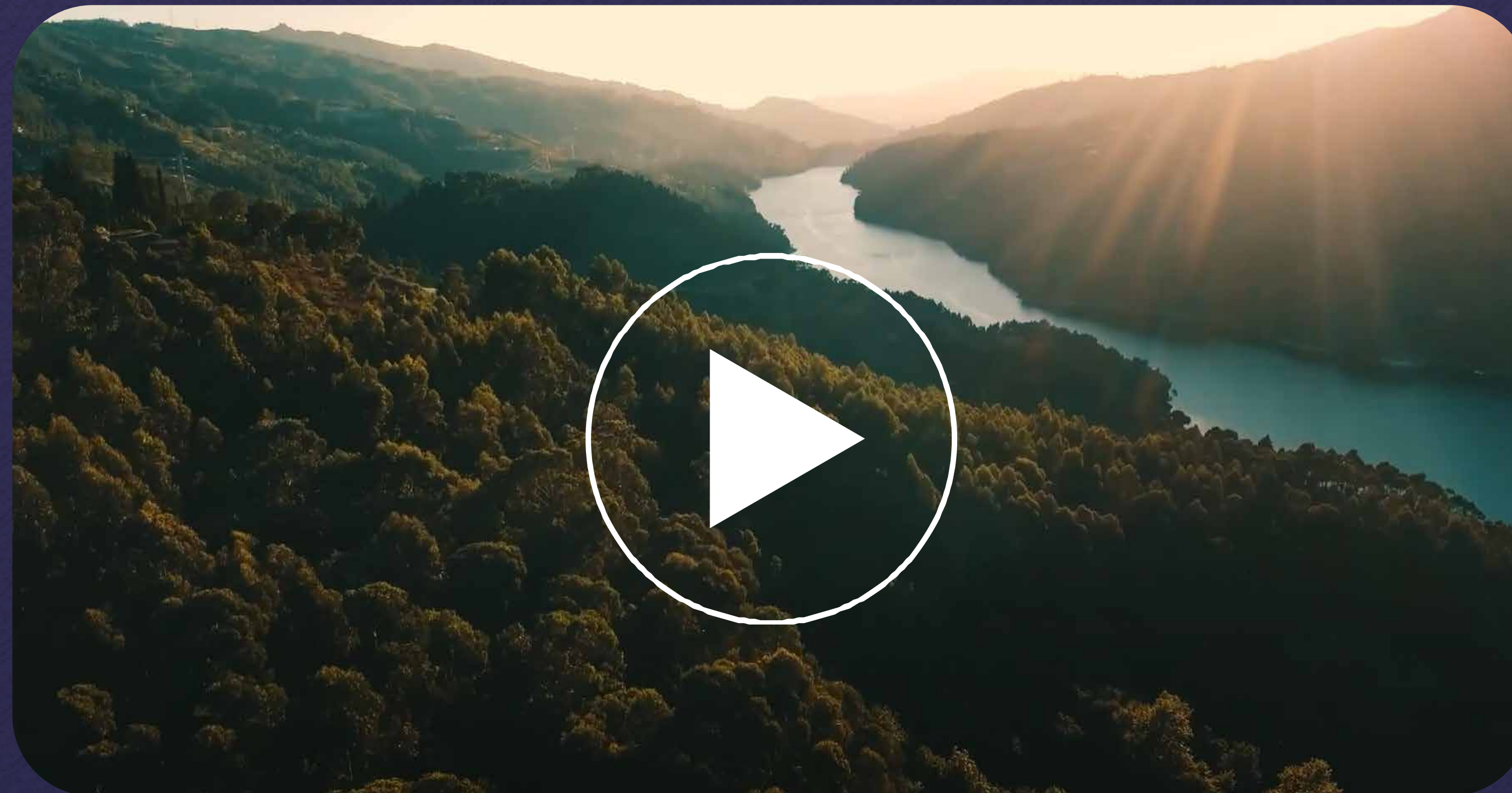
Quorum
the meeting place

2025

ESG REPORT CAVATINA GROUP

Full Report

[click to learn more](#)



Watch our video

BREEAM®

Very Good



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.

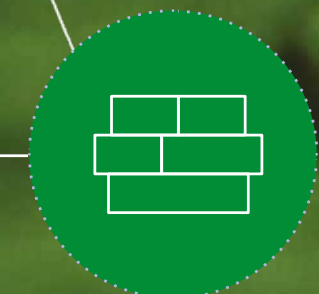
20% more fresh
air inside buildings thanks
to the implementation
of modern ventilation systems.

LED lighting
in common areas reduces energy
consumption by approx 45%.

Monitoring of energy
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.

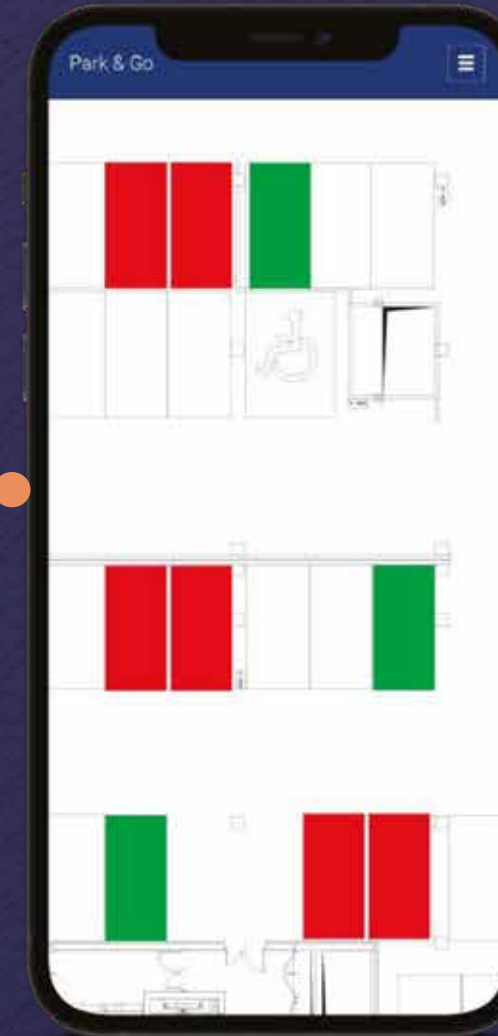


EASILY Managed

Basic



Guest registration
and visitor
management

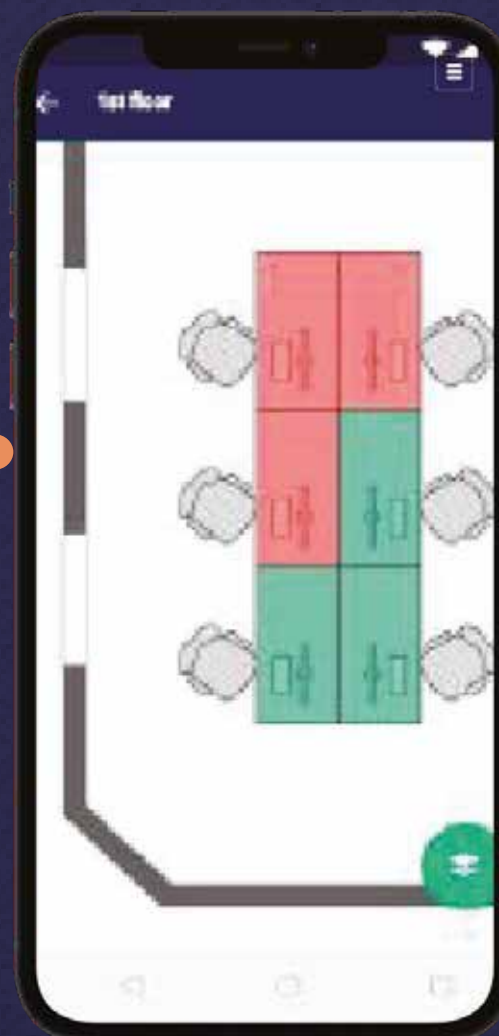


Parking
booking system



Mobile remote
access

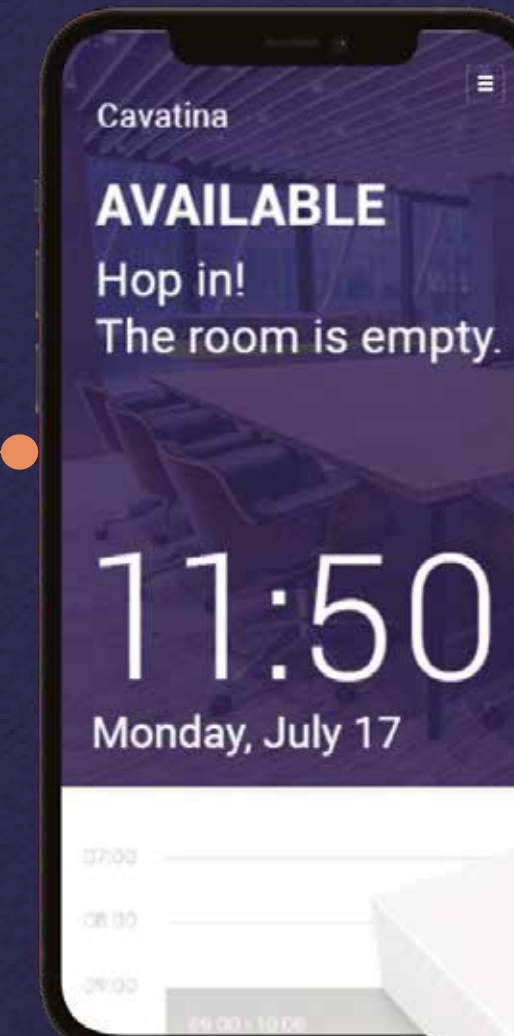
Additional



Desks with IoT
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.





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



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 HALL

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.



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