



**DIAMENTUM**  
OFFICE

Expanding  
your business  
with  
*innovation*  
& *performance.*





LISTED ON

**GPW**

WARSAW STOCK EXCHANGE

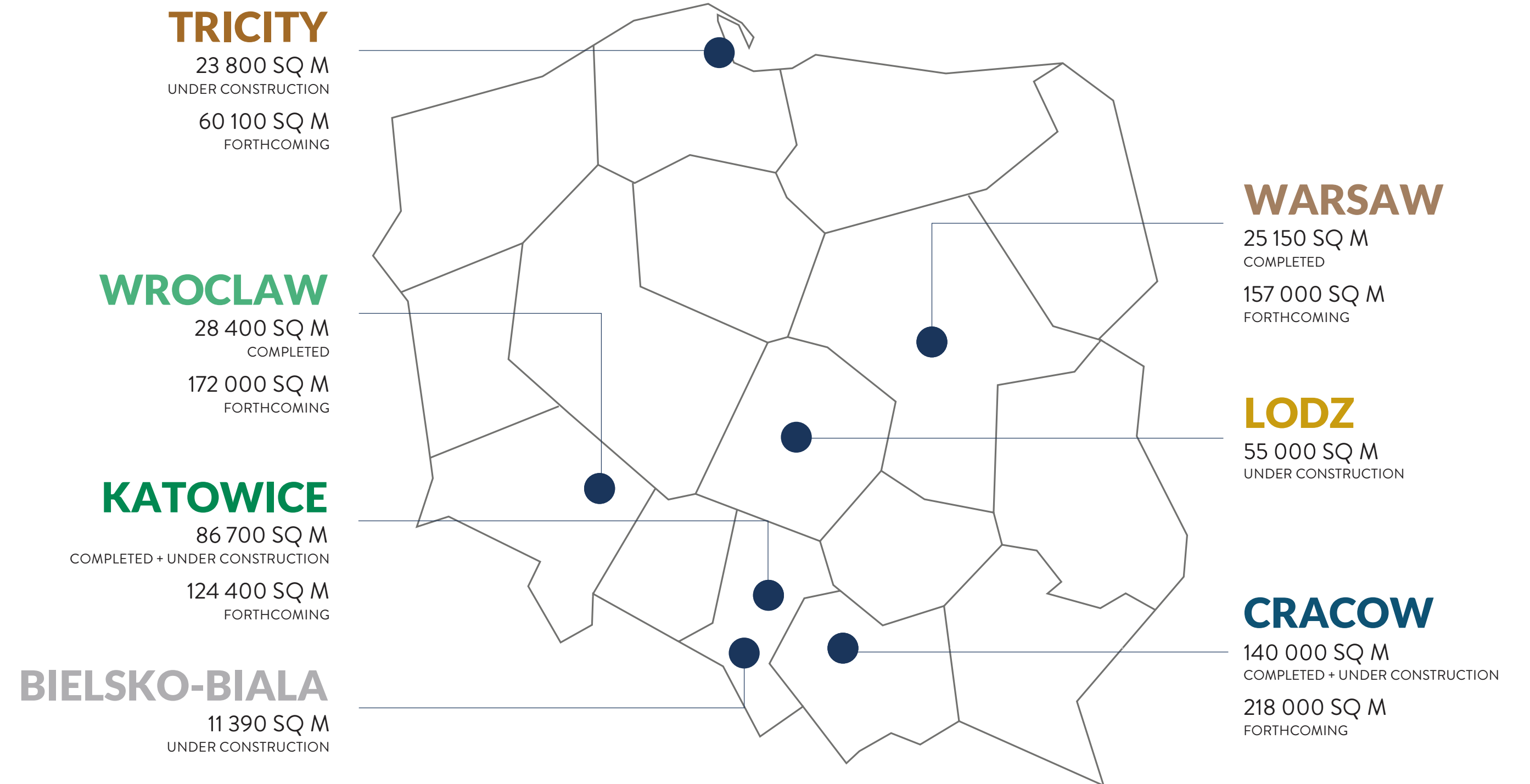
Cavatina Holding S.A. is a company  
listed on Warsaw Stock Exchange



# About Cavatina

# CAVATINA GROUP IS ONE OF THE LEADERS IN THE COMMERCIAL REAL ESTATE MARKET

Investors experience.  
Who we are.



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Acquisition & Leasing Department



Architecture Design Department



Fit-out & Interior Design Department



General Contracting Department

OUR MARKET ADVANTAGE



IN-HOUSE COMPETENCES



General Fit-out Department



Legal Administration Department



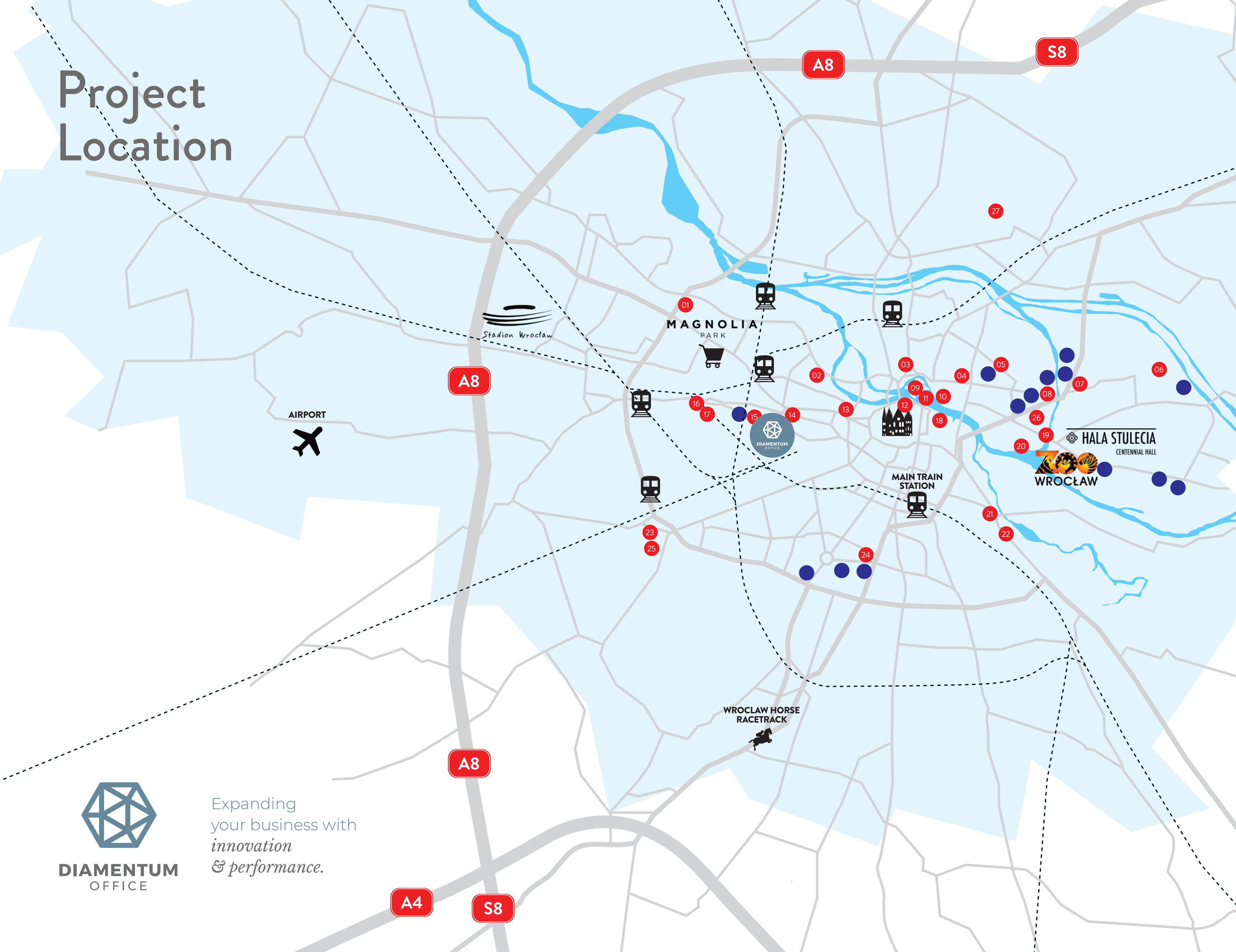
Technical Support Department
















Marketing Department



# Project Location



## WROCLAW'S PUBLIC UNIVERSITIES, PRIVATE UNIVERSITIES, SCHOOLS AND STUDENT HOUSES:

-  Carbon Tower
-  01 Wrocław University of Applied Computer Science HORYZONT
-  02 University of Information Technology and Management COPERNICUS
-  03 The College of Artistic and Management Crafts in Wrocław
-  04 Higher School of Philology in Wrocław
-  05 Non-public Higher Medical School in Wrocław
-  06 Academy of Physical Education in Wrocław
-  07 University Education in Sport in Warsaw
-  08 SWPS Humanities and Social University
-  09 University of Law
-  10 Pontifical Faculty of Theology in Wrocław
-  11 Evangelical College of Theology in Wrocław
-  12 University of Wrocław
-  13 Academy of Music Karol Lipiński in Wrocław
-  14 Academy of Theater Arts Stanisław Wyspiański
-  15 University of Humanities in Wrocław
-  16 University of Lower Silesia
-  17 College of Banking in Wrocław
-  18 Academy of Fine Arts Eugeniusz Gepperta in Wrocław
-  19 Medical University Piastów Śląskich in Wrocław
-  20 Wrocław University of Technology
-  21 College of Physiotherapy in Wrocław
-  22 College of Education Management in Wrocław
-  23 University of Business in Wrocław
-  24 University of Economics in Wrocław
-  25 SWPS Humanities and Social University
-  26 Nature university in Wrocław
-  27 Academy of Land Forces in Wrocław
-  Student houses



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# Public Transportation



SZCZEPIN

DLUGA

NADODRZE

ZACHODNIA

LEGNICKA

STRZEGOMSKA

ROBOTNICZA

23, 33

3, 10, 20, 23, 31, 32, 33

FABRYCZNA

centrum konferencyjne wpp

106, 107, 109, 132, 142  
148, 149, 206, 249, 609

ROBOTNICZA

132, 142, 243, 253

BRANIBORSKA

NEW TRAM LINE



PIŁSUDSKIEGO

MAIN SQUARE & OLD TOWN

KAZIMIERZA WIELKIEGO

GRABISZYŃSKA

MAIN TRAIN STATION



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# Diamentum Office



Award:  
Top Builder 2019



Nomination:  
Investment of the year 2018  
- Office sector



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# Technical specification & building standards



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 Total GLA BOMA: 9 291 m<sup>2</sup>

 Typical floor size GLA: 1 297 m<sup>2</sup>

 Office floors: 7

 Parking levels: 2

 Parking lots: 100














 Elevators: 3

 Slab to slab height: 346 cm

 Clear height: 280 cm



# Specification & standards

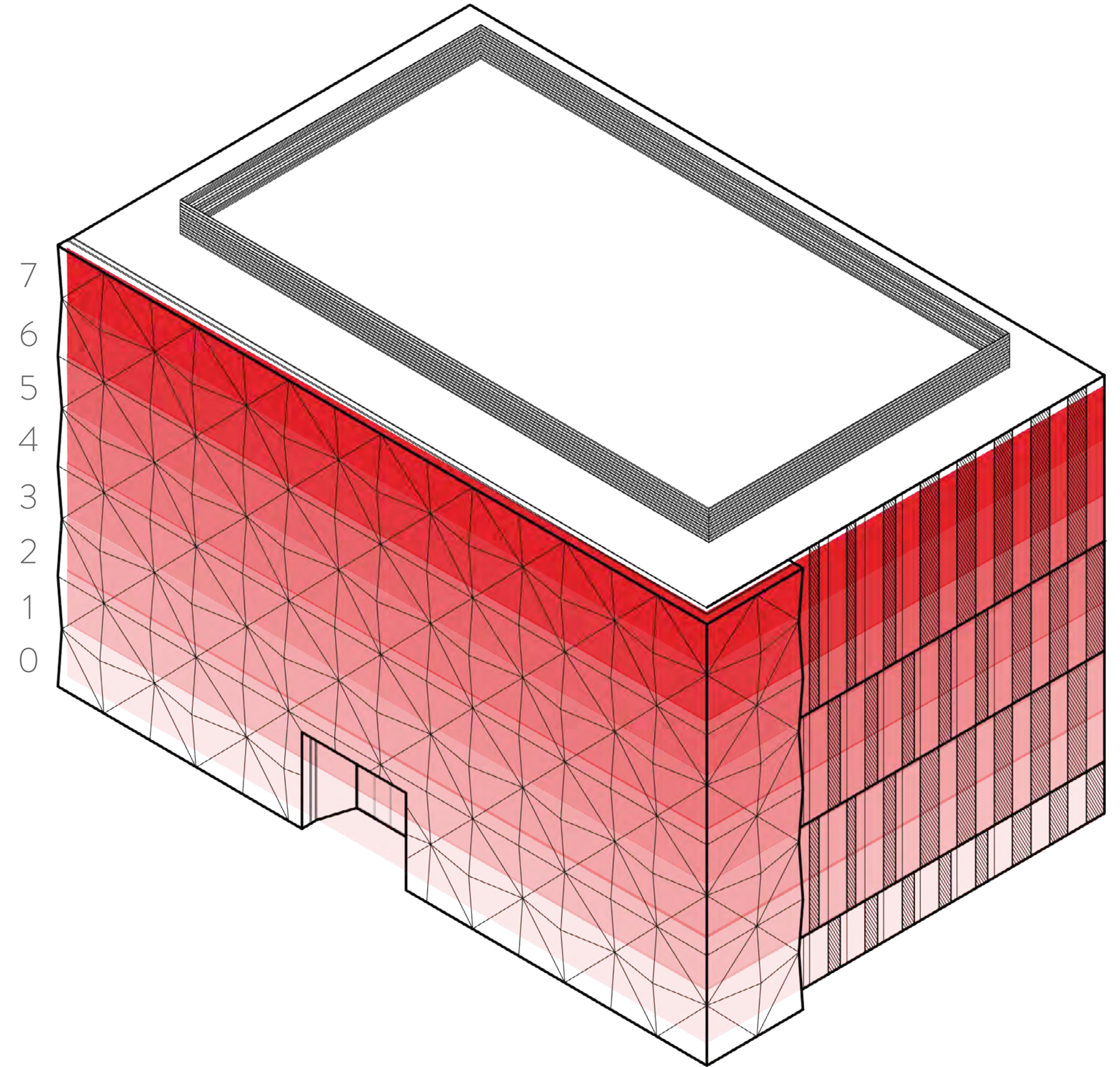
-  Panoramic window module height: 2,66 m
-  Clear height: 2,80 m
-  7,5 m<sup>2</sup> / 1 workstation
-  Suspended ceiling with integrated lighting
-  Raised floors (technical)
-  Wall-to-wall carpets
-  Floorboxes
-  IT cabling and higher load capacity floors
-  Air-conditioning system
-  Locker rooms and showers for bike users
-  BMS & Access Control System
-  24h security
-  Elegant reception





# Total GLA BOMA 9 291 m<sup>2</sup>

Level 7	1298 m <sup>2</sup>
Level 6	1298 m <sup>2</sup>
Level 5	1298 m <sup>2</sup>
Level 4	1298 m <sup>2</sup>
Level 3	1298 m <sup>2</sup>
Level 2	1295 m <sup>2</sup>
Level 1	1227 m <sup>2</sup>
Level 0	280 m <sup>2</sup>



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# Main Amenities

A dynamic location with extra possibilities & options

- + CLASS "A" ICONIC OFFICE BUILDING WITH DIAMOND SHAPED DOUBLE-SKIN FACADES
- + 360 DESIGN, CONSTRUCTION & AUDIT SOLUTIONS - IN-HOUSE ARCHITECTURAL COST-FREE SERVICES
- + COMPLETE FIT-OUT, INTERIOR DESIGN & BRANDING - IN-HOUSE COST-FREE SERVICES
- + SYNERGY & CARE FOR ENVIRONMENT BREEAM CERTIFICATION
- + EXCELLENT LOCATION WITH OUTSTANDING PUBLIC TRANSPORTATION CONNECTIONS
- + 3 PARKING ZONES: 13 GROUND SPACES OUTSIDE, 28 SPACES INSIDE BUILDING, 59 UNDERGROUND SPACES
- + REVITALISED GREEN AREA AROUND THE BUILDING WITH PARK & RELAX ZONE
- + PL. STRZEGOMSKI TRAM STOP - 400 M DISTANCE
- + WROCLAW MIKOLAJOW TRAIN STATION - 600 M INTERCITY AND REGIONAL TRAINS
- + BIKE STATION JUST ACROSS THE ROAD WITH FAST OLD TOWN CONNECTION
- + CANTEEN PROVIDING FAST CUSTOMER SERVICE
- + PARKING PLACES, SHOWERS & LOCKER ROOMS FOR BIKERS
- + COMFORTABLE LOBBY AREA WITH RECEPTION, ACCESS CONTROL & 24H SECURITY SERVICE
- + DOUBLE POWER SUPPLY SYSTEM
- + EASY-ACCESSIBLE AMENITIES AROUND THE BUILDING: CINEMAS, GYMS, CAFES, ATMS, RESTAURANTS, HOTELS
- + A4 HIGHWAY JUNCTION (CITY RING ROAD) - 10 MINUTES DISTANCE
- + WROCLAW INTERNATIONAL AIRPORT - 15 MINUTES DISTANCE
- + WROCLAW OLD TOWN DISTRICT - 15 MINUTES WALKING DISTANCE
- + WROCLAW MAIN RAILWAY STATION - 15 MINUTES DISTANCE
- + BUS STOP WITH FAST CITY CENTER CONNECTION IN FRONT OF THE BUILDING



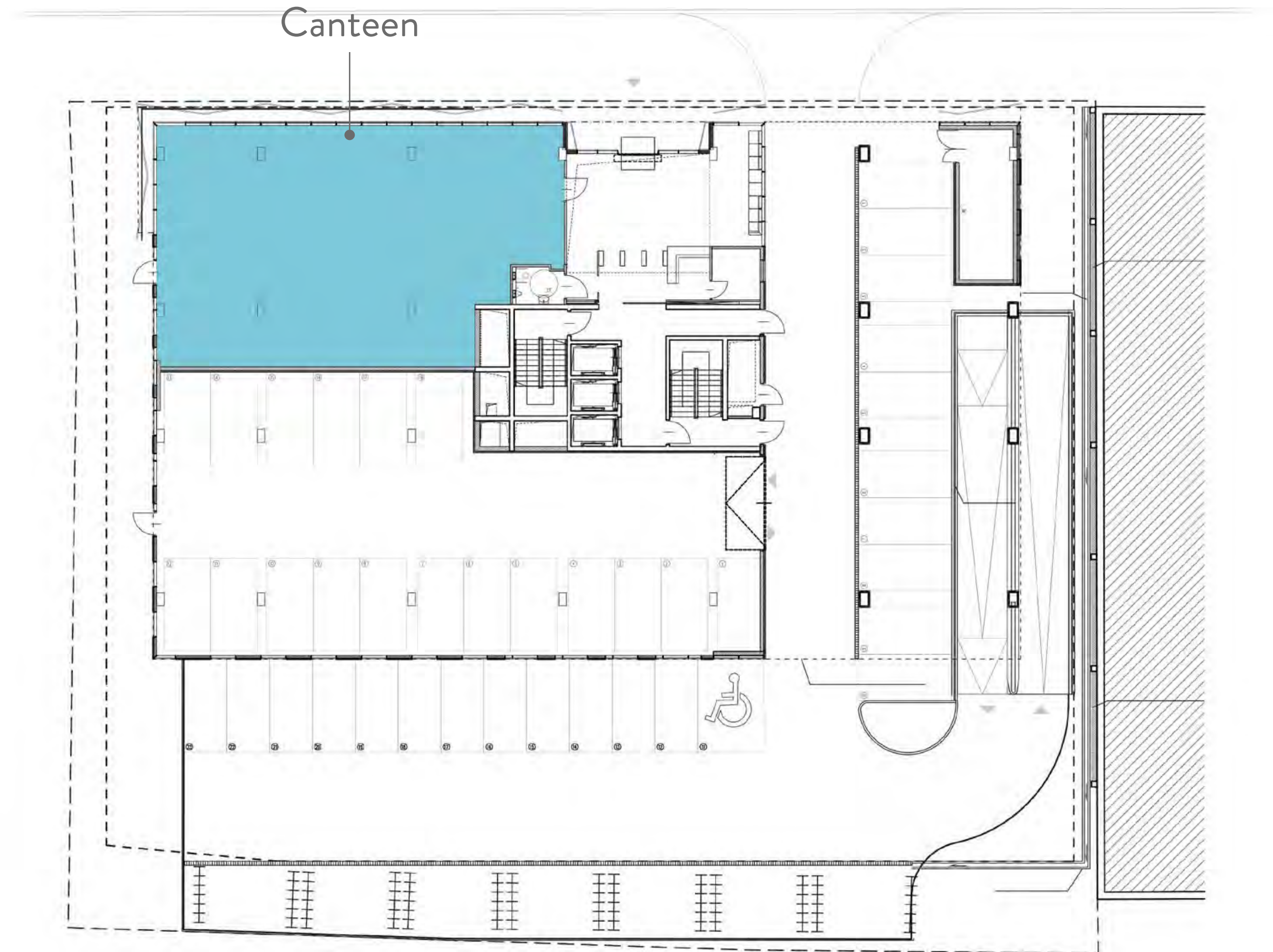
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# Diamentum Office Floor Plans

Sample arrangement



**Ground  
Floor**

**Rentable area GLA:**  
● 279,75 m<sup>2</sup>



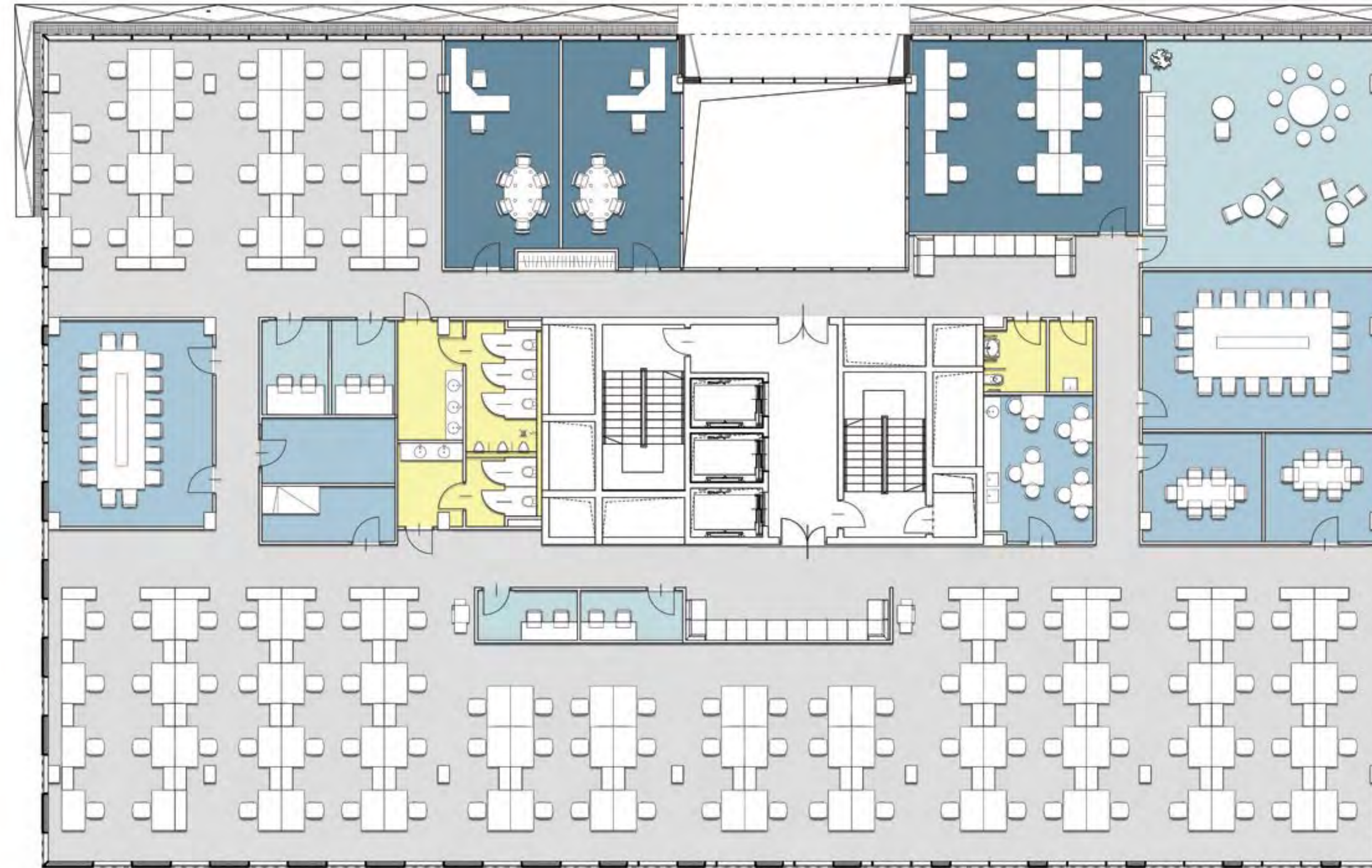
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# Diamentum Office Floor Plans

Sample arrangement



**Floor  
1 Tenant**

**Rentable area GLA:**  
• 1226 m<sup>2</sup>

**Works spaces:**  
• 119



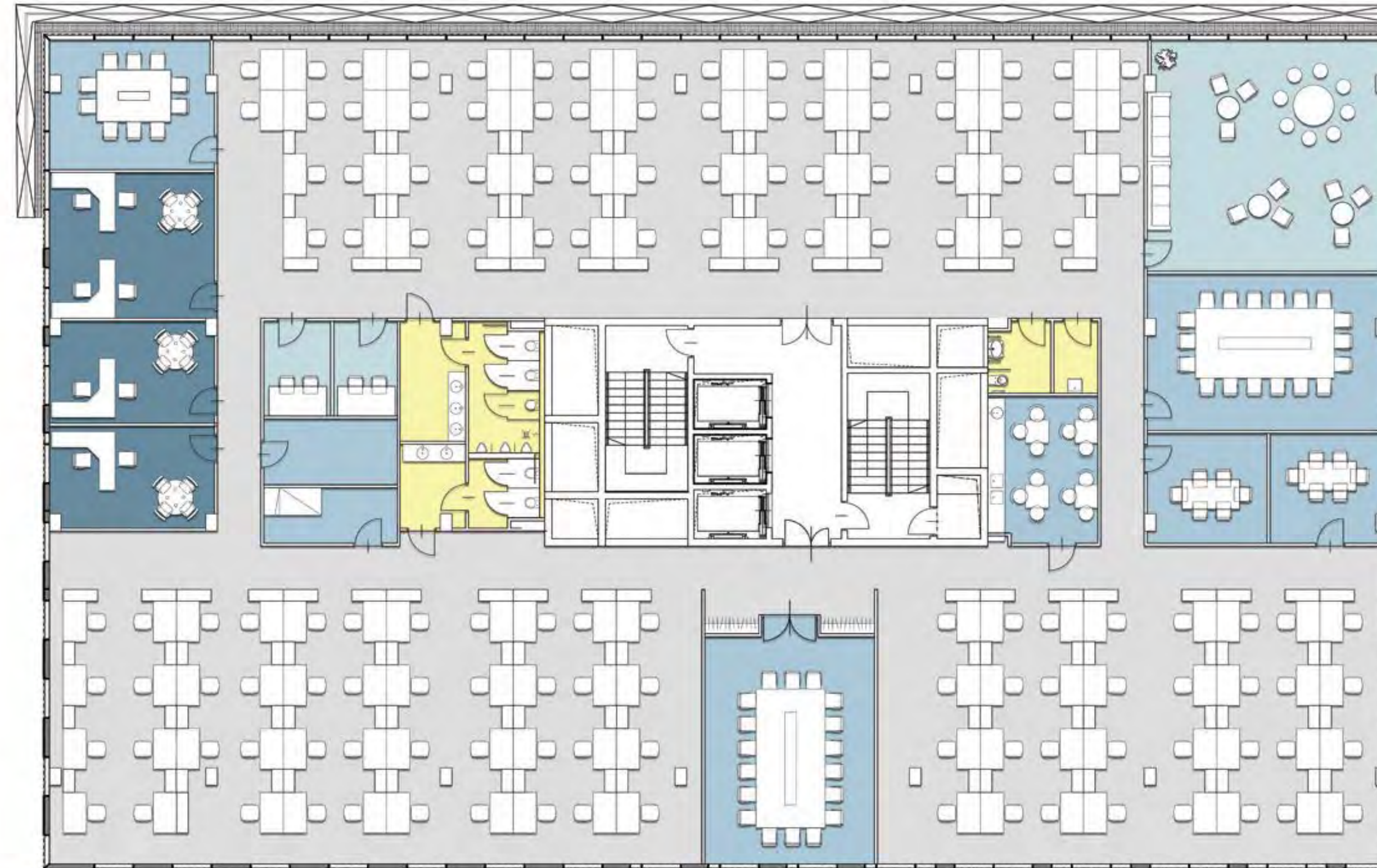
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# Diamentum Office Floor Plans

Sample arrangement



**2-7  
Floor**

**1 Tenant**

**Rentable area GLA:**

• 1298 m<sup>2</sup>

**Work spaces:**

• 140



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# Diamentum Office Floor Plans

Sample arrangement



**2-7  
Floor**

**2 Tenants**

**Rentable area GLA:**

- 525 m<sup>2</sup>
- 707 m<sup>2</sup>

**Work spaces:**

- 63
- 71



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# Clients & Partners





# BREEAM Certification

Highest standards  
for eco-solution

# SYNERGY & CARE FOR ENVIRONMENT BREEAM®

## KEY FEATURES

Design and materials used in the façade reducing solar gain and heat losses.

Air handling units equipped with heat recovery systems.

Energy saving lighting. Low light pollution.

Environmental management during construction period.

Provision of heating and cooling comfort for tenants.

## GREEN AREAS & COMMON SPACES.

WE CARE FOR GREEN.



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Very good - Breeam Certification.

BREEAM®



# Diamentum Office Floor Plans

Sample arrangement



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**2-7  
Floor**

**3 Tenants**

**Rentable area GLA:**

- 445 m<sup>2</sup>
- 525 m<sup>2</sup>
- 265 m<sup>2</sup>

**Work spaces:**

- 40
- 63
- 26







WATCH OUR VIDEO



# Contact Information



[www.cavatina.pl](http://www.cavatina.pl)

## Patryk Czernik

Leasing Director - Wrocław

[patryk.czernik@cavatina.pl](mailto:patryk.czernik@cavatina.pl)

+48 661 990 995

## Bartosz Mach

Leasing Manager

[bartosz.mach@cavatina.pl](mailto:bartosz.mach@cavatina.pl)

+48 537 098 334



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