



OCEAN

OFFICE PARK

DESIGNED & DEVELOPED BY





LISTED ON

GPW

WARSAW STOCK EXCHANGE

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

Cavatina is one of the leaders on the polish commercial real estate market

OFFICE
PROJECTS



Phase I + Phase II
2022



Phase III
2026

RESIDENTIAL
PROJECTS



Phase I
2023



Phase II
2026

TRICITY

24,202 m² GLA
completed
36,258 m² GLA under construction

WROCLAW

44,703 m² GLA
completed
69,361 m² GLA under construction
15,490 m² PUM under construction
336 apartments

KATOWICE

59,211 m² GLA
completed
47,100 m² GLA under construction
25,970 m² PUM under construction
686 apartments

BIELSKO-BIALA

16,392 m² GLA
completed

LODZ

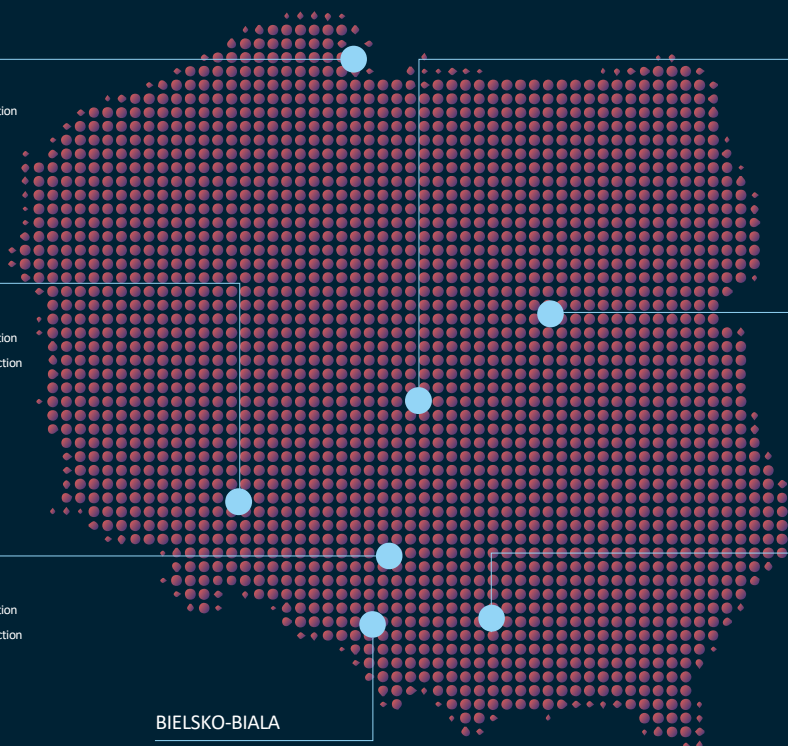
481 m² GLA completed
34,012 m² GLA under construction
4,853 m² PUM completed
128 apartments
36,236 m² PUM under construction
907 apartments

WARSAW

25,165 m² GLA completed

CRACOW

130,860 m² GLA completed
5,000 m² GLA under construction
5,200 m² PUM under construction
120 apartments



LEADERS IN THE MARKET



commercial
projects



biggest polish
cities

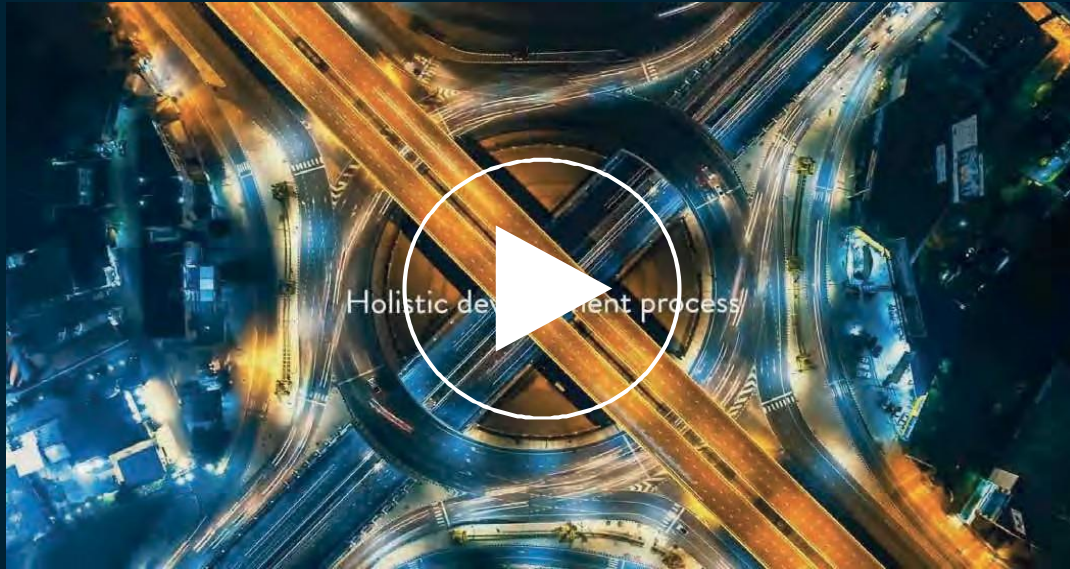


active
projects



international
awards

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.



WATCH OUR VIDEO

IN-HOUSE CHAIN OF COMPETENCES



ACQUISITION
& COMMERCIALISATION



ARCHITECTURAL
DESIGN



INTERIOR
DESIGN



GENERAL CONTRACTING &
FITOUT



FINANCE
& ACCOUNTING



LEGAL
& ADMINISTRATION



TECHNICAL
SERVICES



MARKETING
& PR

A W A R D

P R I M E P R O P E R T Y P R I Z E 2 0 2 1

**OFFICE
BUILDING
OF THE YEAR
2021**



GLANCE OVER THE

SURFACE



Separate entrances
& receptions



Flexible office space



Fast moving lifts



Emergency power supply



Energy-efficient
air-conditioning &
ventilation system



BREEAM
level "Excellent"





Perfectly balanced work ecosystem



Unique design inspired by the Chimaera Shark



Located on inspiring Zabłocie



Delivered in stages to grow with you





C

C1+C2 PUM
5,040 sq m

B

GLA
28,611 sq m

A

GLA
12,985 sq m

D

GLA
4,670 sq m

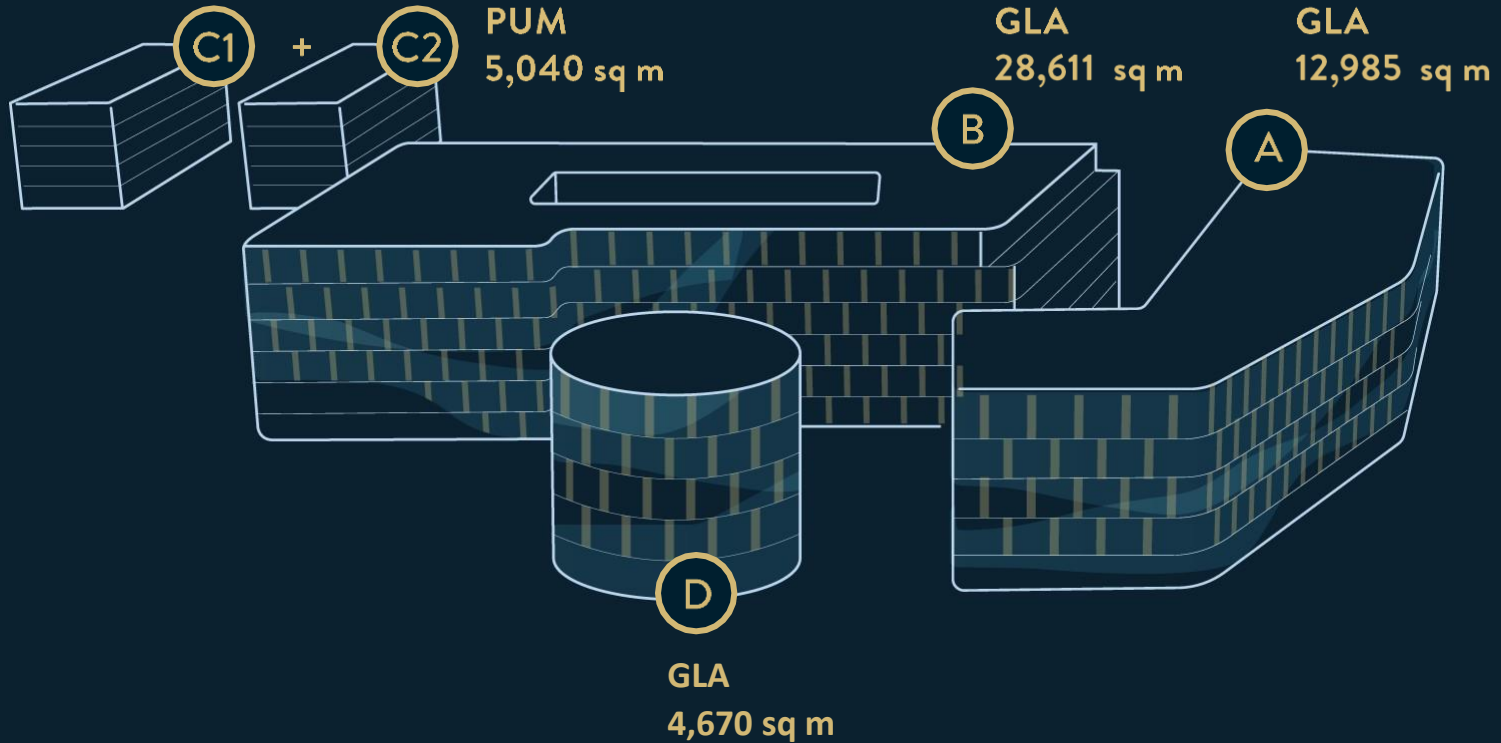
TOTAL GLA
46,266 sq m

TOTAL SERVICE AREA
3,000 sq m

PARKING RATIO
1/55

TOTAL PARKING SPACES
769

GREEN AREAS
6,700 sq m



D I V E

INTO LOCATION

Discover the advantages of working in Zabłocie – one of the most blooming and vibrant districts of Kraków, located just two steps from the City Centre.



70,000

employees in
SCC/BPO/IT sector
in 217 companies

11%

compound annual growth
rate in the business
service sector (2016-
2019)

ca. 1,1 mln

no. of residents in
Kraków
agglomeration (as of
31st dec. 2018)

39,300

graduates from
25 higher
education
institutions

KRAKÓW



VIBRANT
LOCATION

















DISTANCES BY PUBLIC TRANSPORT

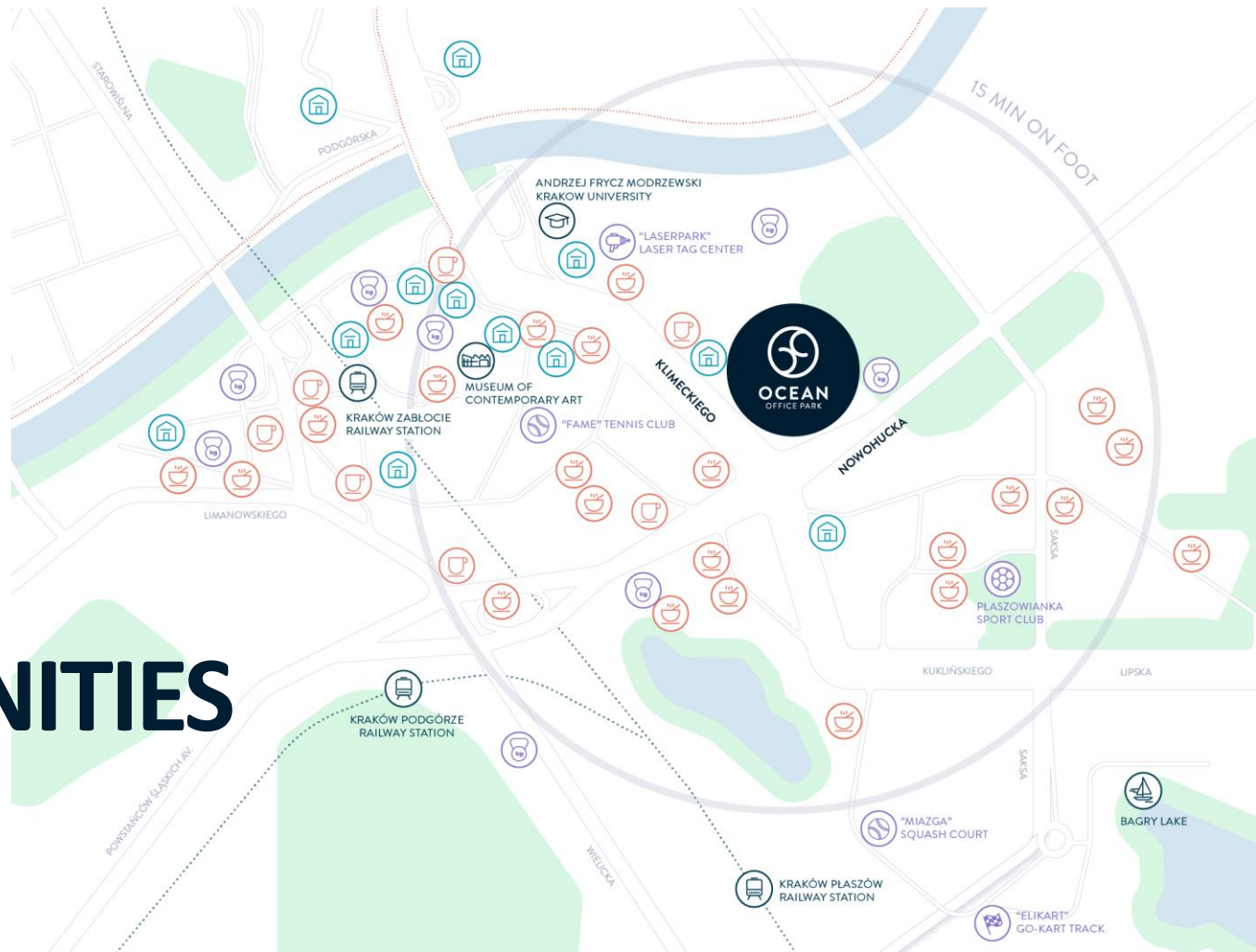
MINUTES

- 10
 - Museum of Contemporary Art
 - Bagry Lake
 - Main Railway Station
 - Galeria Krakowska Mall
- 15
 - Galeria Kazimierz Mall
 - Bonarka City Center Mall
 - Expo Kraków
- 20
 - Tauron Arena
 - Old Town
- 25
 - International Congress Center
 - Royal Castle

-  RESIDENTIAL DEVELOPMENT
-  RESTAURANT
-  COFFEE SHOP
-  FITNESS CLUB
-  SPORT VENUE
-  SHOPPING CENTER
-  MEDICAL CENTER
-  PHARMACY
-  GROCERY STORE
-  BAKERY
-  HOTEL
-  PARKS

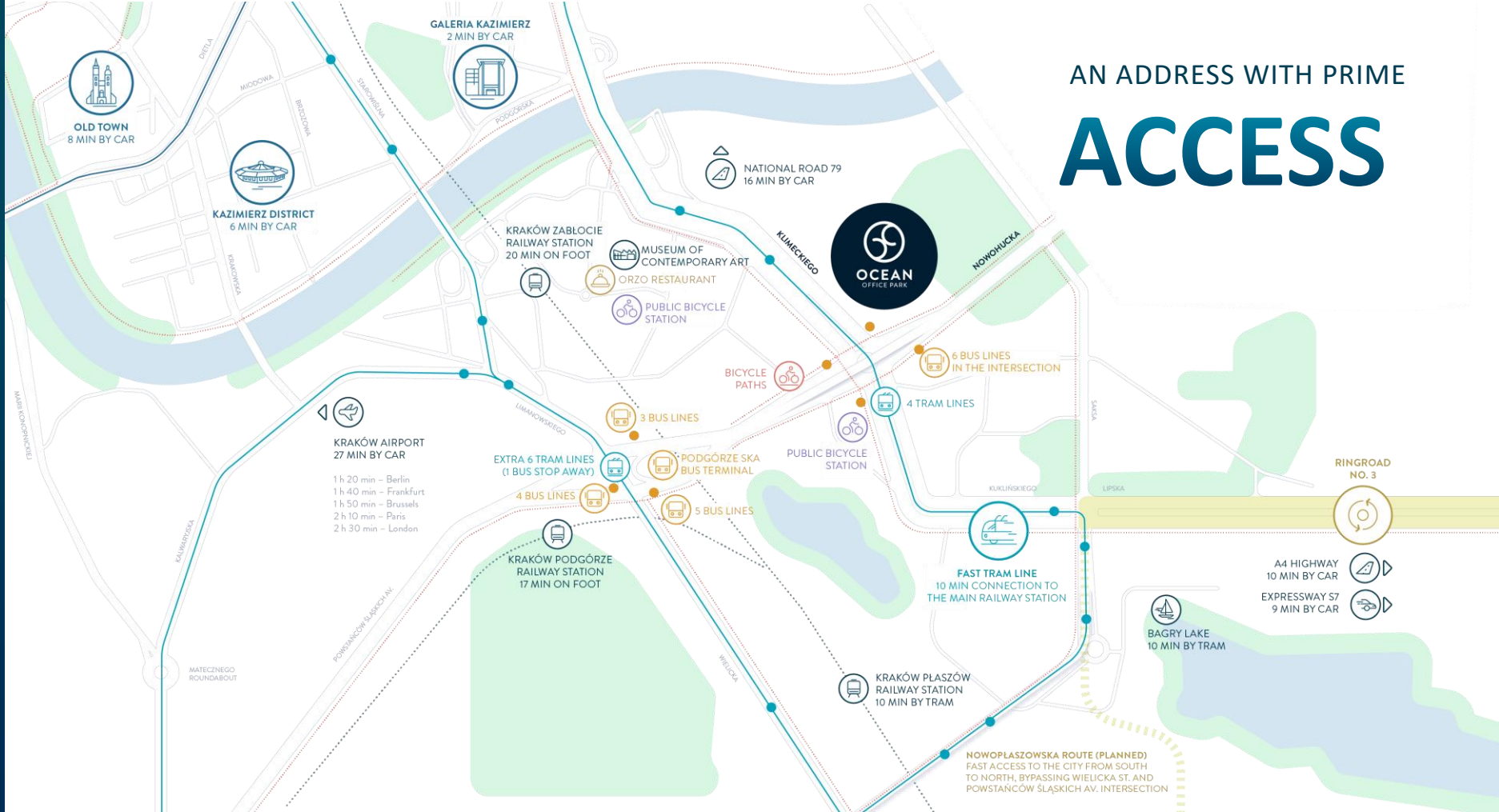
AMENITIES

NEARBY



AN ADDRESS WITH PRIME

ACCESS



OLD TOWN
8 MIN BY CAR



KAZIMIERZ DISTRICT
6 MIN BY CAR

GALERIA KAZIMIERZ



2 MIN BY CAR



KRAKÓW ZABŁOCIE
RAILWAY STATION
20 MIN ON FOOT



MUSEUM OF
CONTEMPORARY ART



ORZO RESTAURANT



PUBLIC BICYCLE
STATION



OCEAN
OFFICE PARK



NATIONAL ROAD 79
16 MIN BY CAR



BICYCLE
PATHS



4 TRAM LINES



3 BUS LINES



EXTRA 6 TRAM LINES
(1 BUS STOP AWAY)



PODGÓRZE SKA
BUS TERMINAL



4 BUS LINES



5 BUS LINES



PUBLIC BICYCLE
STATION



FAST TRAM LINE
10 MIN CONNECTION TO
THE MAIN RAILWAY STATION



KRAKÓW PODGÓRZE
RAILWAY STATION
17 MIN ON FOOT



KRAKÓW PŁASZÓW
RAILWAY STATION
10 MIN BY TRAM



RINGROAD
NO. 3



A4 HIGHWAY
10 MIN BY CAR

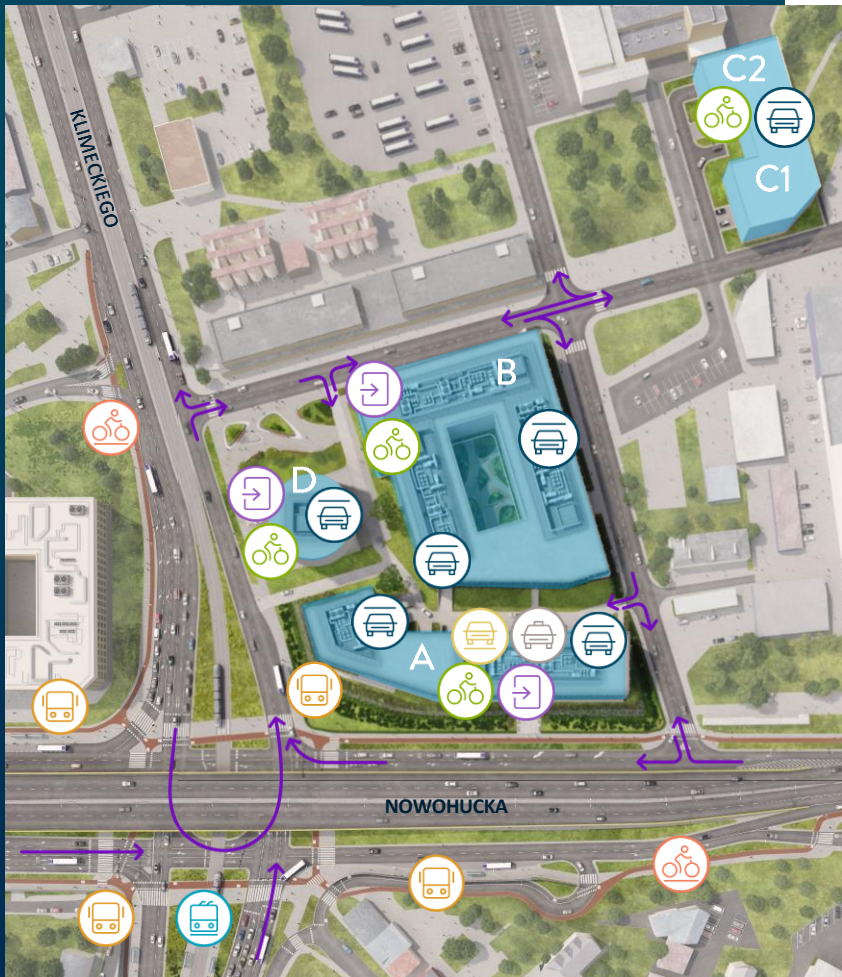


EXPRESSWAY S7
9 MIN BY CAR



BAGRY LAKE
10 MIN BY TRAM

NOWOPLASZOWSKA ROUTE (PLANNED)
FAST ACCESS TO THE CITY FROM SOUTH
TO NORTH, BYPASSING WIELICKA ST. AND
POWSTAŃCÓW ŚLĄSKICH AV. INTERSECTION



EASILY

REACHABLE

- ↔ Traffic flow
- ➡ Main entrances
- 🚗 Surfaces parkings
- 🚗 Underground parking access
- 🚗 Taxi bay
- 🚲 Bicycle racks
- 🚲 Bicycle paths
- 🚊 Tram stop
- 🚌 Bus stop

BUILDING B

OFFICE ARRANGEMENT

3

FLOOR

1

TENANT

5 262 sq m

TOTAL GROSS LEASABLE AREA



WORKSTATIONS
140X80
408

TOTAL
WORKSTATIONS
573

RECEPTION
2

HOT DESK
(IRREGULAR WORKSTATIONS)
163

ADM
4 WS.

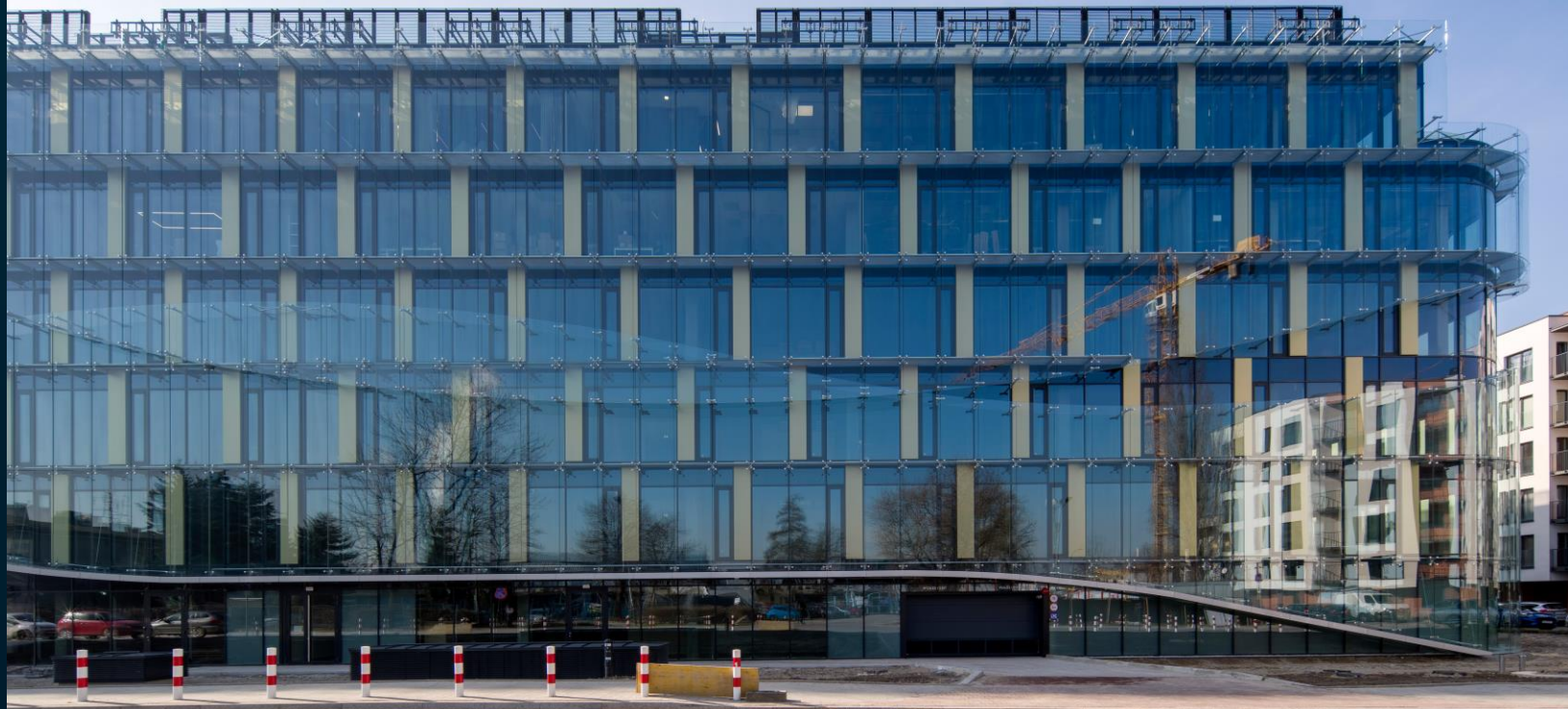
RECEPCJA
STERFA
KLIENTA

IT
5 WS.

CAF
9 WS.

IA
17 WS.















OCEAN OFFICE PARK B -
PATIO



OCEAN OFFICE PARK B -
PATIO



OCEAN OFFICE PARK B -
PATIO



OCEAN OFFICE PARK D



ENJOY THE DIVERSITY OF ZABŁOCIE



Abundance of amenities



New commercial and residential



investments Access to green areas and the

riverbank



Great transportation with fast access to the Centre



Fun and culture venues like MOCAK and Cricoteka



Home of innovation hub and many start-ups



ZABŁOCIE INNOVATION HUB

Zabłocie 20.22 Cluster, will be a centre for innovation realizing the ideas of SMART City. It will connect in one place the technology sector, entrepreneurship incubation, artistic actions and community activity.



MOCAP

THE SOURCE OF INSPIRATION

9^{MIN}

BY TRAM



Modern art museum displaying contemporary, multimedia works



Located within the walls of Schindler's former factory



Organises interactive meetings with artists and offers workshops for various age groups



Within the premises, there is a bookstore, a library and a cafe



The lake offers 3 wild beaches & 2 restaurants



Sailing club, water sports & equipment rental



Easy access to parks & the river boulevard



10 min walk to five fitness clubs, squash courts & trampoline park



BAGRY LAKE

THE PLACE TO UNWIND

TAURON ARENA

FULL SPECTRUM OF SPORT & MUSIC EXPERIENCE

7 MIN
BY CAR



Tauron Arena is the largest and most modern entertainment & sport venue in Poland



It hosts international sports competitions and a wide variety of cultural events, from concerts to film events, to circus shows



Located just 4 km away from the City Centre, makes it easily accessible



It's also adapted for conferences, fairs & business events



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.



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.



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.

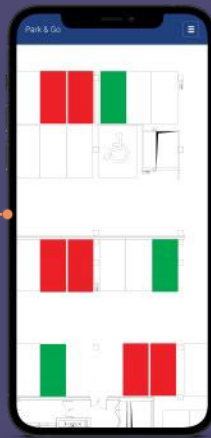


Click Play button to watch instruction video.

BASIC



Conference room bookings



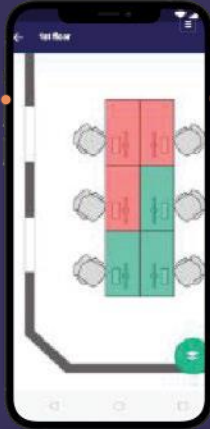
Parking booking system



Mobile remote access

EASILY
MANAGED

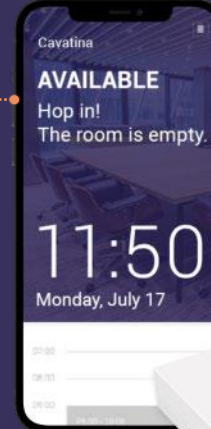
ADDITIONAL



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.



FEEL LIKE A FISH IN THE

WATER

Ocean Office Park is a space created with employee well-being in mind. Comfortable spaces to work and relax & inspiring surroundings will make every day flawless.







STANDARD



Clear height: 2.75 m



Raised floors & suspended ceilings



Floor boxes



Eye-friendly lighting



Structured cabling



Tilt windows



Carpeting

ESG Report Cavatina Group



Full Report

[click to learn more](#)

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 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

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 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.



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