



WIMA
WIDZEWSKA
MANUFATURA

Designed & developed by





Watch the video



Connecting threads

Discover WIMA, the new and fully autonomus quarter in the city of Łódź. Turning post-industrial, historical space into dynamic & modern urban experience. WIMA is all about connections. We build the place where different people can meet to enjoy life, work, culture, entertainment & nature as one community. WIMA connects all the threads to become the new hub of city lifestyle.



EUROPEAN
PROPERTY
AWARDS
ARCHITECTURE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P.A. WOOD

AWARD WINNER

MIXED USE ARCHITECTURE
POLAND

Wima Widzewska Manufaktura
by Cavatina Holding

2021-2022

Award winning architecture

MIXED-USE ARCHITECTURE
POLAND
2021-2022



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

Connecting history with the future



WI
MA

Summer
Jazz Days
04 - 06 June, 19:00

Summer
Jazz Days
04 - 06 June, 19:00

Connecting functions



Residential & services

Offices & art space

Services

Residential

Park with chill-out & event areas



Connecting with nature



Aprox. 15% of the project will be dedicated to greenspaces. Designed to Foster community and turn neighbours into friends, immerse yourself in nature.



Connecting with the city

Located on Piłsudskiego St. - one of the main arteries of Łódź - WIMA connects you with the rest of the city. Quick access to buses, trams and public bicycles will let you move with an ease.



50,562 m²

project area

35,735 m²

office GLA

~5,000 m²

services GLA

426

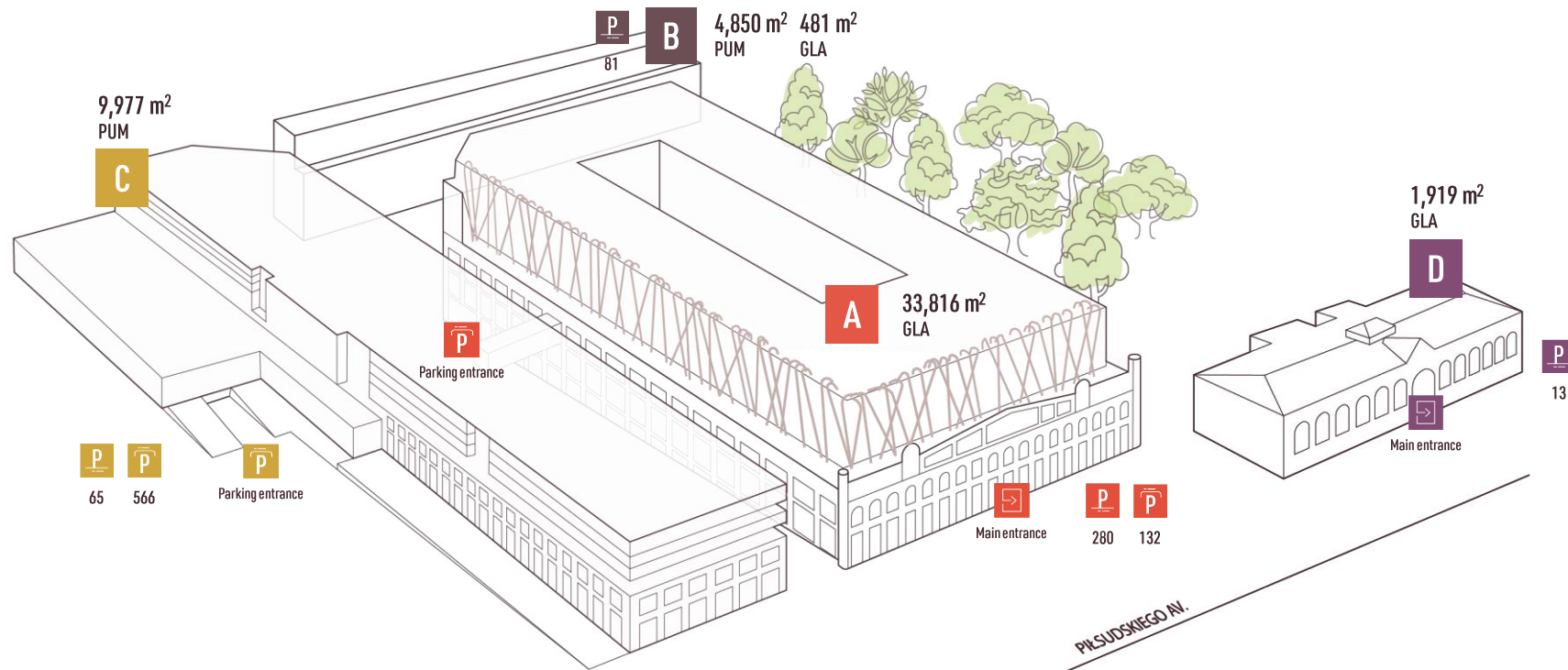
apartments

1,025

parking spaces

9,000 m²

park & green spaces



A Offices & art space **B** Residential **C** Residential & services **D** Co-working

Łódź potential

No. 1

„Investor-Friendly City”
in Prime Property
Awards (2018)

~ 6.4 bln zł

invested in revitalisations
projects, 1.4 bln of them from
private investors

25,900

employees in SCC/BPO/IT
sector by Q1 2020

~ 1 mln

no. of residents in Łódź
metropolitan area

22,633

graduates from 10 higher
education institutions



Łódź, city of culture

The spirit of Łódź from its golden age lives on and takes a new form in the city vision for the future. Once a cosmopolitan industrial centre, the city has now focus on culture, a diverse food scene and plenty of festivals for its future.



EC1 - The City of Culture is a project located in the revitalized complex of the first power plant in Łódź, combining culture with science and education.



Łódź is the beating heart of Polish Cinema, the most cinematic city and home to the Polish National Film School.



In Łódź art can be found in the streets! Over 80 murals cover the whole city promoting independent artists.



Exceptional location



Accessibility

Driving distances (min):

- 10
 - Łódź Fabryczna train station
 - EC1 Łódź
 - Łódź University
 - OFF Piotrkowska
- 15
 - University of Technology
- 18
 - Old Town Park
 - Manufaktura










Accessibility

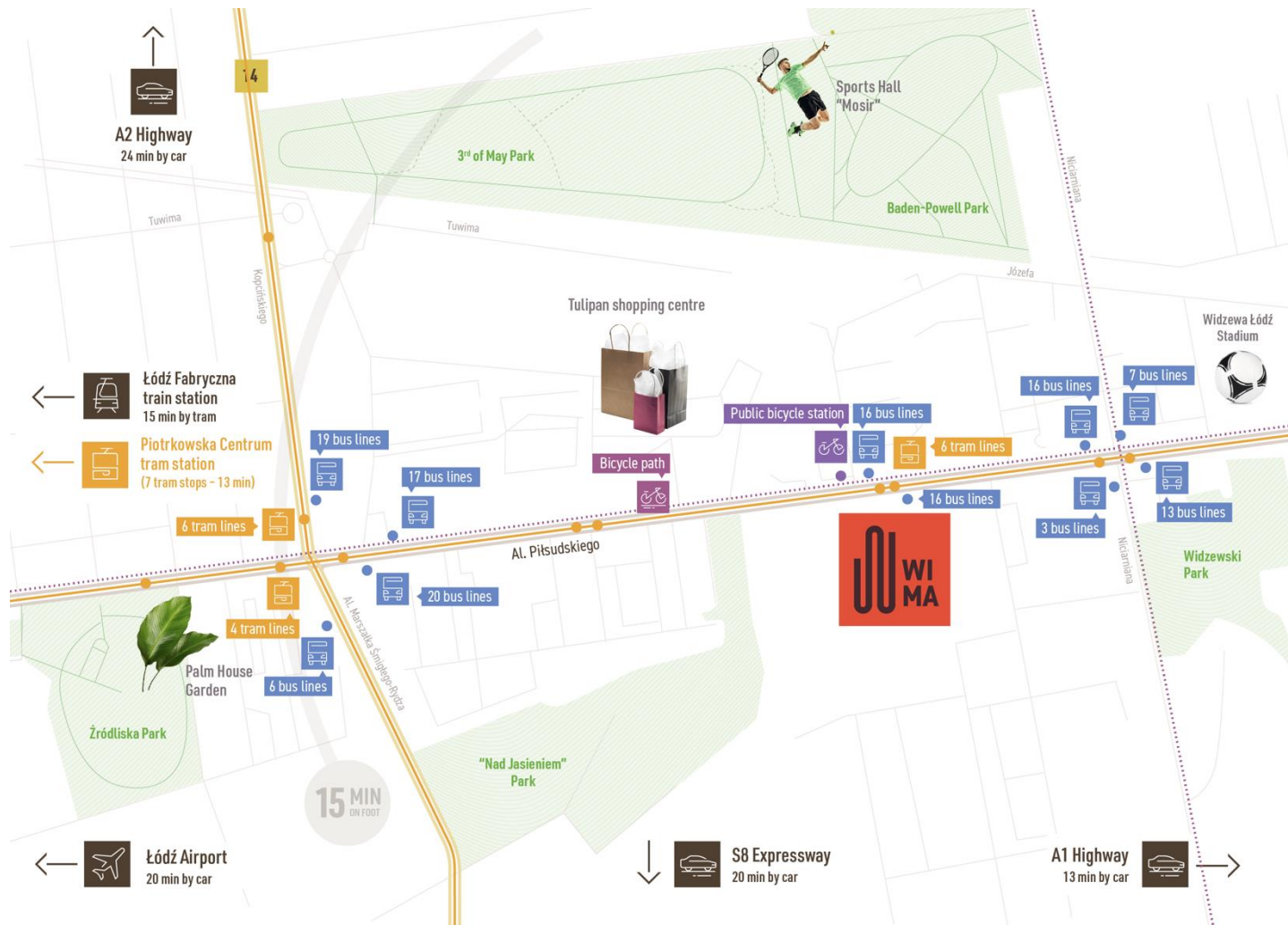
Walking distances (min):

- 7
 - Widzewski Park
 - Tulipan shopping centre
- 11
 - Palm House Garden
 - Źródlińska Park
 - Widzewa Łódź Stadium
 - Baden-Powell Park
- 20
 - 3rd of May Park



Transport

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














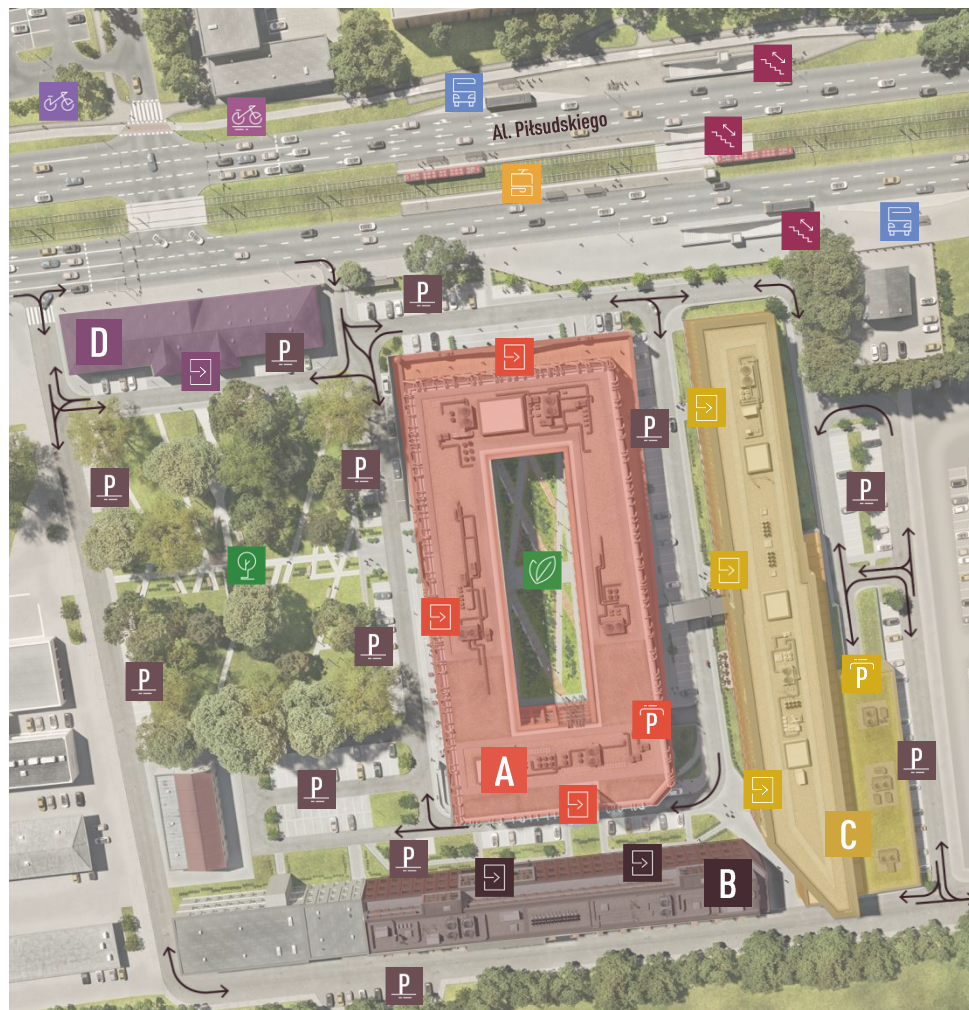
Amenities nearby

- Restaurant
- Coffee shop
- Fitness club
- Sport centre
- Cultural centre
- Leisure centre
- Shopping centre
- Medical centre
- Pharmacy
- Grocery store
- Bakery
- Hotel
- Park



Site plan

- | | | | |
|---|------------------------------|---|----------------|
|  | Traffic flow |  | Bicycle path |
|  | Main entrances |  | Tram stop |
|  | Underground parking entrance |  | Bus stop |
|  | Surface parking |  | Internal patio |
|  | Pedestrian underpass |  | Park |
|  | Public bicycle station | | |



The vibrant universe of Wima

Step into the cultural heart of WIMA. The park will host variety of music, culinary, art and business events giving you an extra boost of energy everyday.



The park life



The centenary trees will be preserved and more will be planted, adding biodiversity that will be beneficial for animals & insects.



The park will feature a scene and a multi-purpose event space.



Cast-iron floor tiles and columns from the factory will be preserved and use in the park paths.



Gastro heaven

☆ Food markets

☆ Street food & culinary festivals

☆ Restaurants, cafes & canteens



Music venue



Designated space for the stage, located in the park, will host small and medium size music events.





The park will feature a community area for curated events.



Fairs, conventions
& conferences



Business mixers
& team-building events



Workshops, talks
& seminars

Łódź alternative culture will still have its place in Wima.



The existing Art Foundation will be located in the former american spinning mill



Art exhibitions will be hosted periodically



Workshops and courses open to everybody

The place to live



426 apartments divided
in two restored buildings



Apartments with exceptional finishes,
great green views and modern solutions



Enjoy the full convenience, fun activities,
green spaces & great food Wima has to offer.



Become part of an innovative community.



Full flexibility for your team to grow on its own pace.



Bright spaces with a unique atmosphere that will spark creativity & innovation



Full access to all the amenities Wima has to offer. Be surrounded by art, fun activities and latest events.

Other amenities



Canteen



Cafe



News stand



Grocery store



ATM



Collectomate parcel lockers



Fitness club





Unique office spaces

Start off the day energised by the natural light. Be captivated by the view. Breathe in the expansive ceiling height. The offices at Wima will stir your senses and the inspiring surroundings will stimulate creativity and community.





Building standard

-  BMS
-  Emergency power supply
-  Fibre optic cables
-  Lockers & showers for cyclists
-  Bicycle racks
-  E-car & scooter charging stations
-  CCTV & 24h security
-  Co-working spaces
-  Gastronomic zone, green park with relaxation and event areas
-  BREEM certification







Office standard



Raised floors & suspended ceilings



Floorboxes



Structured cabling



Eye-friendly lighting



Tilt windows



Smoke detectors



Carpeting



Clear ceiling height:

- 6 m in levels 0 & 1
- 2.75 m in levels 2 to 4 & basement

Building A

33,816 m²

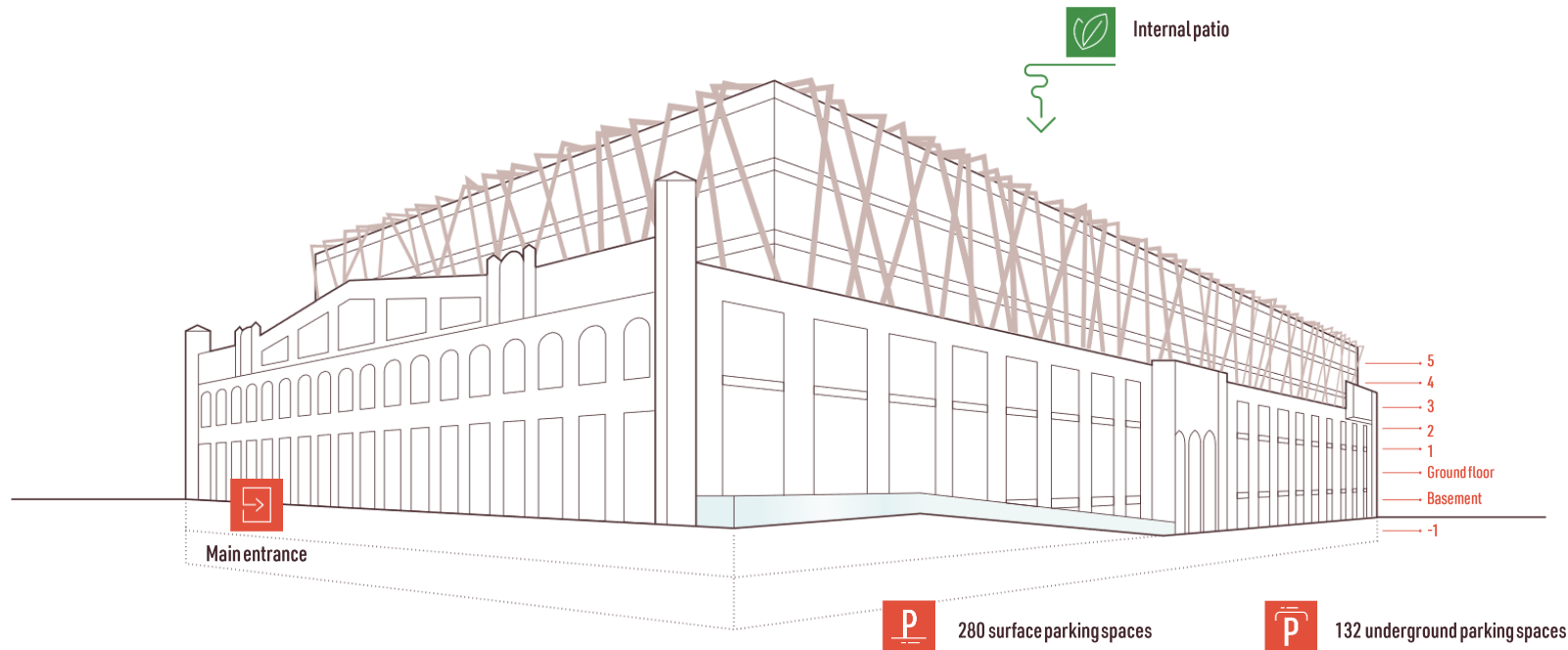
total office area

1,353 m²

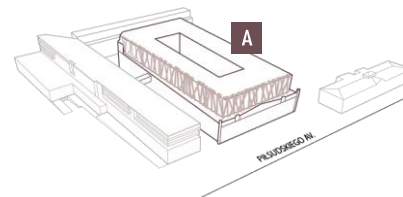
total services area

412

total parking places



Office arrangement



1st

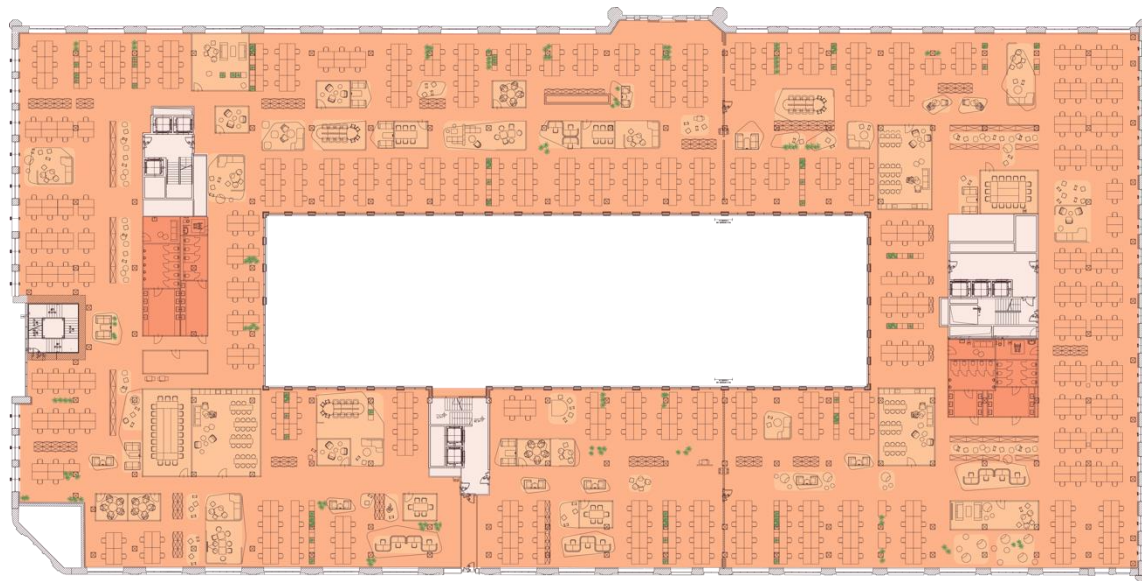
floor

1

tenant

4,710 m²

gross office area

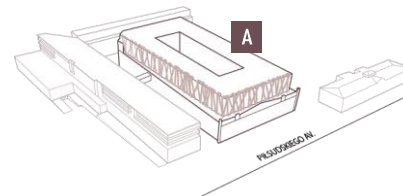


 Tenant 1:
4,710 m² net office area

PILSUNSKIEB AV.



Floor division



1st
floor

1
tenant

4,710 m²
gross office area



PILSUDSKIEGO AV.

- Tenant 1:
1,170 m² net office area
140 workstations
- Tenant 2:
1,100 m² net office area
144 workstations
- Tenant 3:
921 m² net office area
120 workstations
- Tenant 4:
827 m² net office area
108 workstations
- Tenant 5:
740 m² net office area
104 workstations
- Tenant 6:
1,319 m² net office area
176 workstations



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®

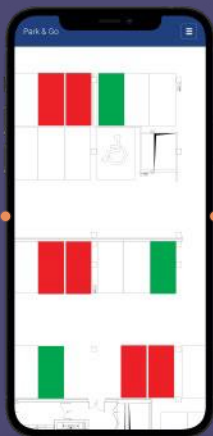
WE CARE FOR GREEN

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



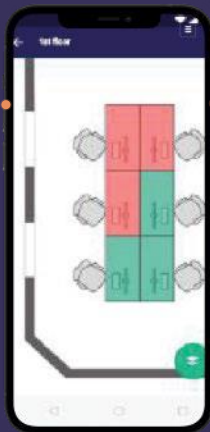
Parking booking system



Mobile remote access

**EASILY
MANAGED**

ADDITIONAL



Desks with IoT sensors
Dedicated occupancy workstation sensors



Office space optimisation
Additional flexibility regarding office space efficiency.



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



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.



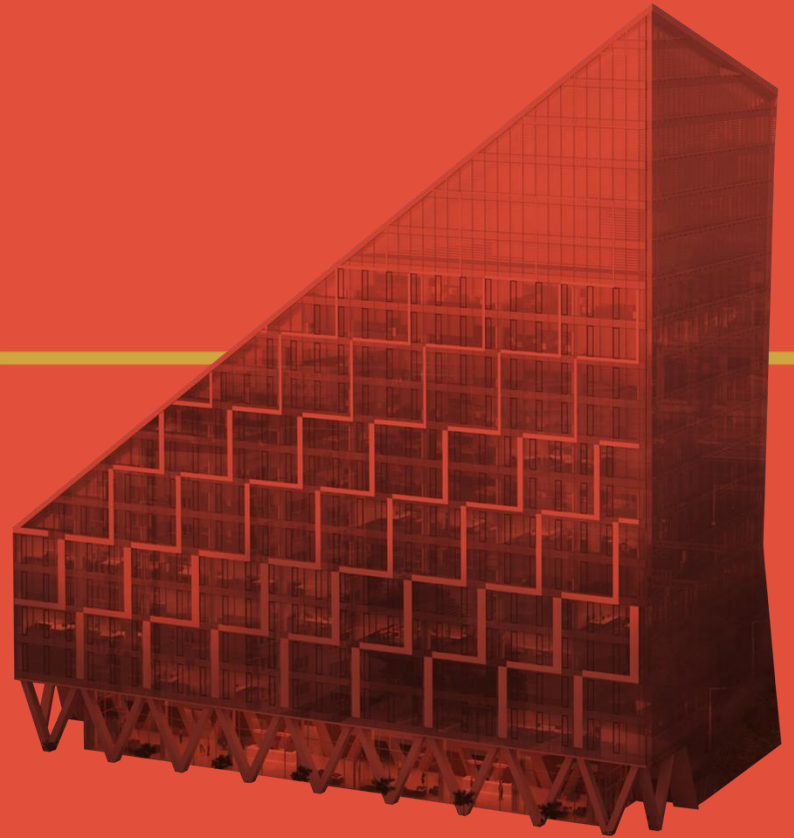
Clear safety signage in common areas of the building providing information based on implemented procedures.



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.

**Leaders in
the market**



Cavatina group



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



30
Active office projects



69
international awards

2022

ESG REPORT

CAVATINA GROUP

[Full Report](#)

[click to learn more](#)



Extended Social

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.








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 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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