



## **DIAMENTUM** OFFICE

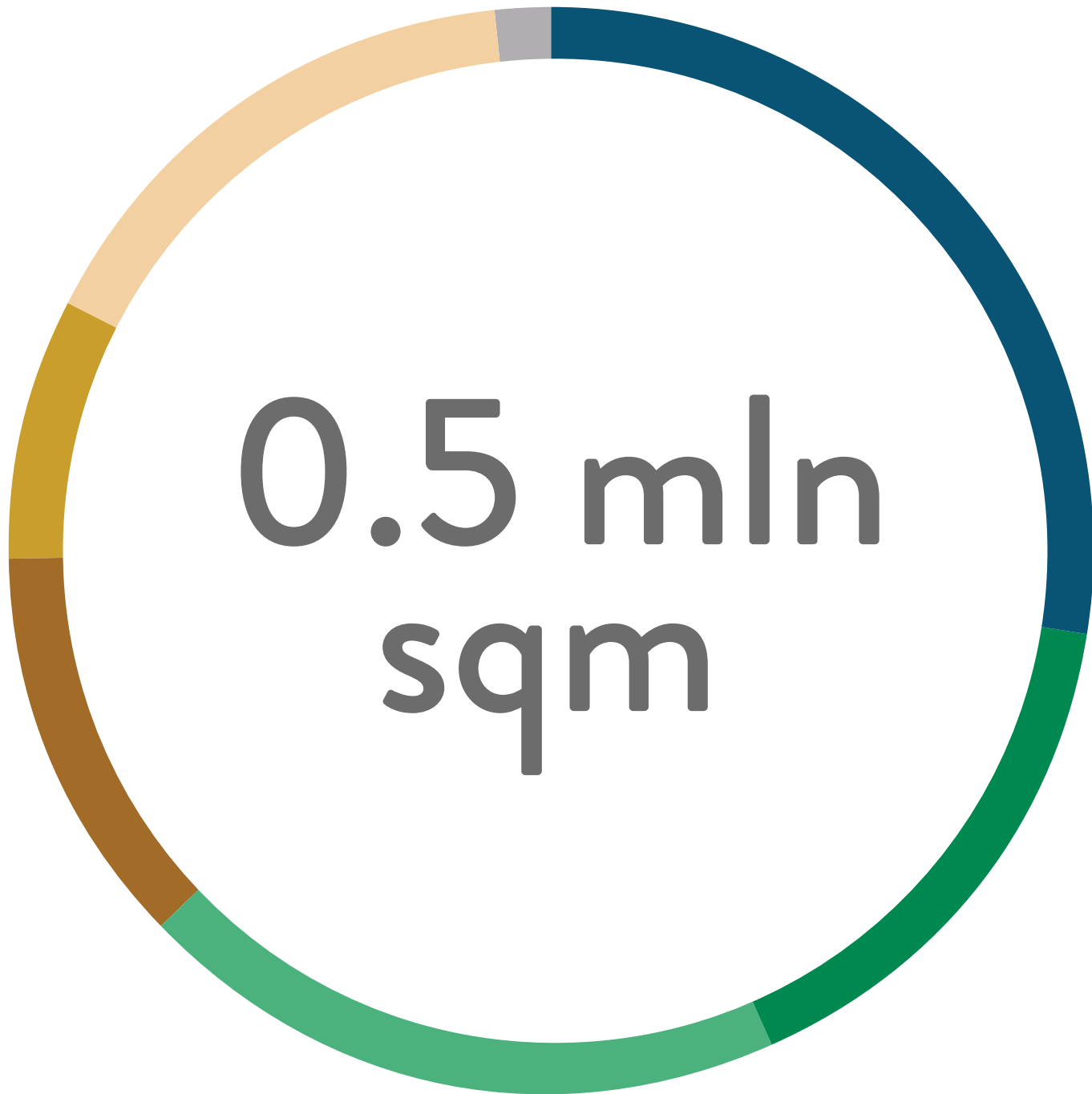
Expanding  
your business  
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& *performance.*



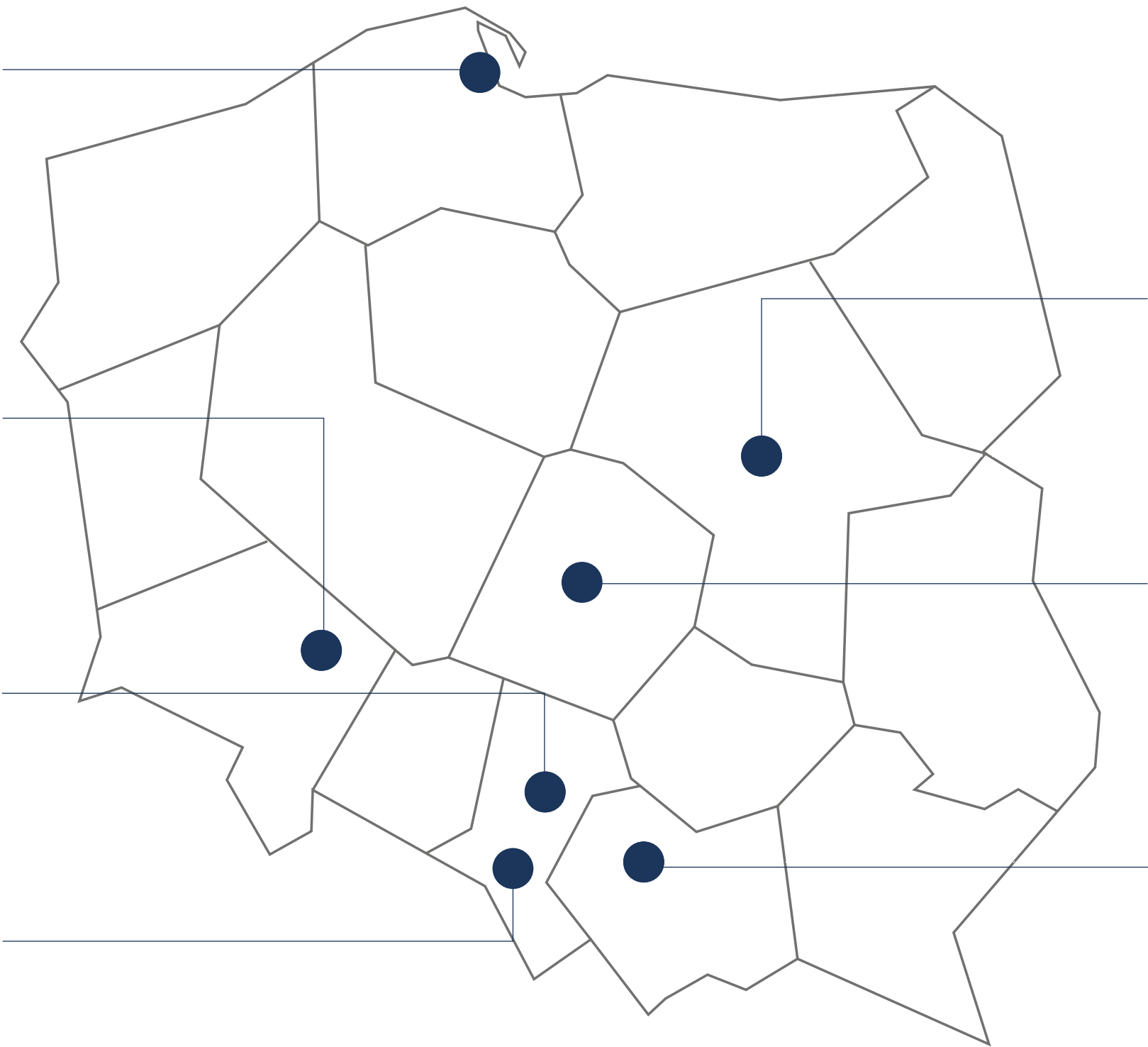
# About Cavatina

Investors experience.  
Who we are.

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



<b>TRICITY</b>
23 800 SQ M COMPLETED + UNDER CONSTRUCTION
60 100 SQ M FORTHCOMING
<b>WROCLAW</b>
28 400 SQ M COMPLETED + UNDER CONSTRUCTION
172 000 SQ M FORTHCOMING
<b>KATOWICE</b>
30 700 SQ M COMPLETED + UNDER CONSTRUCTION
124 400 SQ M FORTHCOMING
<b>BIELSKO-BIALA</b>
11 390 SQ M UNDER CONSTRUCTION



<b>WARSAW</b>
25 150 SQ M COMPLETED + UNDER CONSTRUCTION
157 000 SQ M FORTHCOMING
<b>ŁODZ</b>
32 000 SQ M COMPLETED + UNDER CONSTRUCTION
23 000 SQ M FORTHCOMING
<b>CRACOW</b>
83 050 SQ M COMPLETED + UNDER CONSTRUCTION
218 000 SQ M FORTHCOMING



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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



# Diamantum Office



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# Diamantum 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



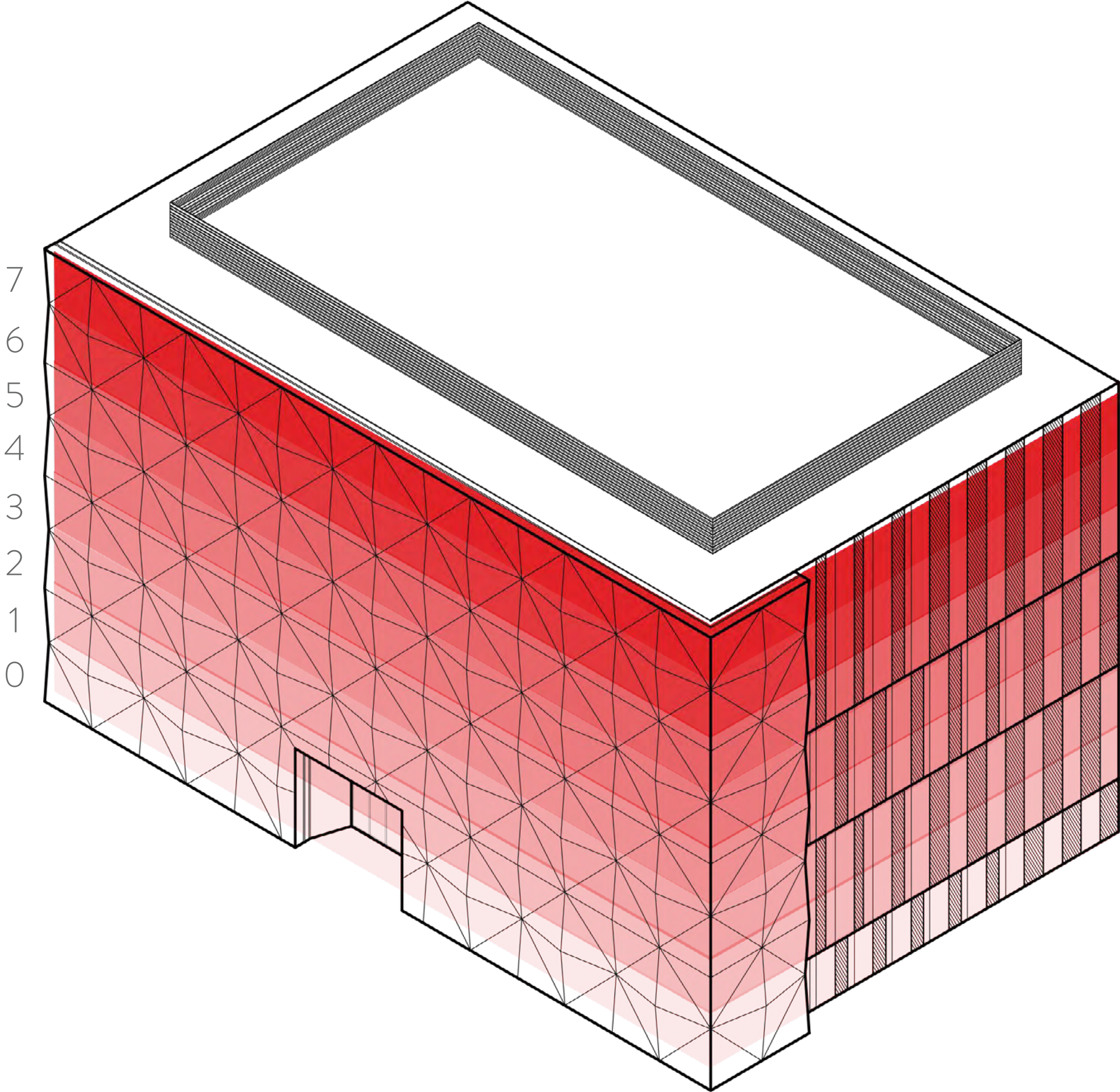
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# Total GLA BOMA 9 291 m<sup>2</sup>

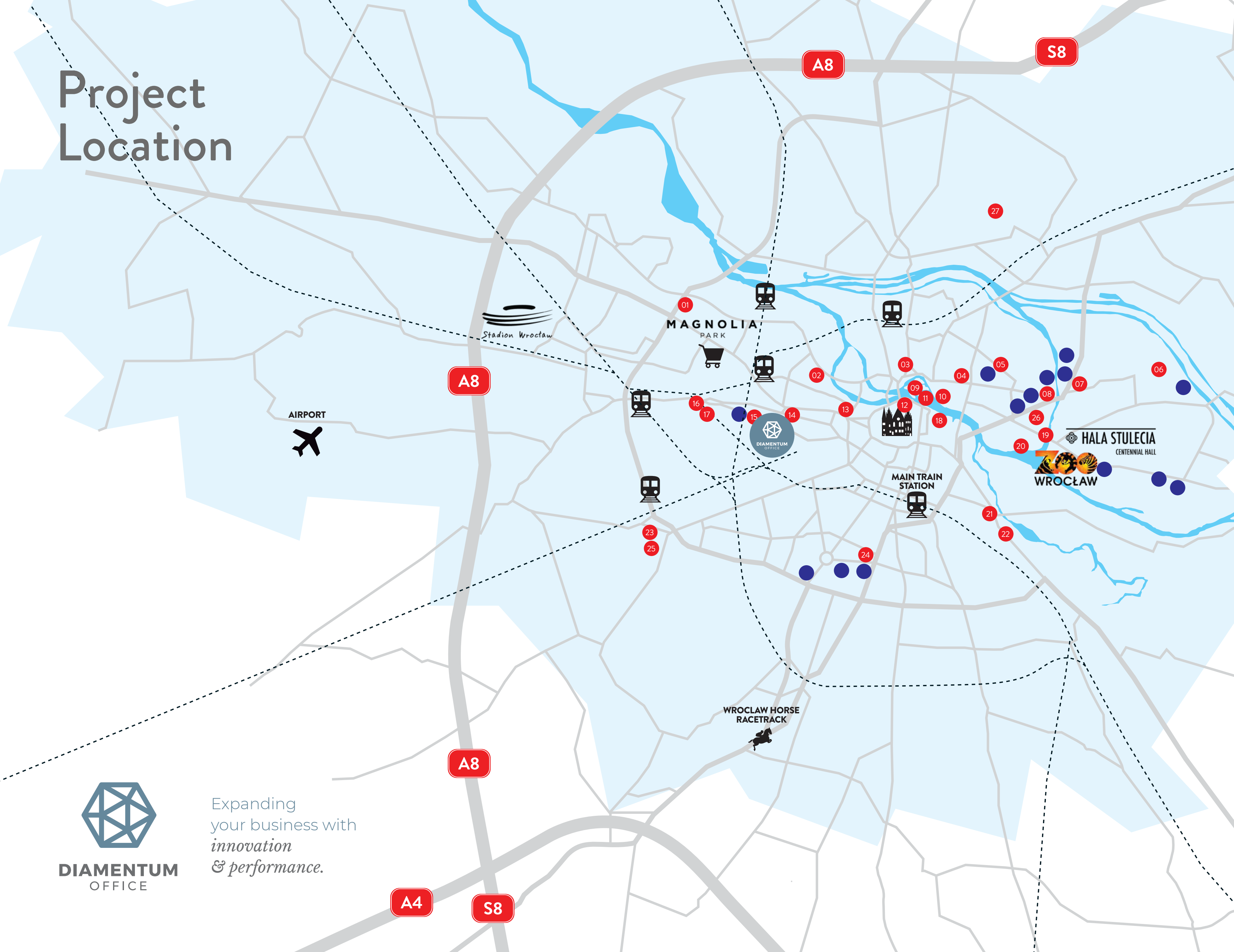
Level 7	1298 m <sup>2</sup>
Level 6	1298 m <sup>2</sup>
Level 5	1298 m <sup>2</sup>
Level 4	1298 m <sup>2</sup>
Level 3	1298 m <sup>2</sup>
Level 2	1295 m <sup>2</sup>
Level 1	1227 m <sup>2</sup>
Level 0	280 m <sup>2</sup>



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# 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

MAGNOLIA  
PARK

MIKOŁAJÓW  
TRAIN STATION

SZCZEPIN

DŁUGA

NADODRZE

ZACHODNIA

LEGNICKA

STRZEGOMSKA

ROBOTNICZA

23, 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

GRABISZYŃSKA

NOWY ŚWIAT

MAIN SQUARE  
& OLD TOWN

KAZIMIERZA  
WIELKIEGO

MAIN TRAIN  
STATION



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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-ACCESSABLE 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



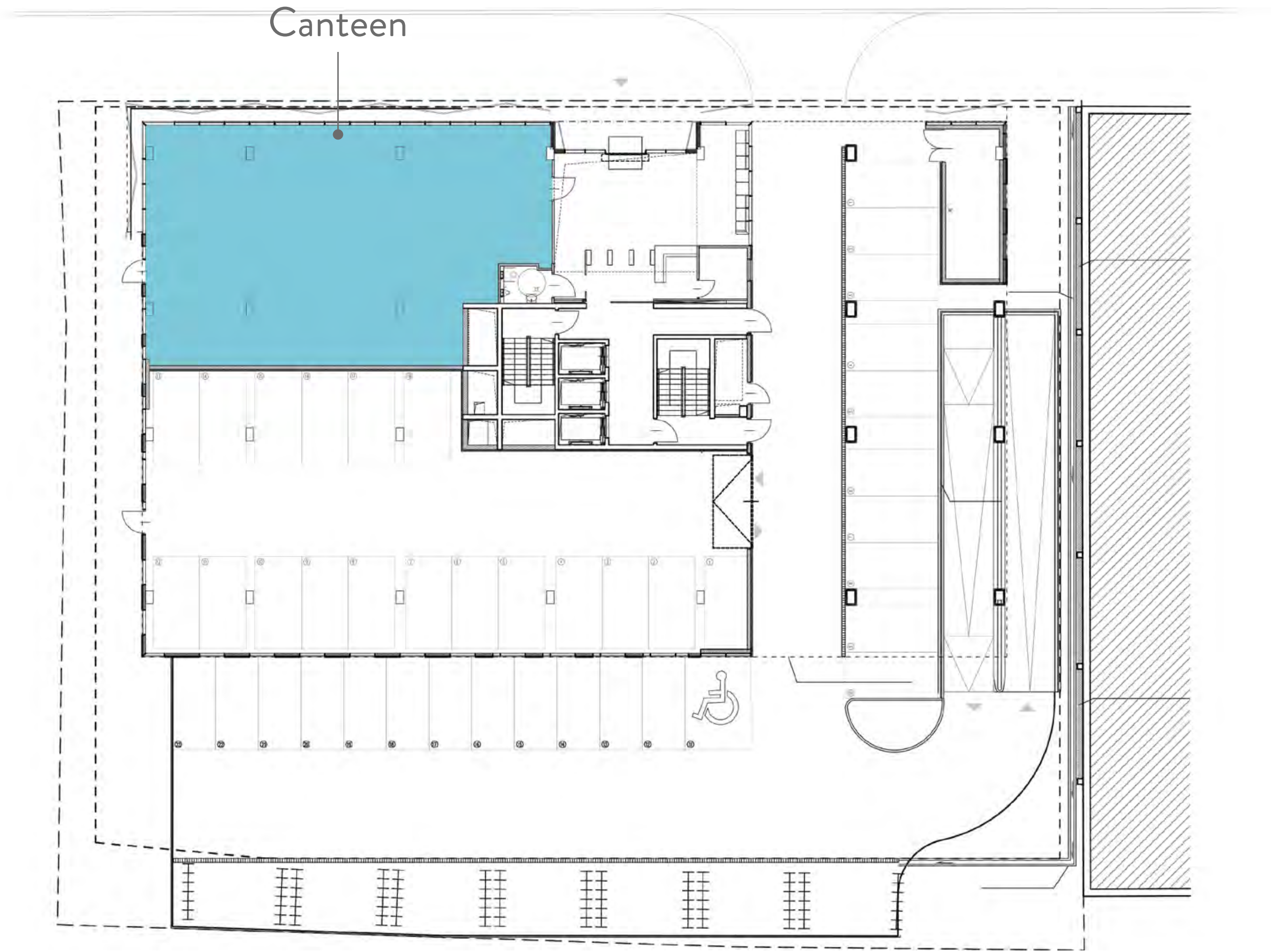
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# Diamantum Office Floor Plans

Sample arrangement



**Ground Floor**

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

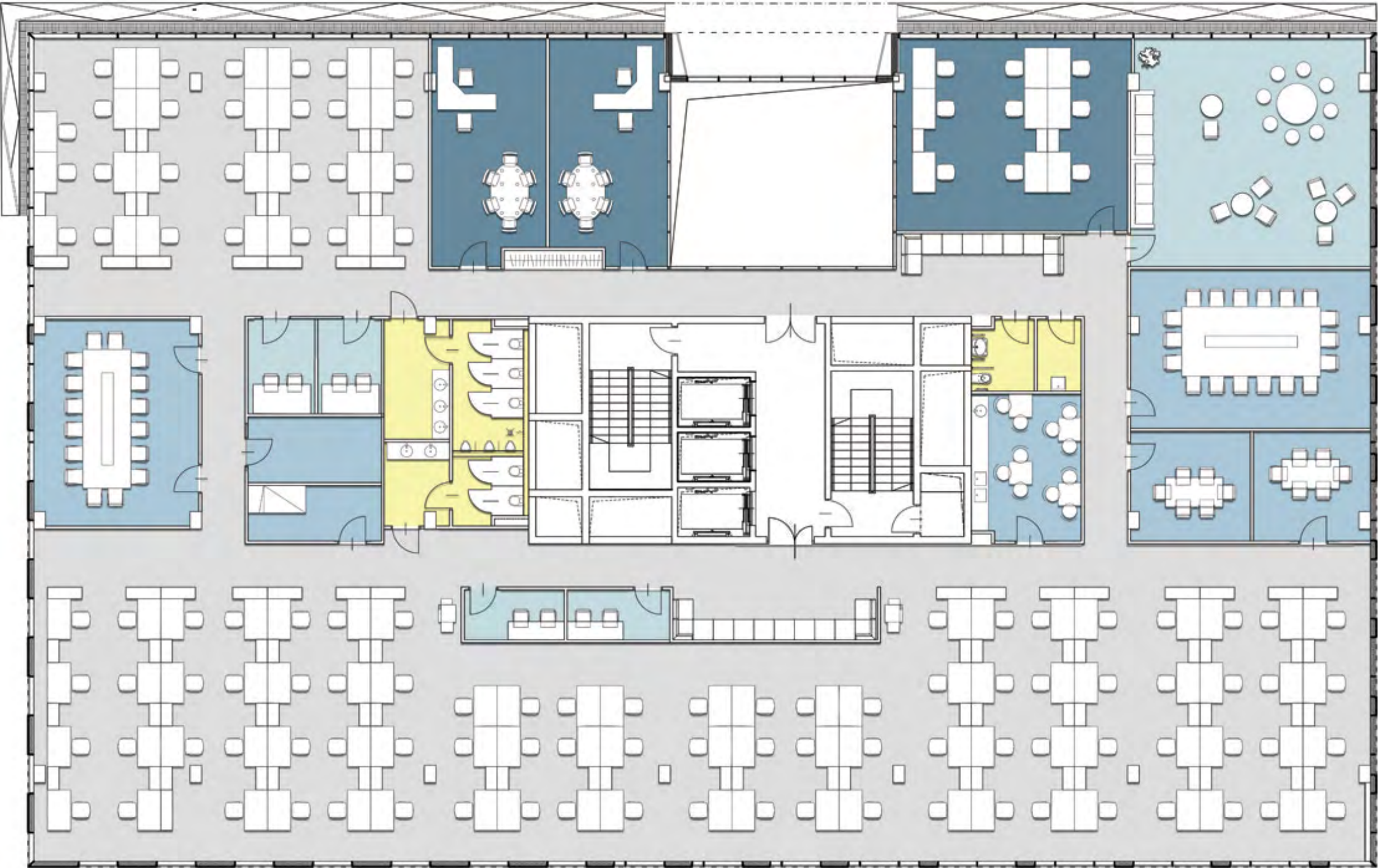


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# Diamantum Office Floor Plans

Sample arrangement



<b>Floor</b>	<b>1 Tenant</b>	<b>Rentable area GLA:</b>	<b>Works spaces:</b>
<b>1</b>		• 1226 m <sup>2</sup>	• 119



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# Diamantum Office Floor Plans

Sample arrangement



**2-7  
Floor**

**1 Tenant**

**Rentable area GLA:**

• 1298 m<sup>2</sup>

**Work spaces:**

• 140

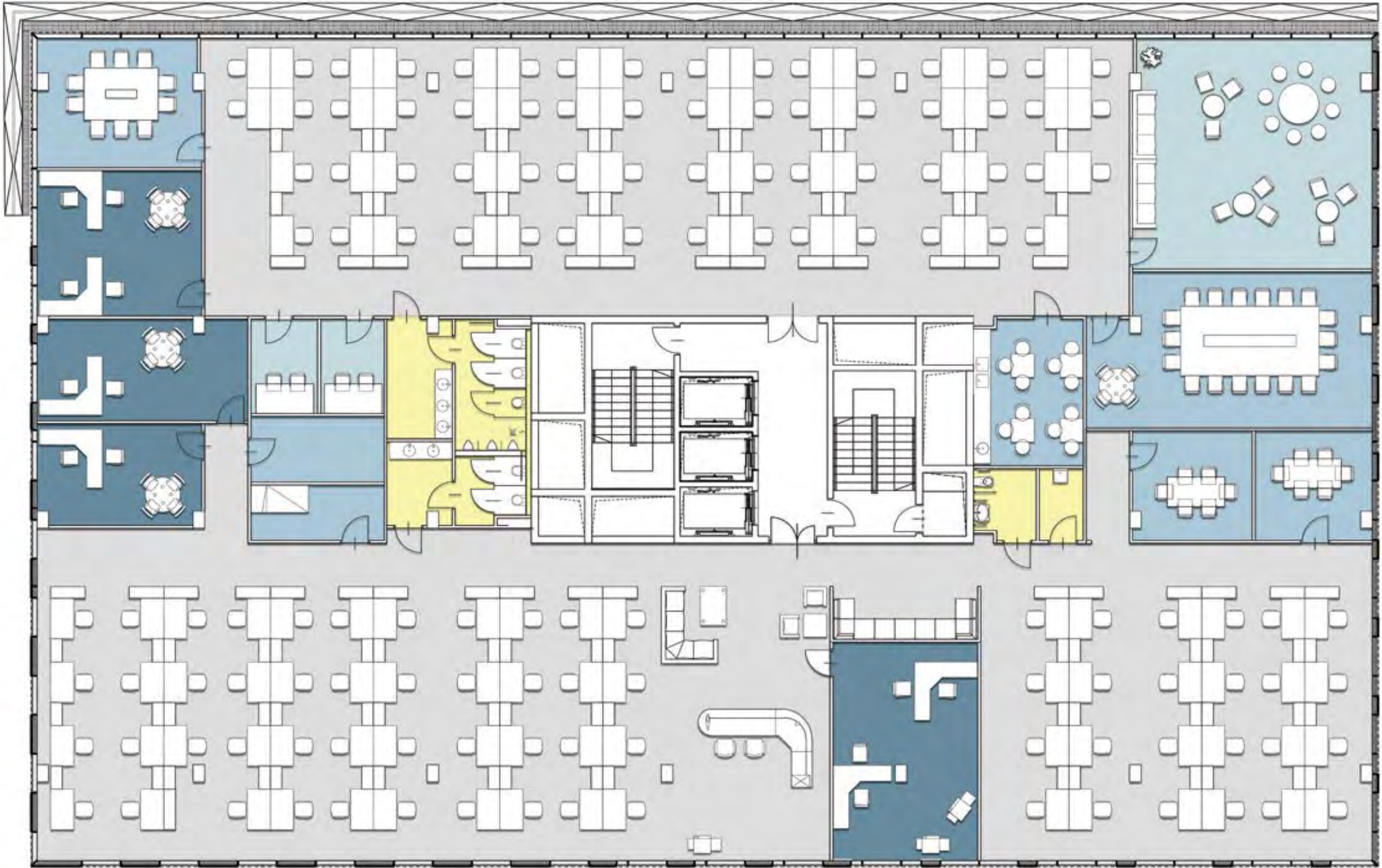


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# Diamantum Office Floor Plans

Sample arrangement



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**2-7  
Floor**

**2 Tenants**

**Rentable area GLA:**

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

**Work spaces:**

- 63
- 71



# Diamantum 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





# 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®



# Contact Information



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



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