



TISCHNERA

OFFICE

REDISCOVER
THE MEANING OF COMFORT

Cavatina
Who we are

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

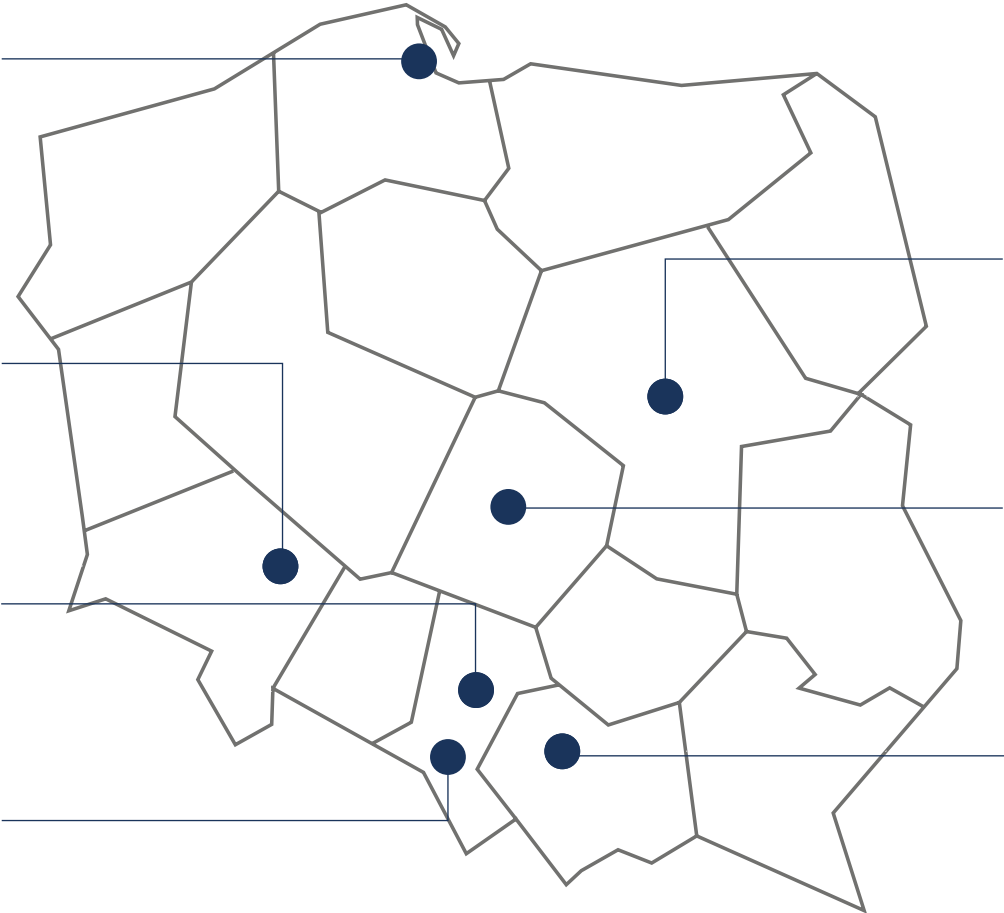


TRICITY
23 800 SQ M
COMPLETED + UNDER CONSTRUCTION
60 100 SQ M
FORTHCOMING

WROCLAW
28 400 SQ M
COMPLETED + UNDER CONSTRUCTION
172 000 SQ M
FORTHCOMING

KATOWICE
30 700 SQ M
COMPLETED + UNDER CONSTRUCTION
124 400 SQ M
FORTHCOMING

BIELSKO-BIALA
9 900 SQ M
UNDER CONSTRUCTION



WARSAW
25 150 SQ M
COMPLETED + UNDER CONSTRUCTION
157 000 SQ M
FORTHCOMING

ŁODZ
32 000 SQ M
COMPLETED + UNDER CONSTRUCTION
23 000 SQ M
FORTHCOMING

CRACOW
83 050 SQ M
COMPLETED + UNDER CONSTRUCTION
218 000 SQ M
FORTHCOMING



Acquisition & Leasing Department



Architecture Design Department



Fit-out & Interior Design Department

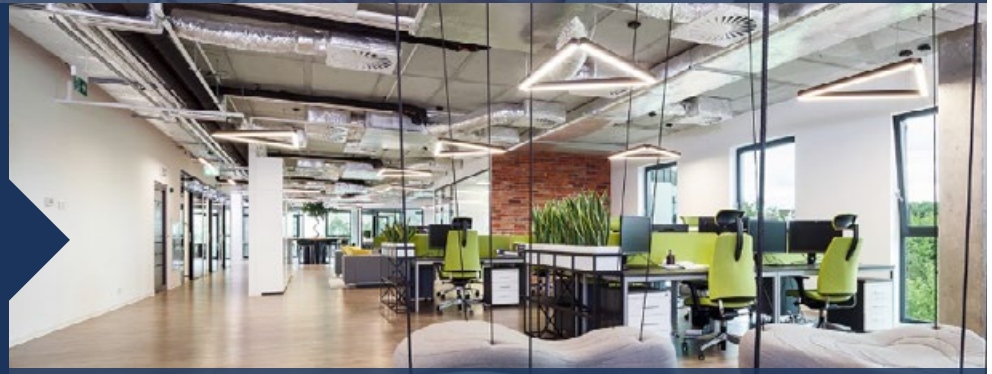


General Contracting Department

OUR MARKET ADVANTAGE



IN-HOUSE COMPETENCES



General Fit-out Department



Legal Administration Department



Technical Support Department



Marketing Department

Cavatina Development portfolio



CHMIELNA 89
25.144 m² GLA / WARSZAWA



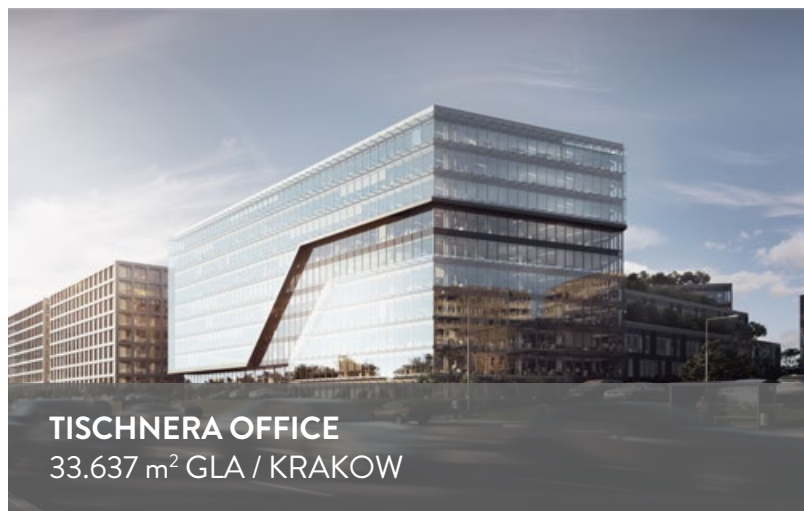
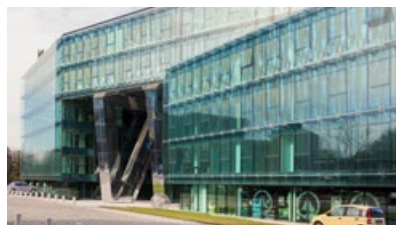
EQUAL BUSINESS PARK
49.286 m² GLA / KRAKOW



PALIO BUSINESS PARK
57 063 m² GLA / TRICITY



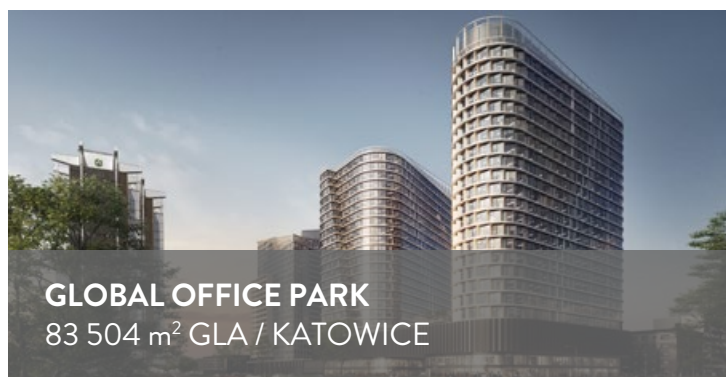
CAVATINA HALL
9 871 m² GLA / BIELSKO-BIALA



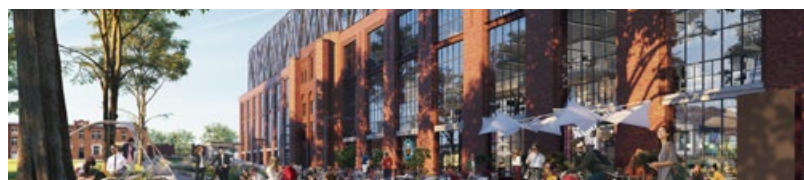
TISCHNERA OFFICE
33.637 m² GLA / KRAKOW



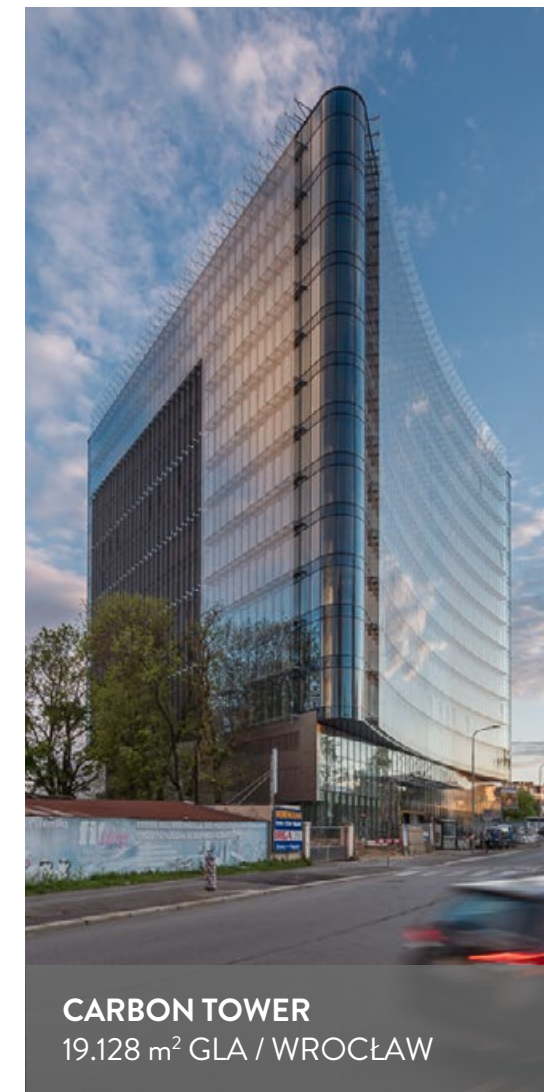
EQUAL BUSINESS PARK D
11 353 m² GLA / KRAKOW



GLOBAL OFFICE PARK
83 504 m² GLA / KATOWICE

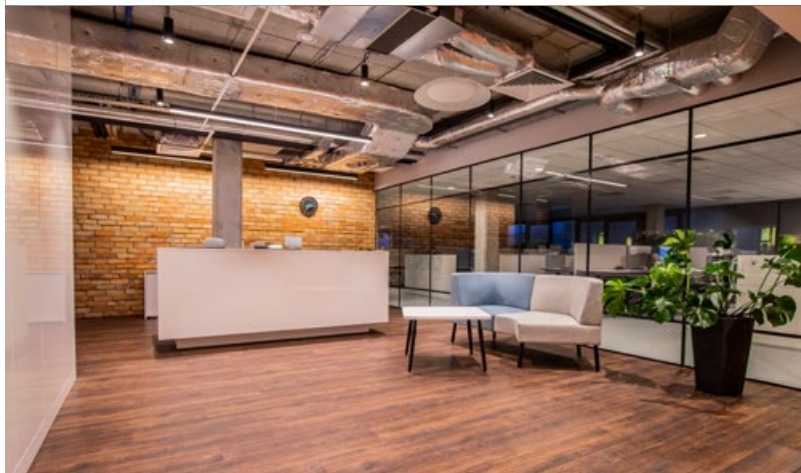


DIAMENTUM OFFICE
9.291 m² GLA / WROCLAW



CARBON TOWER
19.128 m² GLA / WROCLAW

360° Design & Fit-out Services



360° Design & Fit-out Services





Experience the highest
standard in the
elegant & impressive
building, designed
as Class A office space.

Planned
completion:

Q3 2019



TISCHNERA
OFFICE

Project description

Figures & building details

33 637 m²

Total GLA
Offices & Retail premises

785 m²

Retail premises area (ground floor)

10+2

Number of floors including 2 levels
of underground parking garage

671

Planned parking spaces

1:48

Parking ratio

5.50%

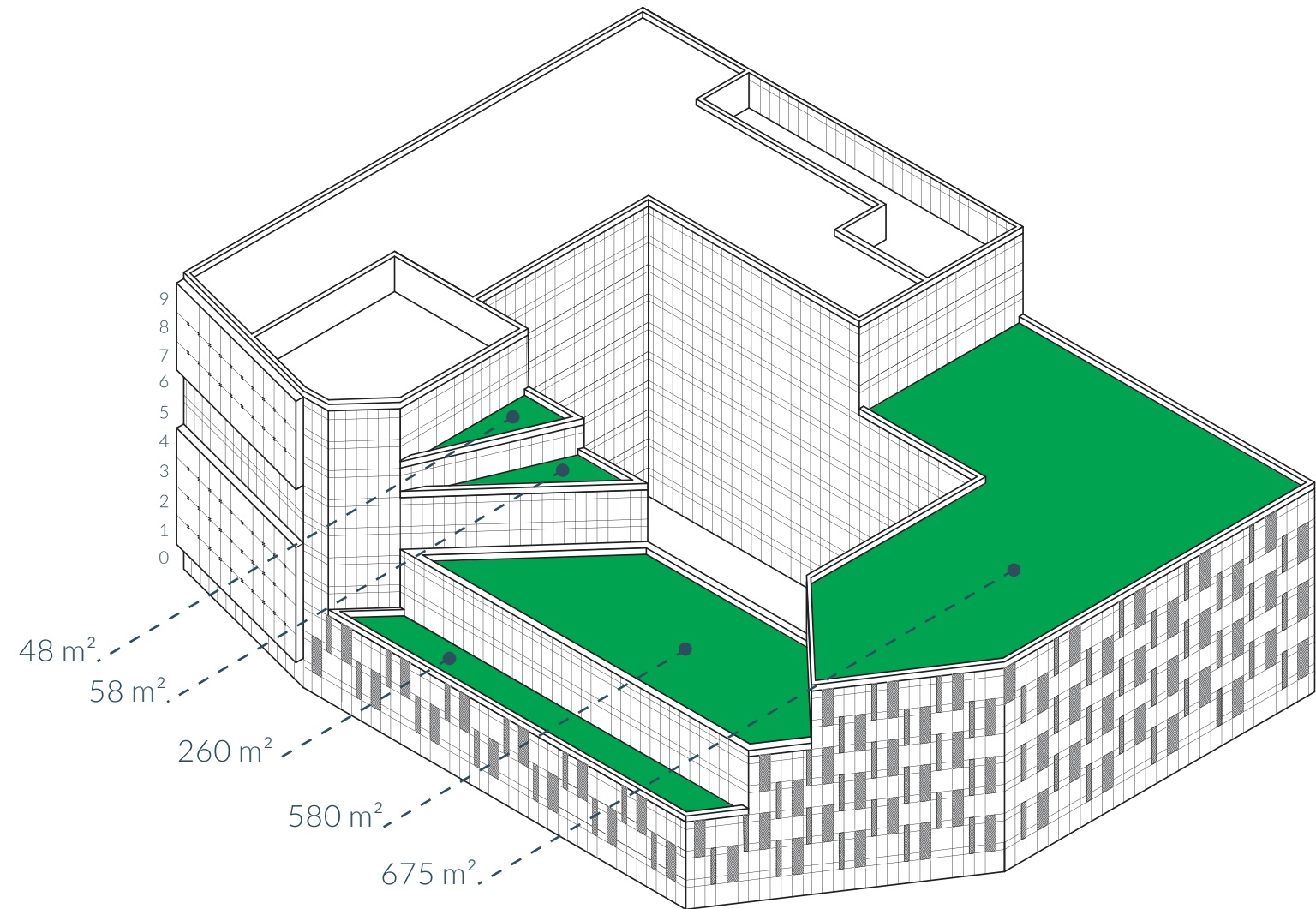
Building add-on factor

12

Lifts available in the building



	Total GLA	Terraces
LEVEL 9	1479 m ²	
LEVEL 8	2318 m ²	48 m ²
LEVEL 7	2381 m ²	675 m ² + 58 m ²
LEVEL 6	3725 m ²	
LEVEL 5	4018 m ²	580 m ²
LEVEL 4	4662 m ²	
LEVEL 3	4662 m ²	260 m ²
LEVEL 2	4967 m ²	
LEVEL 1	4610 m ²	Patio 1050 m ²
LEVEL 0	813 m ²	



SYNERGY & CARE FOR ENVIRONMENT

KEY FEATURES:

Design and materials used in the façade minimise 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.

Very good - Breeam Certification.

BREEAM[®]





MAIN COURT AREA :
1050m²

3RD FLOOR TERRACE :
260m²

7TH FLOOR TERRACE :
675m²+58m²

8TH FLOOR TERRACE :
48m²

5TH FLOOR PATIO:
580m²



Green patios and terraces designed with care to enable relaxation in beautifully arranged spaces filled with nature.















Marvelous 1,050 square meter courtyard is a showcase of the project. Being actually a core of the Building, the courtyard enables better daylight exposure of the office thanks to bilateral glazing all around the floor.

The courtyard with a pond, abundant greenery, walk paths, benches and wooden pier, is also a natural oasis in the center of a workplace.



Buidling standards & facilities

Standard fit-out of premises included

-  Tall window module allowing for high elasticity in space division and interior design solutions
-  Unit height: 2,80 m
-  7,5m2 minimal workspace (per 1 person)
-  Suspended ceiling with integrated lighting
-  Raised floors (technical)
-  Carpet flooring
-  Floorboxes
-  IT infrastructure and higher load capacity floors
-  Storage space available
-  Air-conditioning system
-  Elegant reception
-  24h security
-  BMS & Access Control System
-  Locker rooms and showers for bike users





PERFECT BUSINESS PARK LOCATION WITH GREAT ACCESSIBILITY.

Tischnera Office benefits from an unrivalled location close to the city centre and allowing for an efficient access by car or using public transport grid. The building provides a direct access to the tram – the main mean of public transport in Krakow. Immediately at the Łagiewniki tram station, the complex is perfectly located from the perspective of Krakow's inner city inhabitants and daily commuters from densely populated satellites such as Wieliczka.



Bus stops

Easy access to bus stops close to Tischnera Office building:
Lines: 133, 135, 166, 178, 478, 608, 915



Tram stops

Fast tram connections with city center & other districts.
Lines: 8, 10, 11, 19, 22



Bike stations

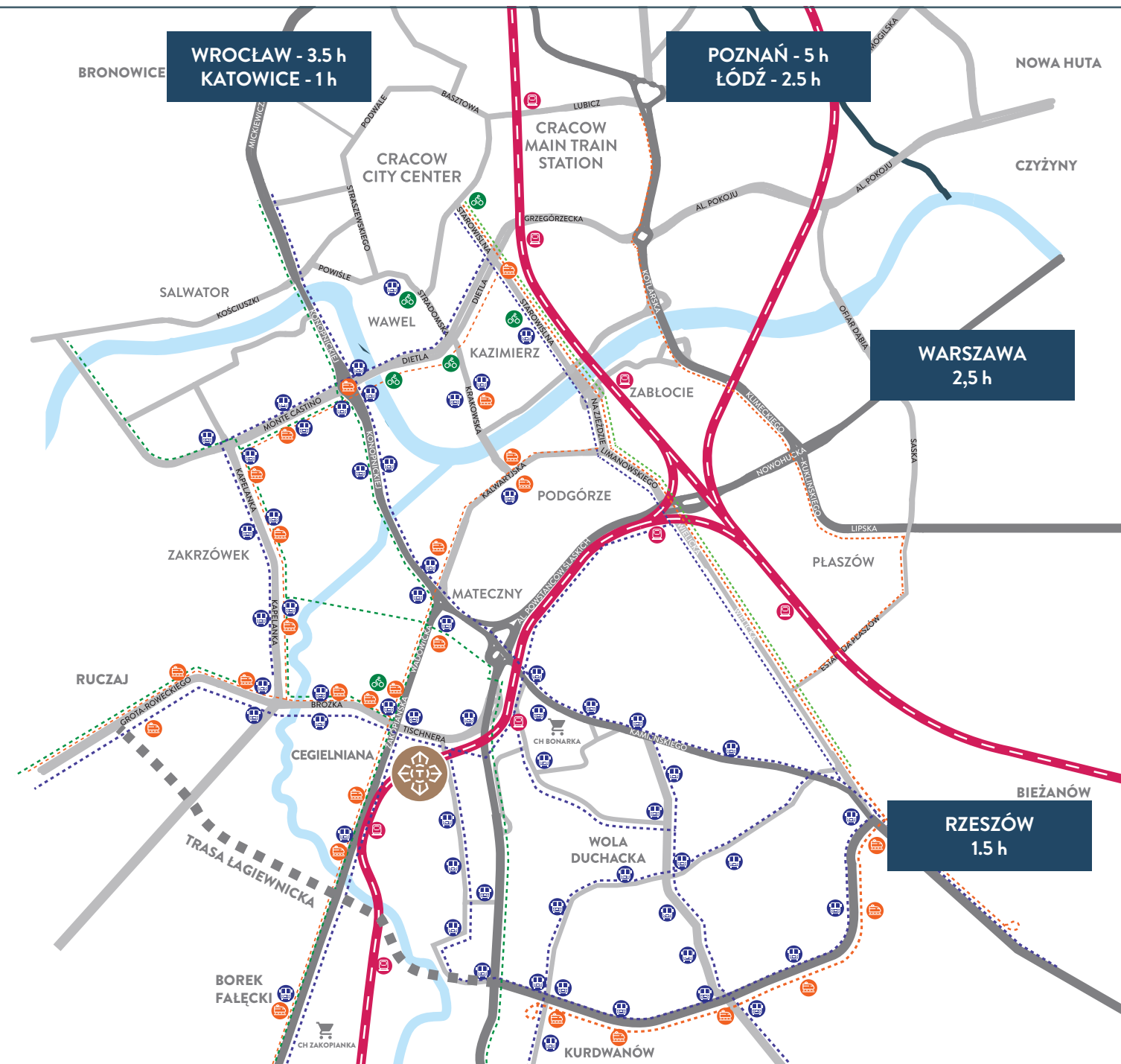
Prefer cycling? You can reach Krakus Mound or Bednarskiego Park in 12 minutes.



Train stations






Kraków Łagiewniki is just 8 minutes walking from the building.
Kraków Main Train station with fast multi-city connections takes 12 minutes drive.

- Bus routes
- Tram routes
- Bike paths










Tischnera Office location delivers lots of amenities available close to the building. Many of them are in the complex.

Amenities in the building:

-  Canteen & Restaurants
-  Nursery
-  Parcel locker
-  Bike stands & showers
-  Laundry Machine

Amenities in the immediate vicinity:

-  Groceries & shops
-  Pharmacy (1km)
-  Cross-Fit & Gym (1km)
-  Bakery
-  Gas Station (250m)
-  Hairdresser (500m)
-  Mc Donald's (800m)



BUILDING
LEVEL:
Ground floor

GROSS AREA
OF THE PREMISES:
813 m²

-  Reception / Lobby
-  Meeting Point
-  Kiosk
-  Kindergarten

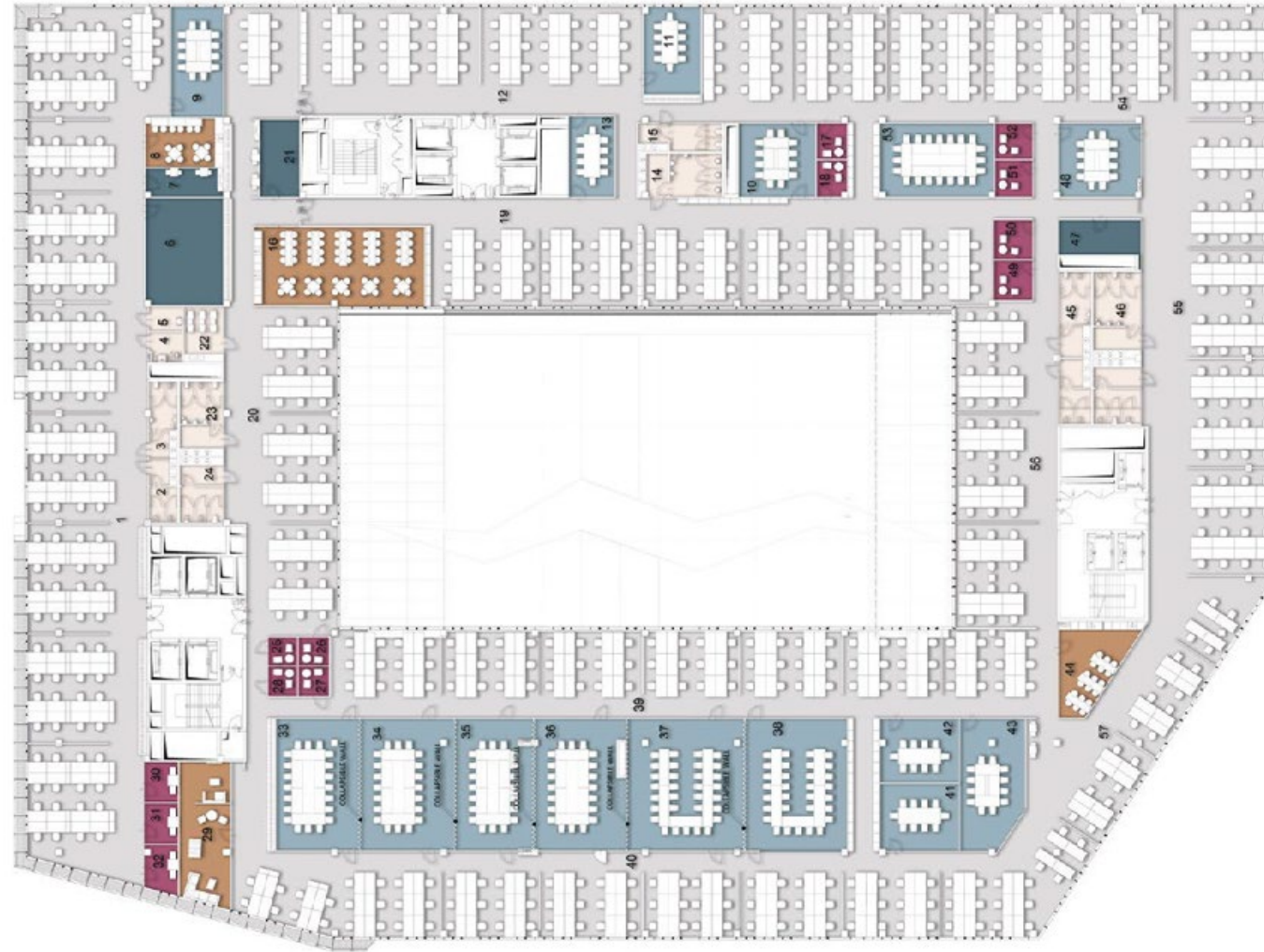


BUILDING
LEVEL:
2nd Floor

NET AREA
OF THE PREMISES:
4708,12m²

GROSS AREA
OF THE PREMISES:
4967,07m²

WORK
STATIONS:
663



BUILDING
LEVEL:
3rd Floor

NET AREA
OF THE PREMISES:
4418,60m²

GROSS AREA
OF THE PREMISES:
4661,62m²

WORK
STATIONS:
663



PARKING
LEVEL:
0

PARKING
PLACES:
144

PARKING
PLACES OUTSIDE
THE BUILDING:
45



PARKING
LEVEL:
-1

PARKING
PLACES:
230



Ground Floor
Lobby
Visualization



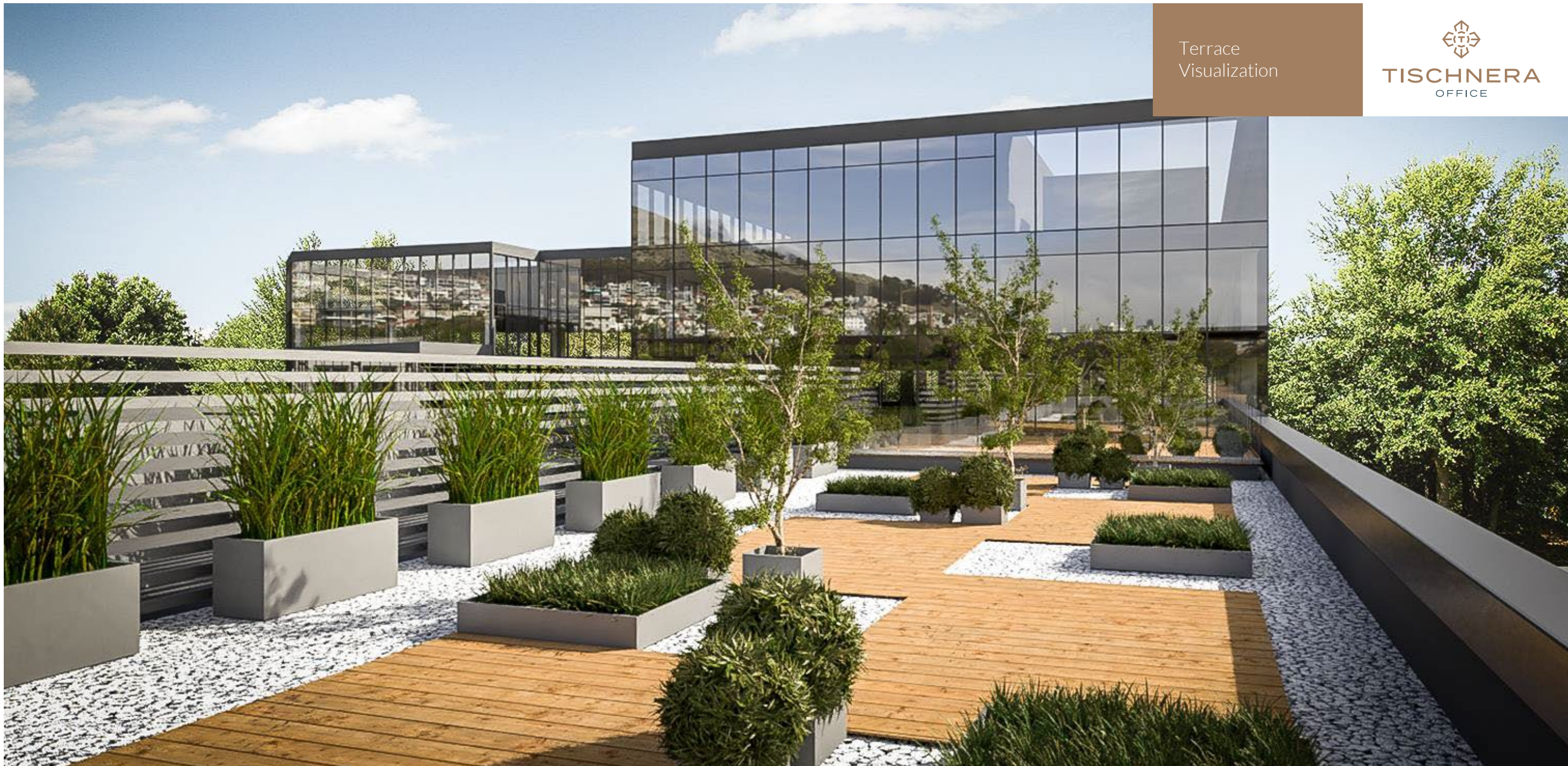
Ground Floor
Lobby
Visualization



Ground Floor
Sabre Lobby
Visualization



Terrace
Visualization





Terrace
Visualization





Terrace
Visualization

Terrace
Visualization



KEY HIGHLIGHTS

◆
BRAND NEW OFFICE
LEASED
TO INTERNATIONAL
TENANTS OF TOP
QUALITY COVENANTS

◆
COMPETITIVE OFFICE RENT
OF 13.50 EUR

◆
TOP QUALITY
INSTITUTIONAL TENANTS

◆
CLOSE PROXIMITY
TO THE CITY CENTER
AND DIRECT ACCESS
TO BONARKA SHOPPING
MALL

◆
THE ONLY BUSINESS PARK
WITH A DIRECT ACCESS
TO TRAM AND BUS

◆
NATIONAL TRAIN
STATION IN
NEIGHBOURHOOD ADDING
TO OUTSTANDING LOCAL
ACCESSIBILITY

◆
LONG LEASE TERM
OF C.A. 10 YEARS

◆
PRIME TECHNICAL QUALITY
AND ELEGANT DESIGN



EFFICIENT FLOOR PLANS

Each of the buildings has been carefully designed to optimise the floor layouts maximising tenants' comfort. Provision of natural light, convenient elevator shafts, and flexible floor shapes make Tischnera Office a truly future-proof modern office complex allowing tenants for attracting top talents to work in their premises.

INSTITUTIONAL STATE-OF-THE-ART PROJECT DESIGN

Tischnera Office is a true example of A-class building with exceptional time-proof design and the only commercial investment in Krakow offering almost 3 000 sq m of green areas, patio and terraces. Due to several architectural solutions i.e. double-skin façade technology and many lighting elements the scheme has become a showcase of this part of Krakow and a truly outstanding investment product.

EXCELLENT 360 DESIGN & FIT-OUT SERVICES

Cavatina's fit-out services include full scope of design works, executive planning, construction, furnishing and quality assurance. 360 Design process include Clients needs analysis with briefing specific requirements, concept design, drawings, CGI's, technical projects & valuation. Final space is constructed & supervised by experienced team of specialists following detailed works schedule.

TOP QUALITY TECHNICAL SPECIFICATION

Modern functionality of Tischnera Office is guaranteed by the outstanding technical specification which includes e.g. average window module height 2.80 metres, IT facilities and higher capacity floors and two optical fibres with independent power supplies. The entrance to each of the buildings is double-level reception with 24/7 service and security, whereas the cyclists can benefit from bike racks, showers and lockers.



REDISCOVER THE MEANING OF COMFORT

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Watch video about Cavatina

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