

# Quorum

the meeting place





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





EUROPEAN  
PROPERTY  
AWARDS  
DEVELOPMENT



ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

**AWARD WINNER**

MIXED USE DEVELOPMENT  
POLAND

Quorum  
by Cavatina Holding

2021-2022

# Award winning Architecture

Mixed-use Development, Poland 2021 - 2022



# Wrocław's new Meeting place

Three impressive towers with offices and apartments, abundance of greenery, diverse places to socialise, and central location on the bank of the Oder river makes Quorum the ultimate melting pot of Wrocław.

Let's meet in the new social hub of the city.





Quorum  
the meeting place

offices  
& services

B

offices  
& services

A

residential

C

offices  
& services

D

Different paths, one  
**Destination**



# Let's meet in Wrocław

A forward-thinking city, Wrocław is one of the most exponentially growing cities in Poland – a technology, business and education hub located in the heart of Europe. It's a city that connects its industrial heritage with innovation. Wrocław is truly open, friendly, vibrant and diverse.



# The city of Culture

Culturally Wrocław has grown into one of the most exciting cities in Poland. This was emphasised when it received the nod as European Capital of Culture, a title which no other Polish city except for Kraków (back in 2000) had previously held.

The following film festivals take place in Wrocław: Nowe Horyzonty, KAN Amateur and Independent Cinema Festival, Ofensywa International Film Festival.





# The potential of Wrocław

No. 1

the most business-  
friendly city in 2018

Ranking by Forbes and the Central  
Economic Information Center

No. 1

elected the Best  
European Destination (2018)

Best Destinations in Europe

~1 mln

residents in Wrocław  
metropolitan area

Wrocław Agglomeration  
Development Agency

51 600

employees in 188  
business services  
centers (as of 2020)

ABSL „Business Services Sector  
in Poland 2020”

106 800

students in 25 higher  
education institutions

ABSL „Business Services Sector in  
Poland 2020”





# City location

with potential

1 mln

Residents of the  
Wrocław agglomeration

3

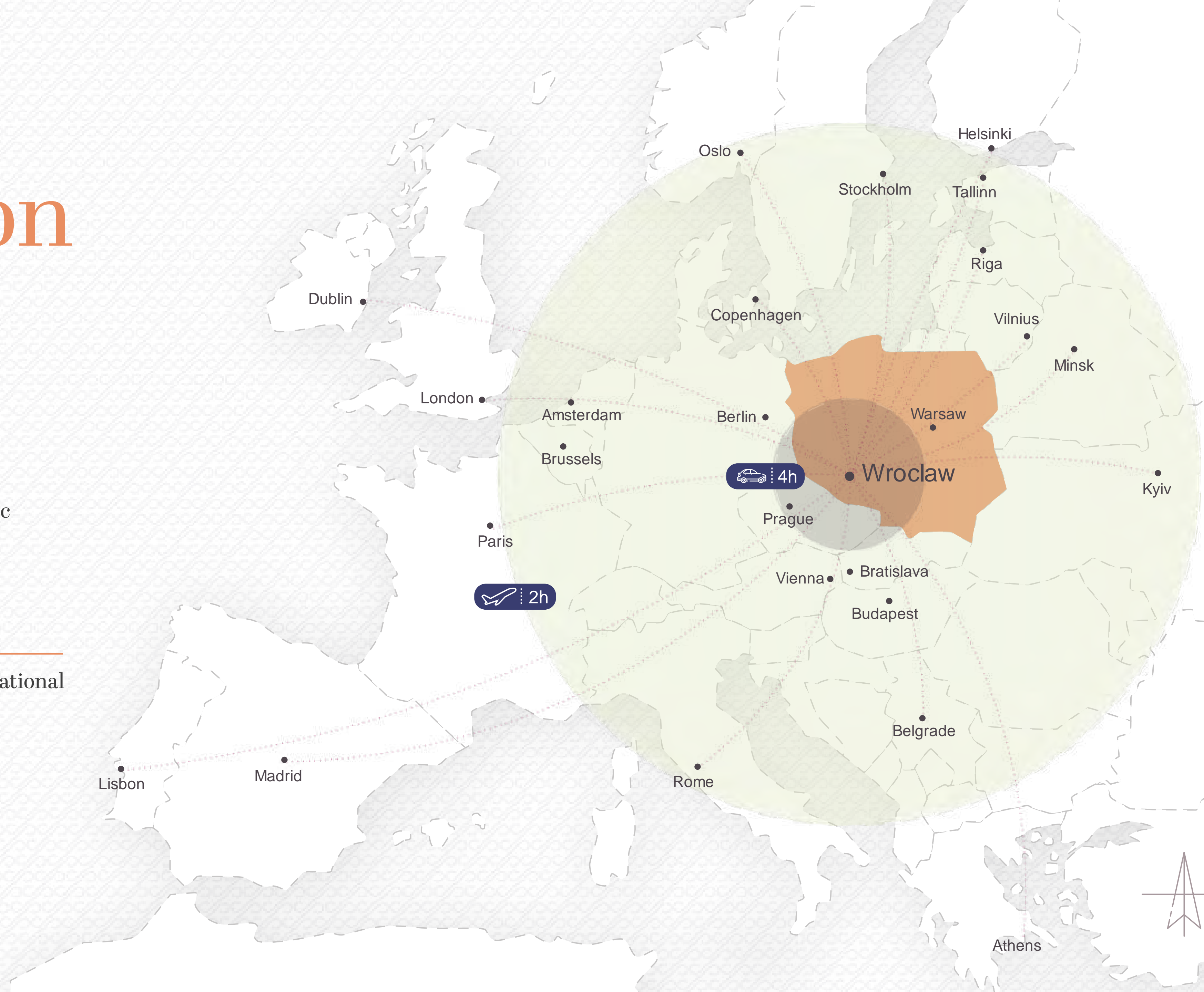
Special Economic  
zones

27

Universities

89

Local and international  
connections





Quorum  
the meeting place

# Location & main arteries

## Driving distances (min):

17

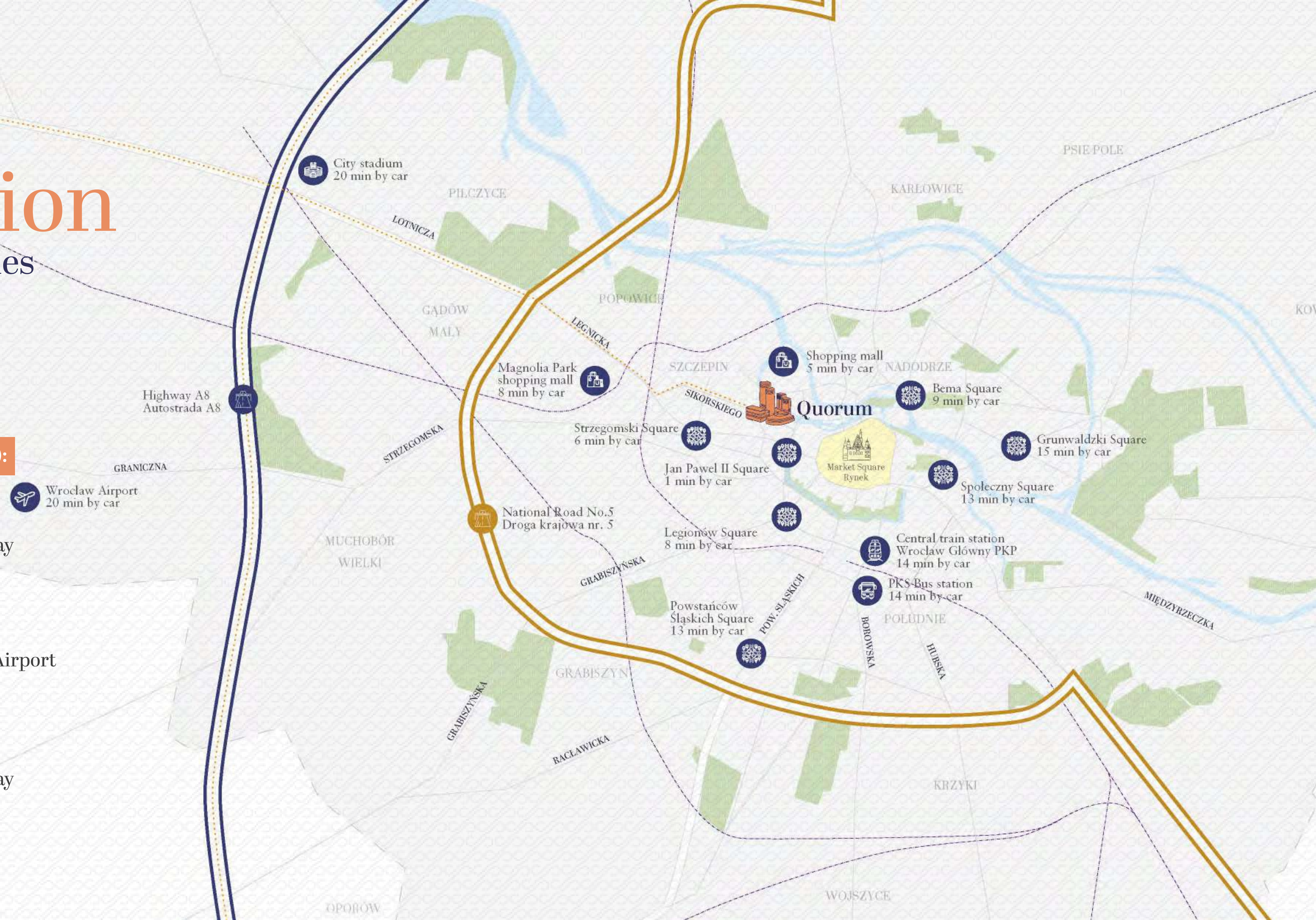
A8 Highway

20

Wroclaw Airport

25

A4 Highway





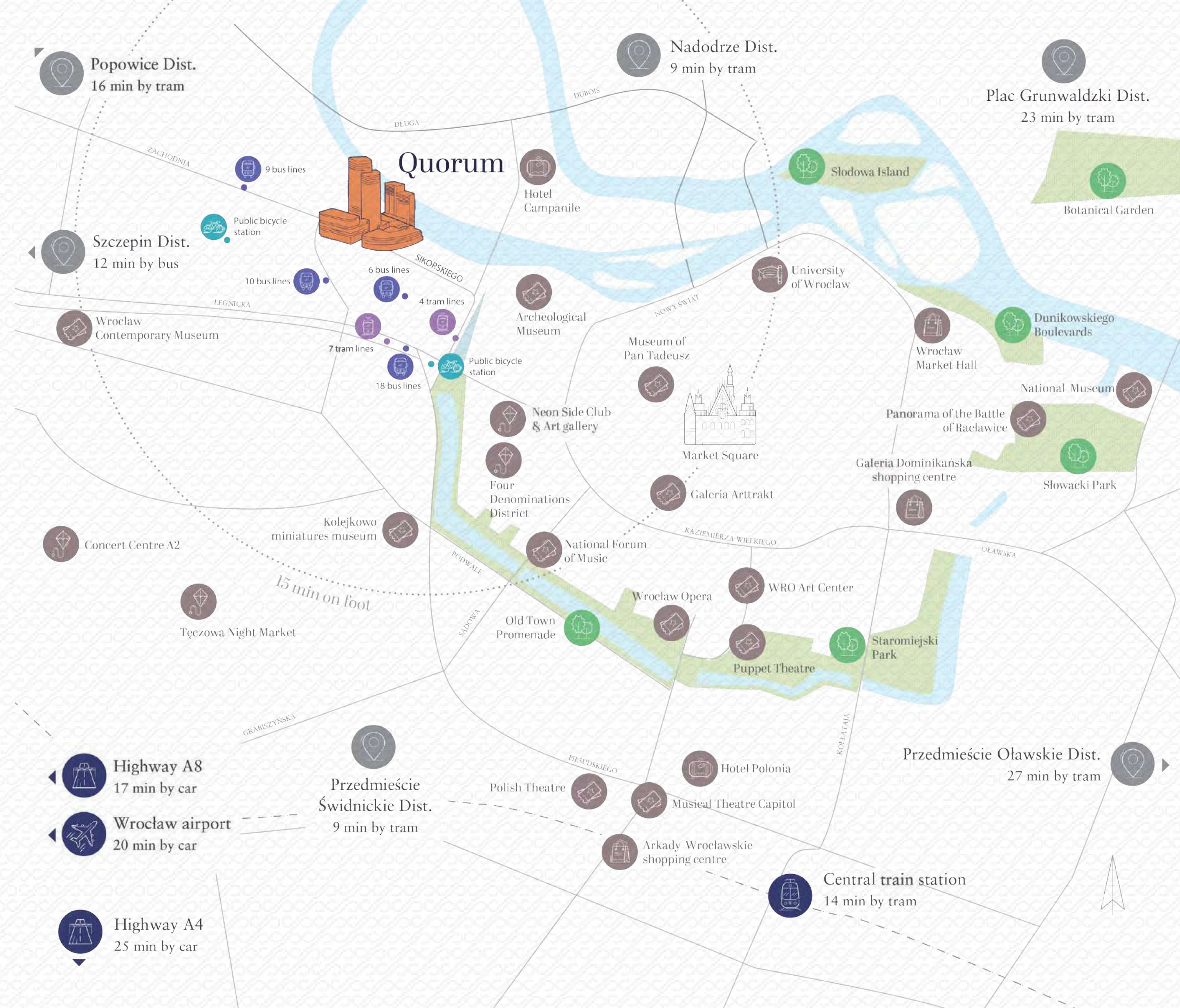
## 10

15

17

20

Słódowa Island  
Dunikowskiego Boulevards  
Wrocław Market Hall  
Wrocław Puppet Theatre  
Staromiejski Park





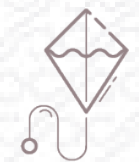
# Abundance of Amenities



Restaurants



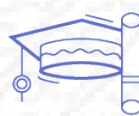
Coffee shops



Recreation centres



Cultural venues



Universities



Shops



ATMs



Post offices



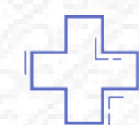
Hotels



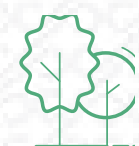
News stand



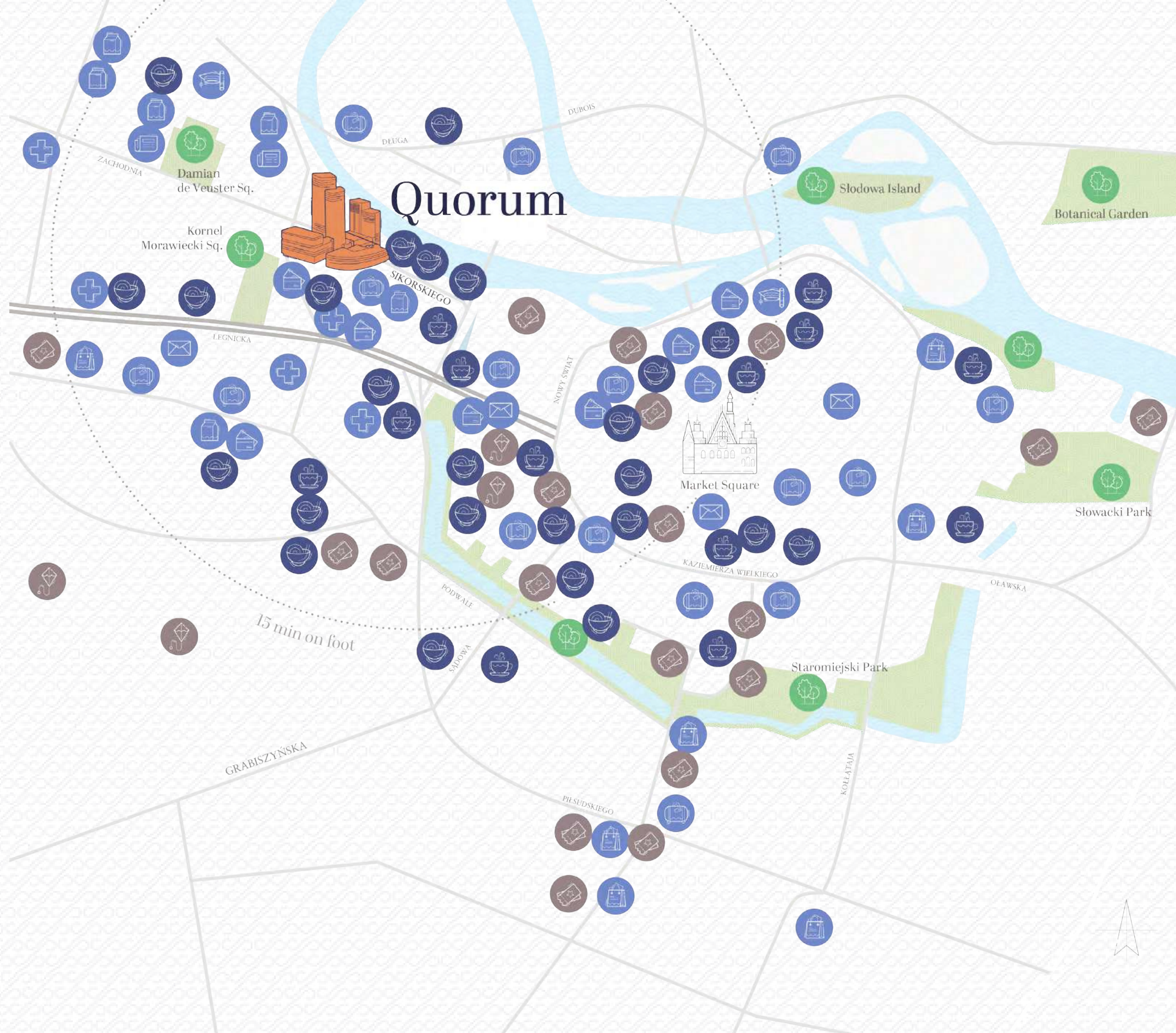
Grocery store



Medical centre  
& practice



Parks & squares





Quorum  
the meeting place

Modern  
Lobby





# Quorum

## In numbers

91 182 m<sup>2</sup>

total office GLA

1 220

parking space  
for offices

2 450 m<sup>2</sup>

2-level amenities area  
in building A & B

~7 000 m<sup>2</sup>

terraces with 4 513 m<sup>2</sup>

330

apartments

346

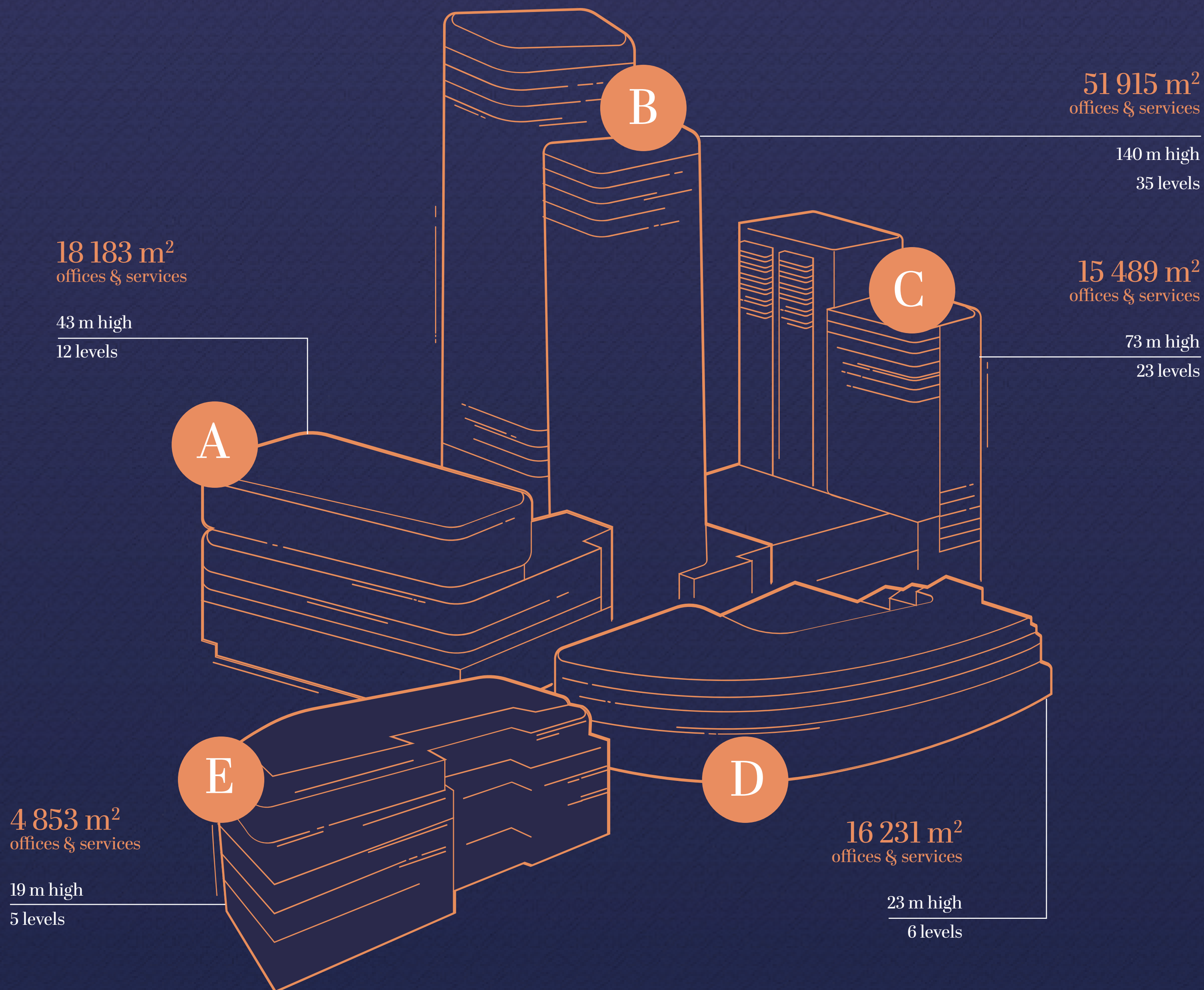
parking spaces  
for residents

450 m<sup>2</sup>

service area  
in building C

BREEM

excellent





# Master Plan

-  Traffic flow
-  Entrances
-  Underground parking
-  Visitor parking
-  Courier loading zone
-  Bicycle parking
-  Bicycle path
-  Bus stop
-  Pedestrian crossing
-  Observation deck
-  Patio/ terrace
-  Boulevard





# Wrocław

where paths meet  
& connections are made

A new meeting place comes to life in Wrocław. Quorum is where ideas are exchanged, where work meets play and life offers endless possibilities. Enjoy a relaxing time in the new promenade, have a meeting in one of the green terraces, lunch in the garden.... the choice is endless.





Quorum  
the meeting place

# Buzzing

Riverside life



The promenade will connect the project with the river Oder, offering meeting & relaxation areas.



Quorum  
the meeting place

# Unforgettable Views



140 m high terrace with an observatory  
deck offering panoramic views of the city.



*Observation deck in building B – 30th floor*



Quorum  
the meeting place

Unlimited  
Space  
to relax



Quorum will feature multi-level terraces and a green patio offering relaxation and meeting areas. Bring your work outside.

*Terraces & patio between buildings A & B*



# Natural Surroundings



Co-working areas



Activity zones

7 000 m<sup>2</sup>

of green open spaces.  
A peaceful setting to  
relax and breath in.

*Terrace between buildings B & C*



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the meeting place

Life at  
**It's best**



Quorum  
the meeting place





Quorum  
the meeting place





Quorum  
the meeting place





Quorum  
the meeting place







# Meet, innovate & Collaborate



Move to a modern contemporary co-working space in the city centre. Quorum is perfect for those looking for flexibility and the full comfort of high standard offices. The lively atmosphere, combined with all amenities Quorum has to offer, helps promote growth, performance and creativity.



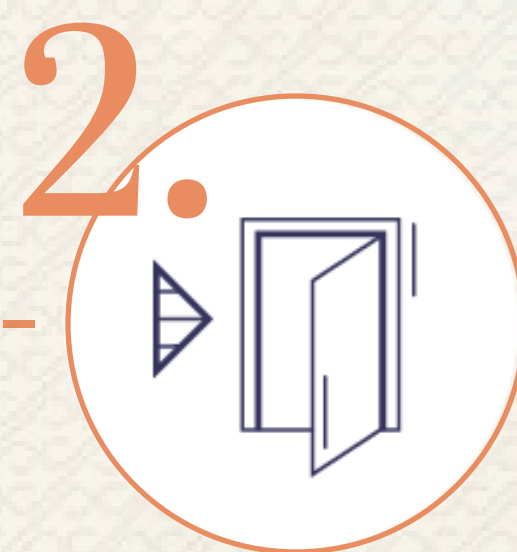


## Full convenience for Cyclists

With 1200 km of bicycle paths in the city and festivals like „Wrocław Cycle Fest”, Wrocław rightfully won first place in 2018 as the most bicycle-friendly city in Poland (Rowertour magazine ranking). At Quorum we'll cater to all the cycling lovers and will make your journey from home to work feel effortless. Want to ride your bike into work? Be our guest and enjoy our end-of-the trip facilities.



Arrive to Quo rum  
with ease



Use the designated  
entrances for bicycles to  
the indoor parking



Park in on available  
bicycle spaces. A secure  
spot for your bike.



Use the repair or cleaning  
stations. You won't be left  
with a flat tyre!



Freshen up in the shower  
& change rooms. Start the  
day in style.





## Other available Amenities

The two-level retail spaces will offer the everyday essentials, bringing comfort & convenience to a new level.



Restaurants



Coffee shop



Newsstand



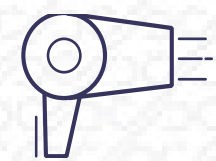
Grocery store



Dry cleaners



Barber



Beauty salon



ATM



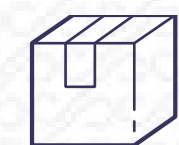
Wine shop



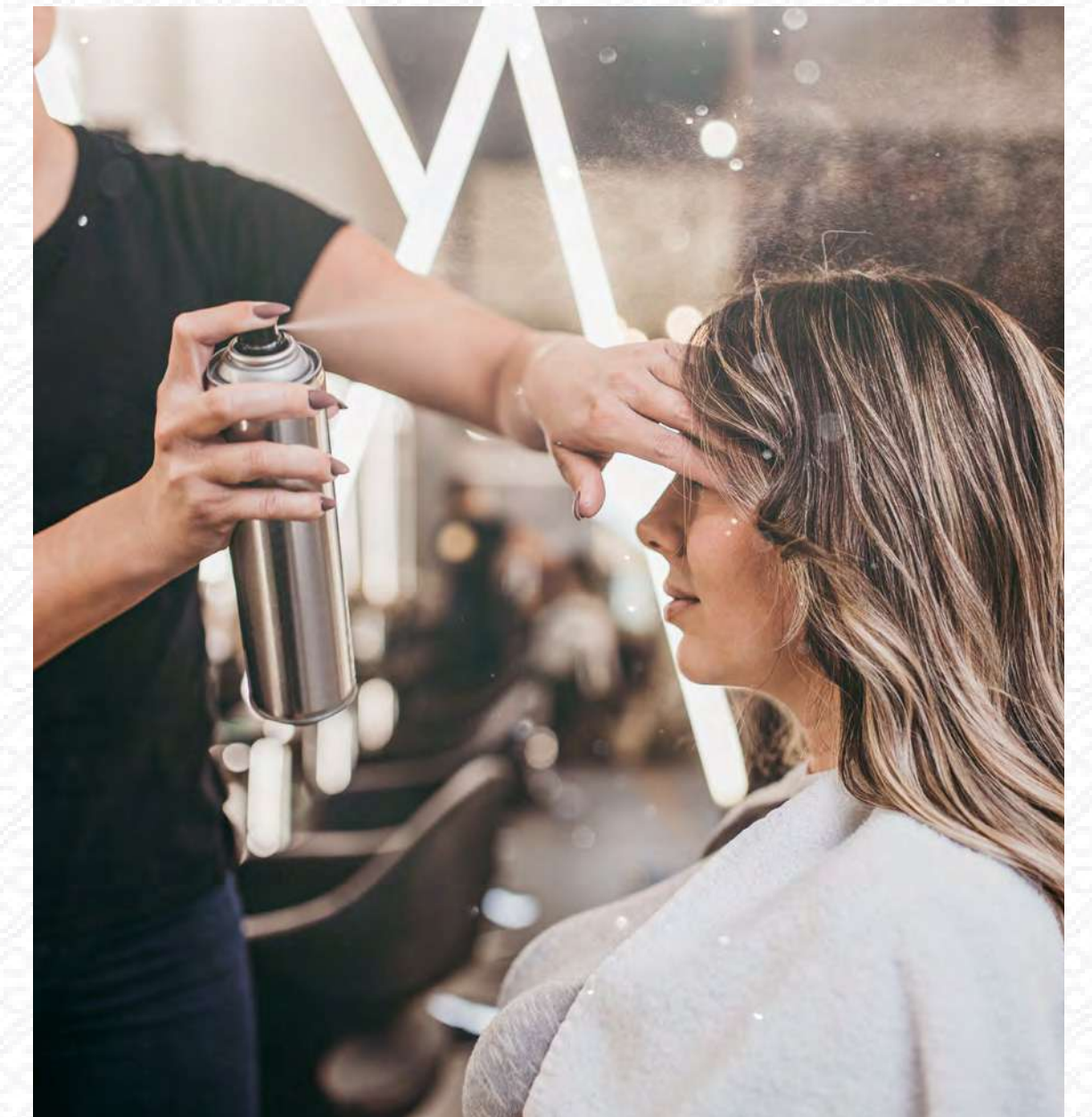
Florist



Post office



Collectomate parcel lockers





**BREEAM®**

Very Good



## 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.

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  
and water consumption  
synchronized with the BMS.

Segregation of waste  
by group during and after  
construction

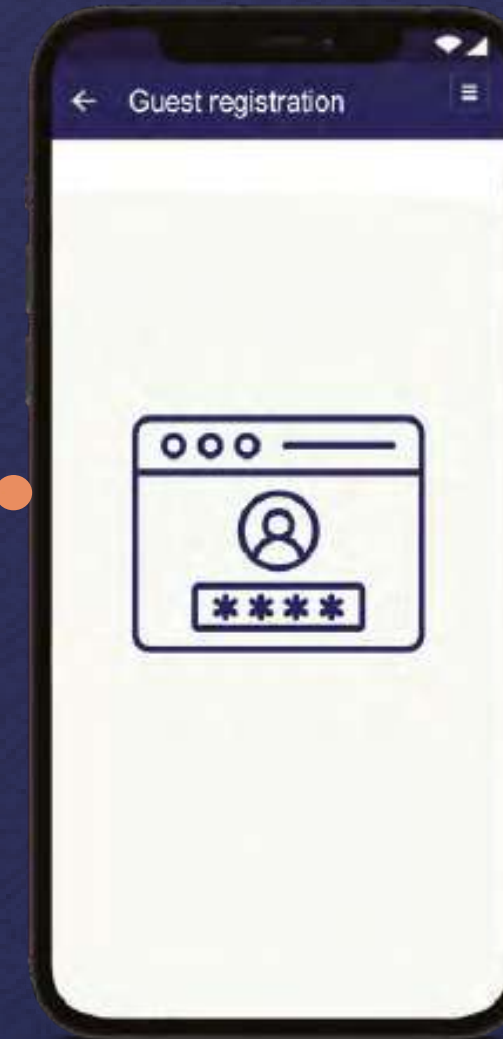
Construction materials  
in the S&C and fit-out phase  
are sourced from local certified  
suppliers.



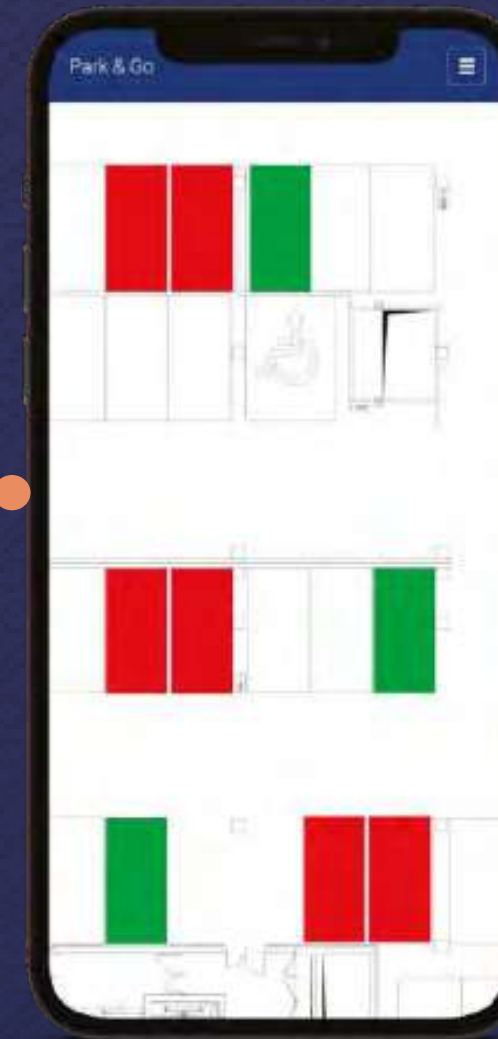


# EASILY Managed

## Basic



Guest registration  
and visitor  
management

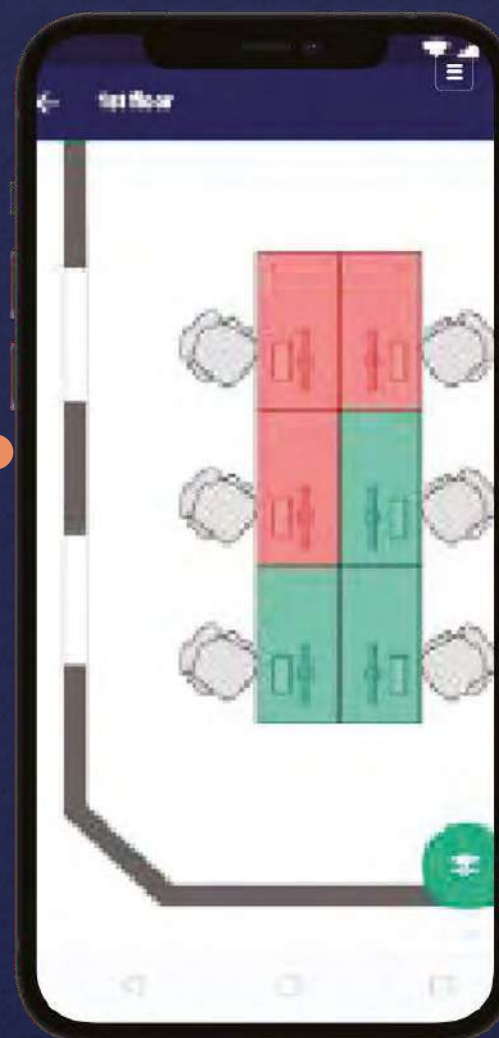


Parking  
booking system



Mobile remote  
access

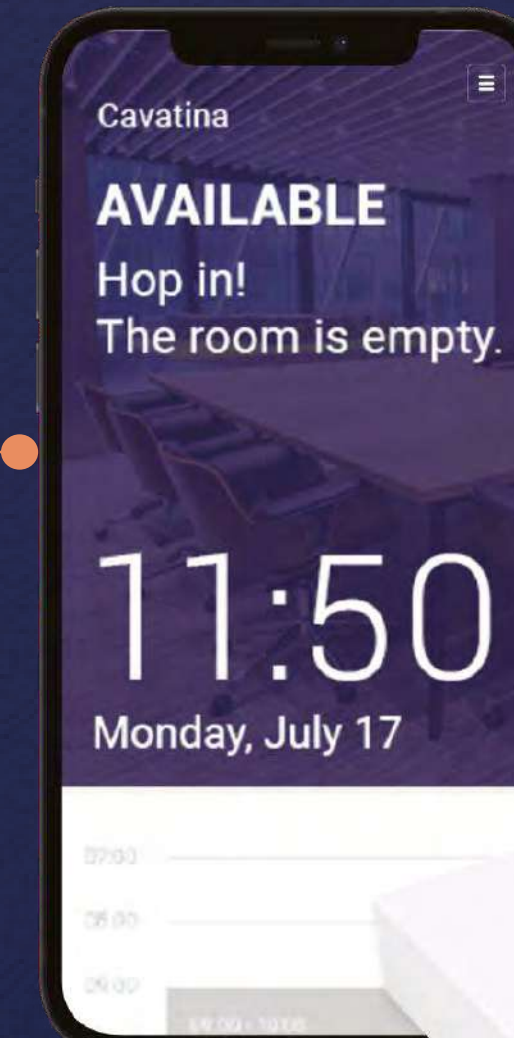
## Additional



Desks with IoT  
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.





Redefining office

# Experience

Quorum offices will offer the perfect blend of efficiency and life-balance. The prime location, its connection with the river, the abundance of green spaces and the engaging social spaces will bring Quorum's diverse community together.



# Building Standard



BMS



Emergency power supply



Fibre optic cables



Lockers & showers for cyclists



E-car & scooter charging stations



CCTV & 24h security



Co-working spaces



New promenade with relaxation areas  
and gastronomic zone



~7,000 m2 of green terraces,  
4,513 m2 open to the public





# Office Standard



Raised floors &  
suspended ceilings



Floor boxes



Structured cabling



Eye-friendly lighting



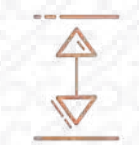
Tilt windows



Smoke detectors



Carpeting



Clear ceiling  
height: 2,80 m





# Building A

18 183 m<sup>2</sup>

Residents of the  
Wrocław agglomeration

346 m<sup>2</sup>

total service area

6,57%

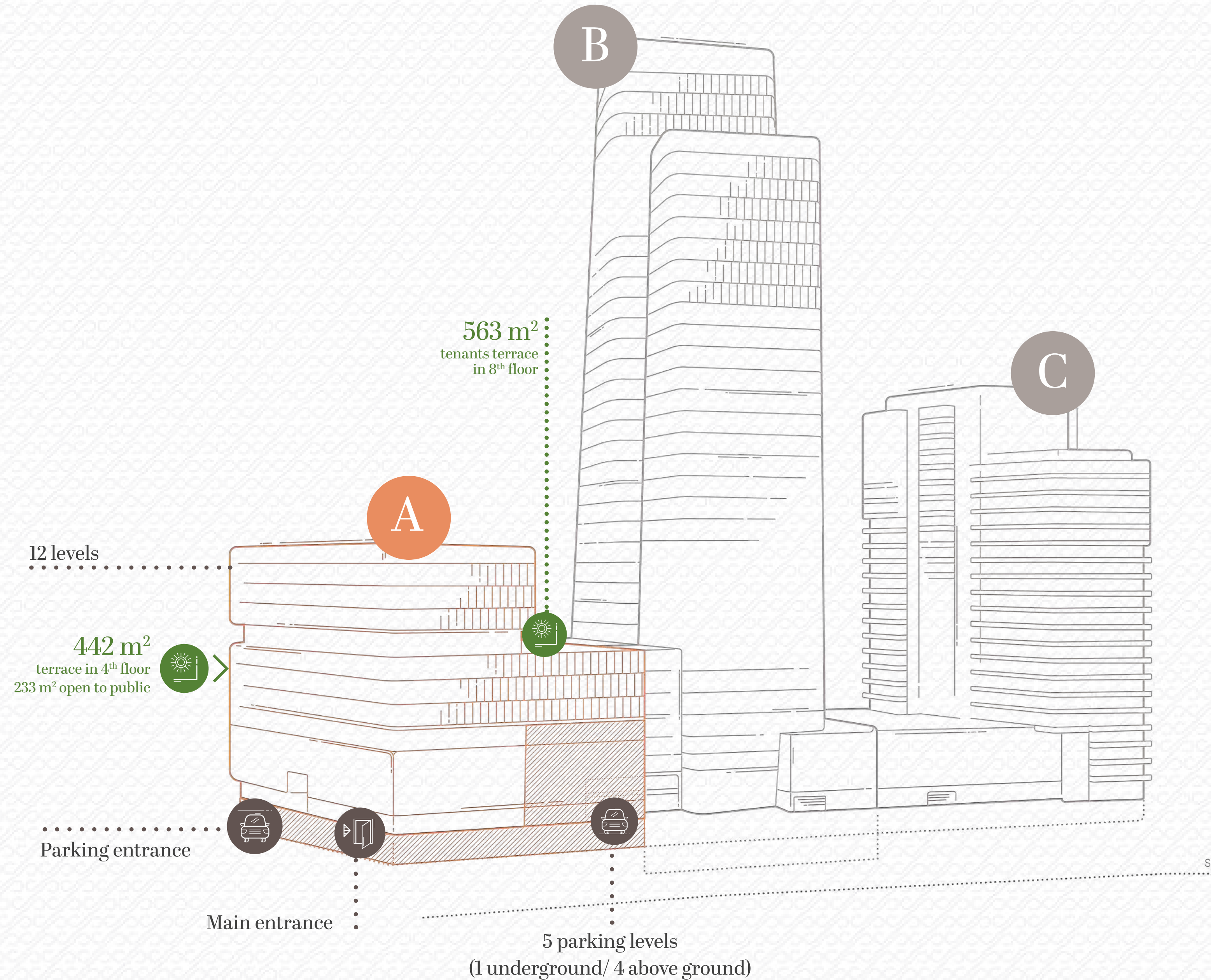
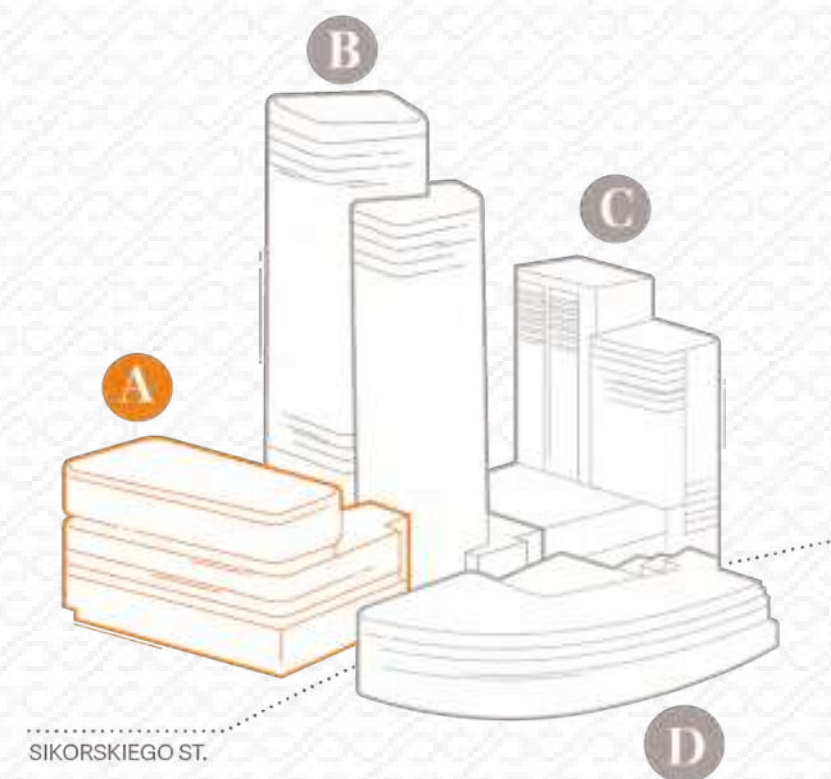
add-on factor

339

total parking spaces

~1 000 m<sup>2</sup>

total terraces





# Building A

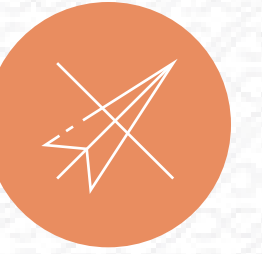
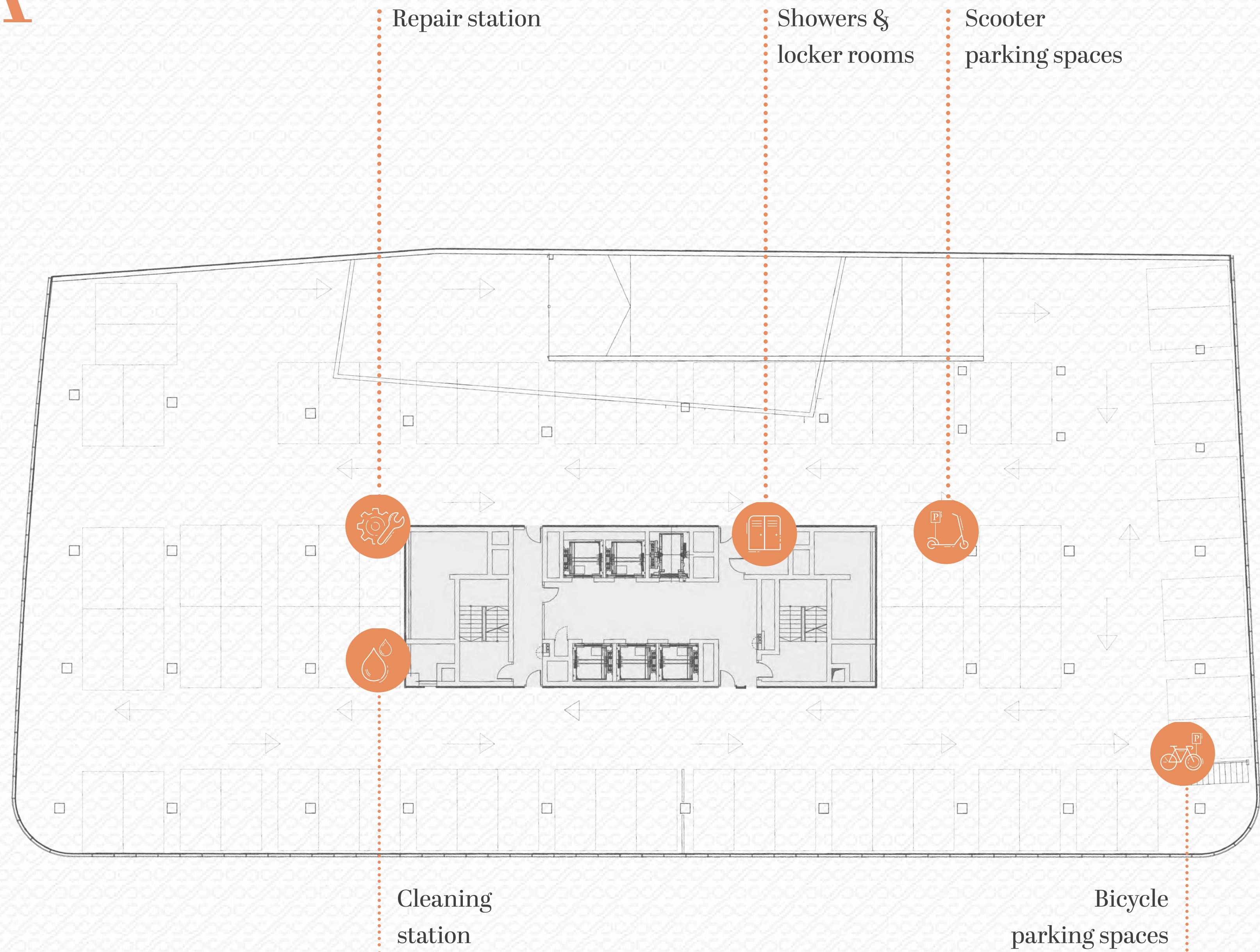
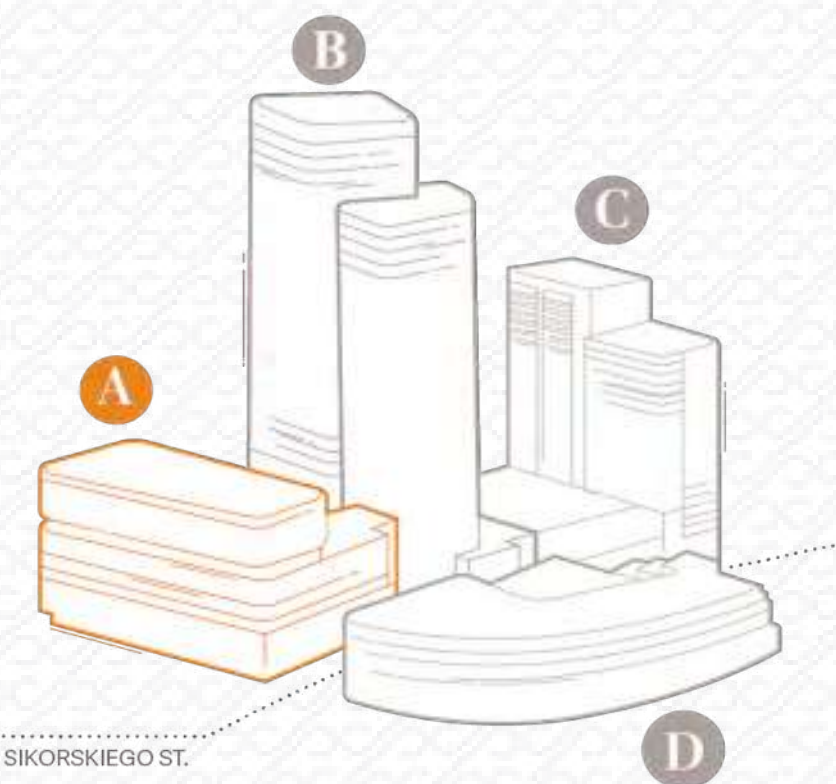
## Parking

339

parking spaces

50

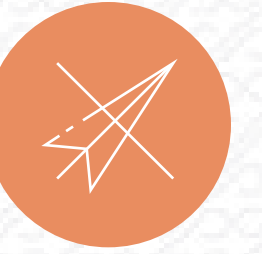
bicycle parking spaces





# Building A

## Exemplary office arrangement



7<sup>th</sup>

floor

2 458 m<sup>2</sup>

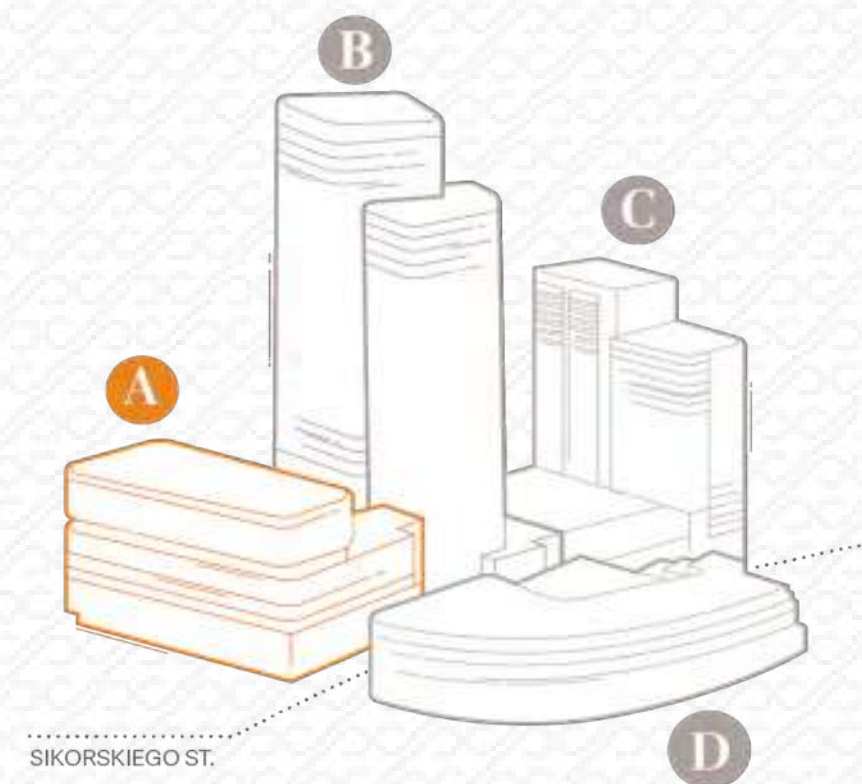
gross office area

1

tenant

280

work station





# Building A

## Exemplary office arrangement

7<sup>th</sup>

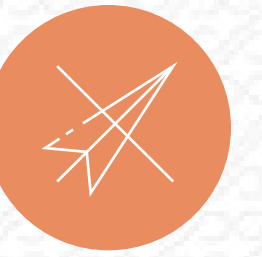
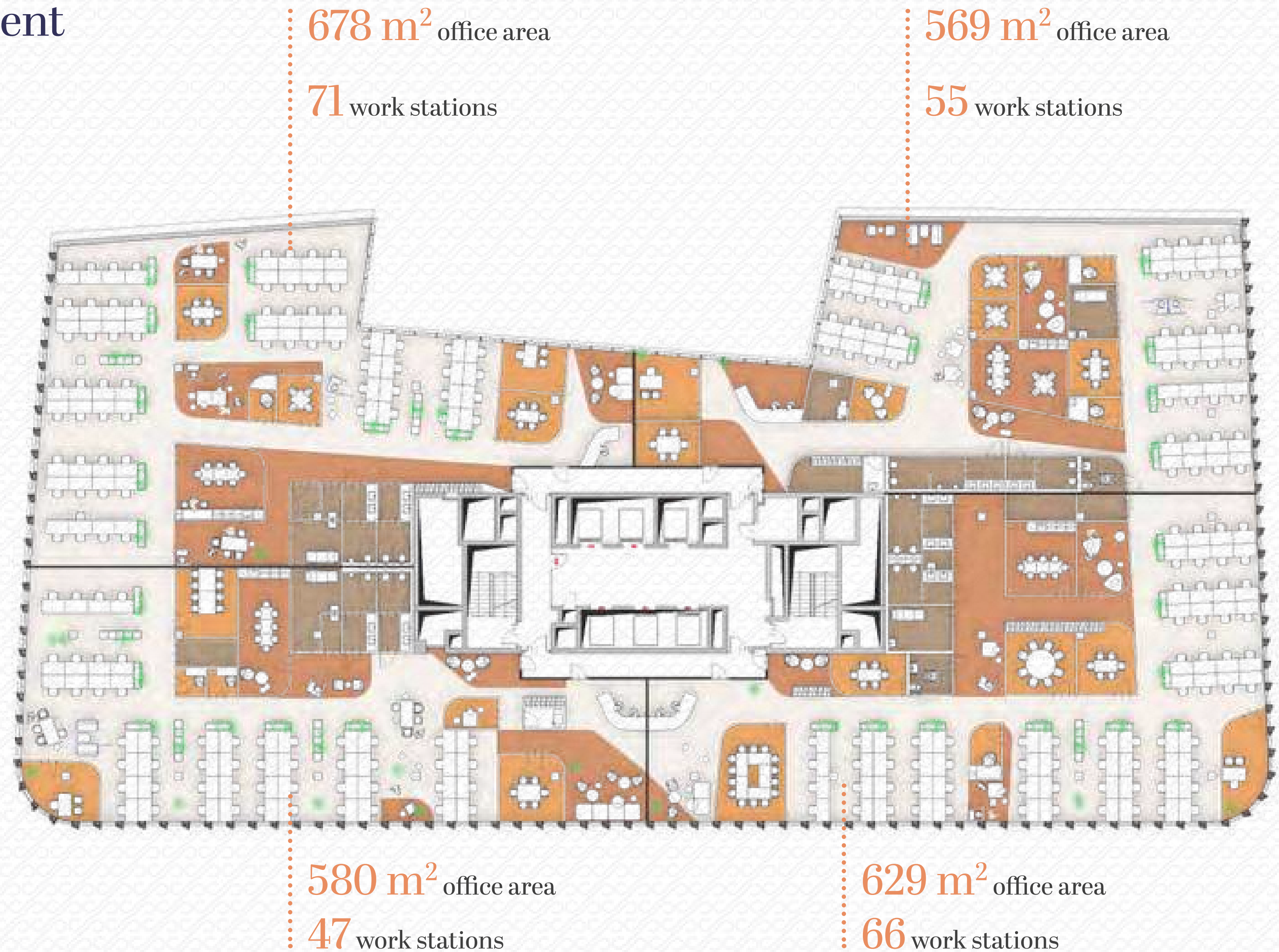
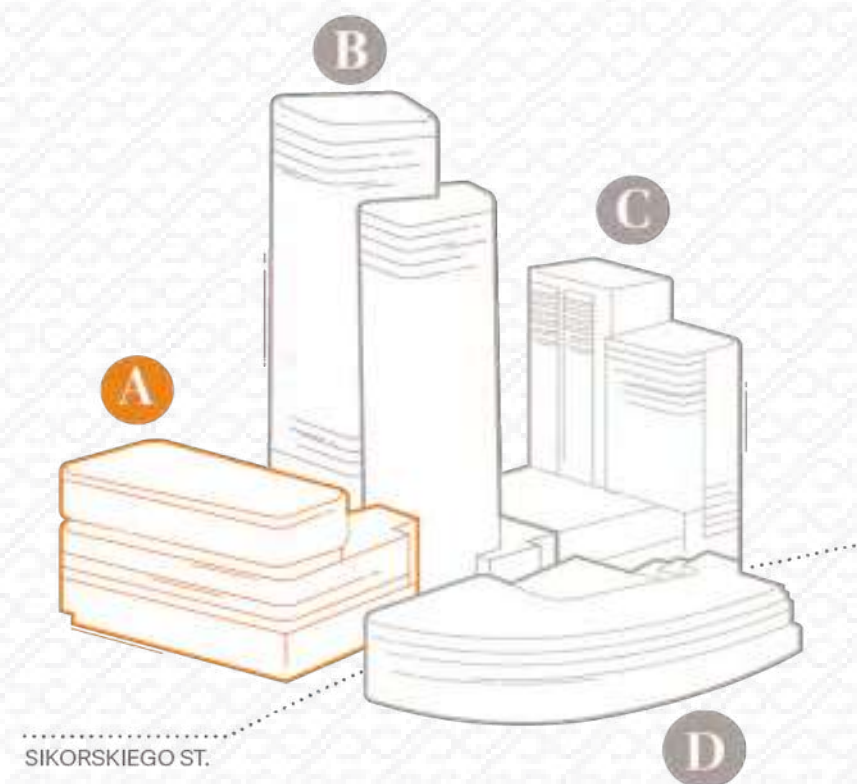
floor

2 458 m<sup>2</sup>

gross office area

4

tenant





# BUILDING B

51 915 m<sup>2</sup>

total office GLA

2 637 m<sup>2</sup>

total service area

6,57%

add-on factor

582

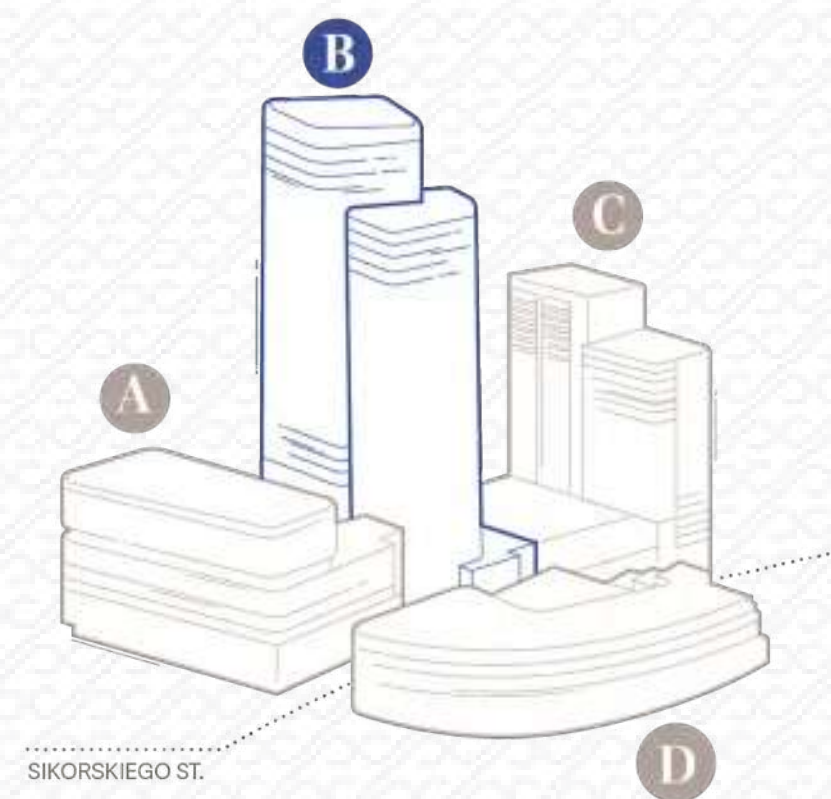
total parking spaces

3 800 m<sup>2</sup>

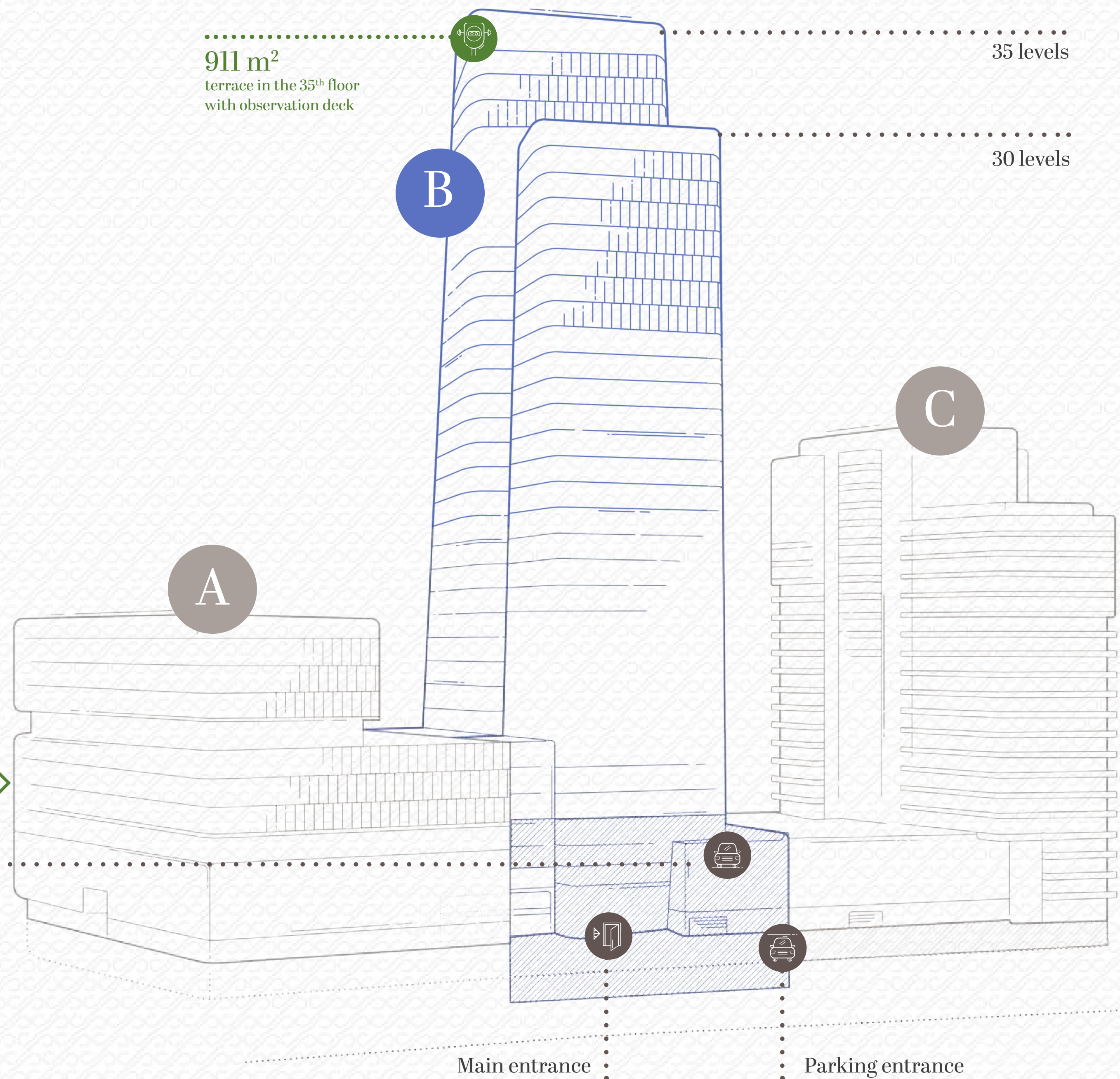
total terraces

2 450 m<sup>2</sup>

2-level amenities area



2 888 m<sup>2</sup>  
terrace in 4<sup>th</sup> floor





# BUILDING B

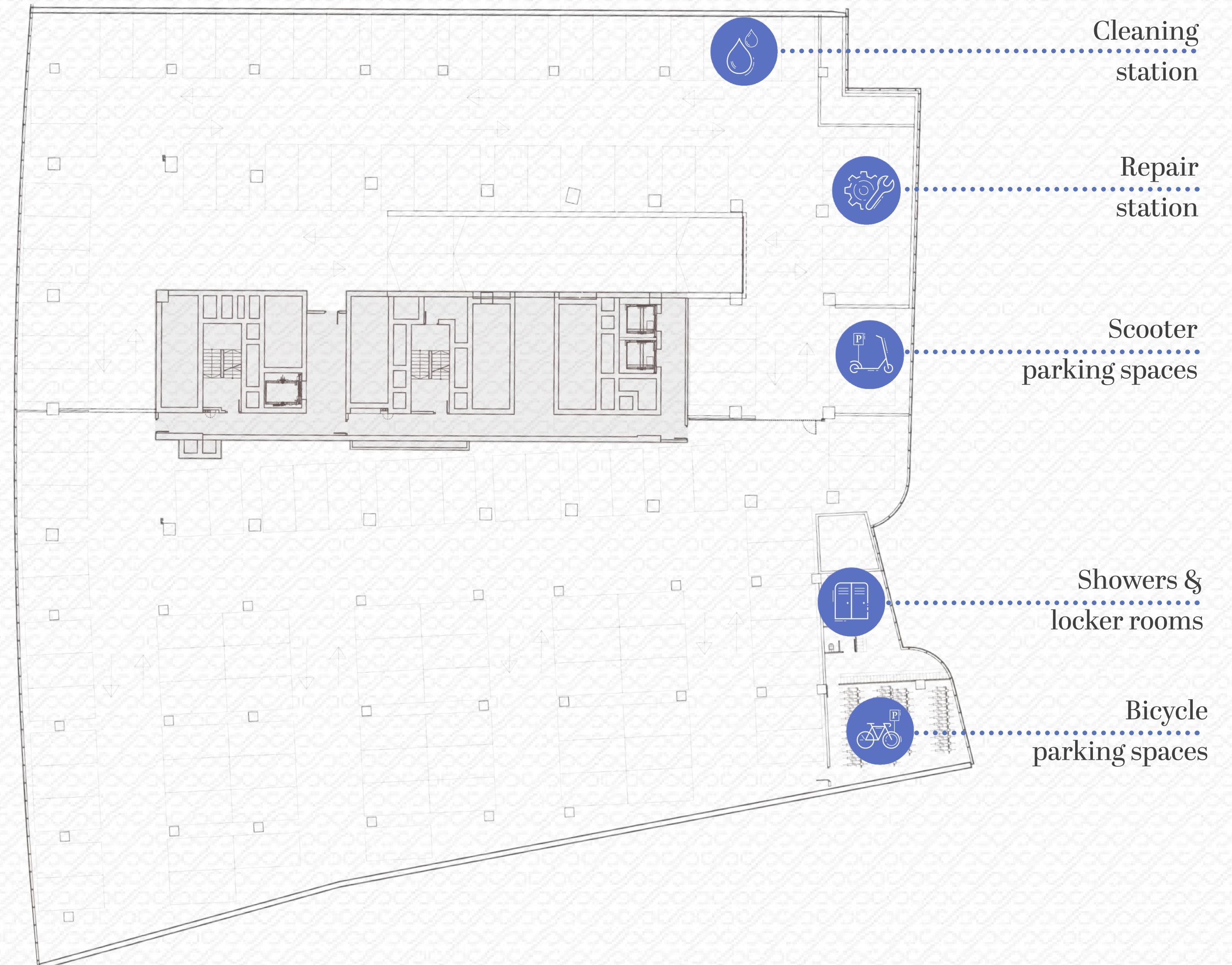
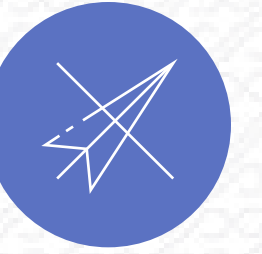
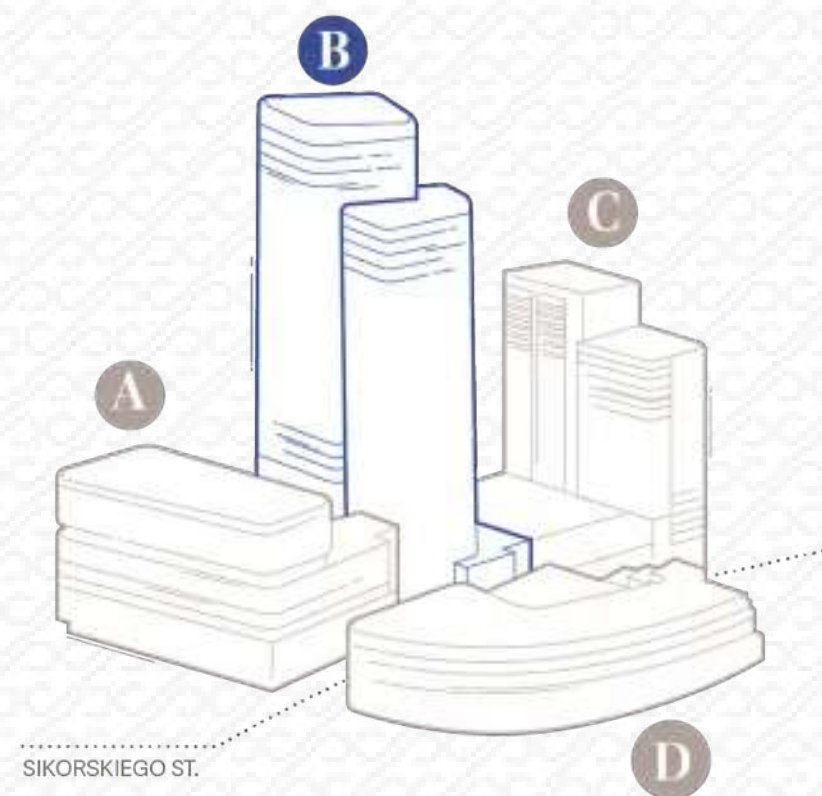
## PARKING

582

parking spaces

120

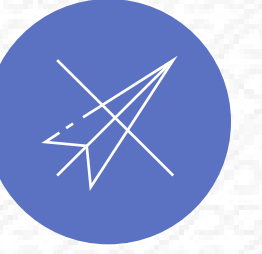
bicycle parking spaces





# Building B

Exemplary office arrangement



18<sup>th</sup>

floor

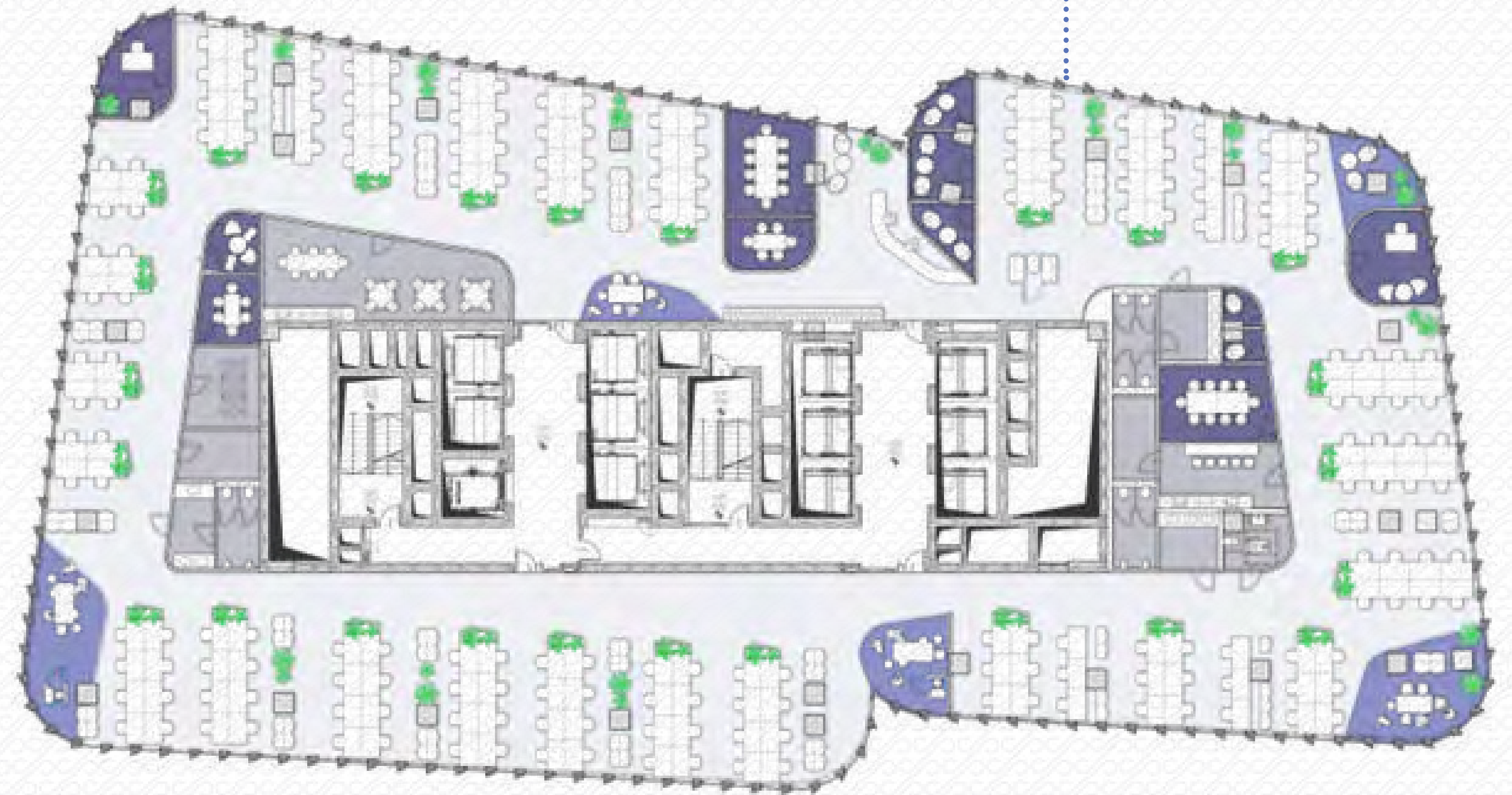
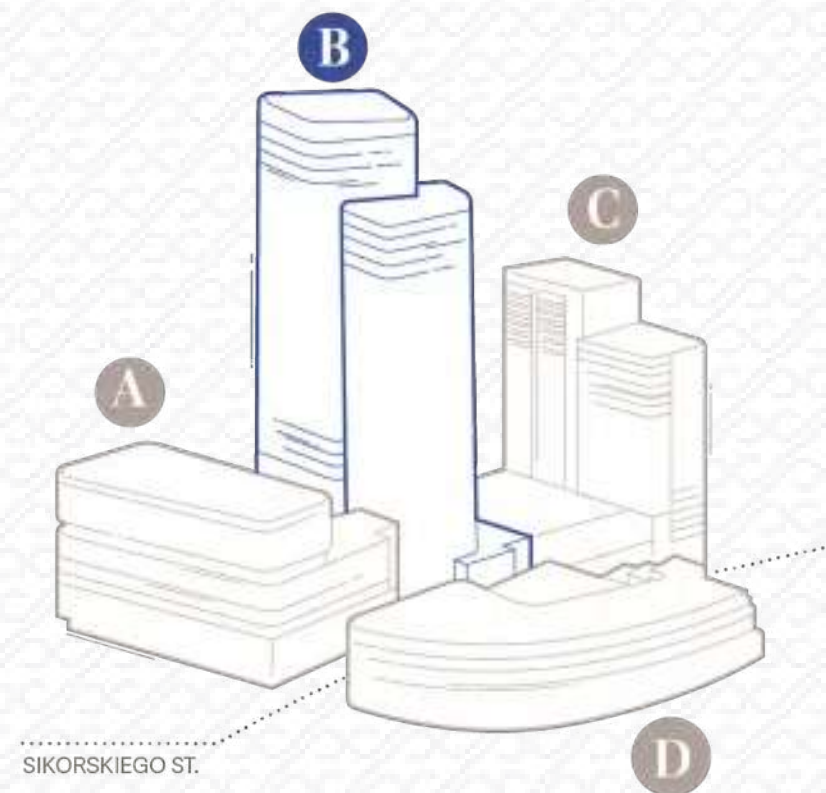
1 671 m<sup>2</sup>

gross office area

1

tenant

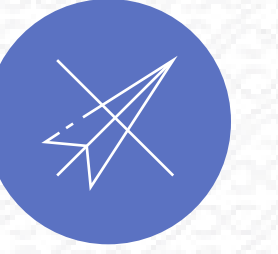
196 work stations





# Building B

Exemplary office arrangement



18<sup>th</sup>

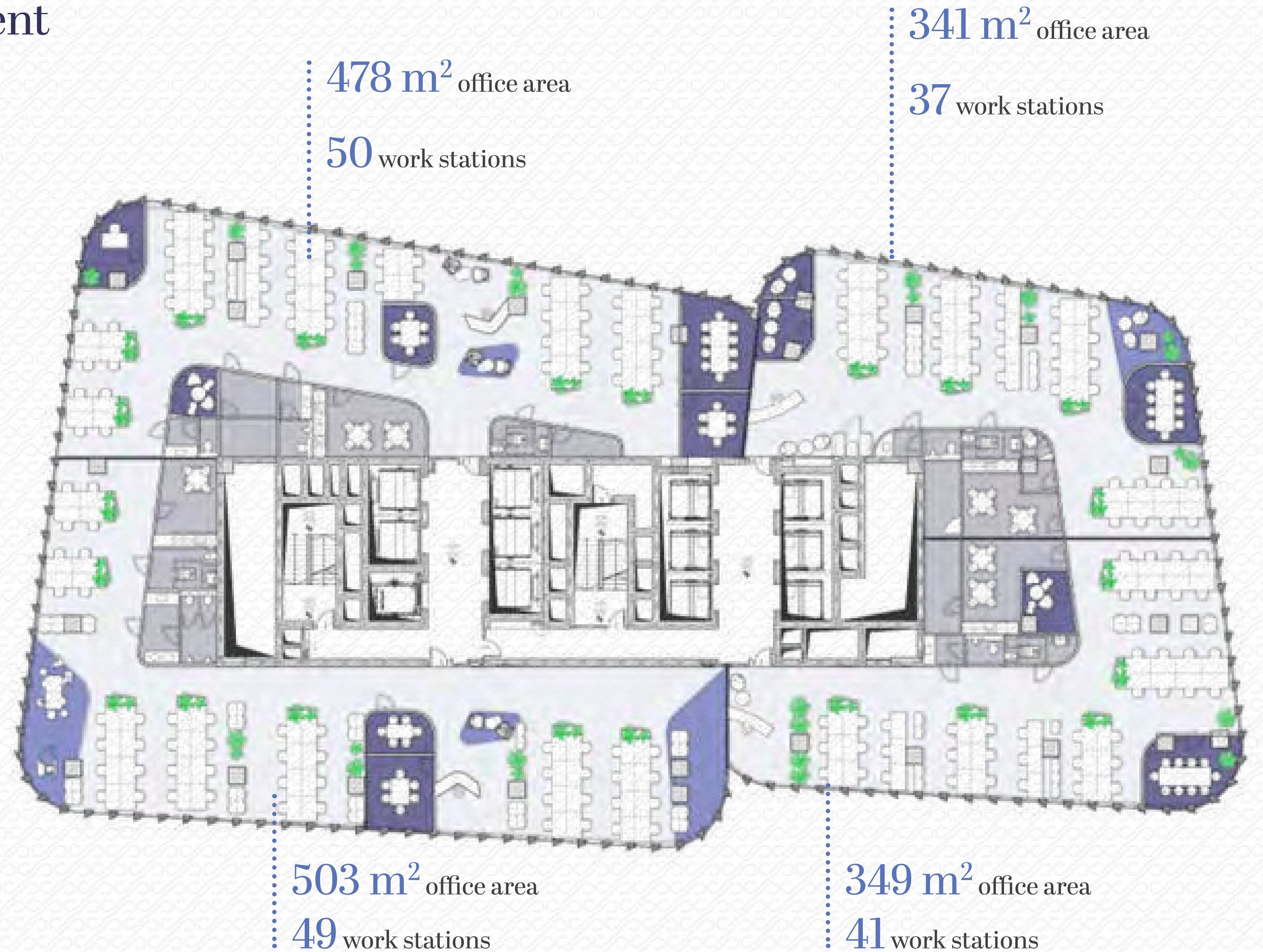
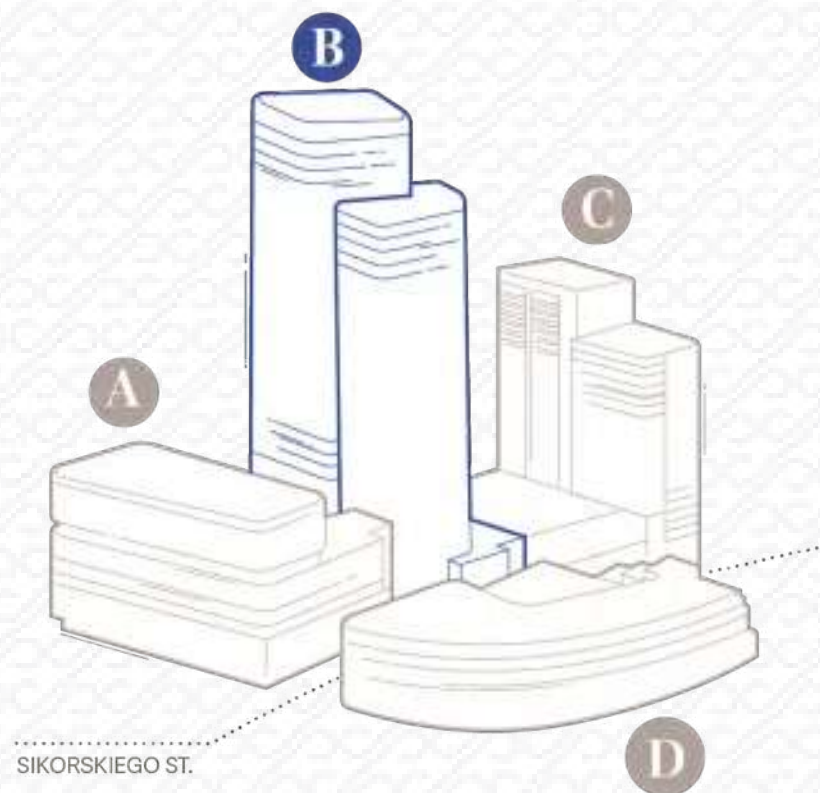
floor

1 671 m<sup>2</sup>

gross office area

4

tenant





# Building D

16 231 m<sup>2</sup>

total office GLA

776 m<sup>2</sup>

total service area

5,28%

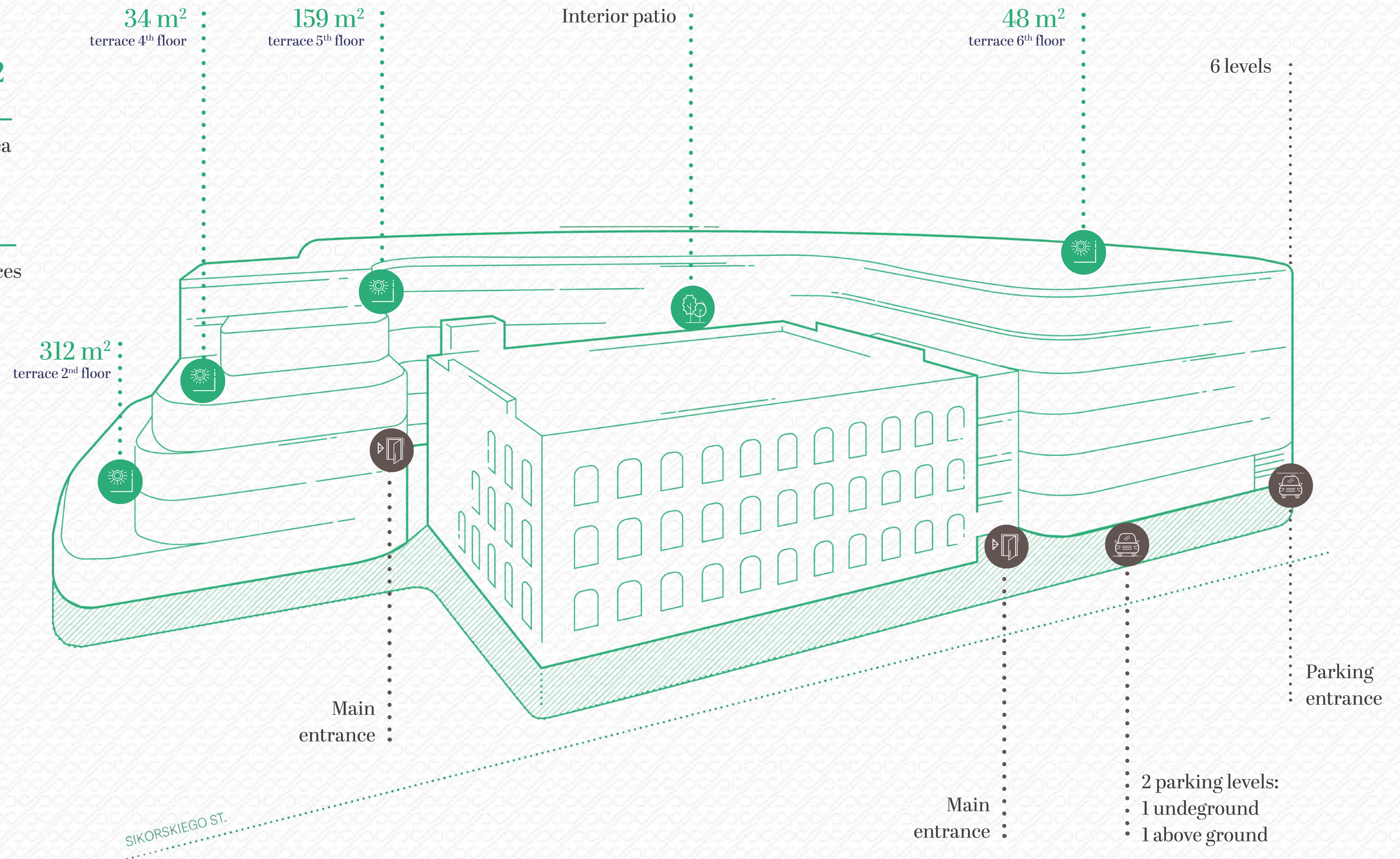
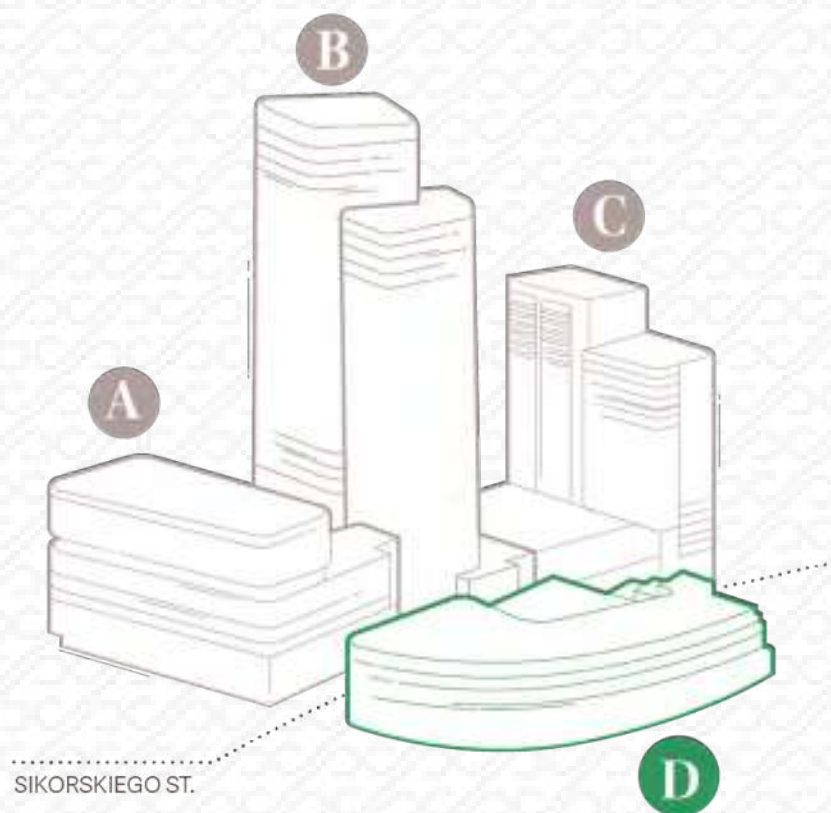
add-on factor

222

total parking spaces

720 m<sup>2</sup>

interior patio





# Building D

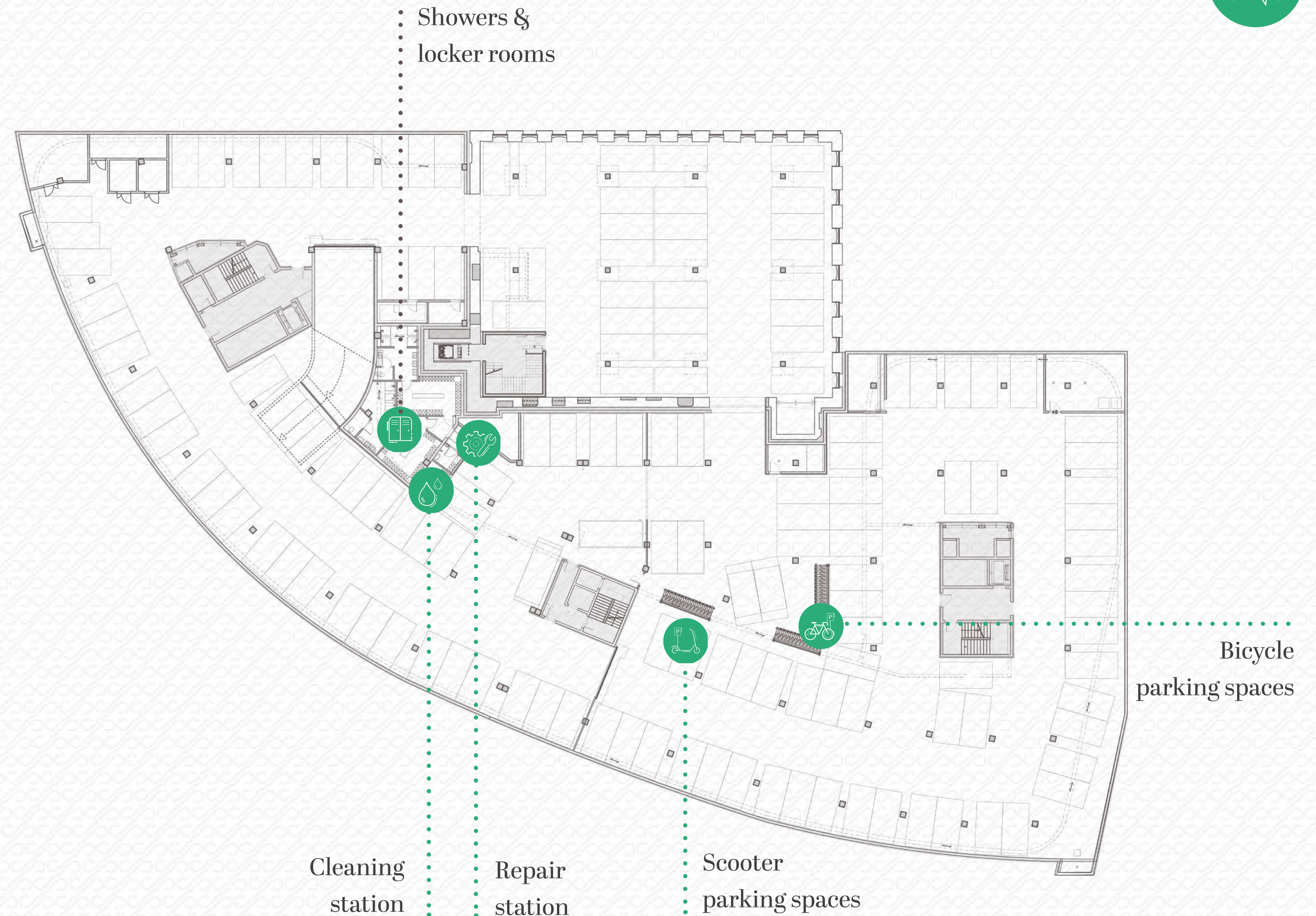
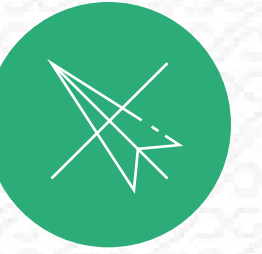
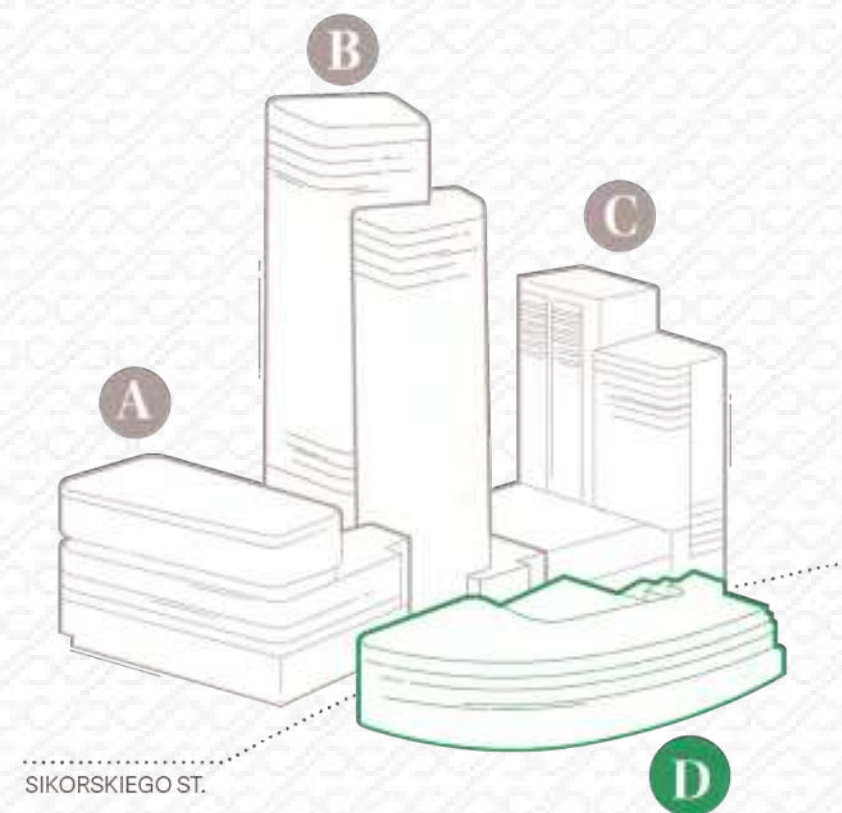
## Parking

222

parking spaces

40

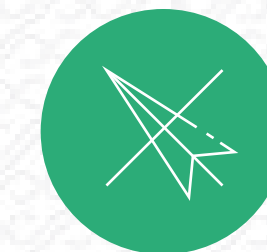
bicycle parking spaces





# Building D

## Exemplary office arrangement



3<sup>rd</sup>

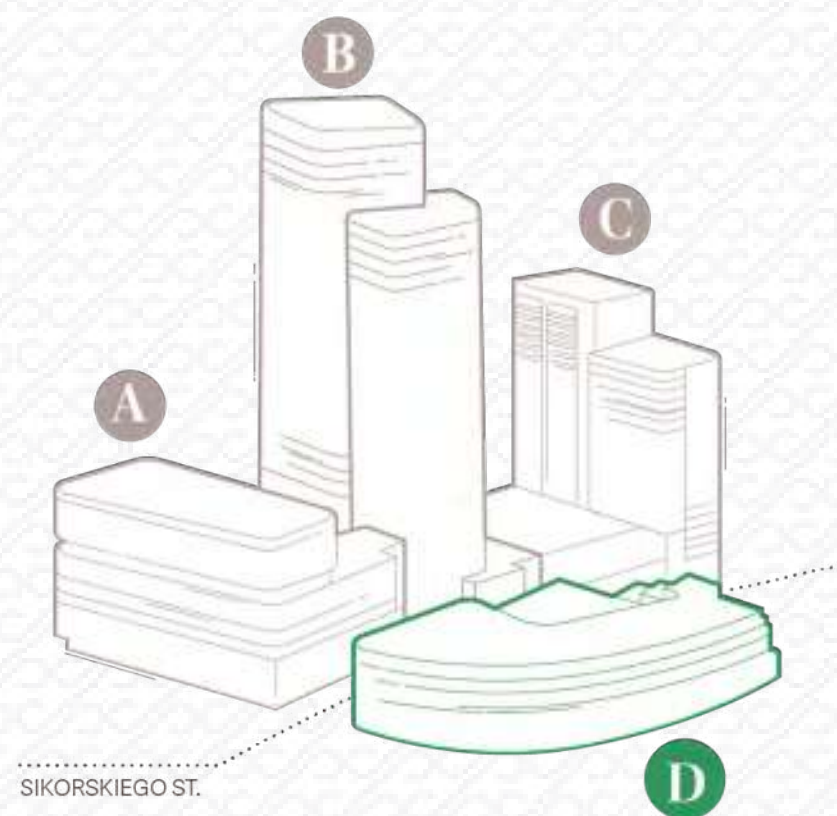
floor

3 789 m<sup>2</sup>

gross office area

1

tenant



SIKORSKIEGO ST.



440 m<sup>2</sup>  
office area



# Building D

## Exemplary office arrangement



3<sup>rd</sup>

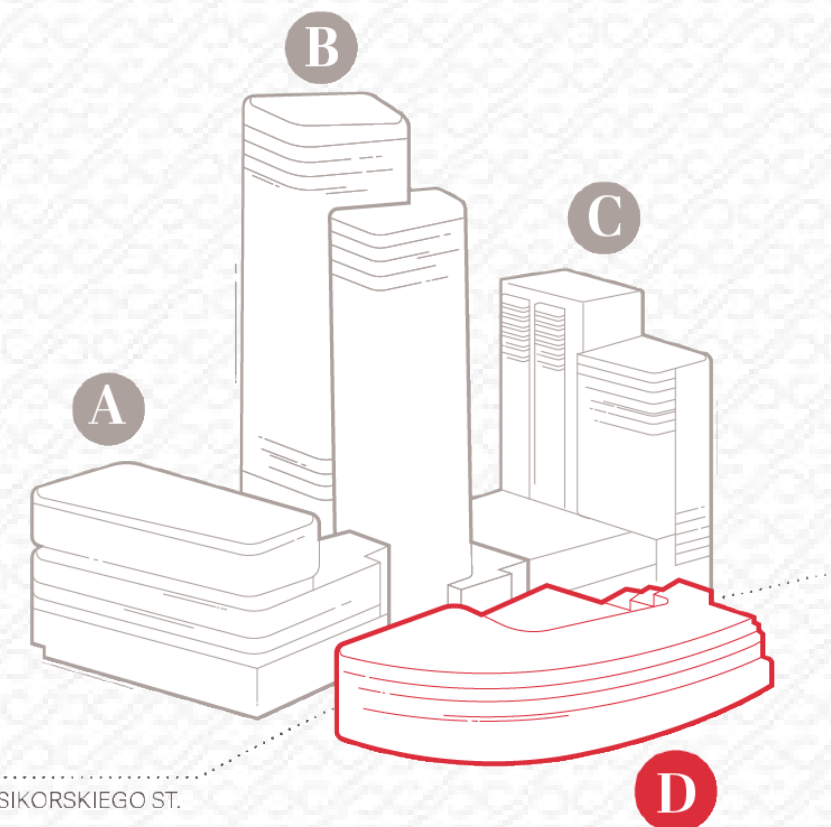
floor

3 789 m<sup>2</sup>

gross office area

4

tenant





# Building E

4 853 m<sup>2</sup>

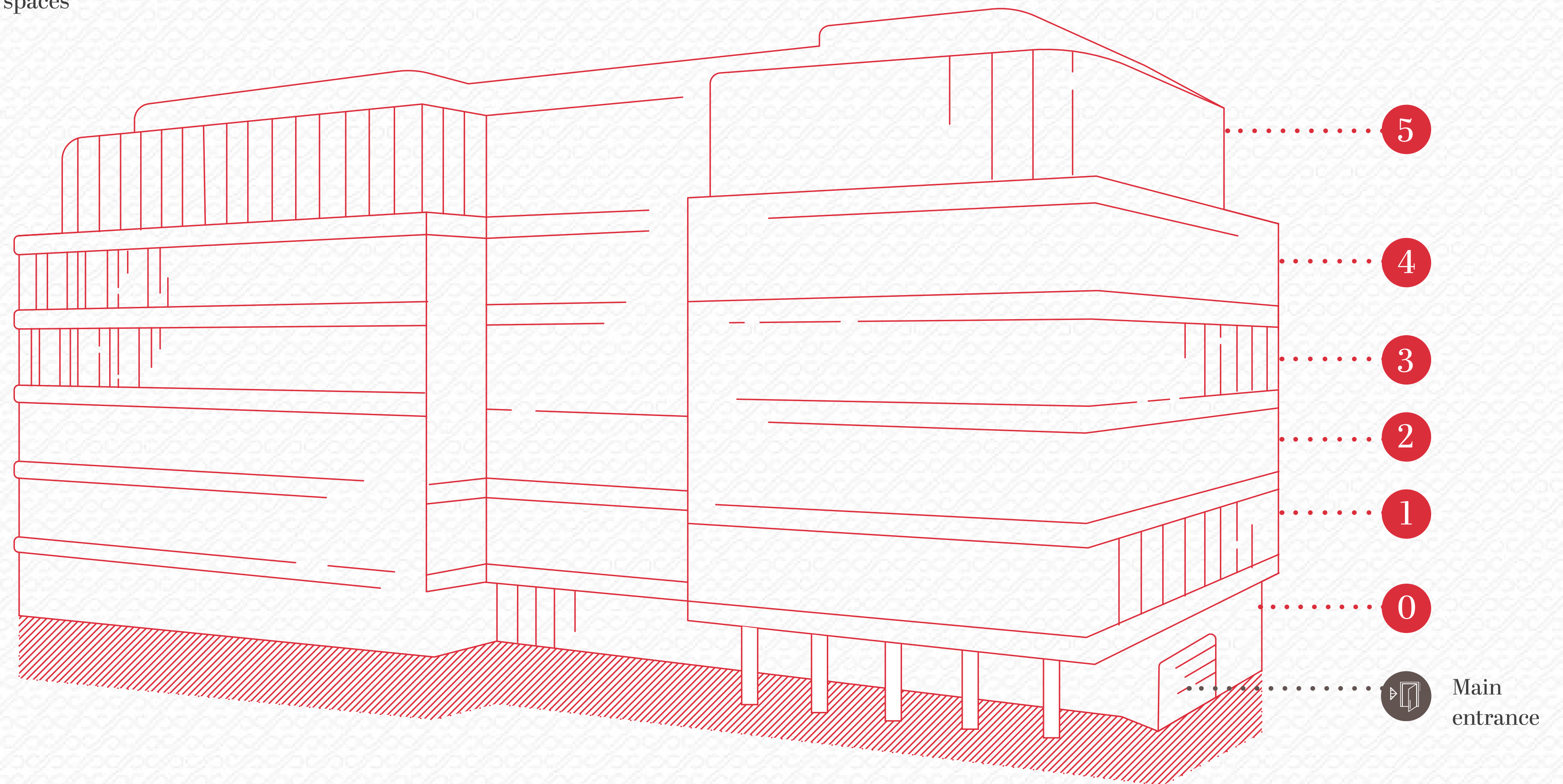
total office GLA

70

total parking spaces

5,85%

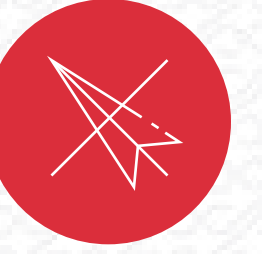
add-on factor





# Building E

## Exemplary office arrangement



4<sup>th</sup> 1 192,61 m<sup>2</sup>

floor gross office area

1 1 126,7 m<sup>2</sup>

tenant net office area





# Efficient

## Lift system

### Building A

1 - lift lobby | 6 - lifts

### Building B

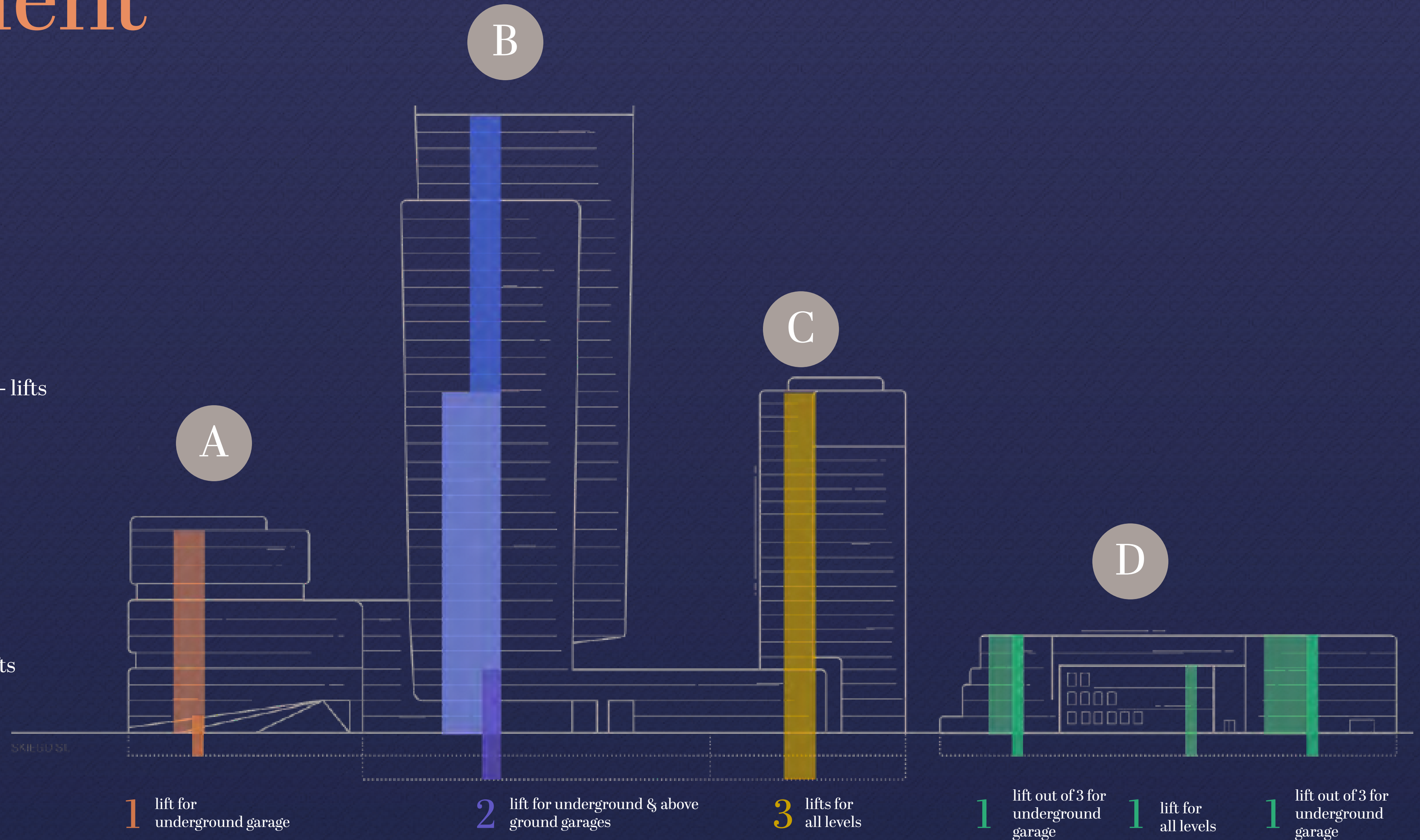
2 - lift lobbies | 12+2 - lifts

### Building C

1 - lift lobby | 3 - lifts

### Building D

3 - lift lobbies | 7 - lifts





# Leaders

## in the market

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.

0,5 mln m<sup>2</sup>

commercial projects

7

biggest polish cities

10

active project

10

international awards





Quorum  
the meeting place

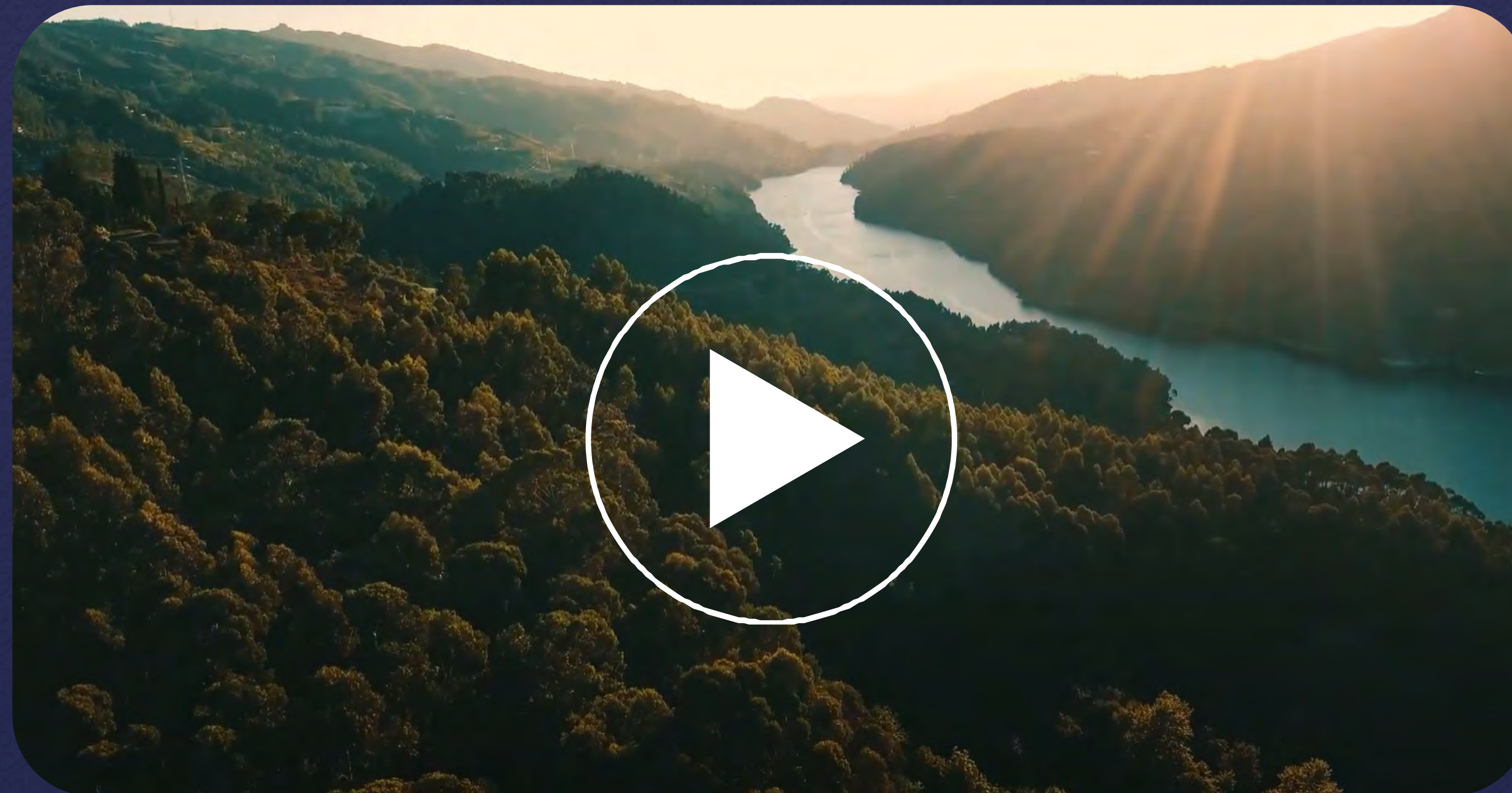
2025

# ESG REPORT CAVATINA GROUP

Full Report

[click to learn more](#)





Watch our video





## 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.

F i d u c i a

FOUNDATION

## 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 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

## 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.



# Contact

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