



# OCEAN

OFFICE PARK

designed and developed by

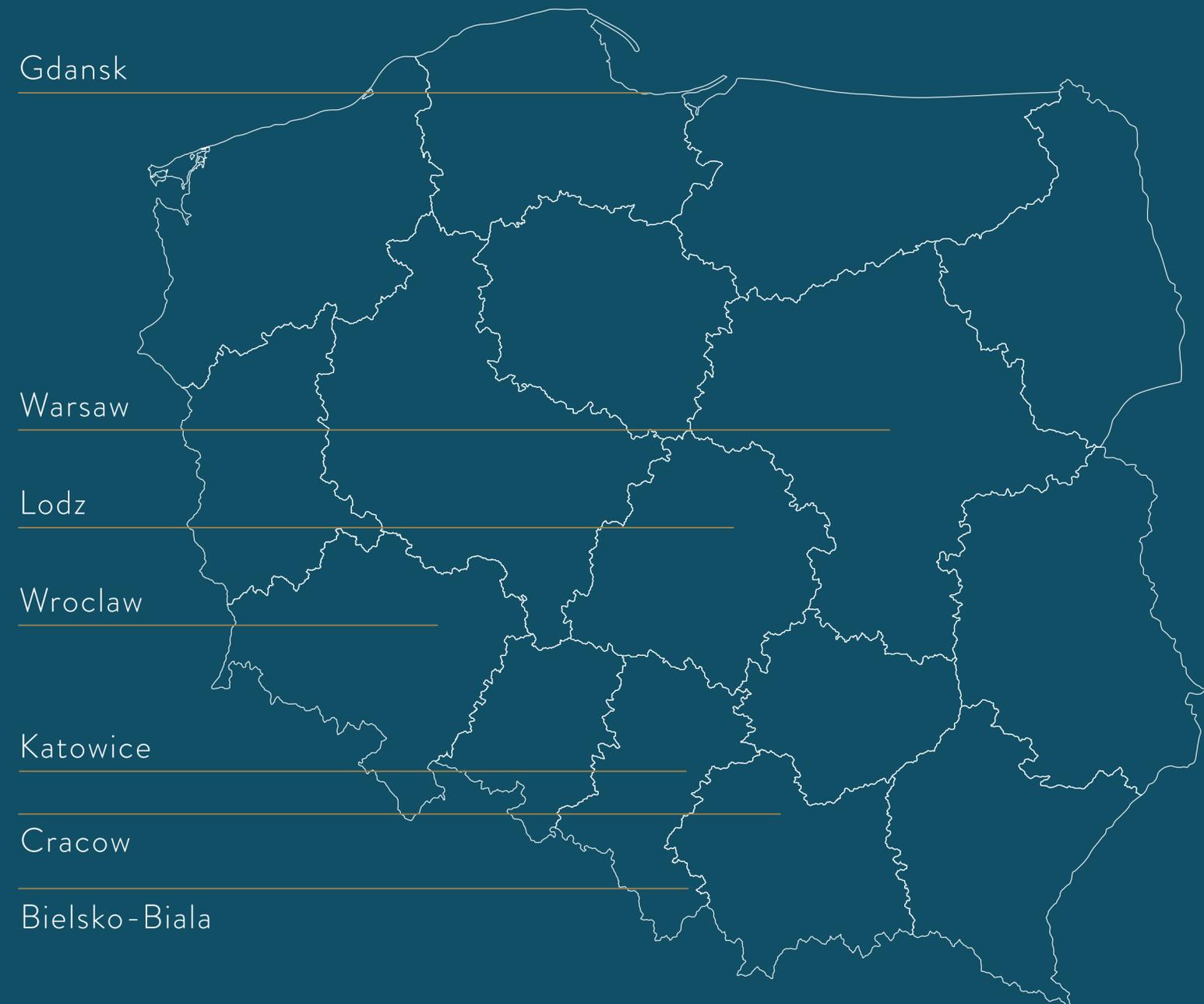


# Leading polish developer operating on major real estate markets

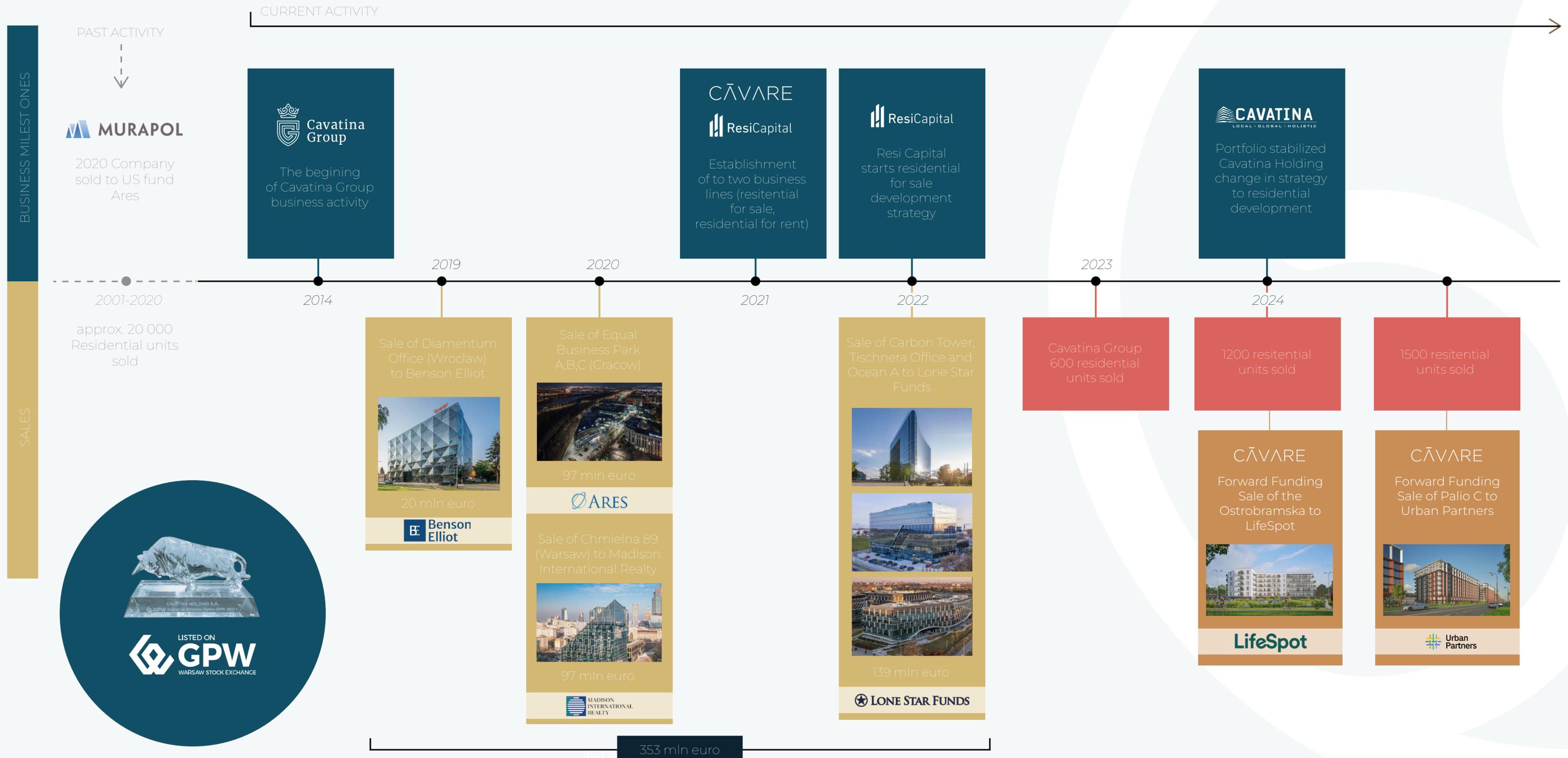
## 3 core business lines



1	2	3
<b>Residential for sale &amp; leased offices portfolio</b>	<b>Residential for sale</b>	<b>Residential for rent</b>
<b>CAVATINA</b> LOCAL • GLOBAL • HOLISTIC	<b>ResiCapital</b>	<b>CĀVARE</b>
Public entity listed on <b>WARSAW STOCK EXCHANGE</b>		
<b>2 600 units</b> residential for sale	<b>7 600 units</b> residential for sale	<b>1 450 units</b> residential for rent
<b>150 000 sq m</b> offices (sold)		
<b>200 000 sq m</b> leased offices portfolio		



# Our history and track record of successful rapid growth



# Competences are our advantage

We manage the entire investment process in-house – from land acquisition, through design and construction, to sales, management and promotion. This gives us full control, consistency and a unique competitive advantage at every stage.



Land  
Acquisition



Architectural  
Design



Interior  
Design



Sales  
& Commercialisation



Construction  
& Fit-Out



Finance  
& Accounting



Ownership  
management



Legal  
& Administration



Marketing, Branding  
& Public Relations

Award

Prime Property Prize 2021

OFFICE  
BUILDING  
OF THE YEAR  
2021



Glance over the

# SURFACE



Separate entrances  
& receptions



Fast moving lifts



Energy efficient  
air conditioning &  
ventilation system



Flexible office space



Emergency power supply



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



C1+C2 PUM  
5,040 sq m

C

GLA  
28,611 sq m

B

D

GLA  
4,670 sq m

A

GLA  
12,985 sq m



Total GLA

51,306 sq m

Total service area

3,000 sq m

Parking ratio

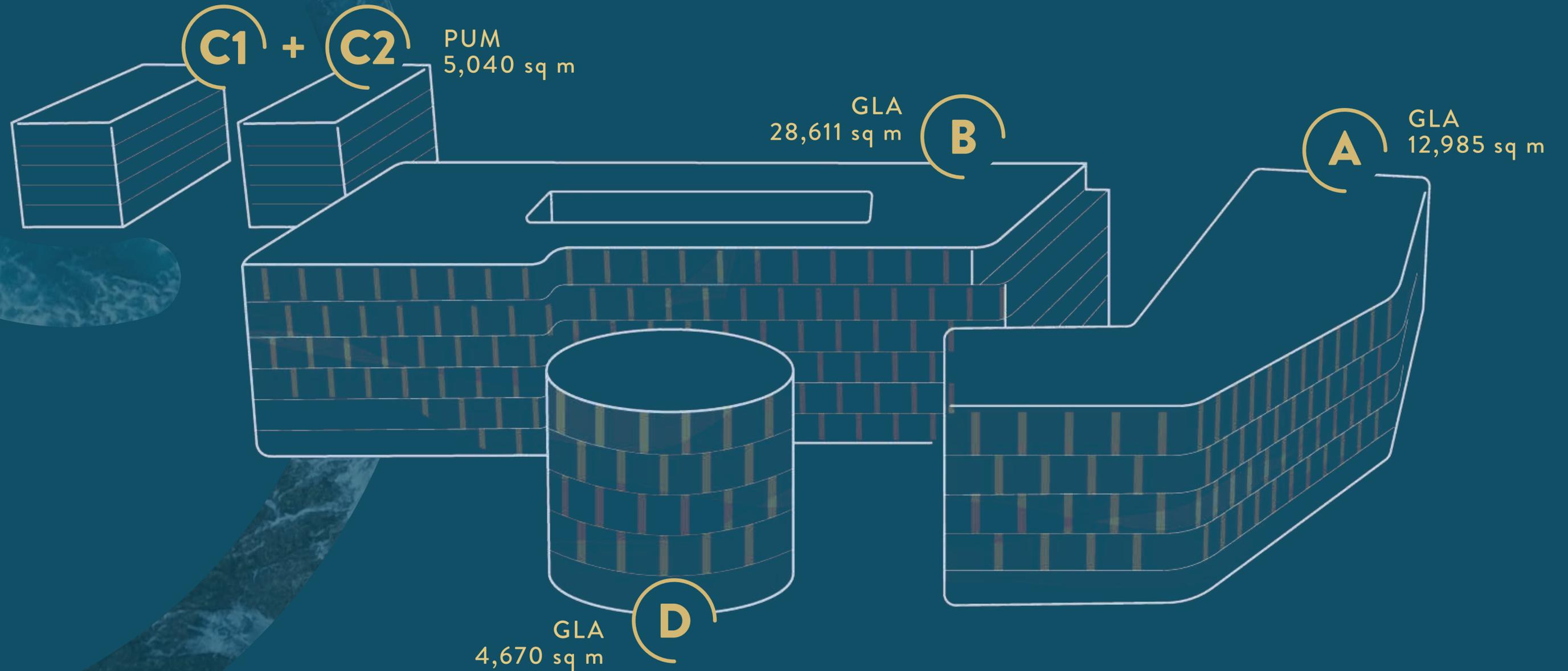
1/55

Total parking spaces

769

Green areas

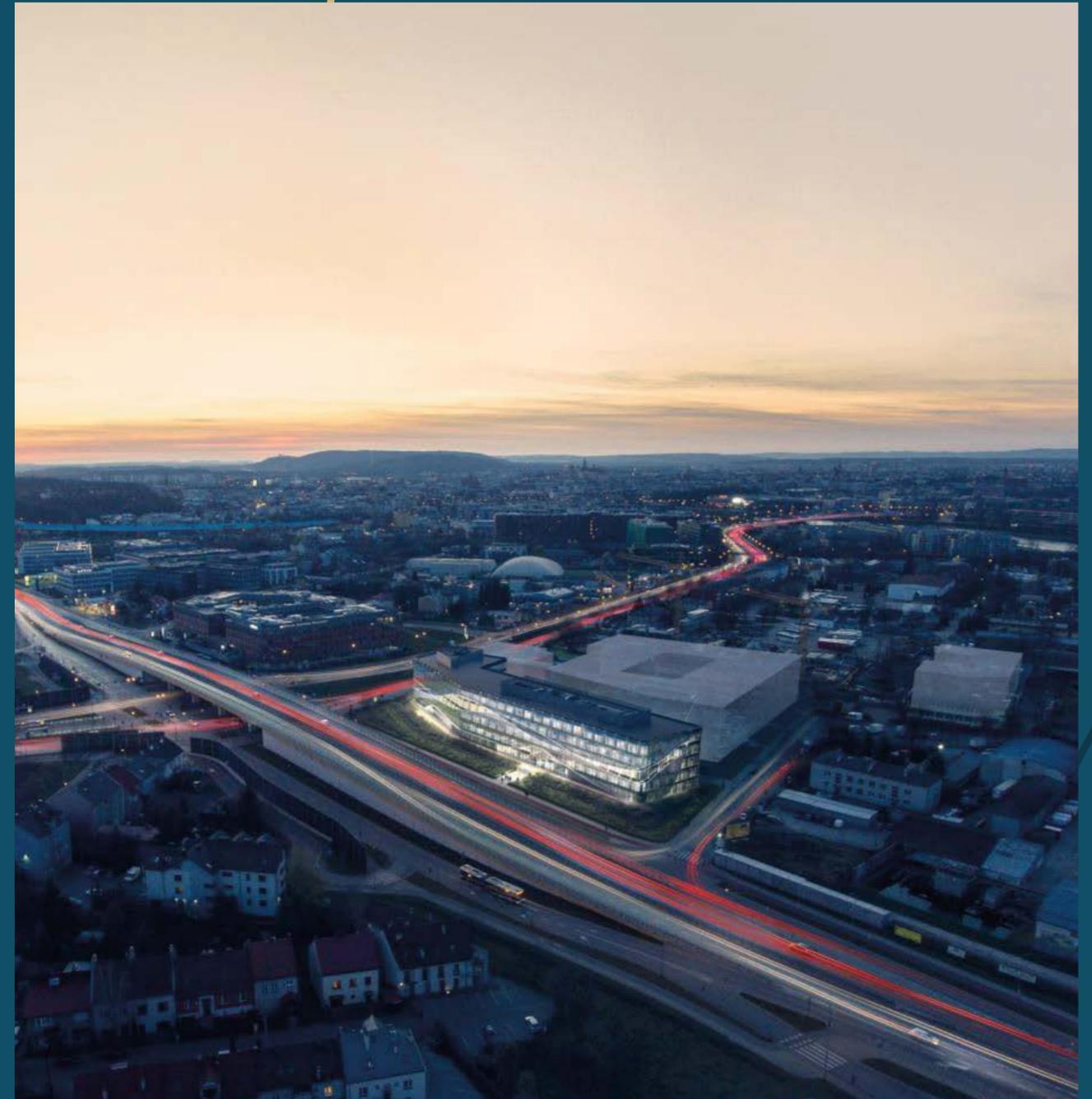
6,700 sq m



# DIVE

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.



# KRAKÓW

**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 31 st dec. 2018)

**39,300**

graduates from  
25 higher education  
institutions



Vibrant

# LOCATION

Distances by public transport in minutes:

10

- Museum of Contemporary Art
- Bagry Lake
- Main Railway Station
- Galeria Krakowska Mall
- Rondo Mogilskie

15

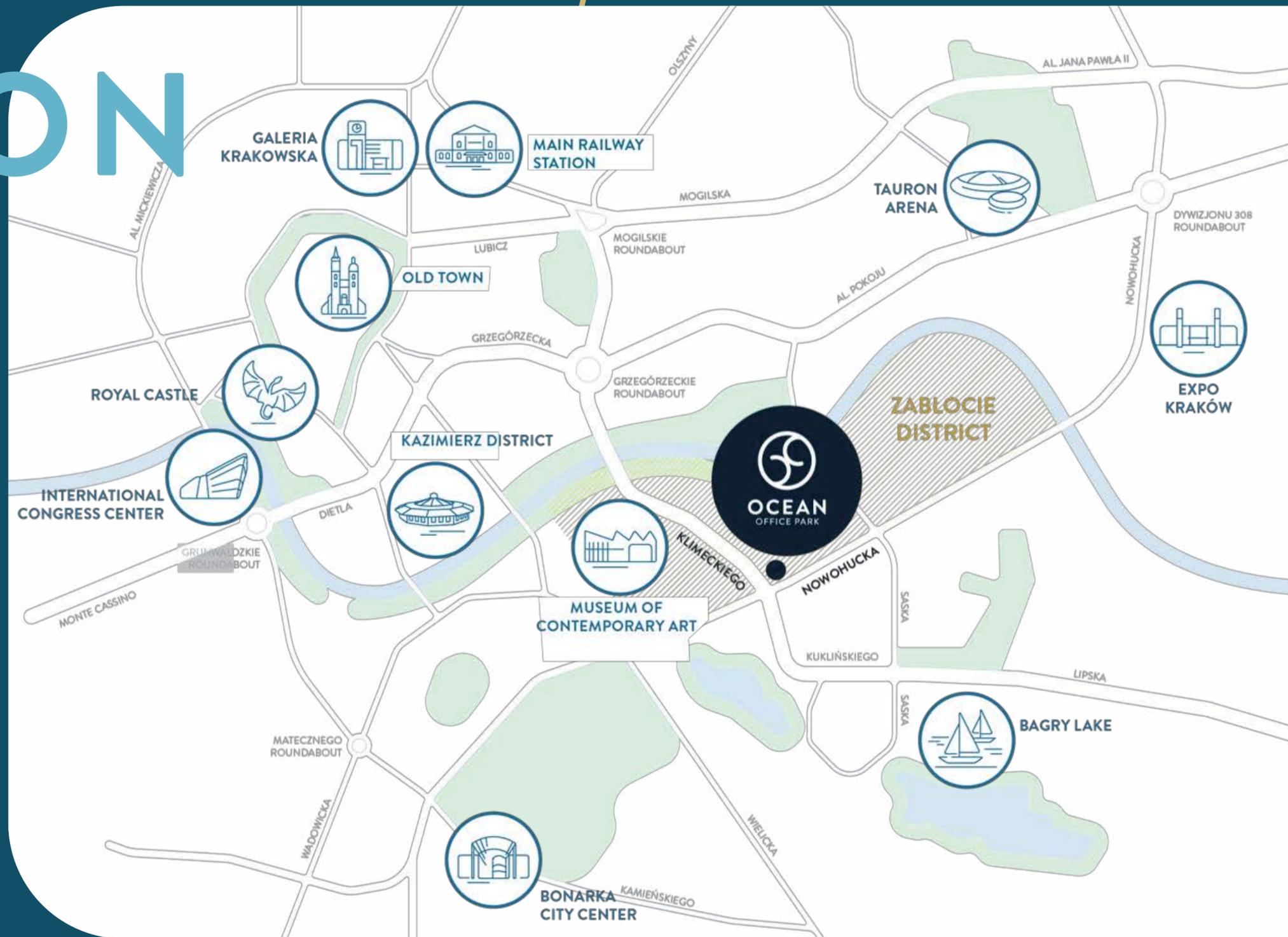
- Galeria Kazimierz Mall
- Bonarka City Center Mall
- Expo Kraków

20

- Tauron Arena
- Old Town

25

- International Congress Center
- Royal Castle



# AMENITIES

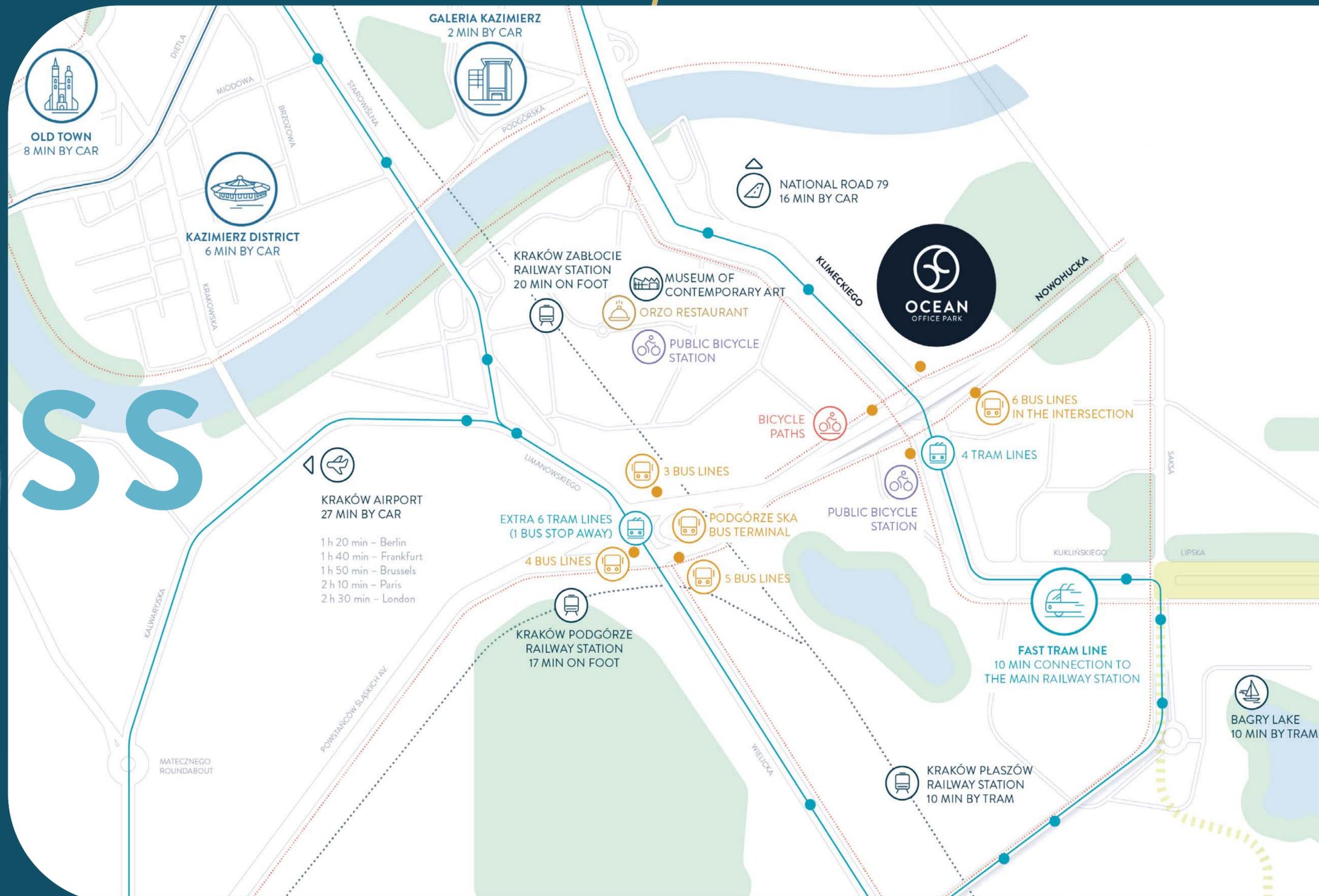
nearby

-  Residential development
-  Restaurant
-  Coffee shop
-  Fitness club
-  Sport venue
-  Shopping center
-  Medical center
-  Pharmacy
-  Grocery store
-  Bakery
-  Hotel
-  Parks



An address with prime

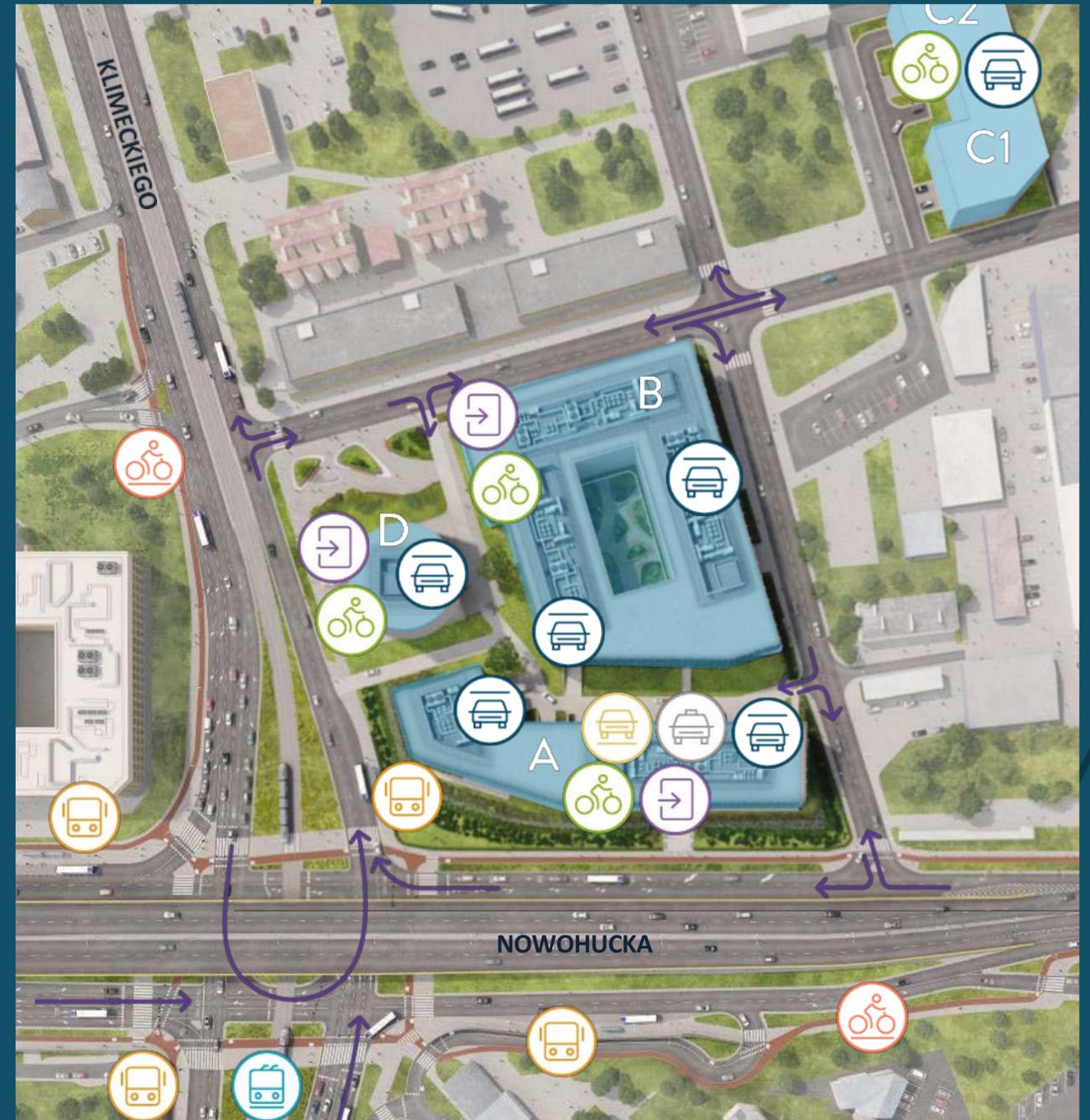
# ACCESS



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

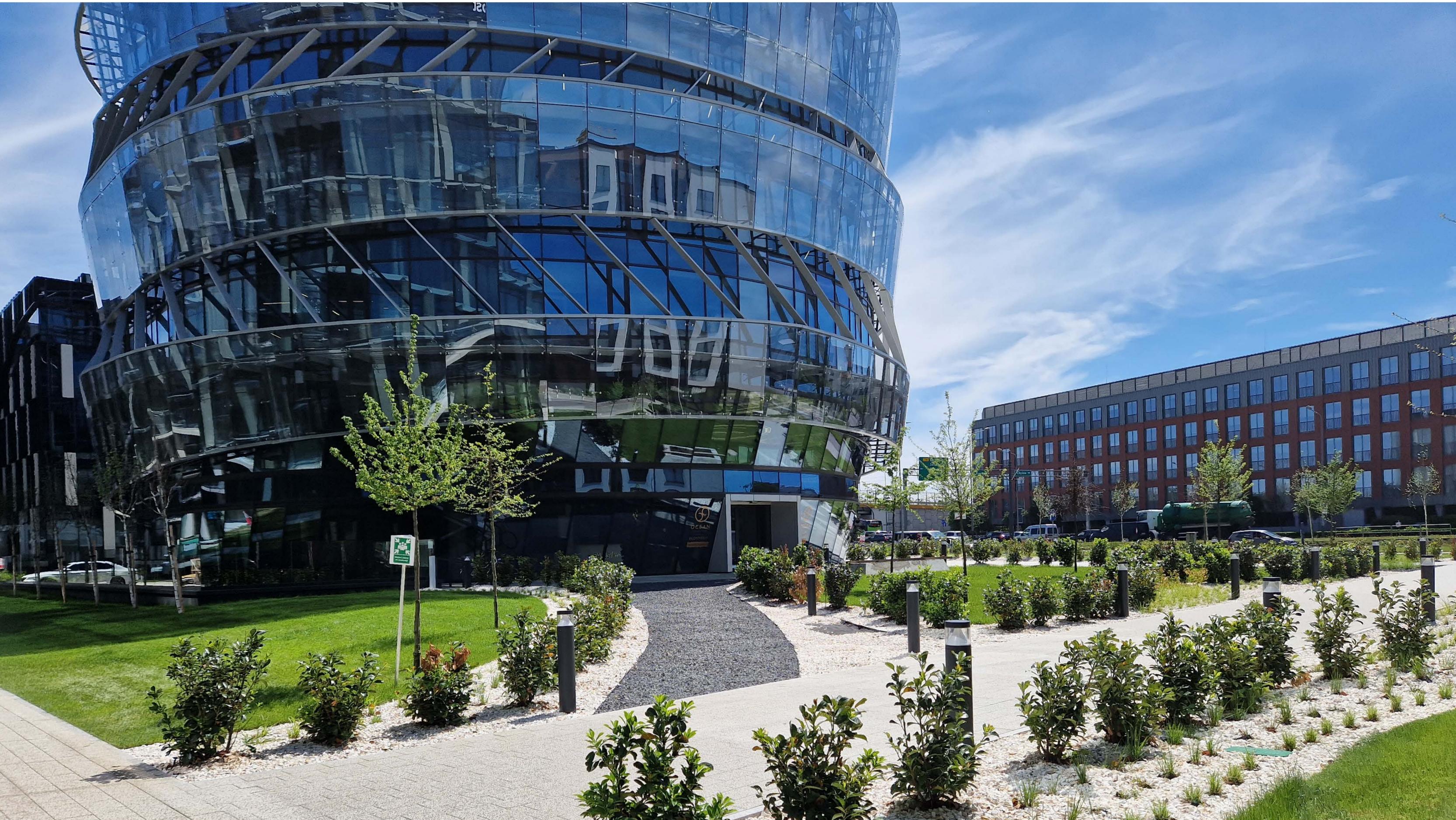


WORKSTATIONS  
140X80  
408

TOTAL  
WORKSTATIONS  
573

RECEPTION  
2

HOT DESK  
(UNREGULAR WORKSTATIONS)  
163











OCEAN  
BUDYNEK A  
Přírodní Park

OCEAN  
OCEAN  
BUDYNEK A  
Přírodní Park





Close to

# EVERYTHING

## ZABŁOCIE



Modern, revitalized district, famous for its art scene and industrial history.

## MOCAK

9 min  
by tram



Modern art museum displaying contemporary, multimedia works

## BAGRY

10 min  
by tram



Popular recreational lake and park area in Kraków, known for swimming and water sports.

## TAURON ARENA

7 min  
by car



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

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



Height floor-to-ceiling:  
2.8 m

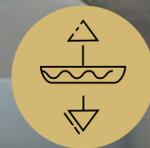


Energy-efficient  
lighting

Tilt windows



Carpets



Raised floor and  
suspended  
ceilings



Floor boxes



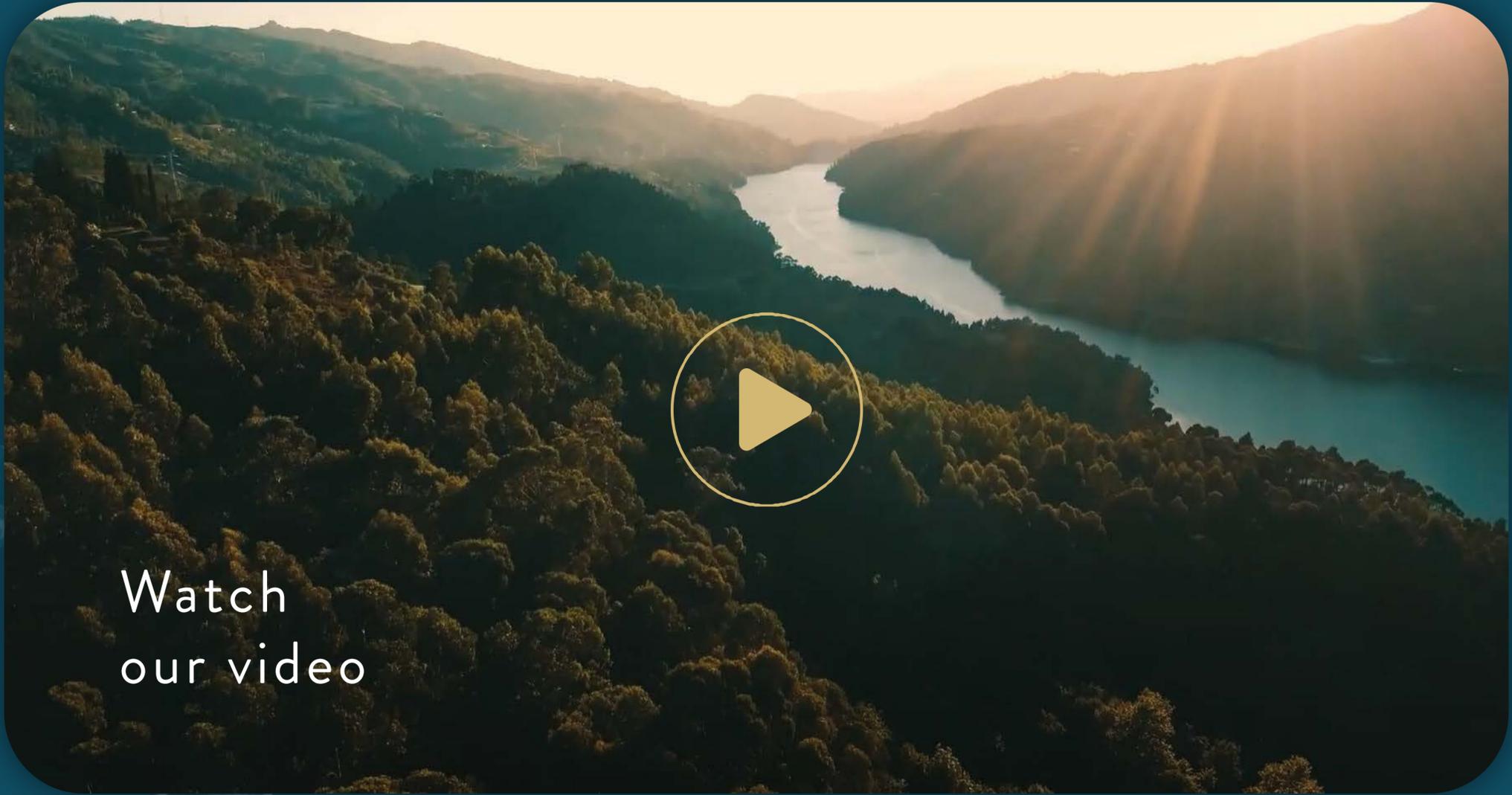
Structured  
cabling



# ESG REPORT

## Cavatina Group

**FULL REPORT**  
click to learn more



Watch  
our video

# Cavatina Sustainability



BREEAM  
level „Excellent”

# 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.

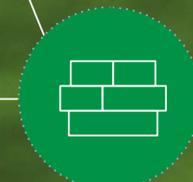
**20% more fresh air** inside buildings thanks to the implementation of modern ventilation systems.

**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

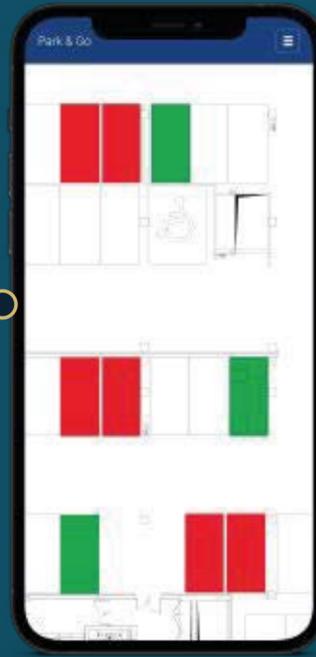
**Construction materials** in the S&C and fit out phase are sourced from **local certified suppliers**.



# Easily Managed

basic

Parking  
booking  
system

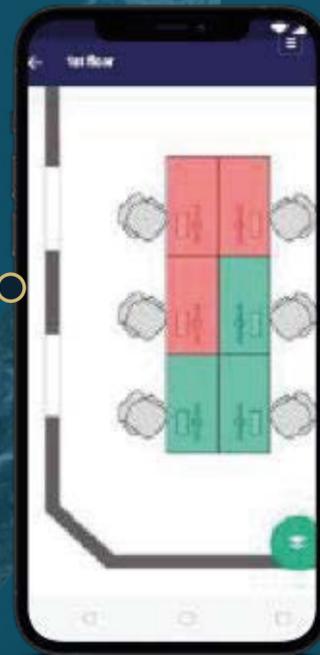


Mobile  
remote  
access



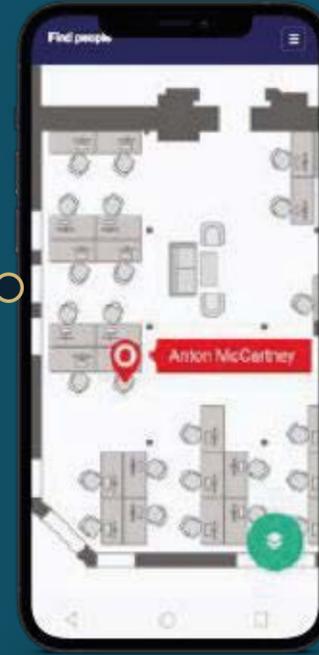
Desks with IoT  
sensors

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.



additional



**CAVATINA  
HALL**



**CAVATINA  
STUDIO**



**CAVATINA**  
FILM PRODUCTION

## CAVATINA HALL

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 film, resulting in the creation of Cavatina Film Production in 2016. It is engaged in the production and promotion of independent cinema, with the aim of supporting outstanding projects across various areas of cinematography.

F | i | d | u | c | i | a  
FOUNDATION

## CAVATINA GROUP FIDUCIA FOUNDATION

The Fiducia Foundation, established with the support of the Cavatina Group, is dedicated to fostering equal access to education, culture, and the arts for people facing social exclusion. It runs charitable initiatives, interdisciplinary research and education programs, and supports young artistic talents through training, recordings, and performances

**HOLISTIC**  
THINK TANK

## HOLISTIC THINK TANK

Holistic Think Tank, founded in 2021 with the support of the Cavatina Group, is a non-profit organization reimagining education. Its mission is to make schools spaces of self-discovery, dialogue, and cooperation, fostering agency, confidence, critical thinking, and social responsibility. In an age of AI and unlimited information, the organization emphasizes not only knowledge, but above all humanistic values.

 **HOLISTIC**

## HOLISTIC NEWS

Holistic News is a digital platform and quarterly magazine published by the Fiducia Foundation, initiated by the Cavatina Group. It explores people's place in the modern world through the lens of science, culture, education, and human values, offering thoughtful journalism guided by Truth and Goodness.



# PENSIERI DI CAVATINA TIMELESS TUSCANY, CRAFTED BY CAVATINA

Pensieri di Cavatina is a boutique hotel by Cavatina, set within a historic 17th-century estate near Siena. Surrounded by rolling vineyards and centuries-old olive groves, the estate produces its own organic wines and extra virgin olive oil, continuing the traditions of the Tuscan land.

With 14 elegant rooms and a culinary team that transforms fresh local ingredients into dishes where innovation meets heritage, the hotel offers an experience that captures the true spirit of Tuscany — refined, authentic, and deeply connected to place.



# Feel free TO CONTACT US!

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