



PALIO
OFFICE PARK

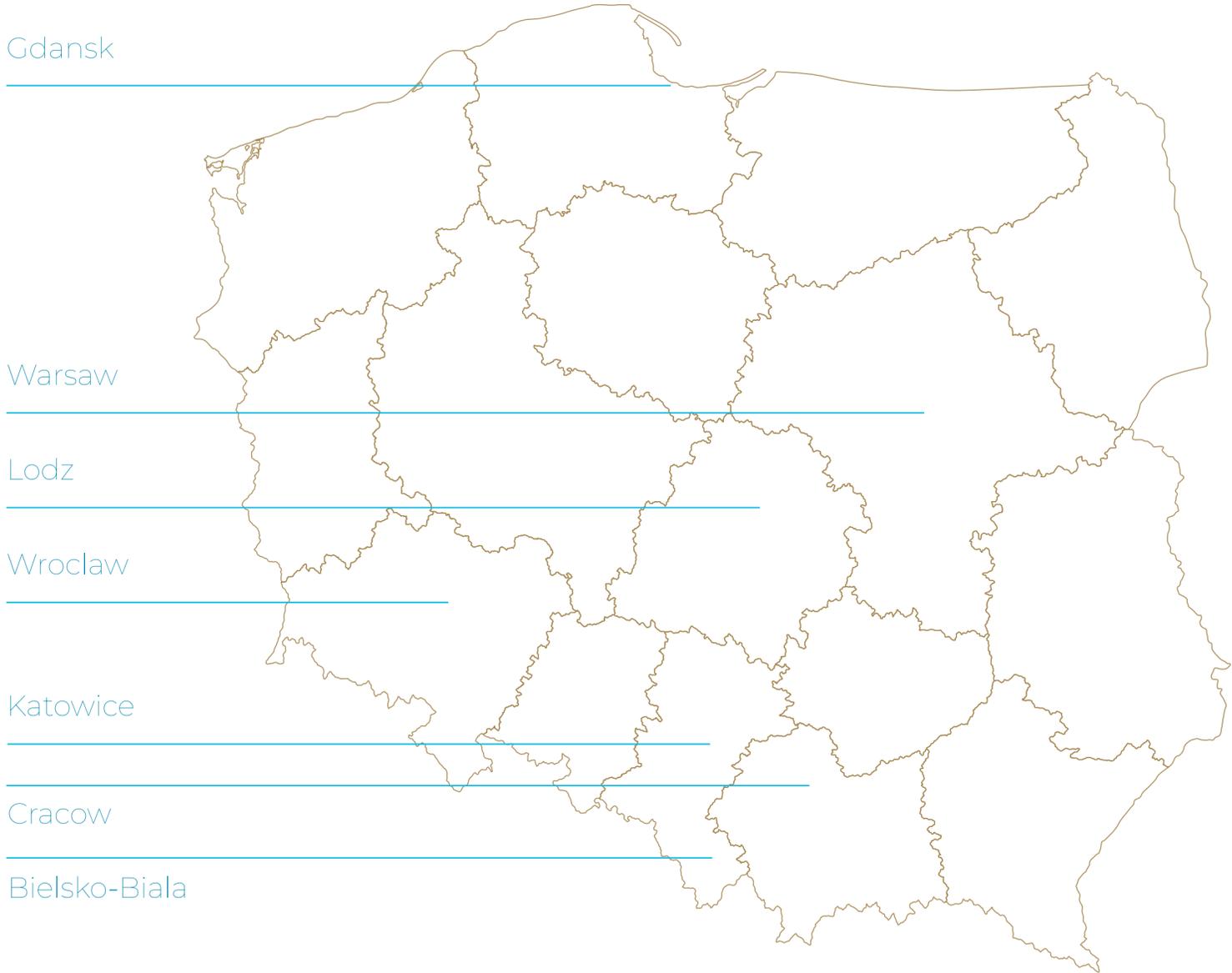
DESIGNED & DEVELOPED BY



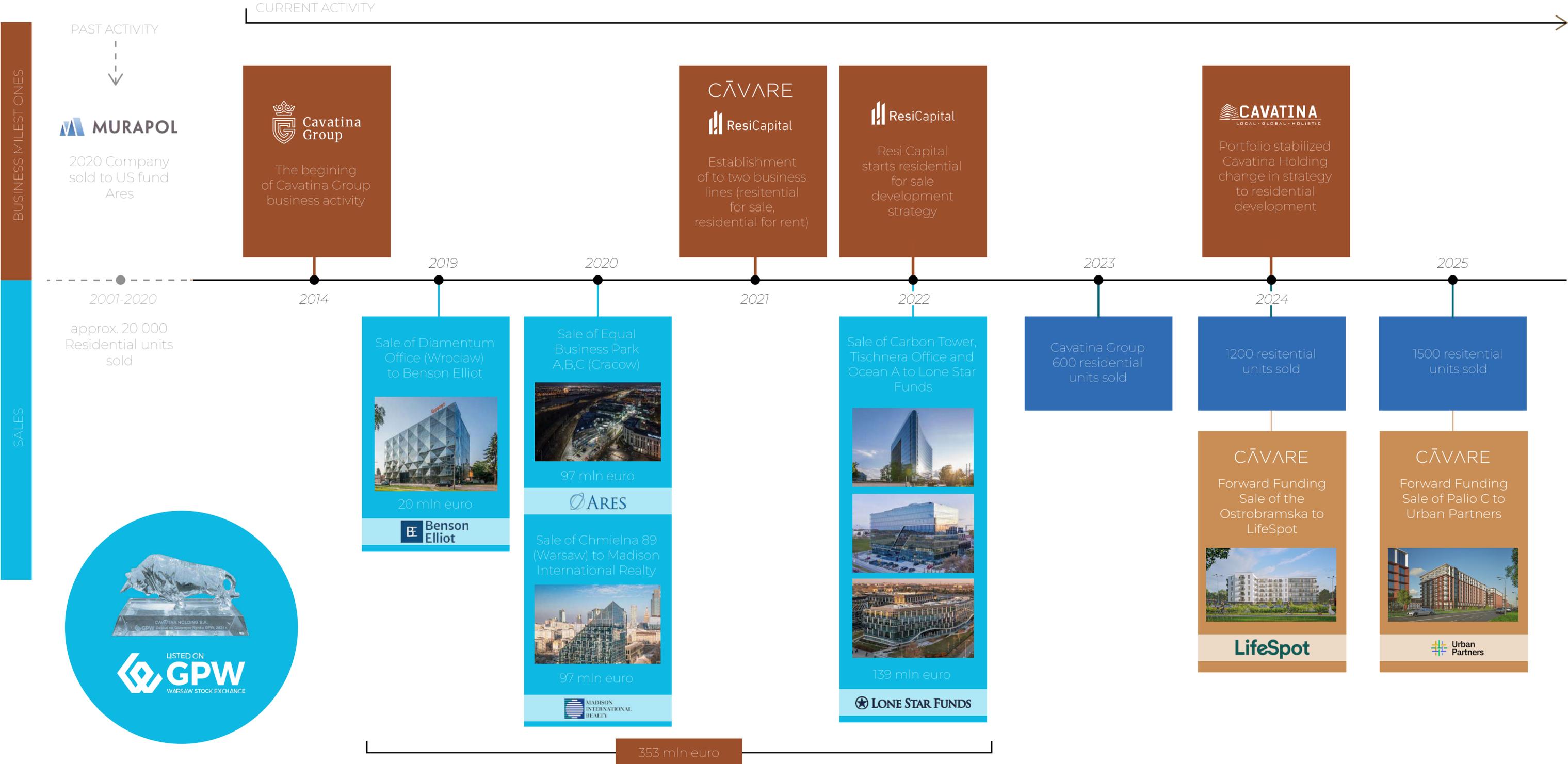
LEADING POLISH DEVELOPER OPERATING ON MAJOR REAL ESTATE MARKETS



1	2	3
Residential for sale & leased offices portfolio	Residential for sale	Residential for rent
Public entity listed on		
2 600 residential for sale	7600 units residential for sale	1450 units residential for rent
150 000 sq m offices (sold)		
200 000 sq m leased offices portfolio		



OUR HISTORY AND TRACK RECORD OF SUCCESSFUL RAPID GROWTH



COMPETENCES ARE OUR ADVANTAGE

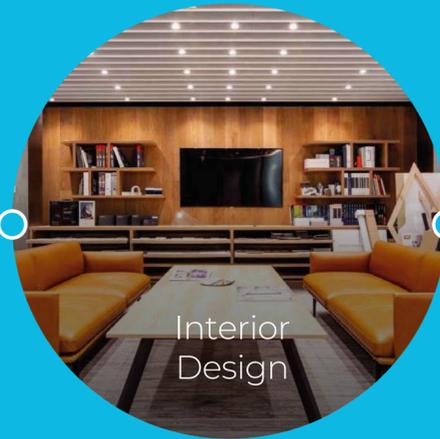
We manage the entire investment process in-house – from land acquisition, through design and construction, to sales, management and promotion. This gives us full control, consistency and a unique competitive advantage at every stage.



Land
Acquisition



Architectural
Design



Interior
Design



Sales
& Commercialisation



Construction
& Fit-Out



Finance
& Accounting



Ownership
management



Legal
& Administration



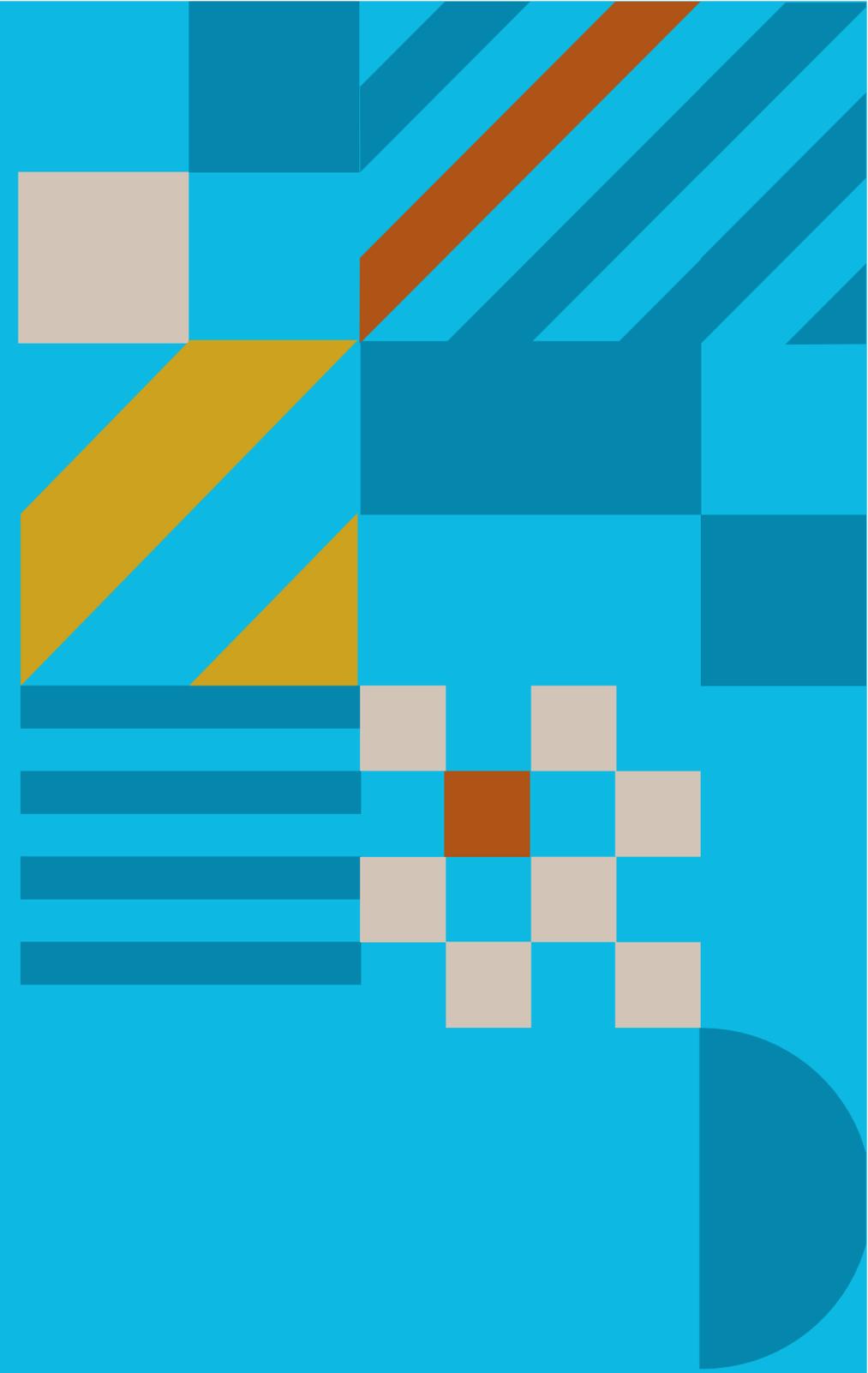
Marketing, Branding
& Public Relations

THE LOCATION



IT'S VERY IMPORTANT THAT
HISTORIC CITIES ARE ALLOWED
TO REINVENT THEIR FUTURE.

ZAHA HADID, ARCHITECT



GDAŃSK, THE CITY OF FREEDOM



3RD PLACE "IN QUALITY
OF LIFE" CATEGORY IN
THE EMERGING EUROPE
AWARDS 2020

With its rich history, strategic location on major trade and transport routes, and a long-standing port tradition, Gdańsk has always been a place where cultures and nationalities converge. Today, it is a modern, fast-growing city—dynamic, vibrant, and full of opportunities.

GDAŃSK, IN NUMBERS

No. 1

Gdańsk received the
“European
Entrepreneurship
Region 2020” award

70 BLN

Planned investments in
revitalisation projects by
2035

3.7%

Growth since 2018
in no. of business
entities

1,09 MLN

Residents in the Tricity
Metropolitan Area

20,100

Graduates from
20 higher education
institutions



TRICITY, THE URBAN CONNECTION

Driving distances:

10 min

Sopot

15 min

Tricity Ring Road (S6)

20 min

Gdańsk City Centre
Gdańsk Airport

30 min

Gdynia City Centre

3,5 h

Warsaw



TRANSPORT

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



AMENITIES NEARBY

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

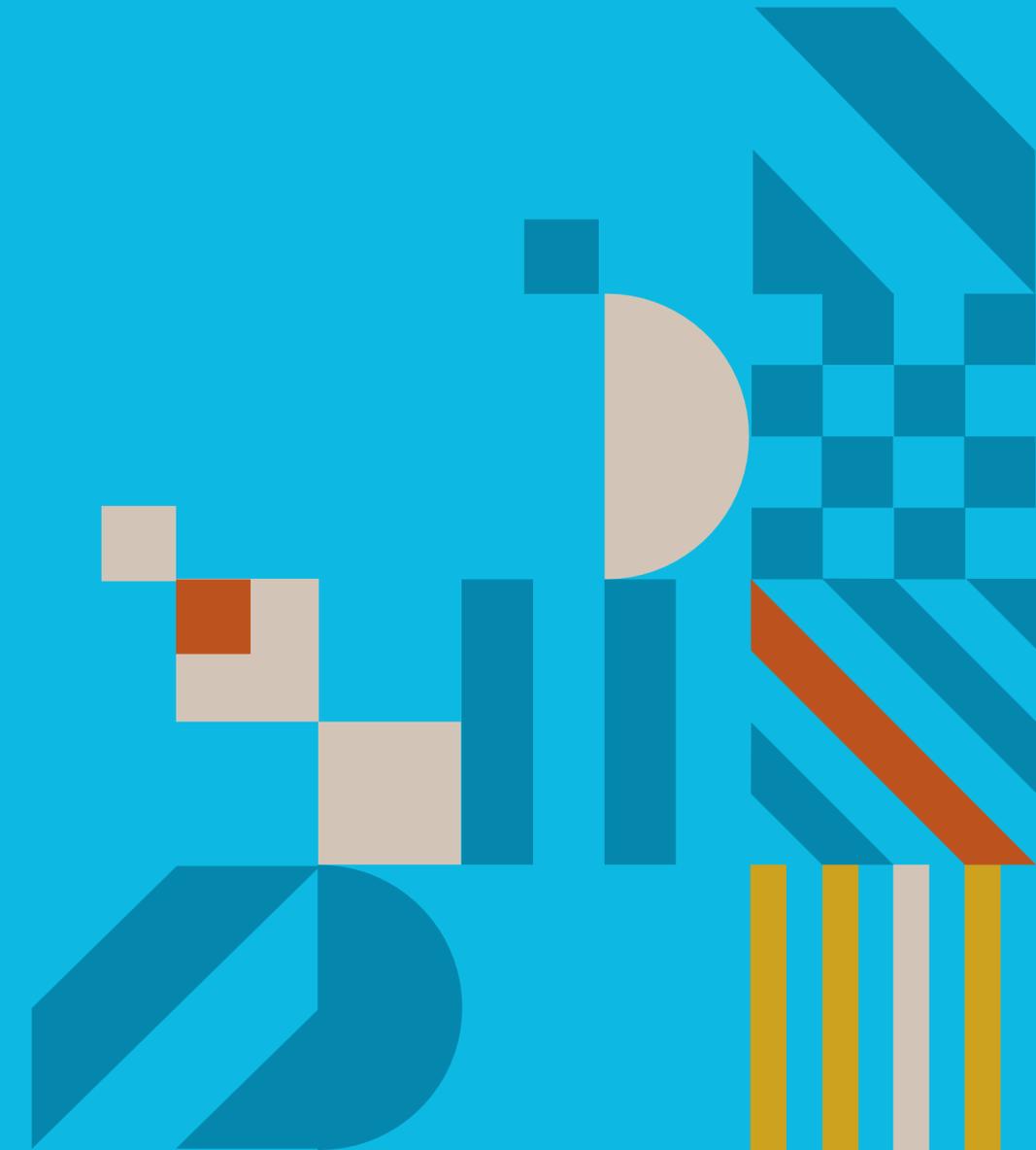




WE SHALL LEAVE THIS CITY NOT LESS
BUT GREATER, BETTER AND MORE
BEAUTIFUL THAN IT WAS LEFT TO US.

THE ATHENIAN EPHEBIC OATH (5TH CENTURY BC)

An industrial site is being transformed into one of Gdańsk's new landmarks. Drawing on its unique history, Palio embodies a spirit that bridges past and future. Designed to serve both tenants and the wider community, it offers an authentic experience while preserving the district's original character—where history meets modernity.





PALIO
OFFICE PARK



REINVENTING THE FUTURE
OF HISTORIC GDANSK SHIPYARD



A OFFICE PARK
GLA: 16 601 sq m
8 storeys

B OFFICE PARK
GLA: 7 716 sq m
8 storeys

C PRS: 10 184 sq m
336 apartments
GLA: 498 sq m
9 storeys

D1 PRS: 9 552 sq m
310 apartments
GLA: 460 sq m
9 storeys

D2 PRS: 6 435 sq m
210 apartments
GLA: 460 sq m
9/4 storeys

E Retail Park

F Retail Park



7
buildings



51 906 sq m
total project area



24 317 sq m
office GLA



26 171 sq m
PRS



856
PRS apartments



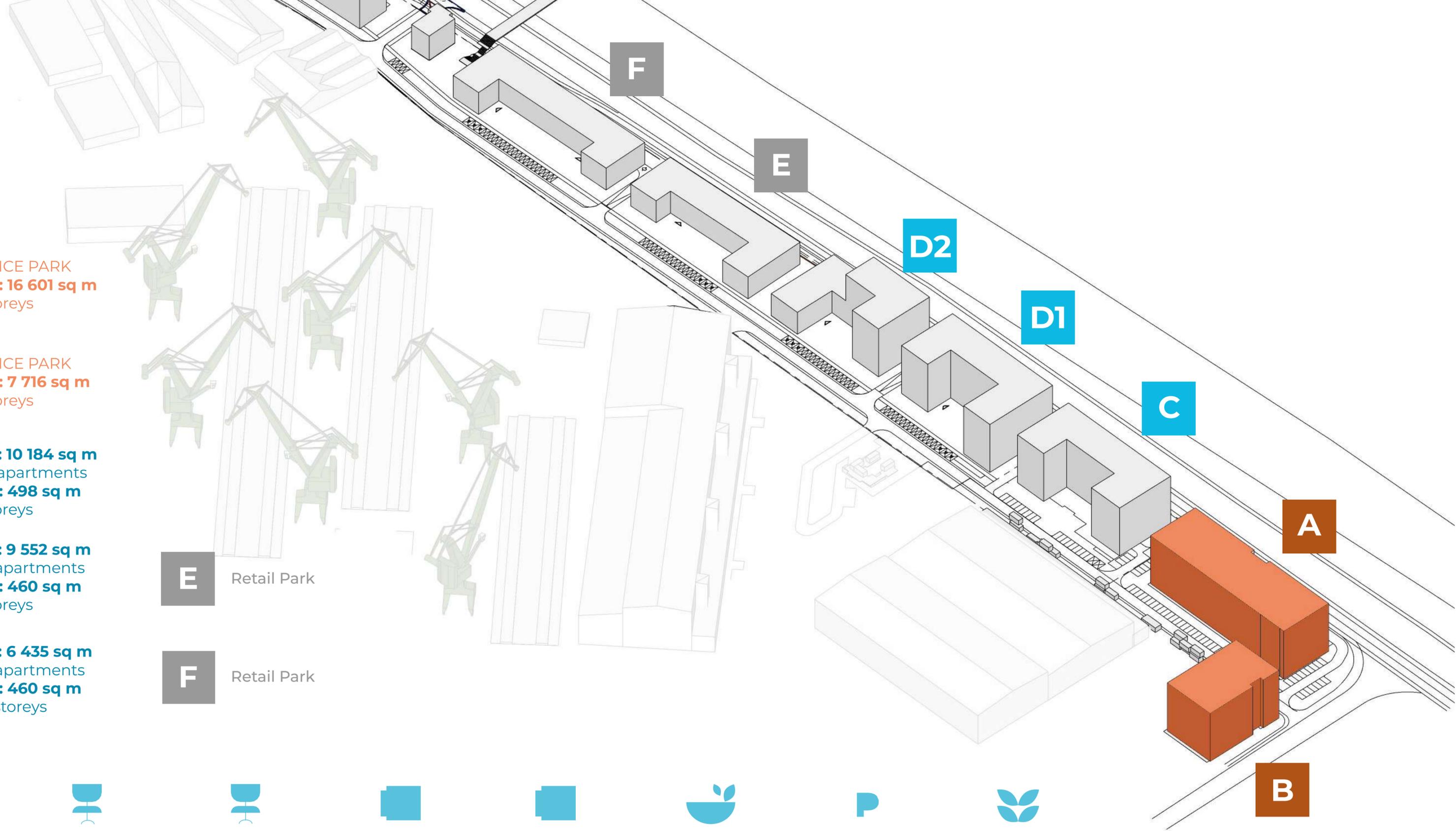
1 418 sq m
services GLA



849
parking spaces



+3 000 M²
green spaces



OFFICE COMPLEX SITEPLAN BUILDINGS A, B, C, D

Jana z Kolna st.
2-way motion

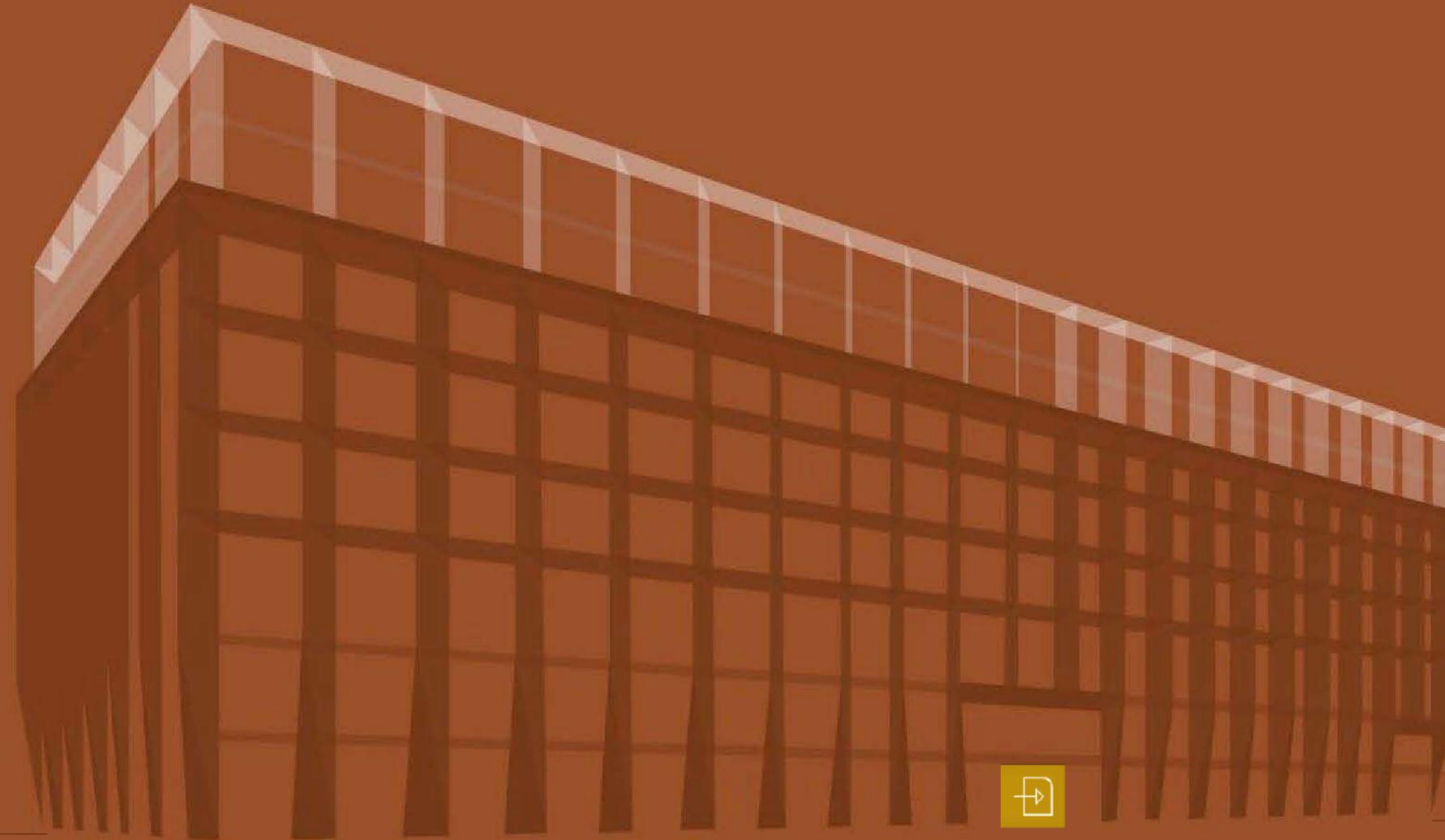
Malarzy st.
2-way motion

-  Traffic flow
-  Main entrances
-  Underground parking
-  Surface parking
-  Gastronomic zone
-  Interaction & relaxing zone
-  Activity zone



BUILDING A

100%
occupancy



Underground
parking entrance –
131 spaces.



Main entrance



193 surface parking
spaces

JANA Z KOLNA ST.

8
storeys

16 600,9 sq m
total gross office area

342
parking places

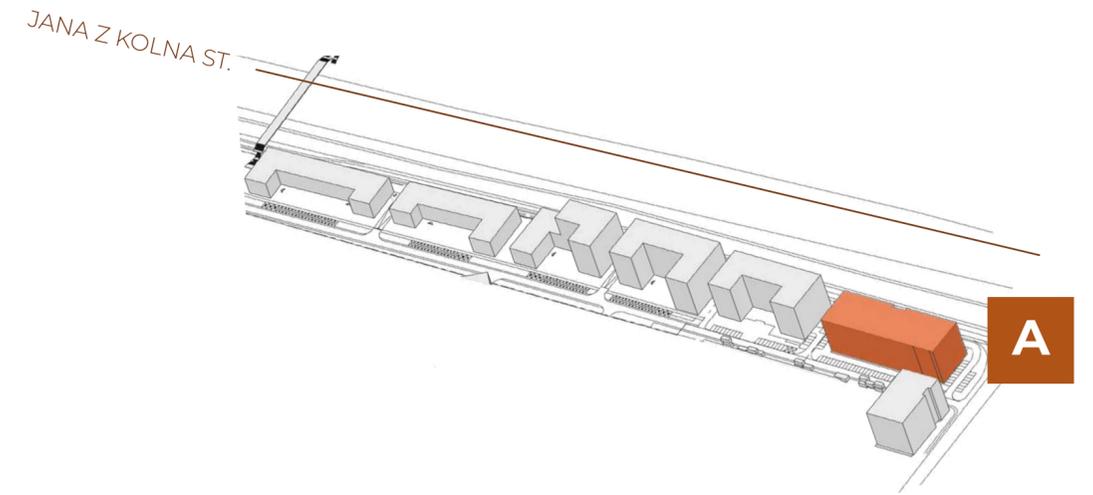
1/59
parking patio

5.8%
add-on

BREEAM
excellent

BUILDING A

OFFICE ARRANGEMENT



₺ 295

4TH
floor

1
tenant

2,286 M²
gross office area

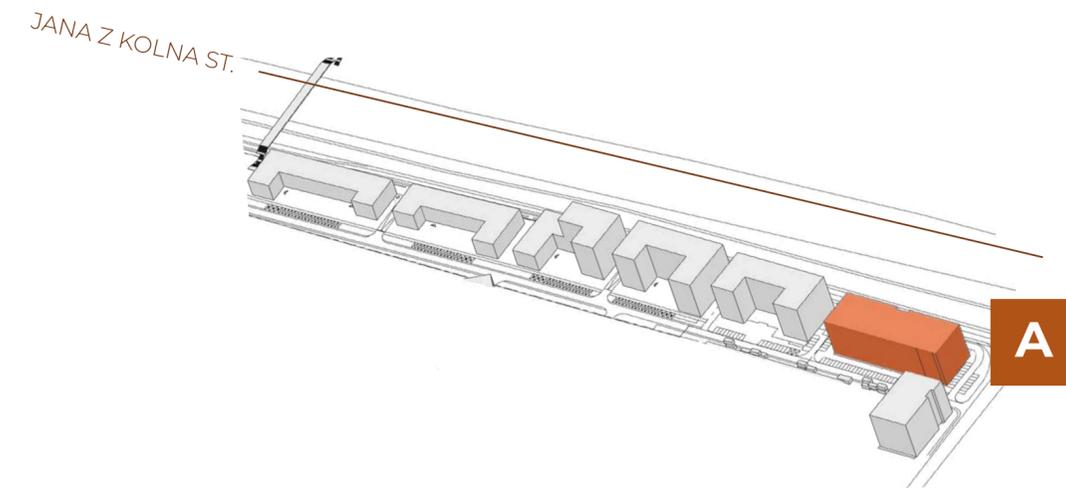


JANA Z KOLNA ST.



BUILDING A

OFFICE ARRANGEMENT

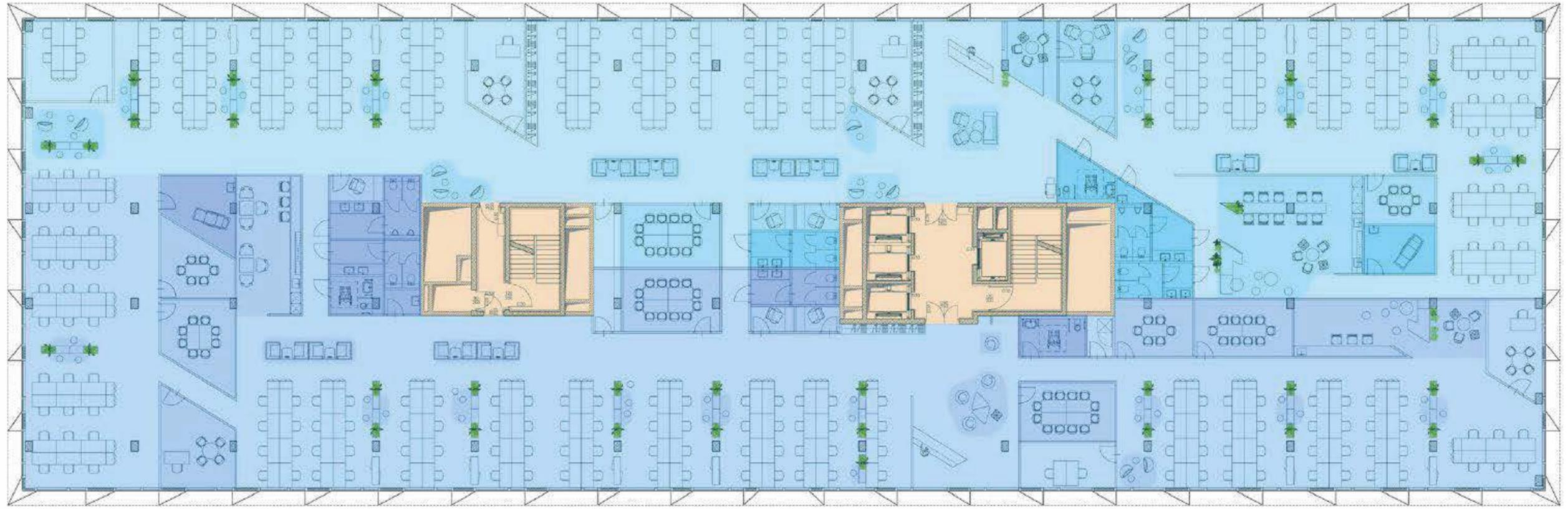


1,123 m²
135

4TH
floor

2
tenants

2,286 M²
gross office area



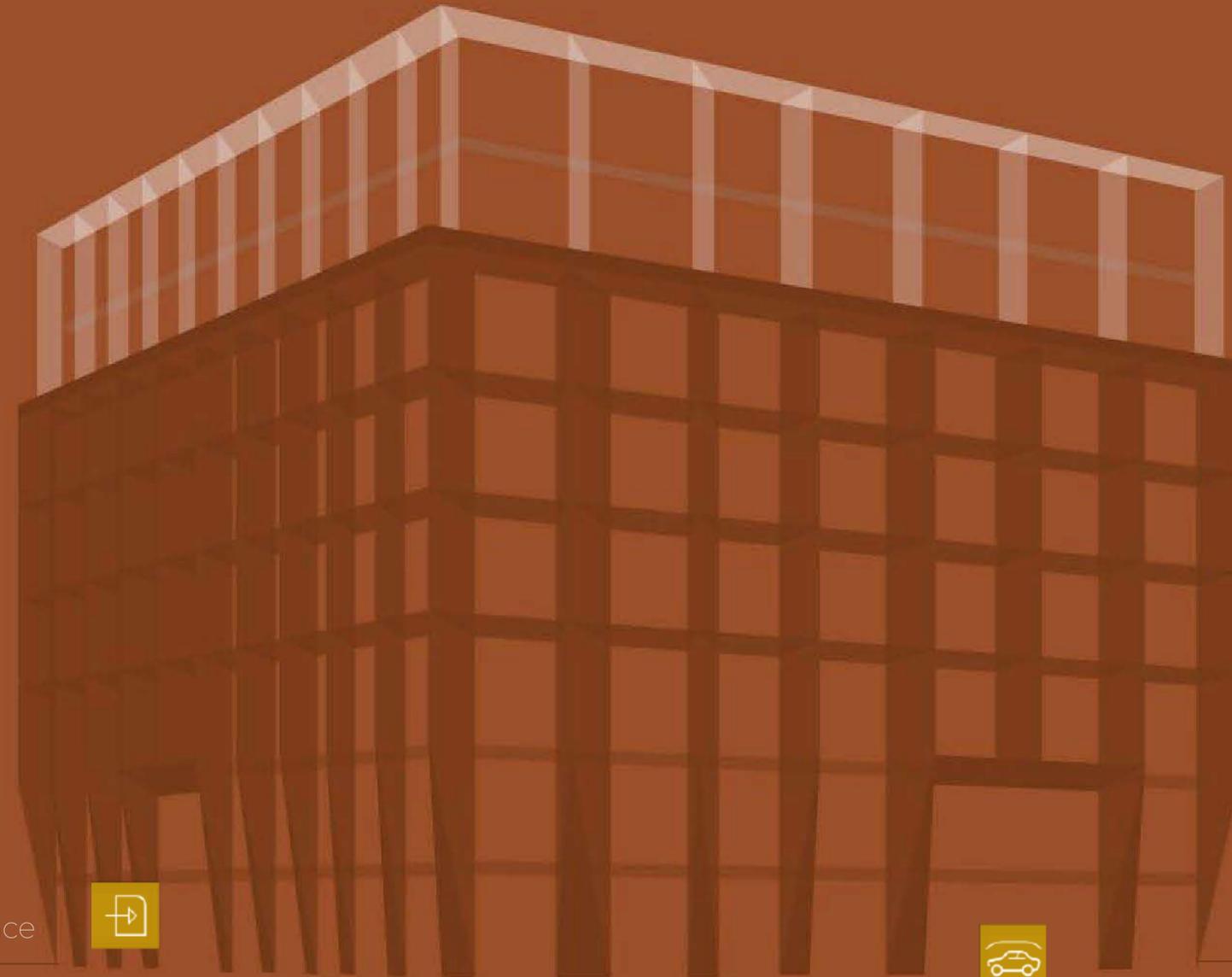
1,163 m²
135

JANA Z KOLNA ST.



BUILDING B

100%
occupancy



Main entrance



Parking entrance



76 surface parking spaces



59 underground parking spaces

MALARZY ST.

8
storeys

7 716,12 M²
total gross office area

135
parking places

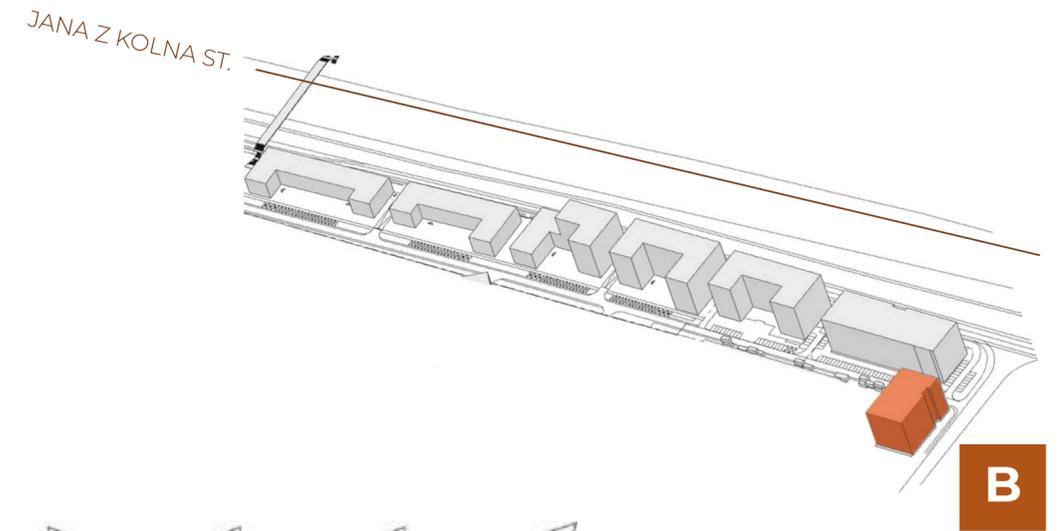
1/59
parking patio

5.8%
add-on

BREEAM
excellent

BUILDING B

OFFICE ARRANGEMENT



6TH
floor

130

1
tenant

1,096 M²
gross office area

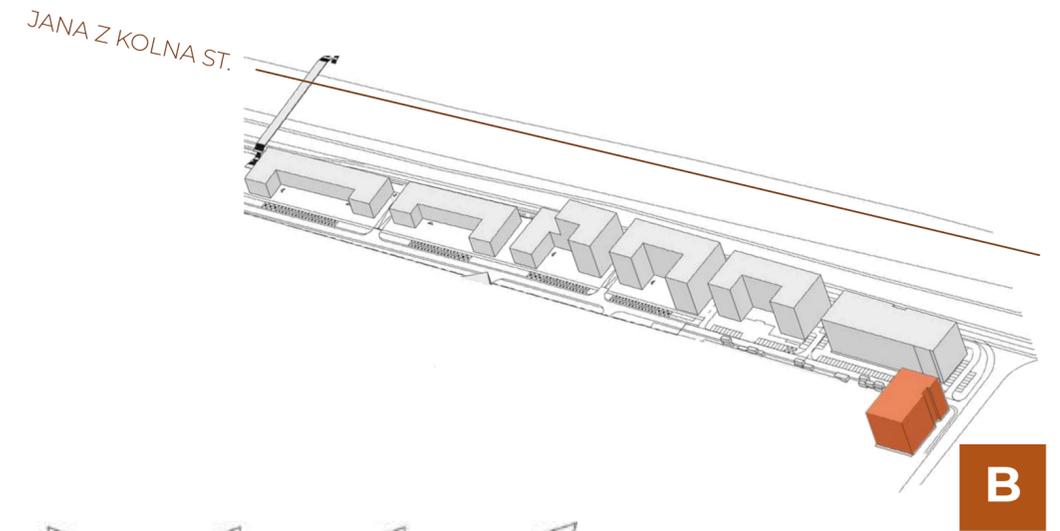


JANA Z KOLNA ST.



BUILDING B

OFFICE ARRANGEMENT



B

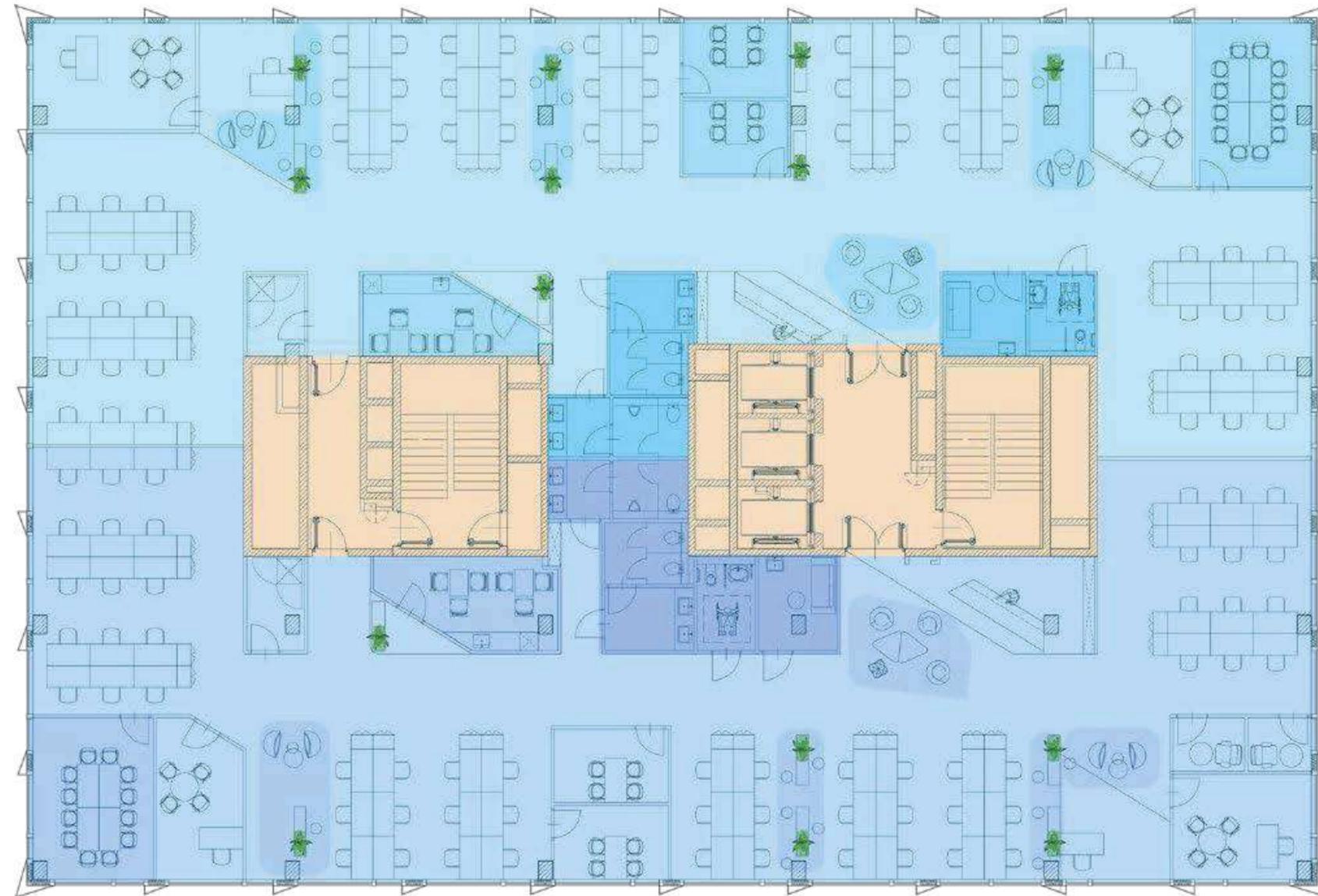
6TH
floor

60

2
tenants

1,096 M²
gross office area

60



JANA Z KOLNA ST.



INVESTMENT HIGHLIGHTS



Location in the Mlynska district in the immediate vicinity of the downtown zone of Gdansk, about 2 km from the historic Old Town and the most popular monuments of Gdansk.



One of the most promising and rapidly revitalizing districts in Gdansk making it an attractive area for residents, tenants and investors.



Modern, class A office buildings with high quality technical specification, unique design, intelligent building solutions and BREEAM certification and an impressive clear height of 2.9 metres.



Public transportation allows for quick access to the Old City (ca. 10 minutes) and other parts of Gdansk.



Fully let buildings with sustainable income.



Office rents at an attractive, sustainable level resulting in a very attractive capital value per sq m.



BREEAM EXCELLENT certification in place



Attractive lot size ensuring high liquidity.

PROPERTY FACT SHEET

An industrial site is being transformed into one of Gdańsk's new landmarks. Drawing on its unique history, Palio embodies a spirit that bridges past and future. Designed to serve both tenants and the wider community, it offers an authentic experience while preserving the district's original character—where history meets modernity.

Name	Palio A	Palio B
Adress	Marynarki Polskiej 197, 80-557 Gdansk	
Tota GLA (sq m)	16 601	7 716
Above Ground Levels	8	8
Parking Places	324	190
Occupancy Ratio (by GLA)	100%	100%
Current Annual NOI (EUR)	3.23 mln	1.43 mln
WAULT	2.67 years	5.12 years
Avg. Headline Rent (EUR / sq m)	14.9	14.0
Main Tenants	Alior Bank, Fortum, Orange, Medicover	Baltic Hub Container Terminal, State Labor Inspectorate, PZU
Green Certification	BREEAM EXCELENT	BREEAM EXCELLENT
Title	Freehold	Freehold
Developer	Cavatina	Cavatina
Vendor	Cavatina	Cavatina

KEY TENANTS



5765,3 sq m

Alior Bank is a Polish universal bank founded in 2008, known for combining traditional banking with modern digital solutions. It serves both individual and business clients and is listed on the Warsaw Stock Exchange.



1254,4 sq m

Orange is a leading telecommunications company in Poland, offering mobile, internet, and TV services. It is part of the global Orange Group and serves millions of individual and business customers.



2290 sq m

Fortum is a Finnish energy company focused on clean energy and sustainability. It provides electricity, heating, cooling, and recycling solutions across several European markets.



2199,1 sq m

Baltic Hub is a major container terminal and logistics hub, playing a key role in global shipping routes. It connects Central and Eastern Europe with international trade flows.



1723,4 sq m

Państwowa Inspekcja Pracy is a Polish government body overseeing compliance with labour law. It ensures safe working conditions, protection of employee rights, and fair employment practices.



PALIO
OFFICE PARK





PALIO
OFFICE PARK







PALIO
OFFICE PARK







- 7 JB Solutions
- 6
- 5
- 4
- 3
- 4
- 1
- 0



OFFICE STANDARD



Height floor-to-ceiling:
2.9 m

Energy-efficient
lighting



Tilt windows



Floor boxes



Structured
cabling



Carpets



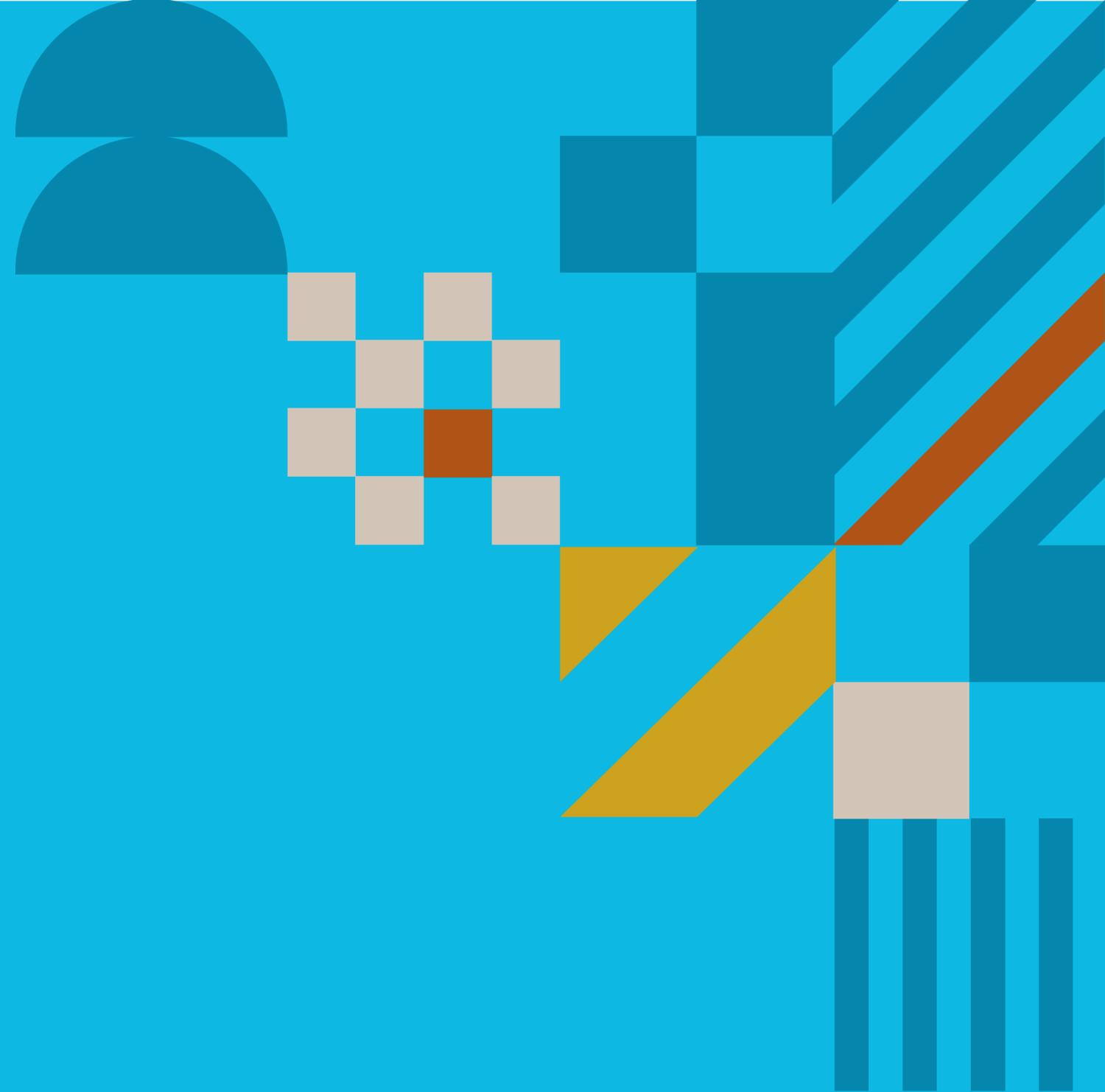
Raised floor and
suspended
ceilings

NEIGHBORHOOD



PUT THE NEIGHBOR
BACK IN THE HOOD

GRACE LEE BOGS, ACTIVIST





PALIO
OFFICE PARK



“PLACE” IS A LOCATION
CREATED BY HUMAN
EXPERIENCES.

YI-FUN TUAN, PHILOSOPHER

The Shipyard is a truly unique place within Młode Miasto—deeply tied to historic events and to the hearts of Gdańsk’s citizens. It is here that the movement for Polish independence was born. Today, this former industrial area has evolved into one of the city’s most beloved destinations, emerging as the vibrant heart of Gdańsk.

THE YOUNG CITY



THE REVITALISATION OF MŁODE MIASTO WILL COVER OVER 73 HA OF THE FORMER SHIPYARD.

With its industrial heritage, the historic Młode Miasto district is set to become one of the most significant opportunities for Gdańsk's development in years. Contemporary architecture, vibrant public spaces, alternative culture, and a wide range of services will transform the area into the city's most desirable destination.



MŁODE MIASTO OFFERS THE PERFECT BACKGROUND FOR CULTURAL EXPRESSION: ART, MUSIC GASTRONOMY ARE BOOMING.

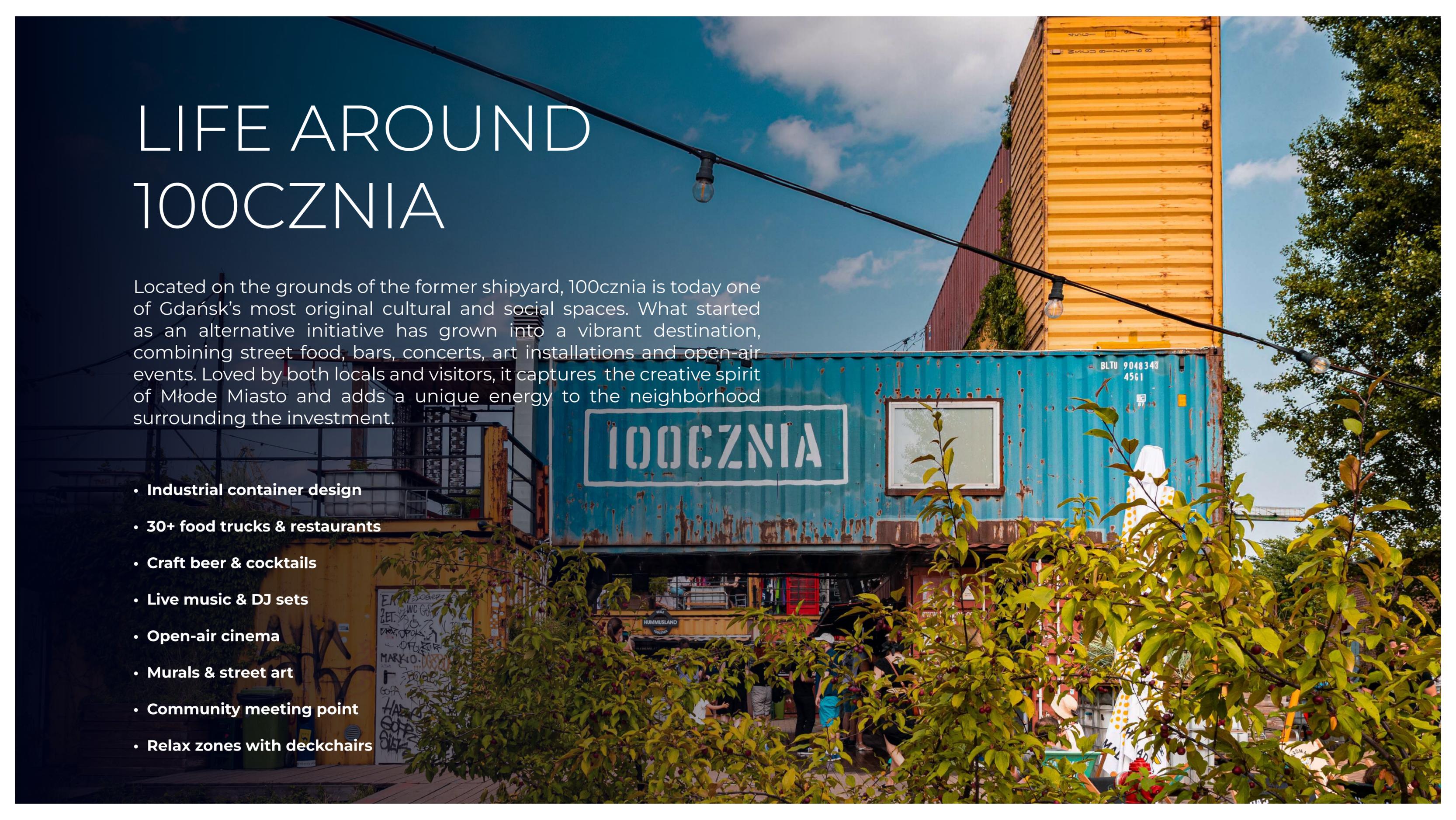




LIFE AROUND 100CZNIA

Located on the grounds of the former shipyard, 100cznia is today one of Gdańsk's most original cultural and social spaces. What started as an alternative initiative has grown into a vibrant destination, combining street food, bars, concerts, art installations and open-air events. Loved by both locals and visitors, it captures the creative spirit of Młode Miasto and adds a unique energy to the neighborhood surrounding the investment.

- Industrial container design
- 30+ food trucks & restaurants
- Craft beer & cocktails
- Live music & DJ sets
- Open-air cinema
- Murals & street art
- Community meeting point
- Relax zones with deckchairs




PALIO
OFFICE PARK

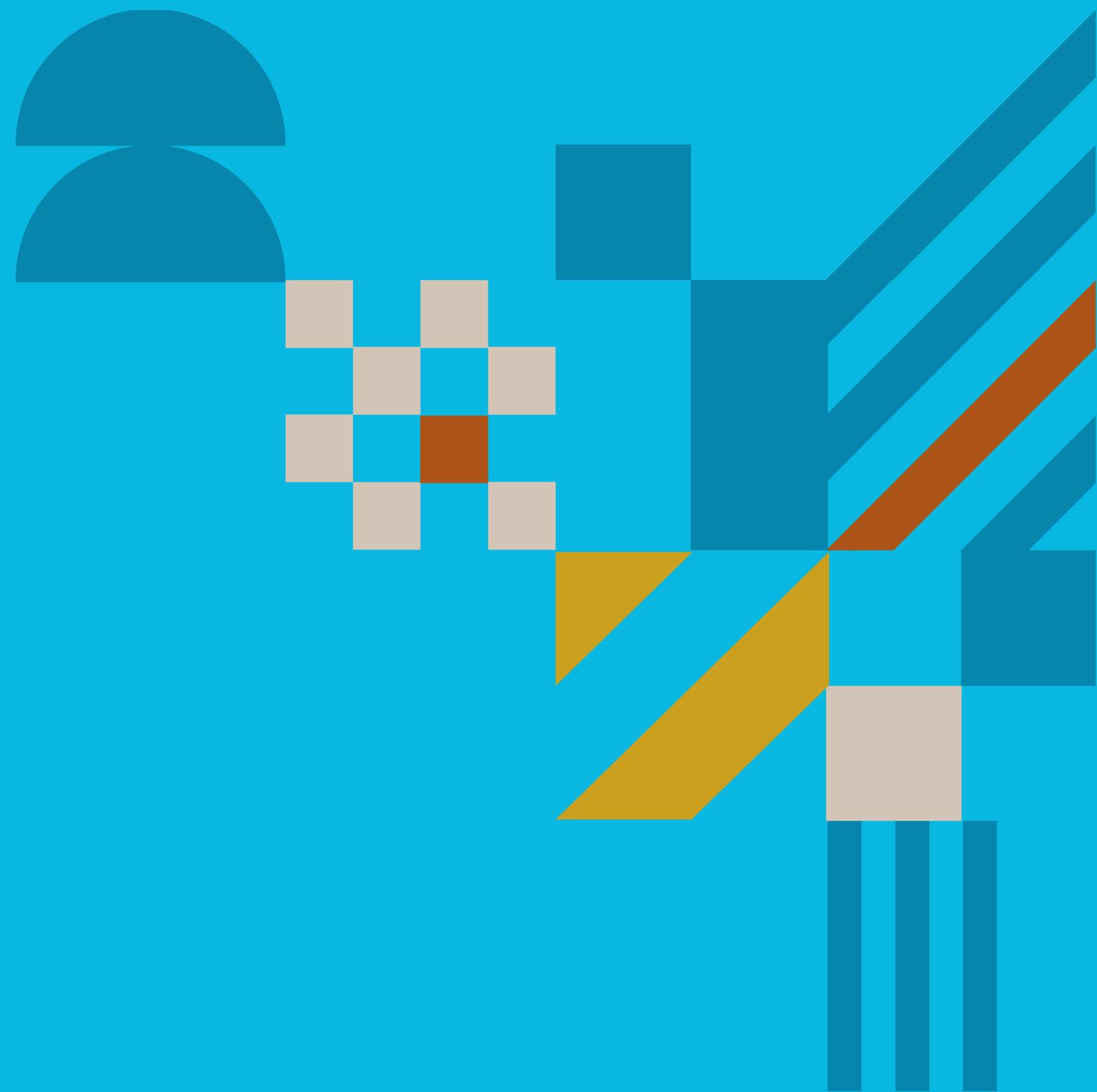


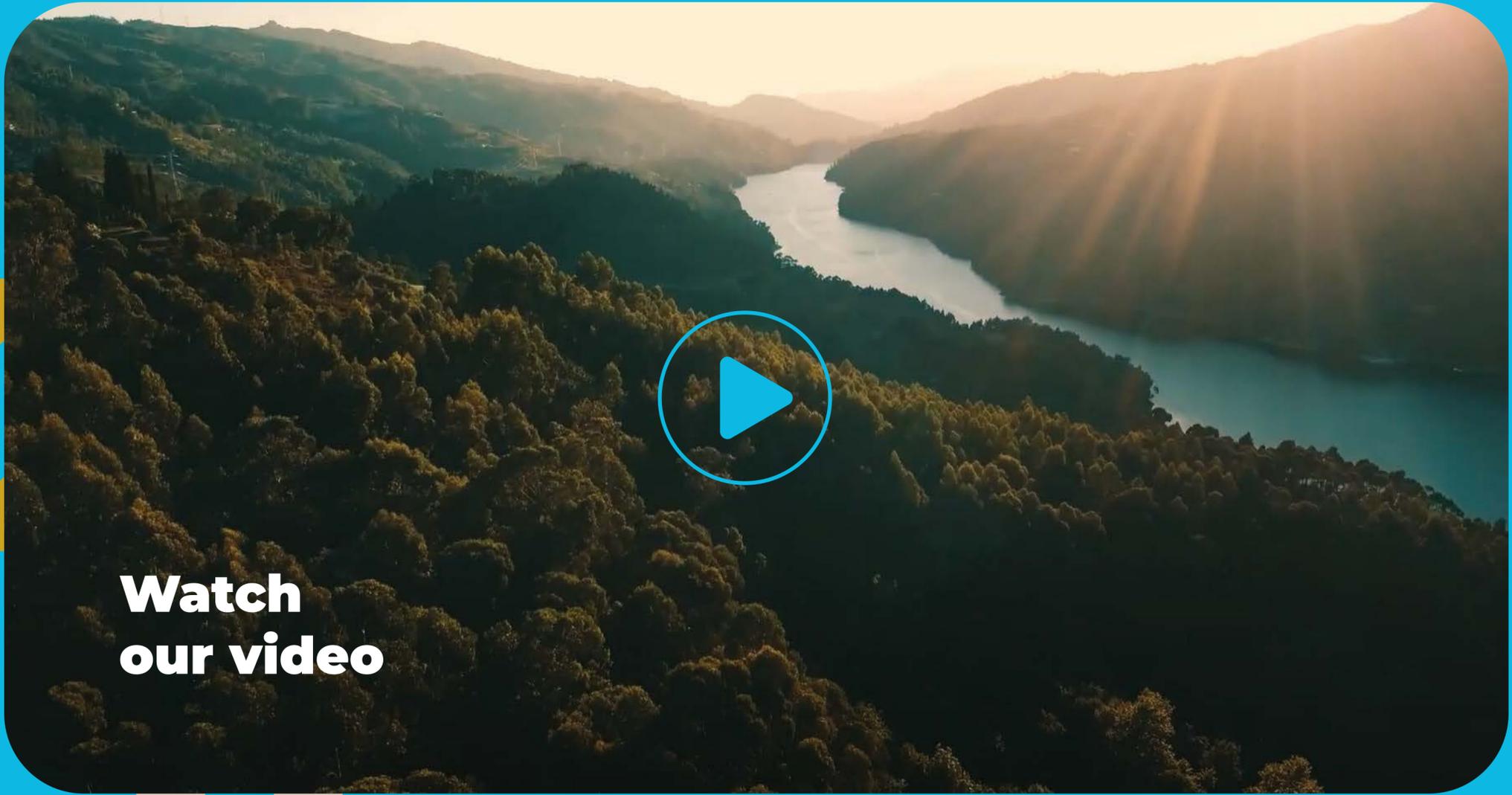
ESG REPORT

Cavatina Group

FULL REPORT

[click to learn more](#)





**Watch
our video**

CAVATINA SUSTAINABILITY

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.

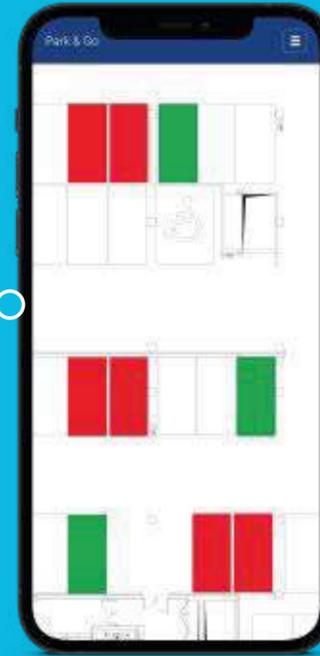


basic

Conference room bookings



Parking booking system



Mobile remote access

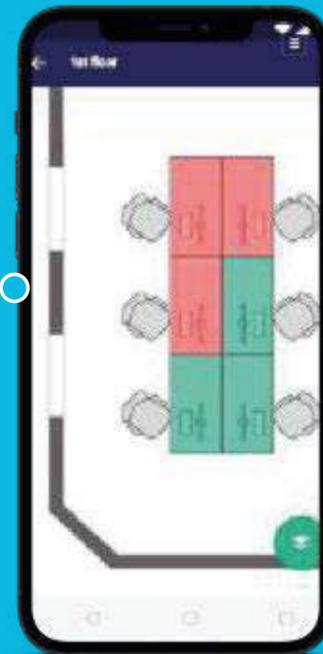


EASILY
MANAGED

additional

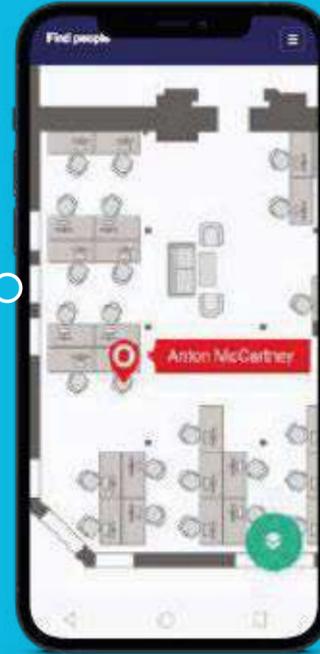
Desks with IoT sensors

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.





**CAVATINA
HALL**

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

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 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**
NEWS

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.



CONTACT



TOMASZ ZYDOREK

Leasing Director
(Gdańsk i Katowice)

tomasz.zydorek@cavatina.pl
+48 519 500 884

SEBASTIAN SUCHODOLSKI

Head of Leasing

sebastian.suchodolski@cavatina.pl
+48 574 298 005

DISCLAIMER:

All texts, visualisations and other graphic materials included in this presentation serve solely as a mean of presenting the concept and should not be considered a legally binding business offer.