

# Quorum

the meeting place

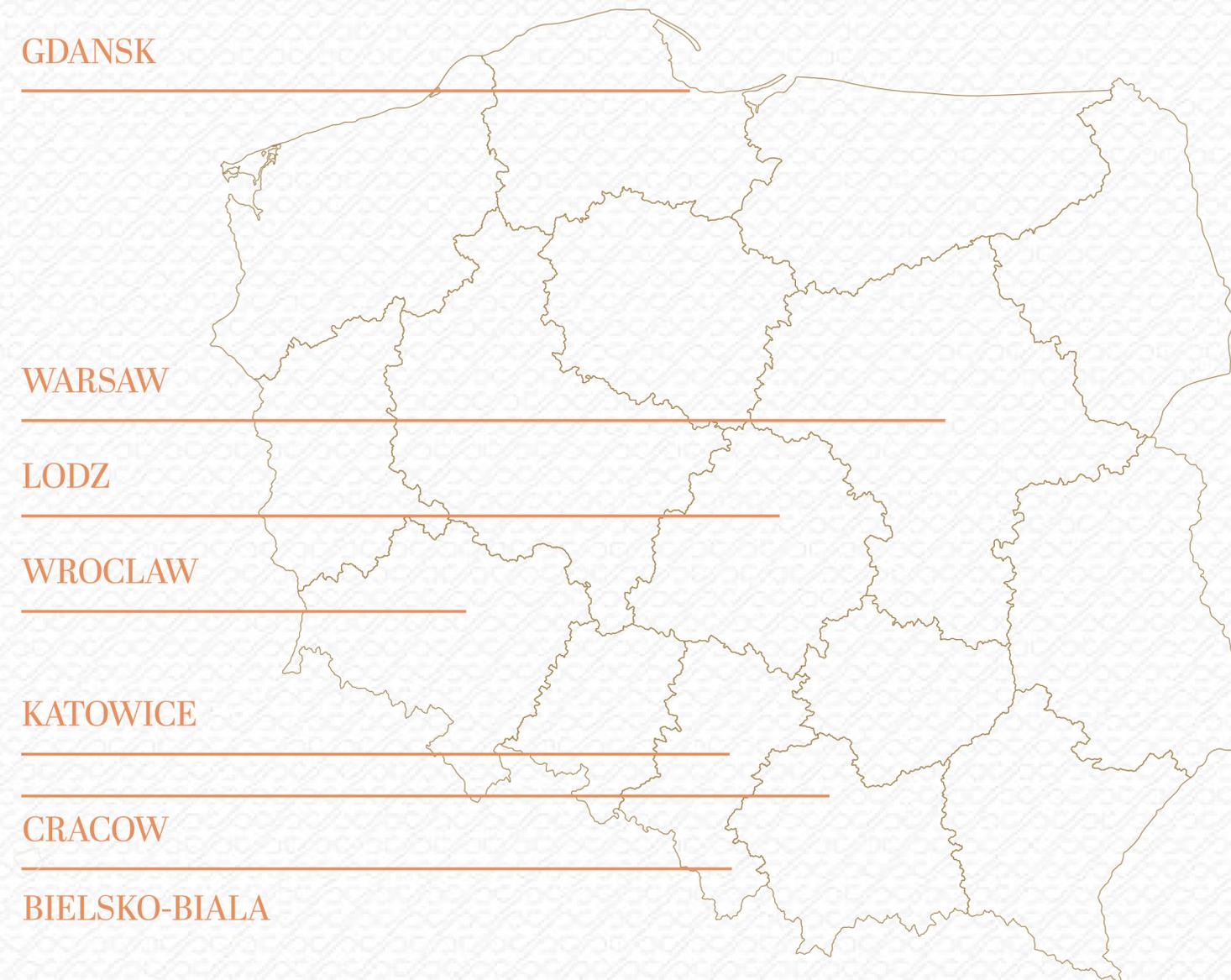
Wroclaw



# Leading polish developer operating on major real estate markets

3 core business lines

1	2	3
Residential for sale & leased offices portfolio	Residential for sale	Residential for rent
 LOCAL · GLOBAL · HOLISTIC		
Public entity listed on  WARSAW STOCK EXCHANGE		
2 600 units residential for sale	7 600 units residential for sale	1 450 units residential for rent
150 000 sqm offices (sold)		
200 000 sqm leased offices portfolio		



# Most effective way to the growth & scaling business

Complementary chain of key cvetences kept within the capital groups

Acquisition  
& Commercialisation



Architecutral  
Design



Interior  
Design



Sales  
& Commercialisation



Construction  
& Fit-Out



Finance  
& Accounting



Ownership  
management

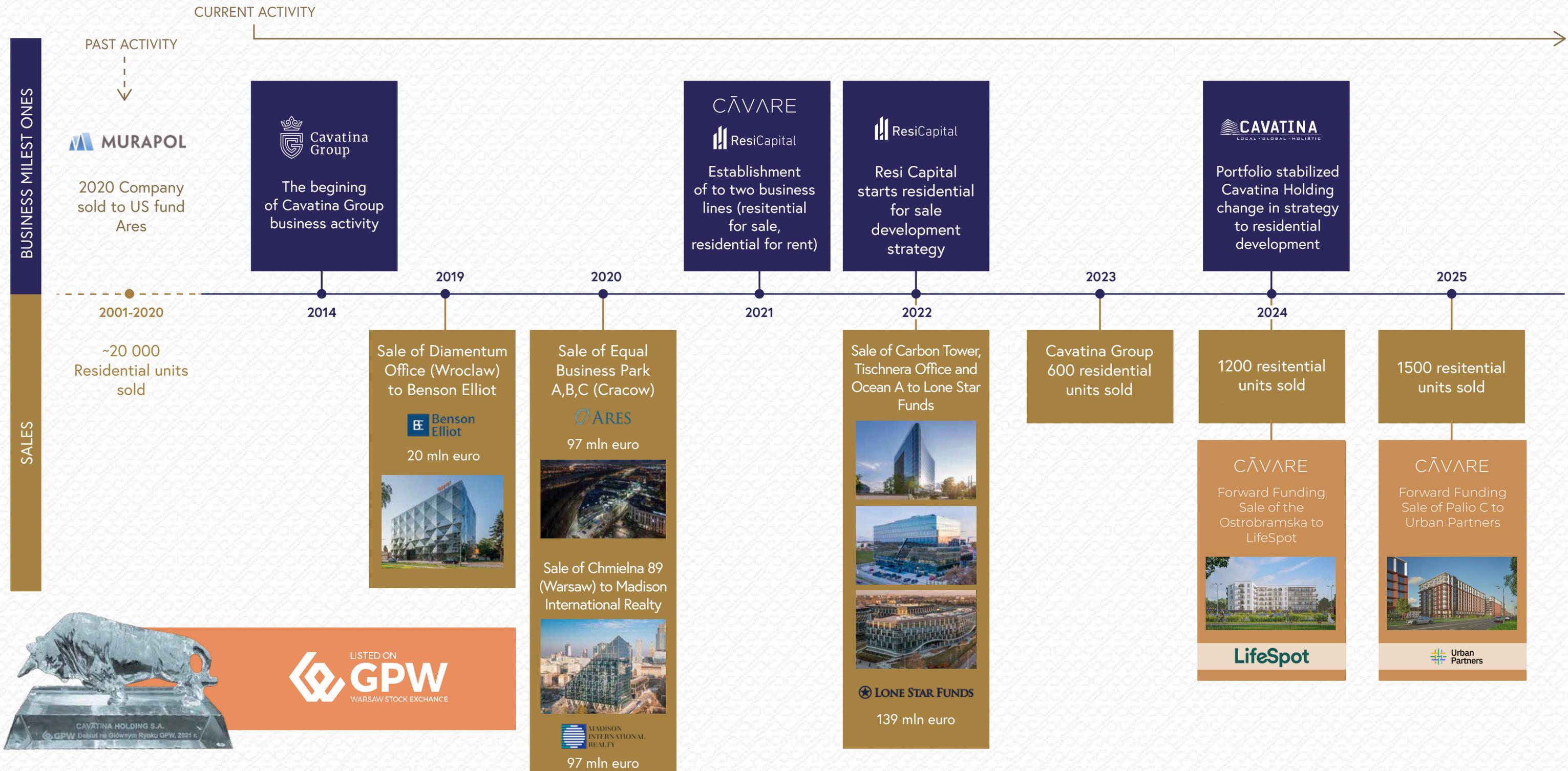


Legal  
& administration



Marketing, Branding  
& Public Relations

# Our history and track record of successful rapid growth



Quorum  
the meeting place



Quorum  
the meeting place



PRS

B

offices  
& services

A

residential

C

residential

E

offices  
& services

D

Different paths, one  
**Destination**



Quorum  
the meeting place

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.



## 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.



# 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.



# 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”

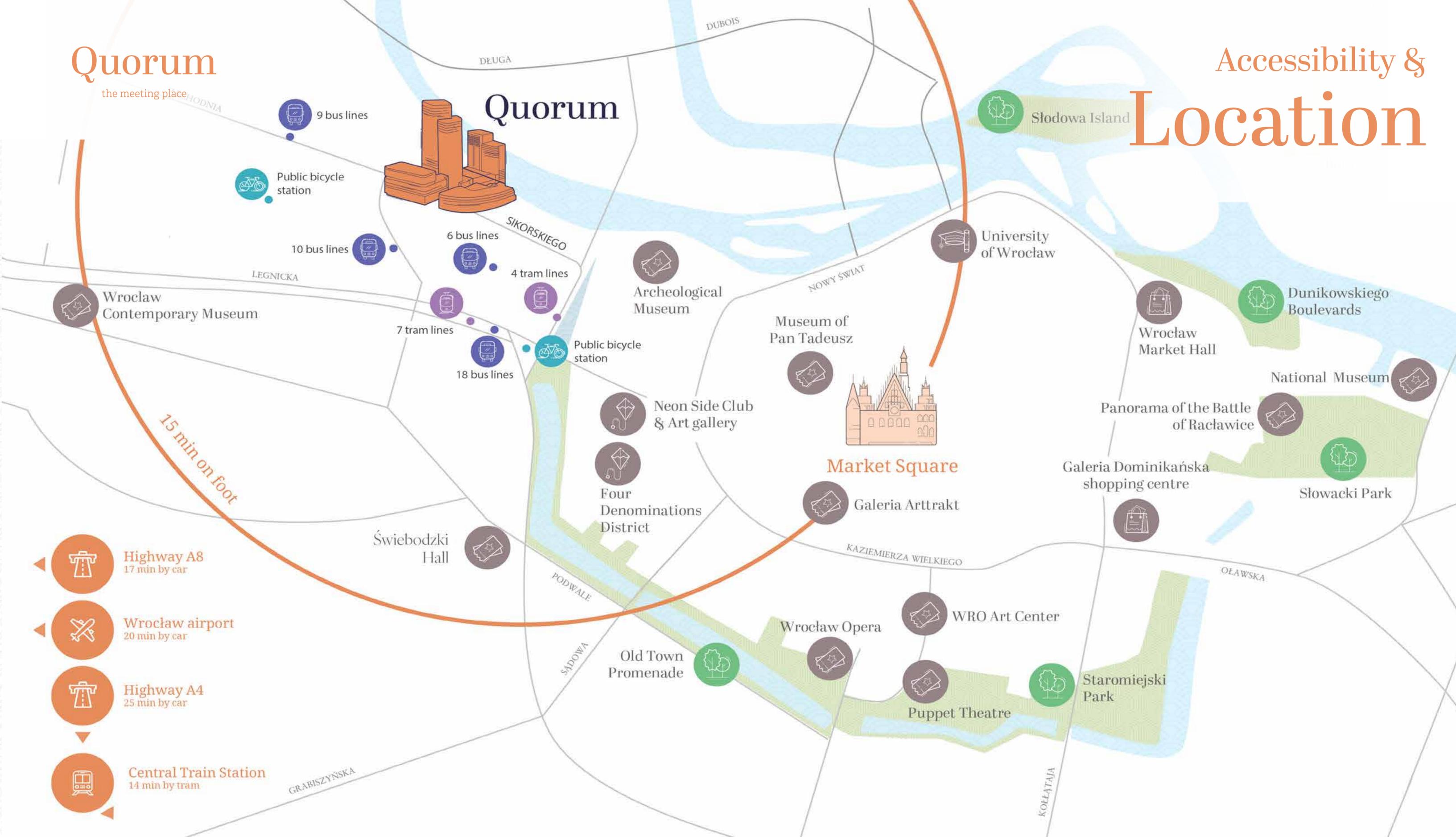


# Quorum

the meeting place

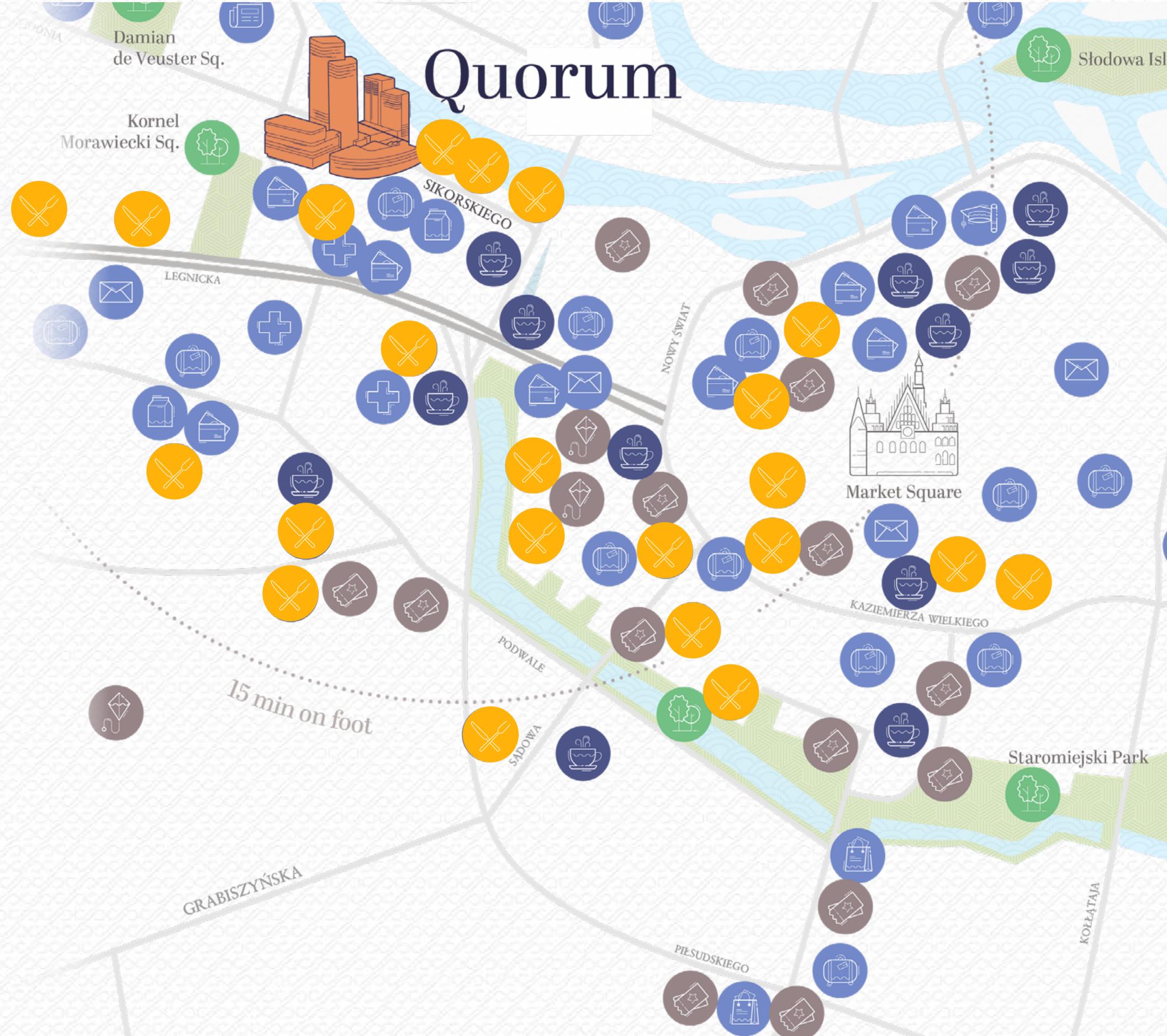
## Accessibility &

# Location



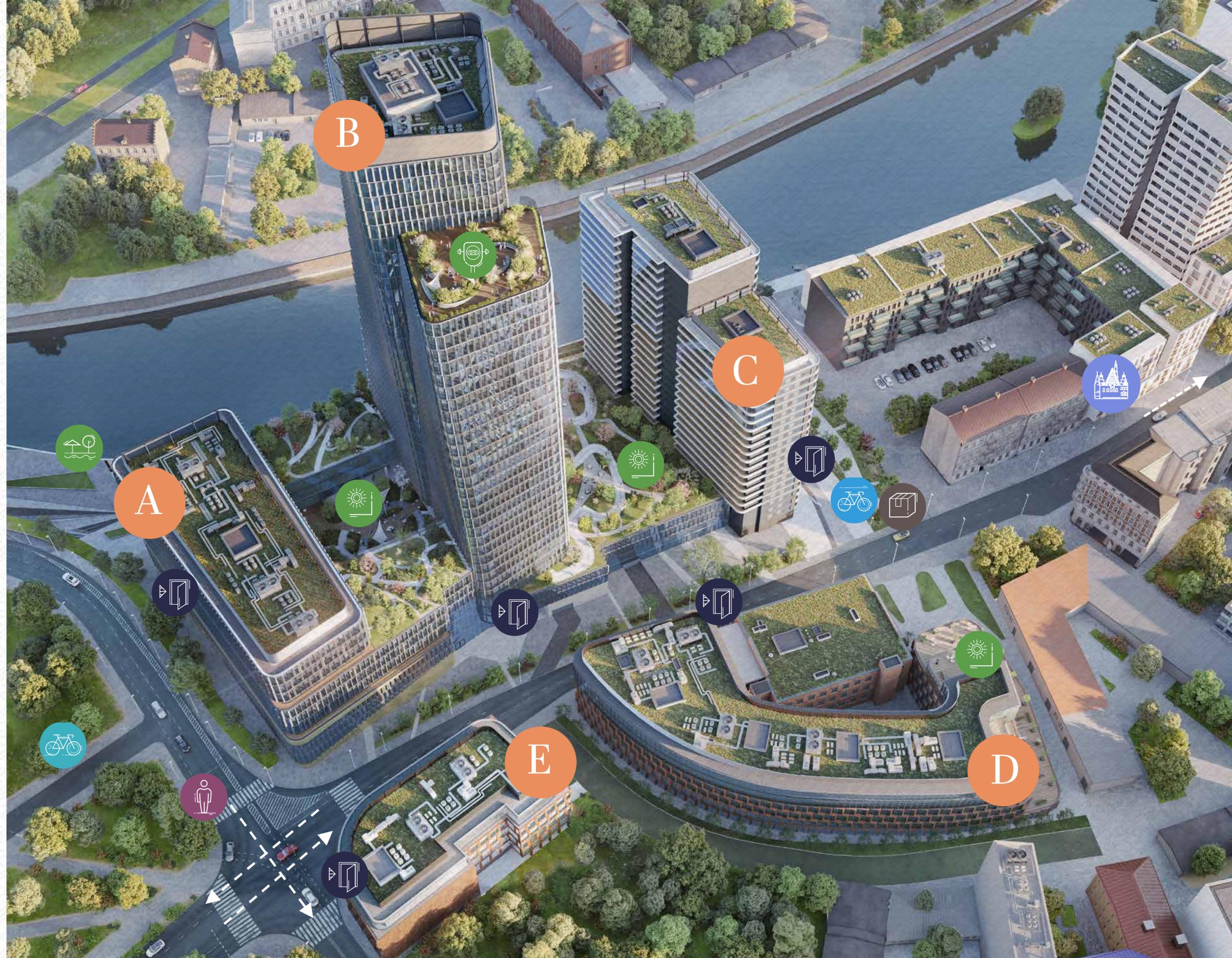
# Abundance of Amenities

- |   |                    |   |                           |
|---|--------------------|---|---------------------------|
|    | Restaurants        |    | Post offices              |
|    | Coffee shops       |    | Hotels                    |
|  | Recreation centres |  | News stand                |
|  | Cultural venues    |  | Grocery store             |
|  | Universities       |  | Medical centre & practice |
|  | Shops              |  | Parks & squares           |
|  | ATMs               |   |                           |



# 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



# 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

**18 183 m<sup>2</sup>**  
offices & services

12 levels

**4 853 m<sup>2</sup>**  
residential

5 levels

**16 231 m<sup>2</sup>**  
offices & services

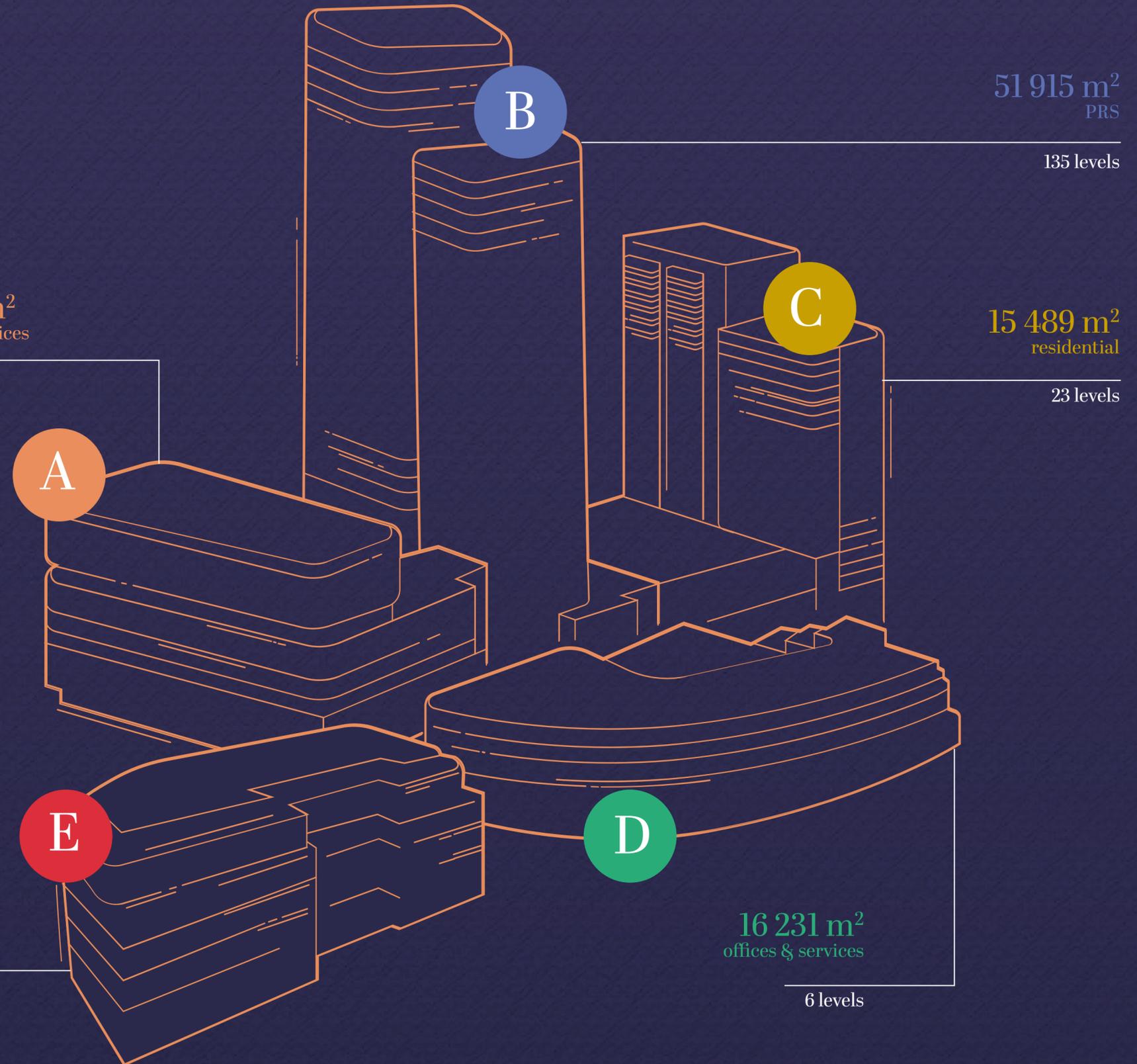
6 levels

**51 915 m<sup>2</sup>**  
PRS

135 levels

**15 489 m<sup>2</sup>**  
residential

23 levels



# Building A

18 183 m<sup>2</sup>

Residents of the  
Wrocław agglomeration

346 m<sup>2</sup>

total service area

6,57%

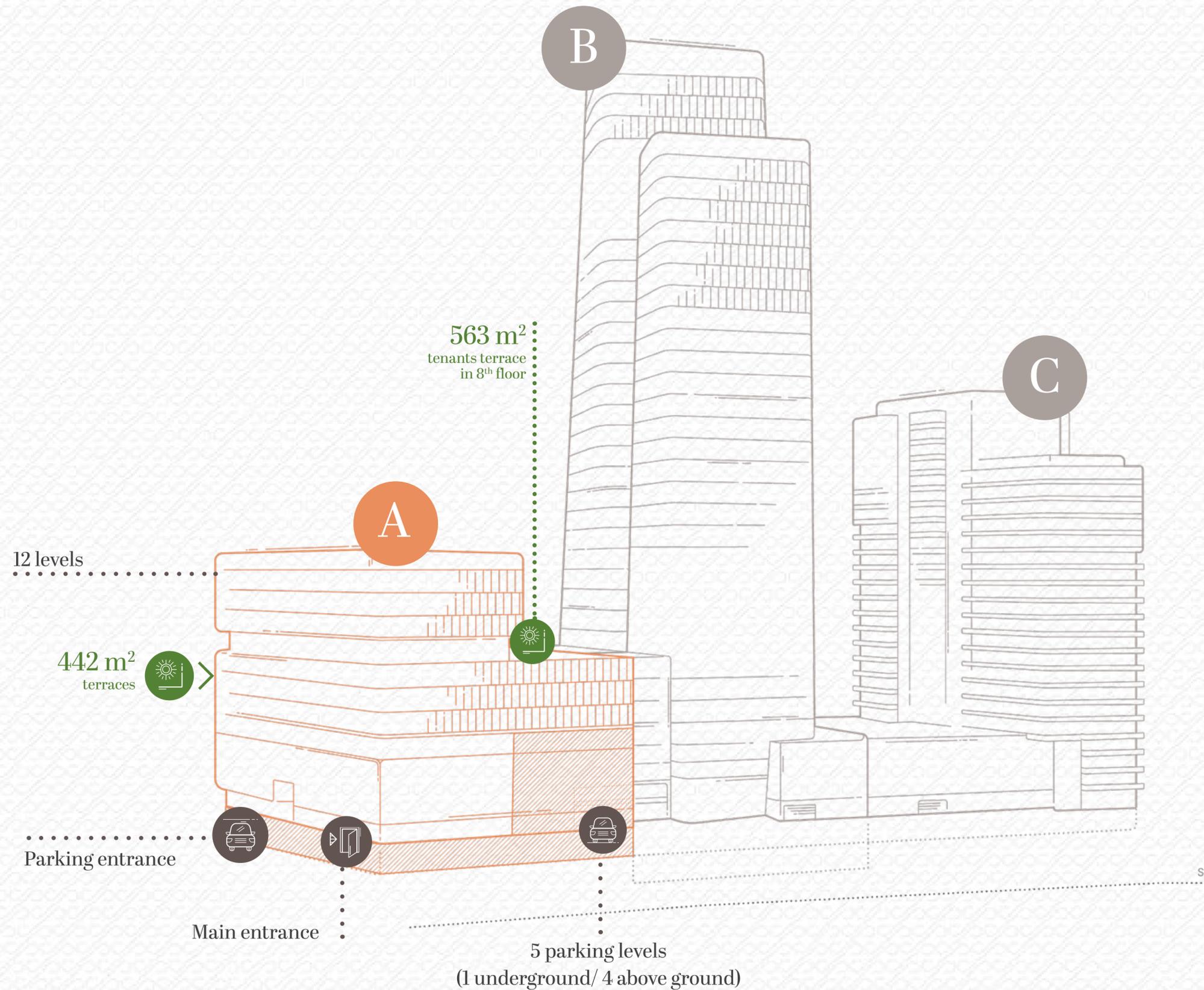
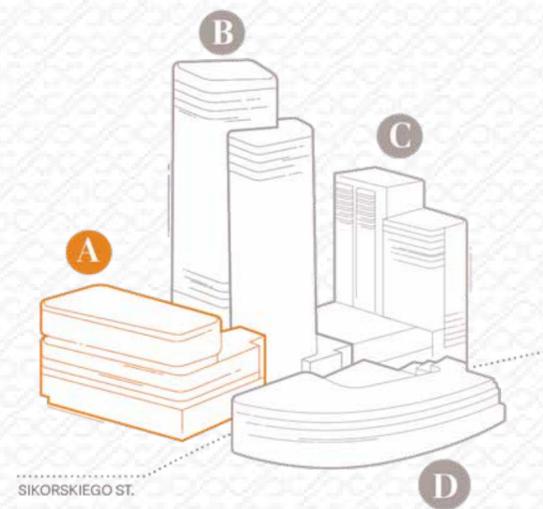
add-on factor

339

total parking spaces

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

total terraces



# Building A

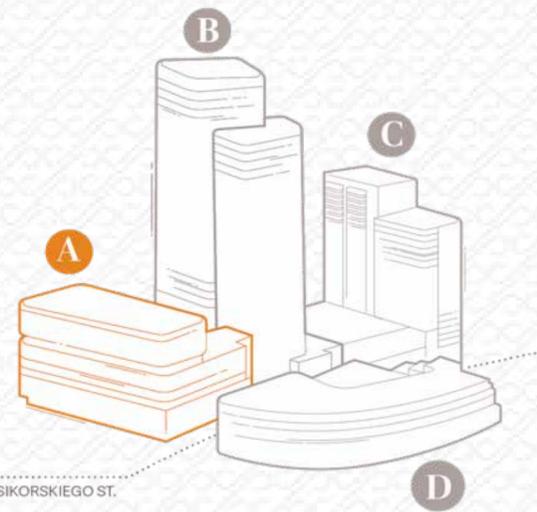
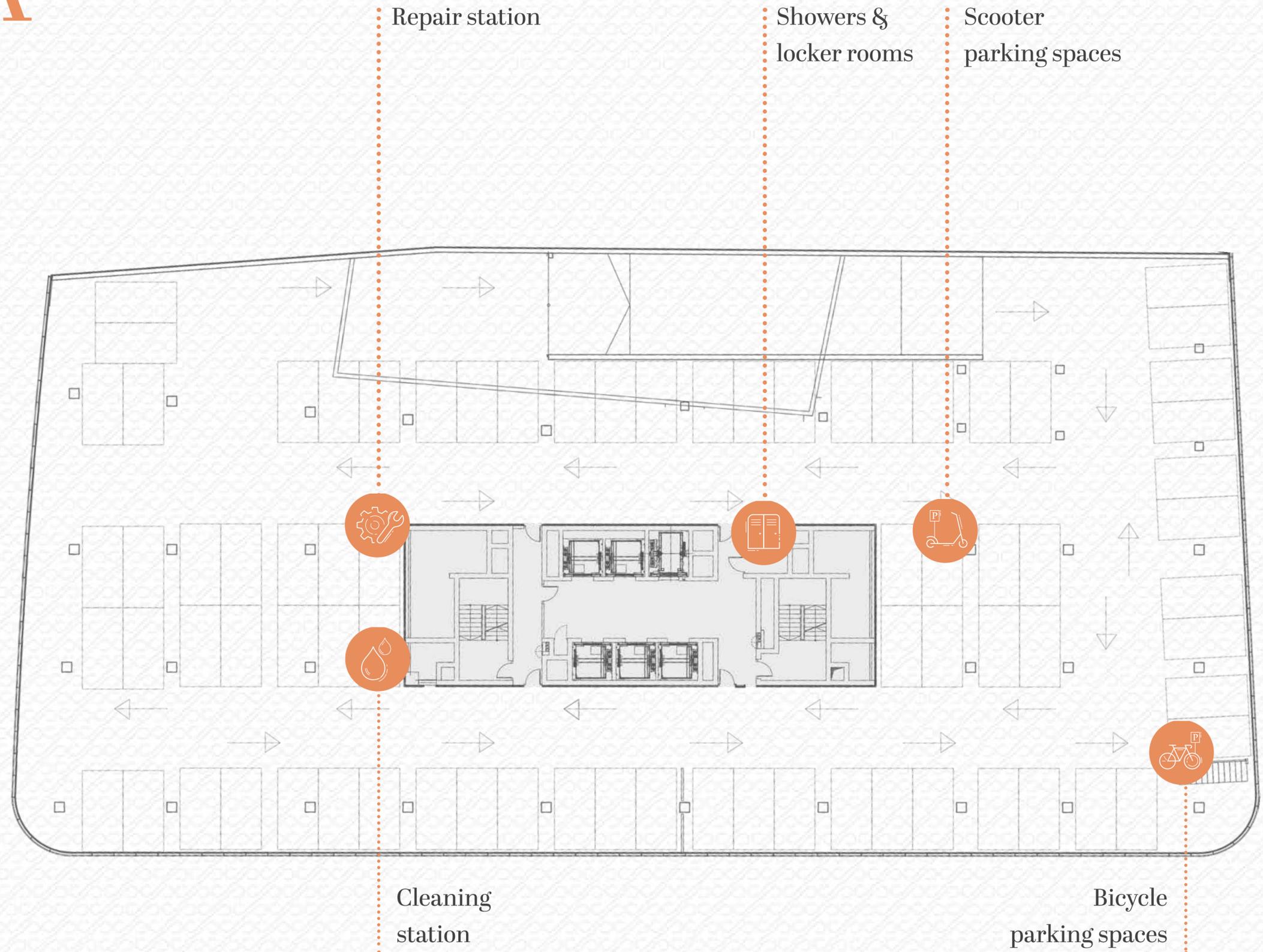
## Parking

339

parking spaces

50

bicycle parking spaces



SIKORSKIEGO ST.

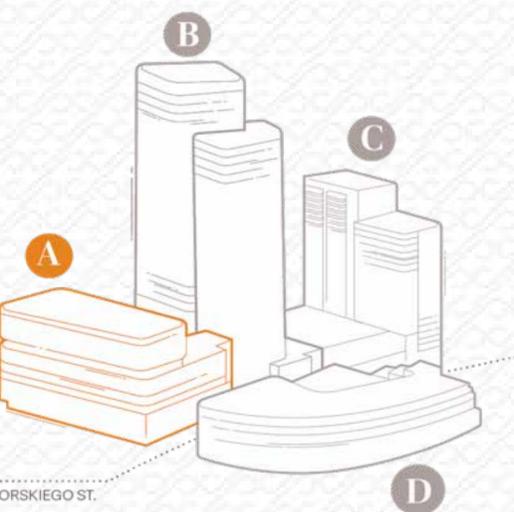
# Building A

## Exemplary office arrangement



7<sup>th</sup> floor  
2 458 m<sup>2</sup>  
gross office area

1 tenant



SIKORSKIEGO ST.

280  
work station



# Building A

## Exemplary office arrangement



7<sup>th</sup>

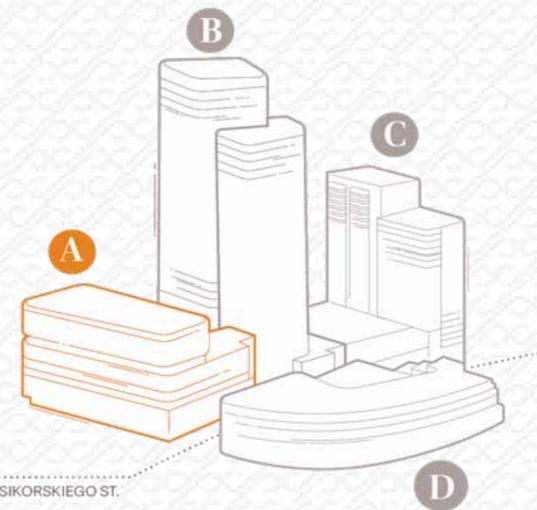
2 458 m<sup>2</sup>

floor

gross office area

4

tenant



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

71 work stations

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

55 work stations



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

47 work stations

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

66 work stations

# BUILDING B

51 915 m<sup>2</sup>

total GLA

2 637 m<sup>2</sup>

total service area

6,57%

add-on factor

582

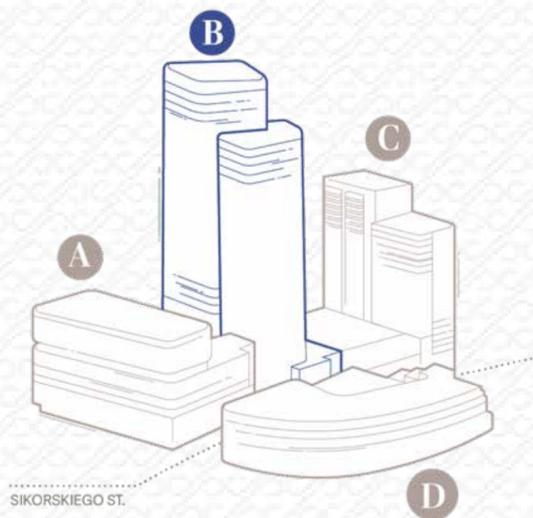
total parking spaces

3 800 m<sup>2</sup>

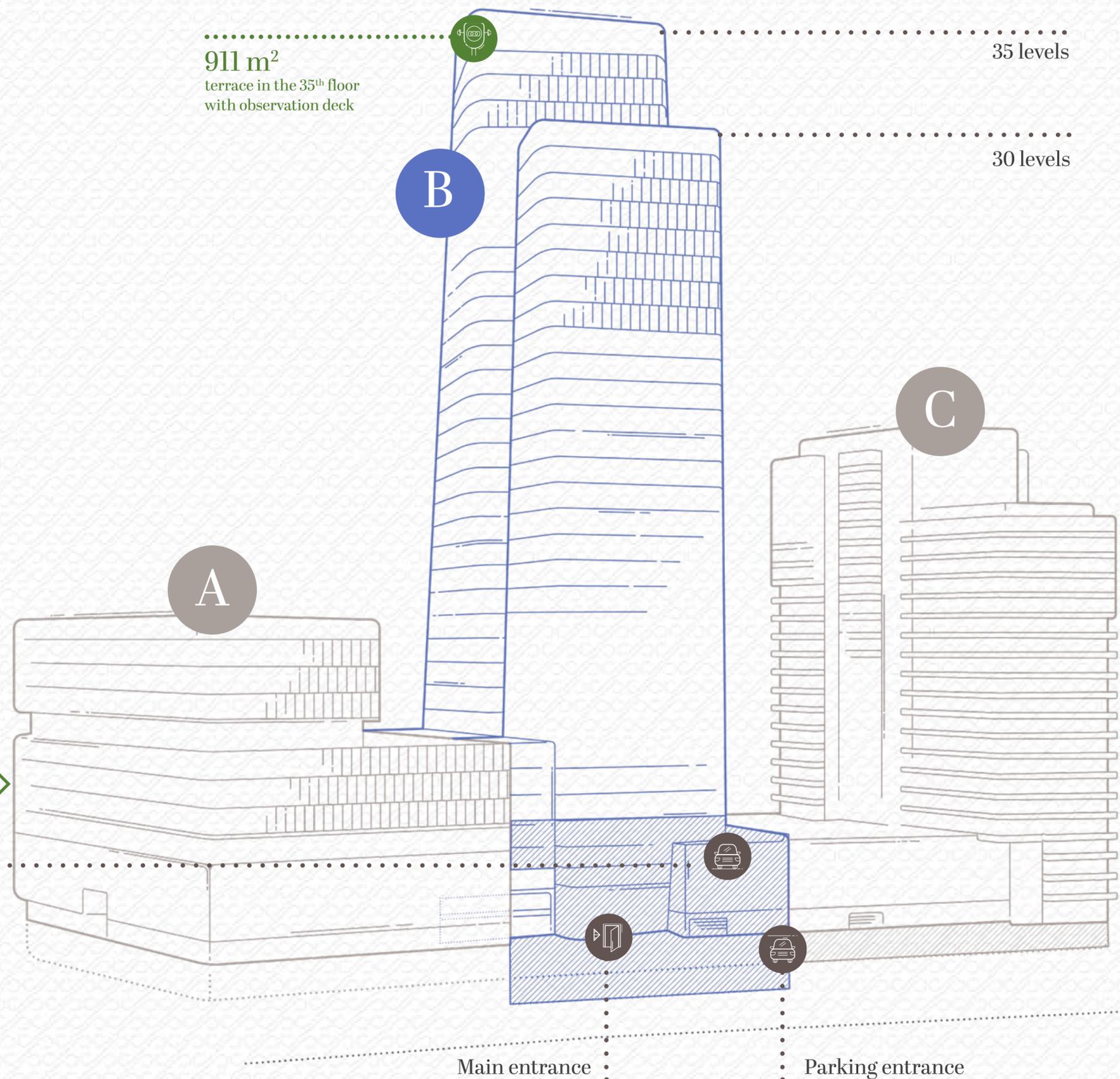
total terraces

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

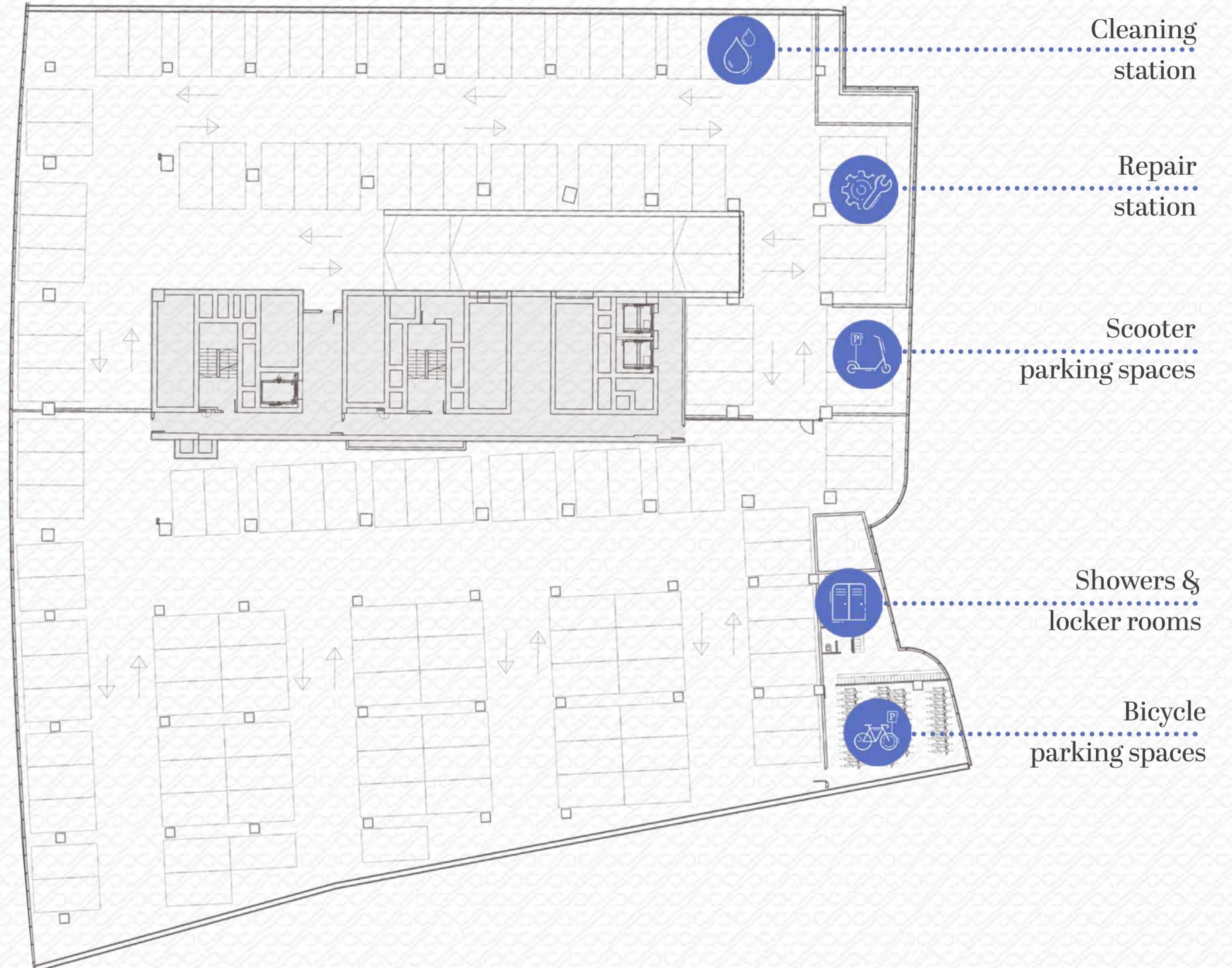
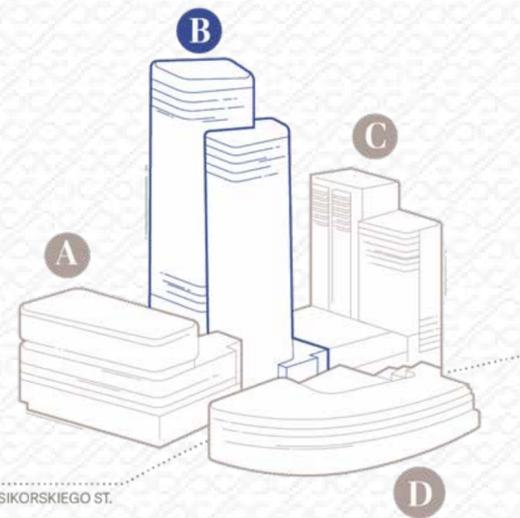
## PARKING

582

parking spaces

120

bicycle parking spaces



# Building B

Exemplary arrangement



18<sup>th</sup>

floor

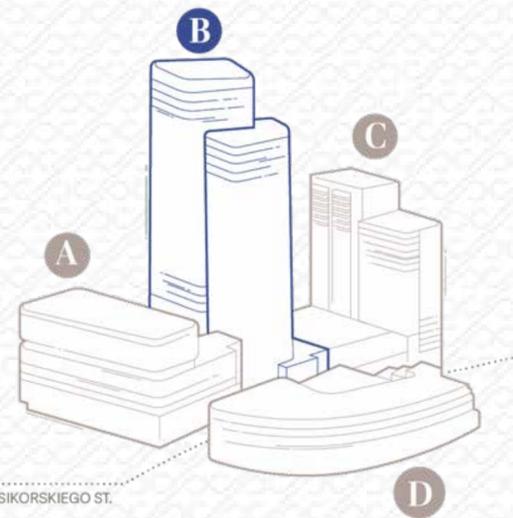
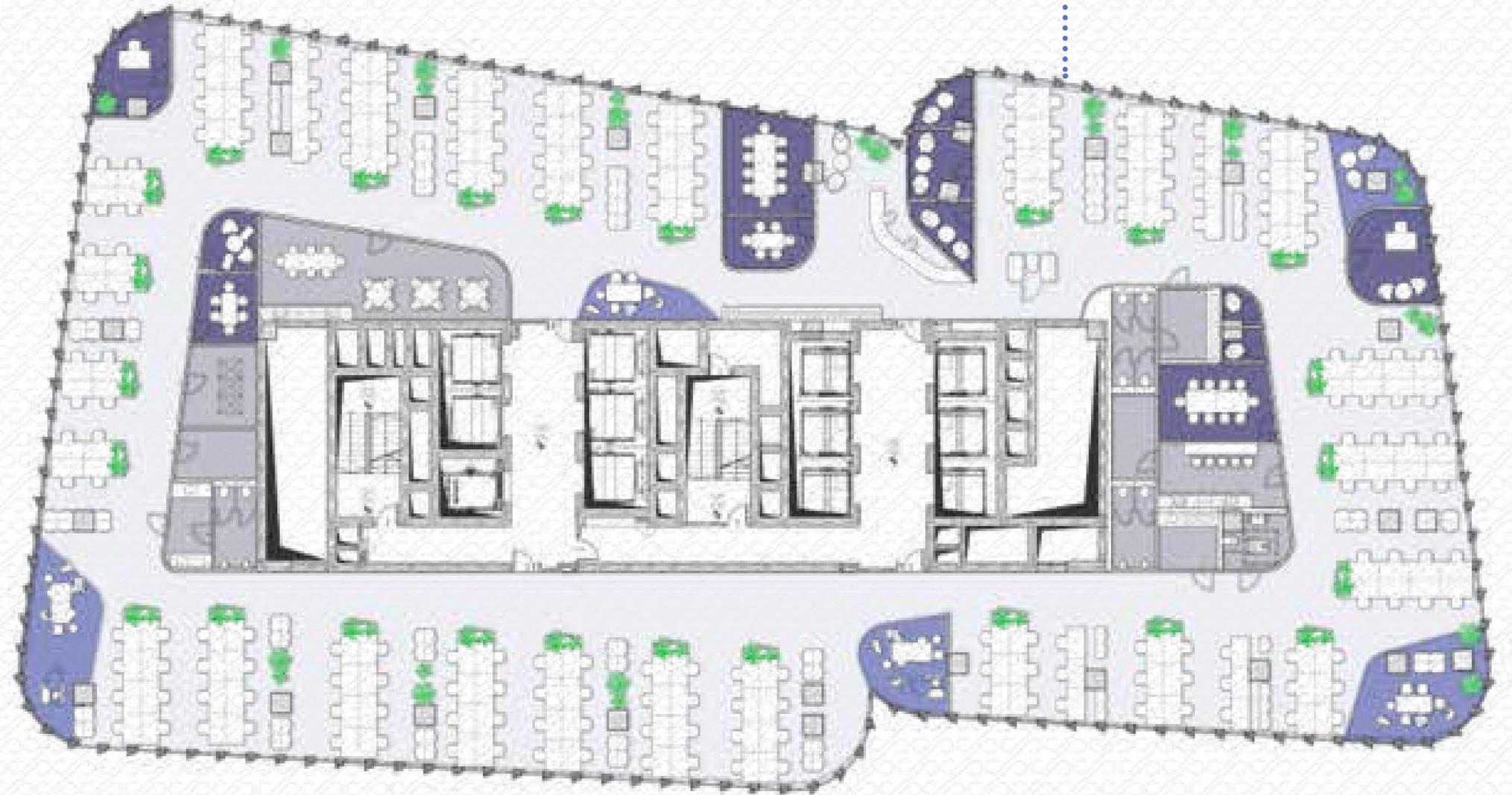
1 671 m<sup>2</sup>

gross area

1

tenant

196 work stations



# Building B

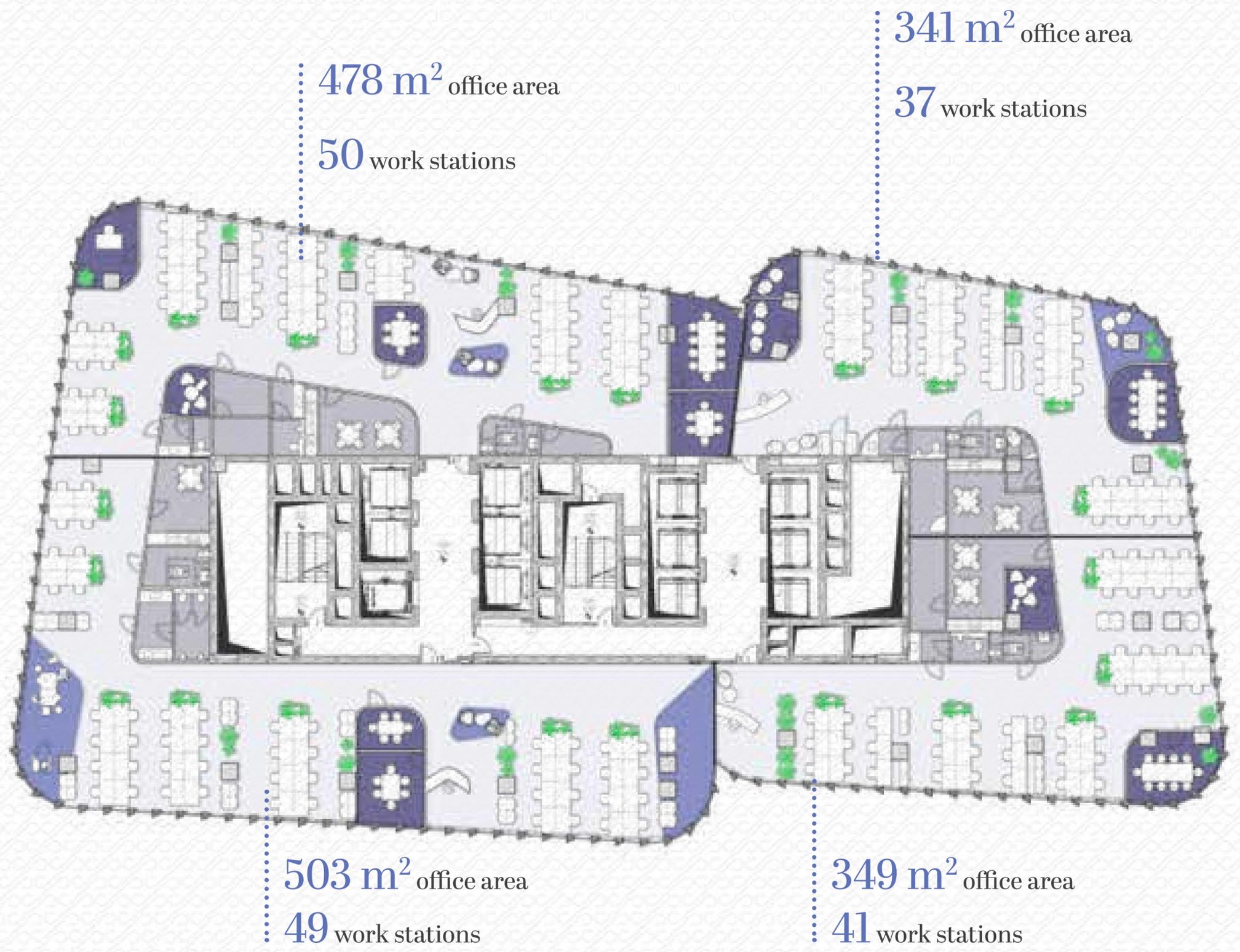
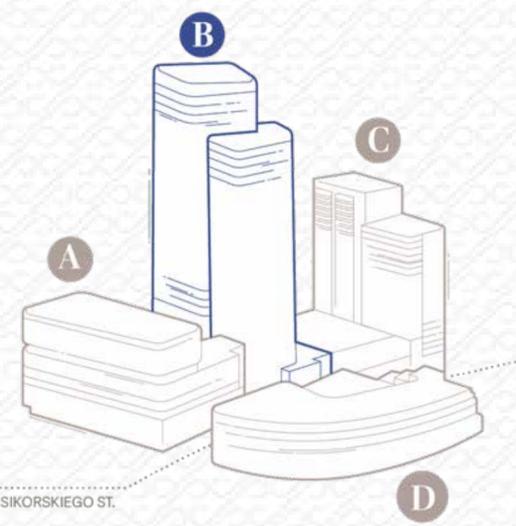
Exemplary arrangement



**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%**

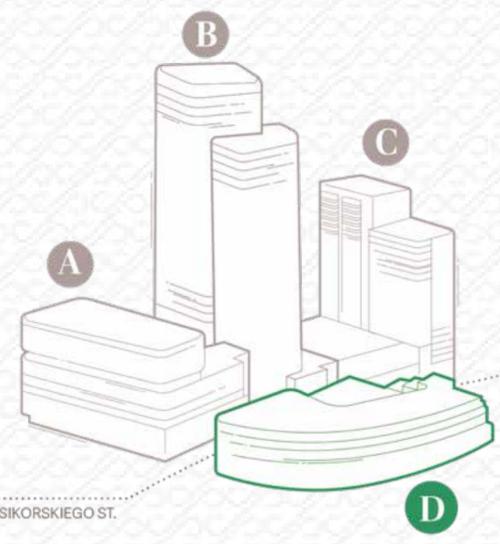
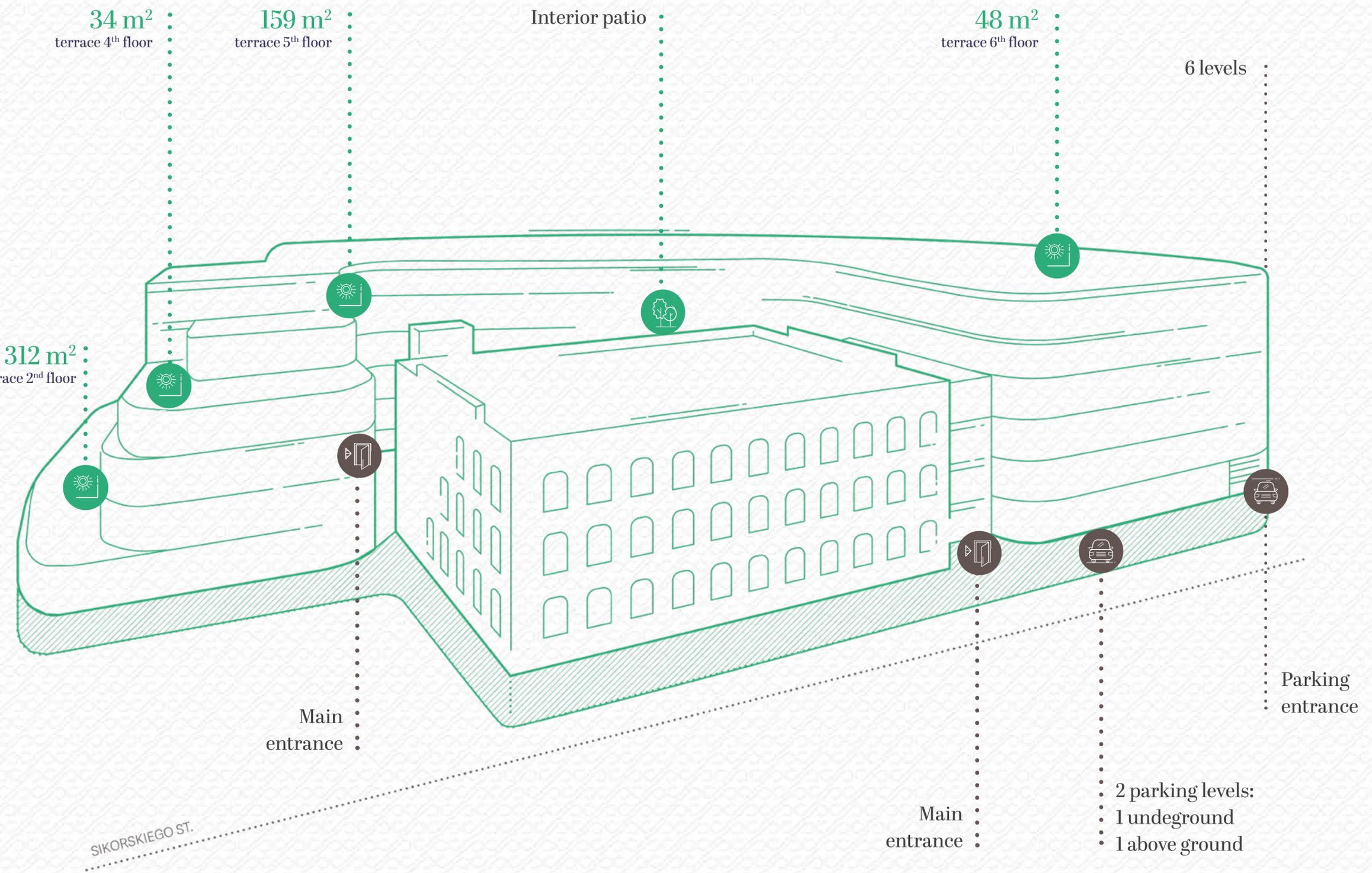
add-on factor

**222**

total parking spaces

**720 m<sup>2</sup>**

interior patio



# Building D

## Parking

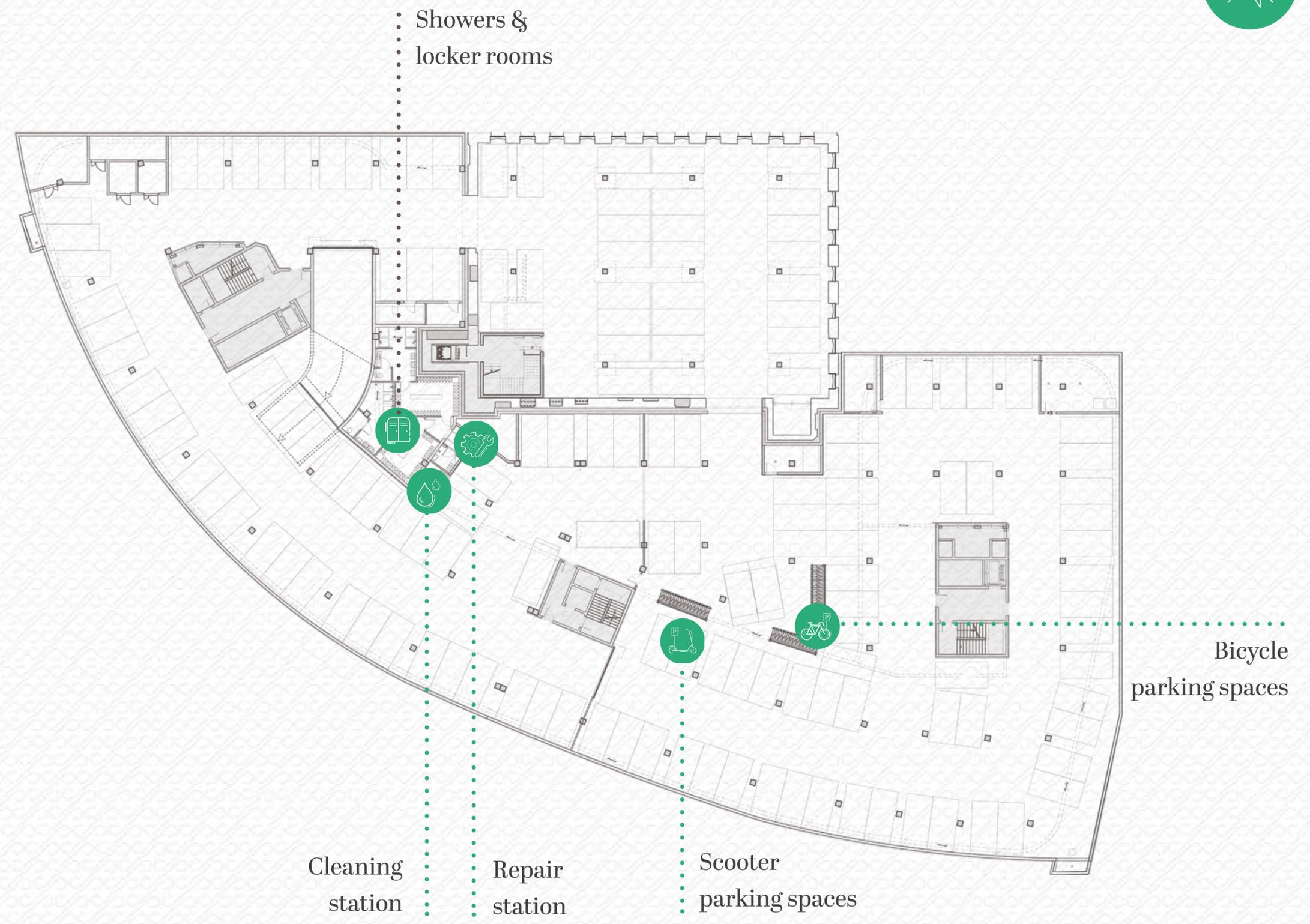
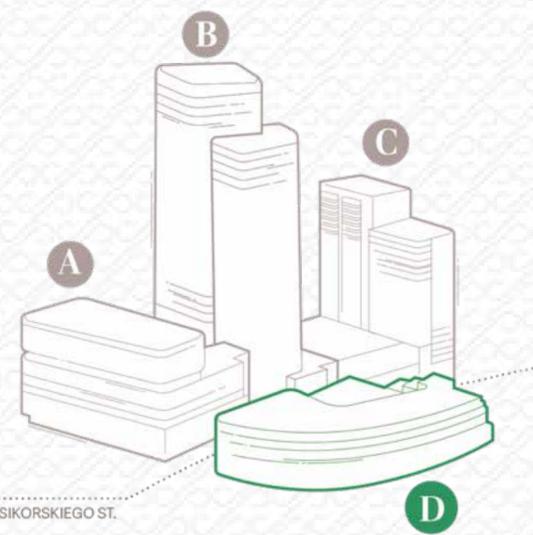


222

parking spaces

40

bicycle parking spaces



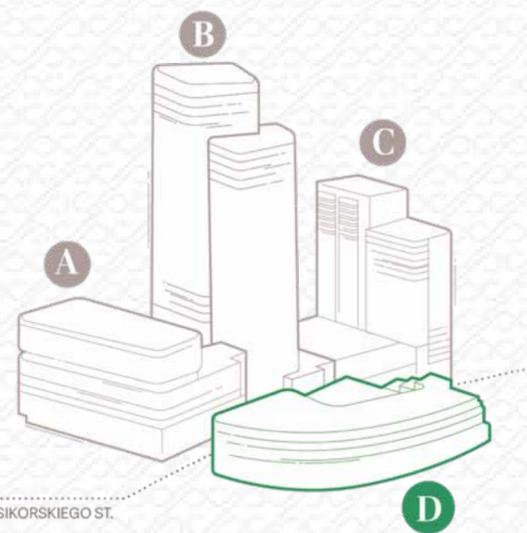
# Building D

## Exemplary office arrangement



**3<sup>rd</sup>**  
floor  
**3 789 m<sup>2</sup>**  
gross office area

**4**  
tenant



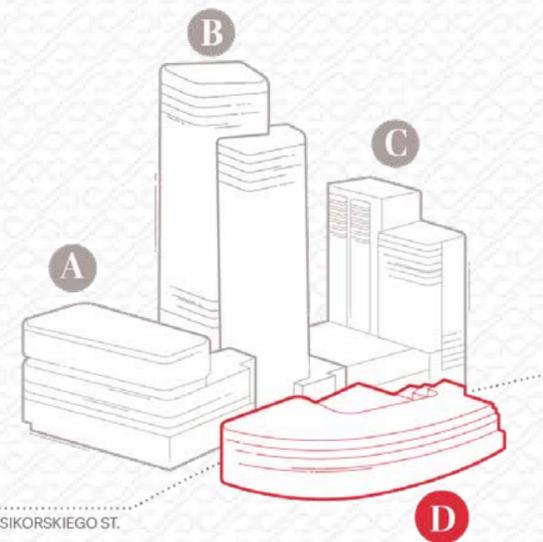
# Building D

Exemplary office arrangement



**3<sup>rd</sup>**  
floor  
gross office area  
**3 789 m<sup>2</sup>**

**1**  
tenant



# Building E

4 853 m<sup>2</sup>

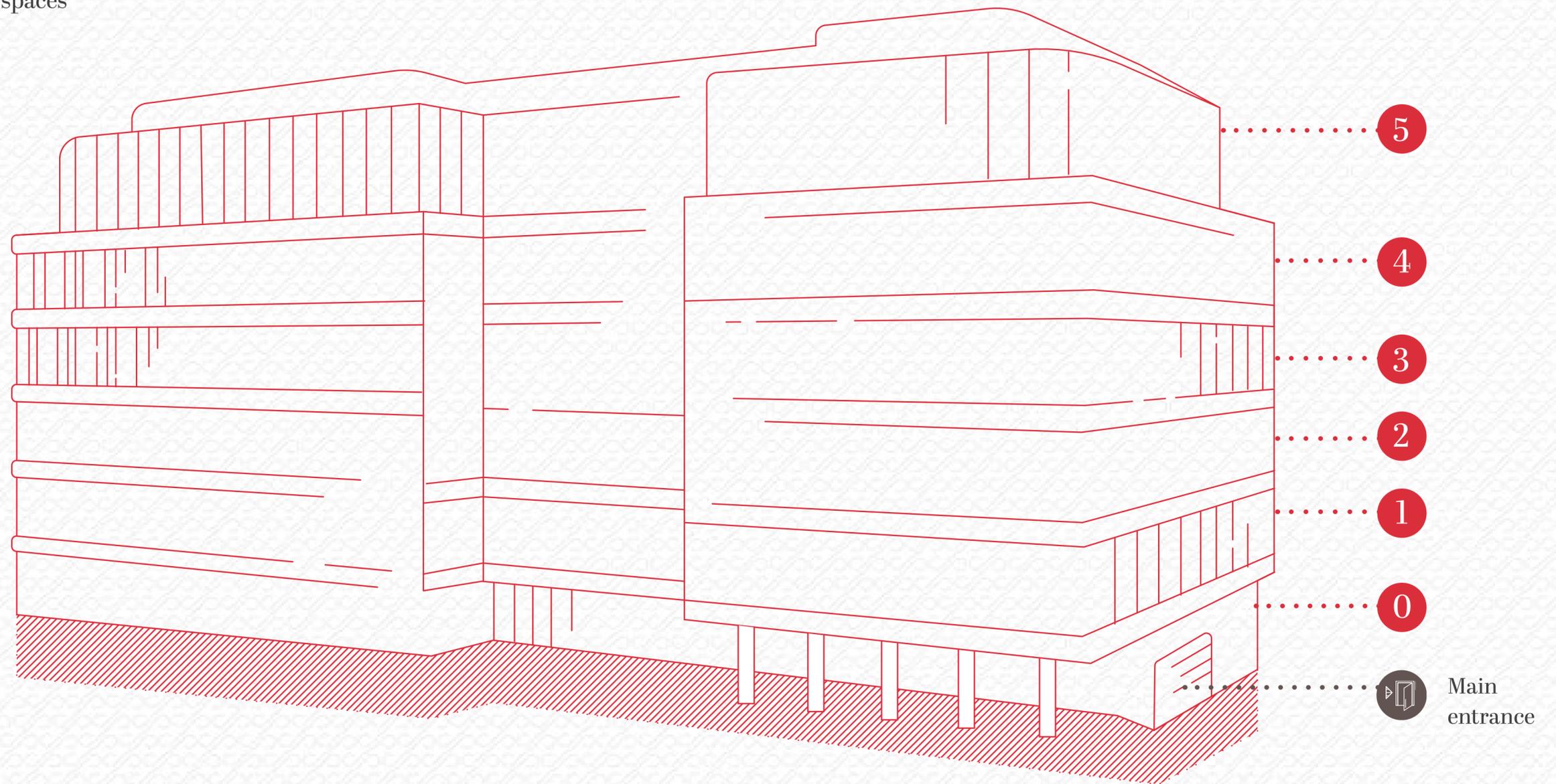
total GLA

70

total parking spaces

5,85%

add-on factor



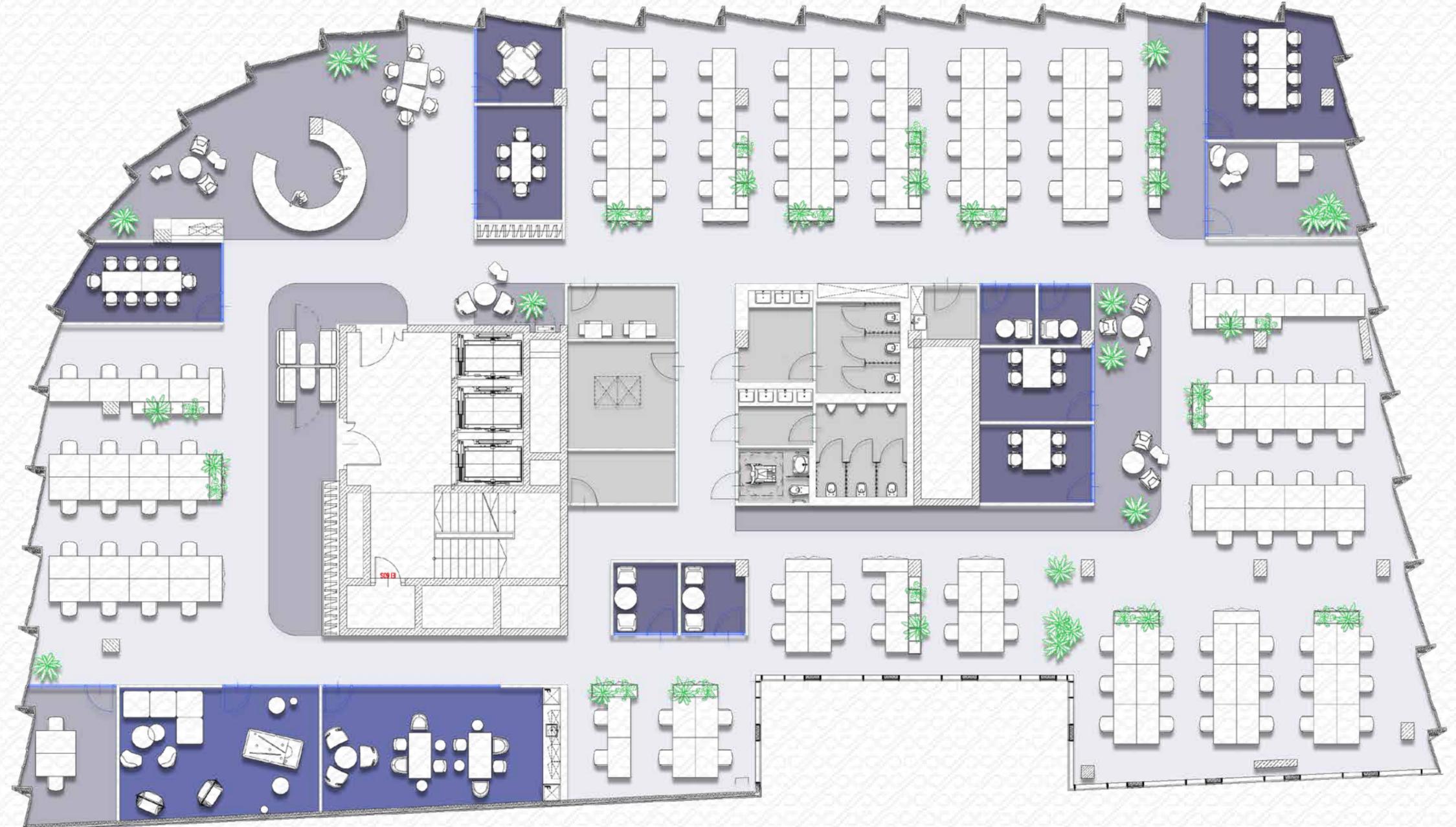
# Building E

Exemplary arrangement



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

1 1 126,7 m<sup>2</sup>  
tenant net area



# Efficient

## Lift system

### Building A

1 - lift lobby | 6 - lifts

### Building B

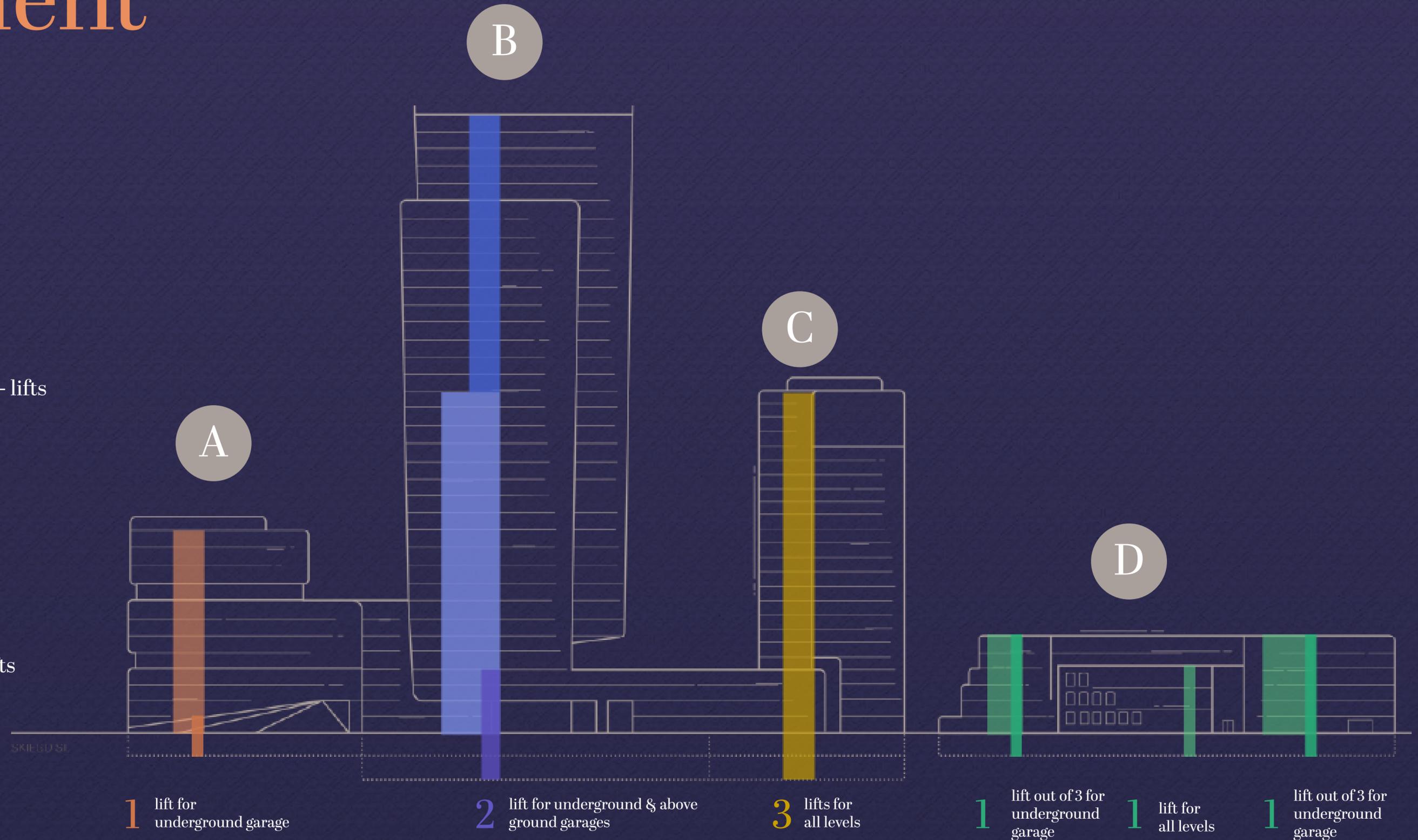
2 - lift lobbies | 12+2 - lifts

### Building C

1 - lift lobby | 3 - lifts

### Building D

3 - lift lobbies | 7 - lifts



# 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 m<sup>2</sup> of green terraces,  
4,513 m<sup>2</sup> open to the public



# Office Standard



Raised floors & suspended ceilings



Floor boxes



Structured cabling



Eye-friendly lighting



Tilt windows



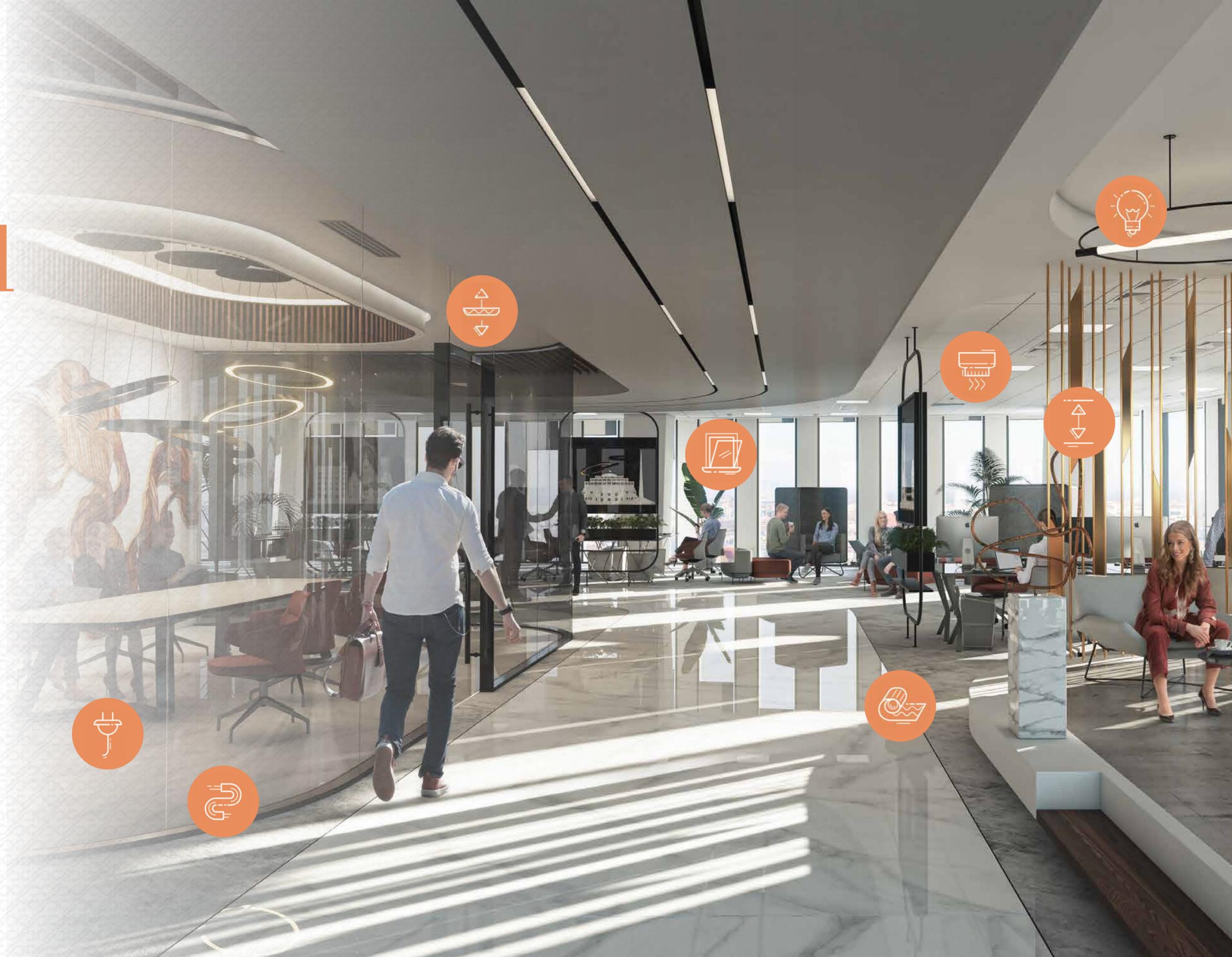
Smoke detectors



Carpeting



Clear ceiling height: 2,80 m



Quorum  
the meeting place

Modern  
Lobby



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

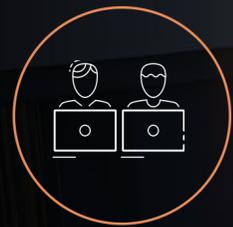
Space  
to relax



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*

Quorum  
the meeting place

Life at  
**It's best**

Quorum  
the meeting place



Quorum  
the meeting place

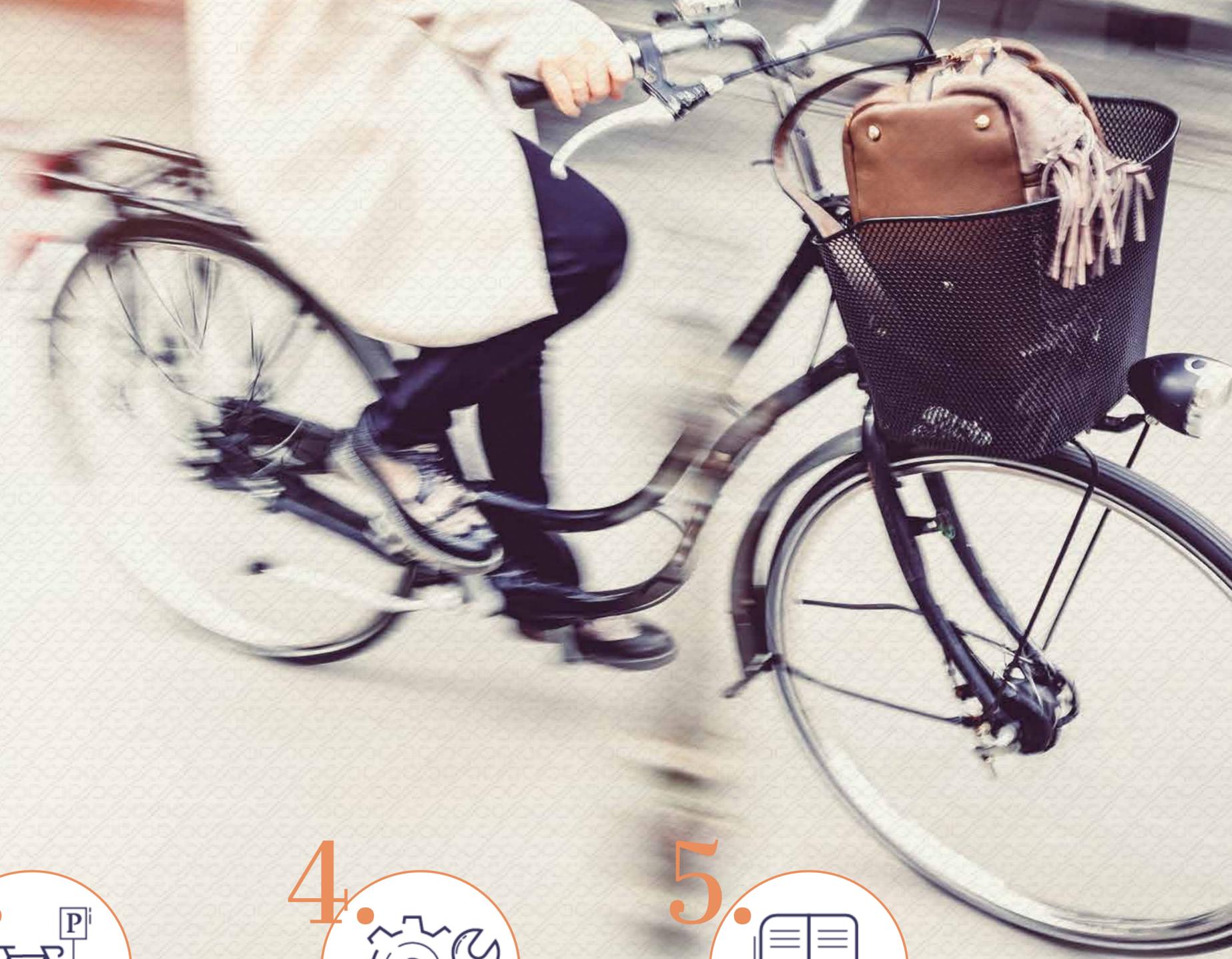


Quorum  
the meeting place



## 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 Quorum  
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 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



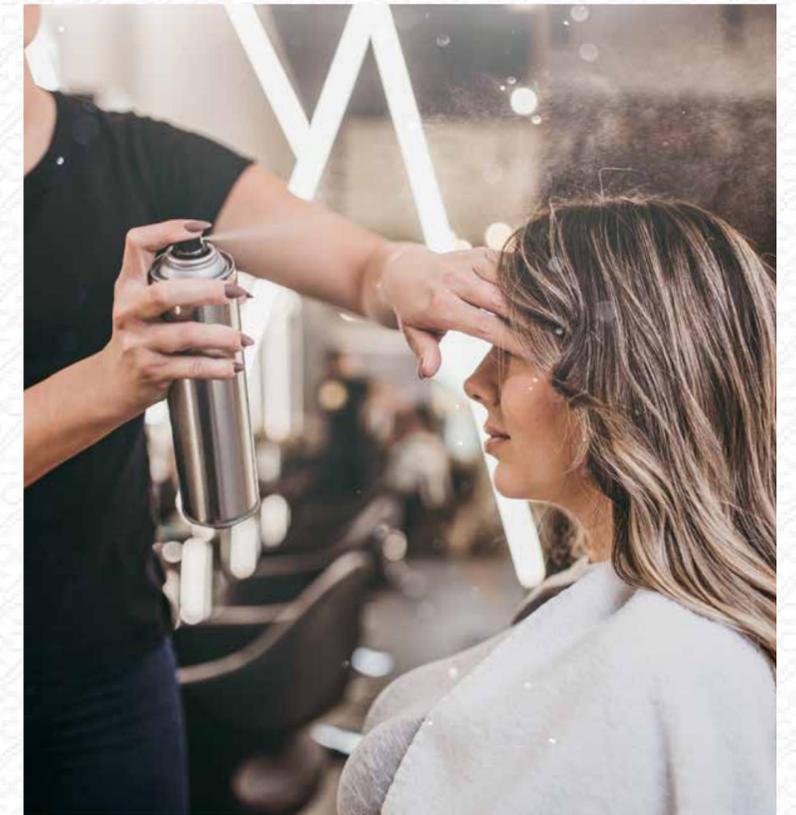
Florist



Post office



Collectomate parcel lockers



Quorum  
the meeting place

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.

Quorum  
the meeting place

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.

# 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

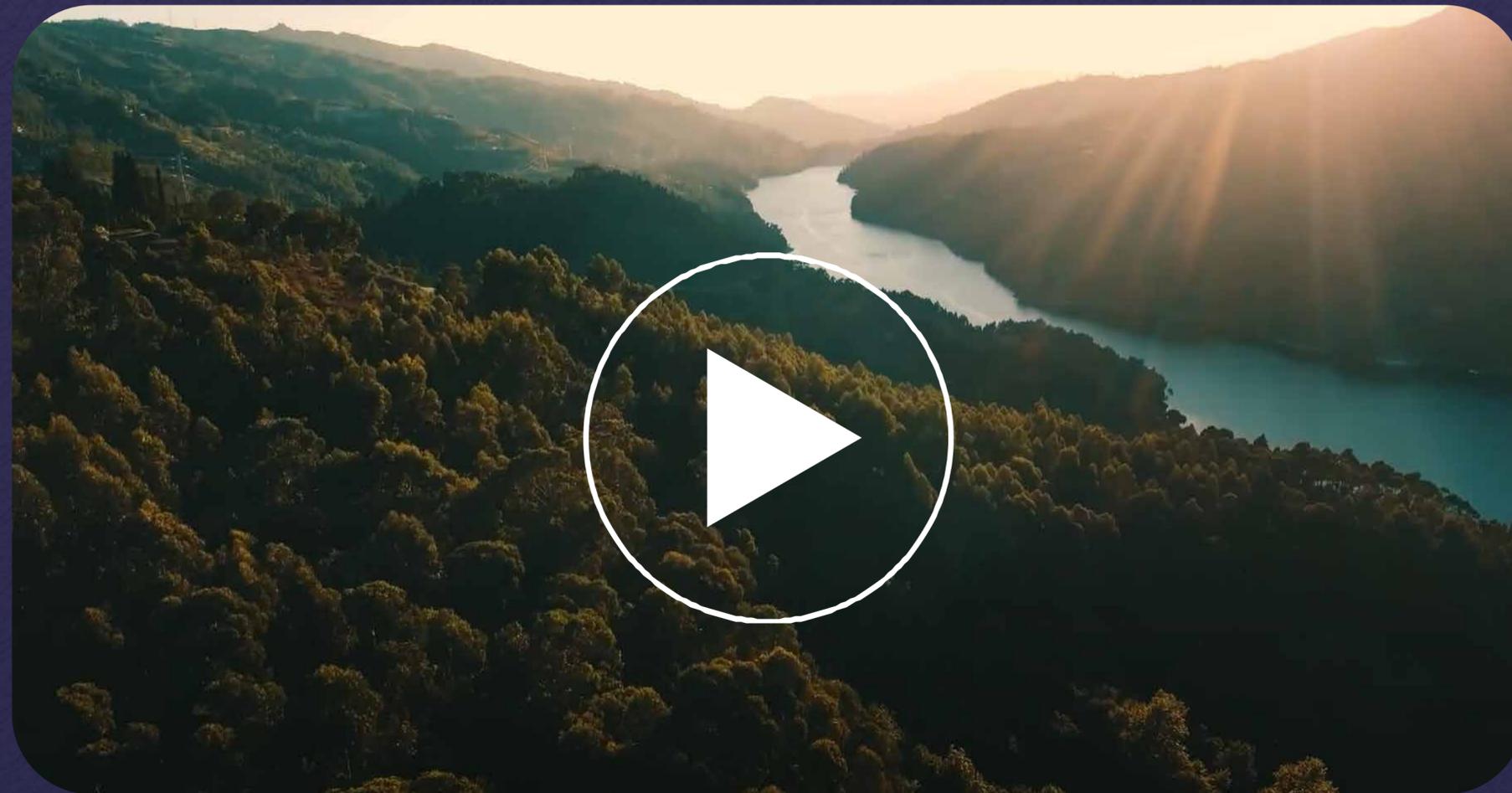
the meeting place

2025

ESG REPORT  
CAVATINA GROUP

Full Report

[click to learn more](#)



Watch our video

**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.

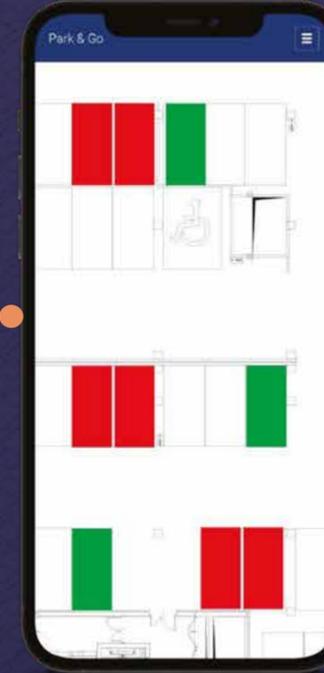


EASILY  
**Managed**

Basic



 Guest registration and visitor management

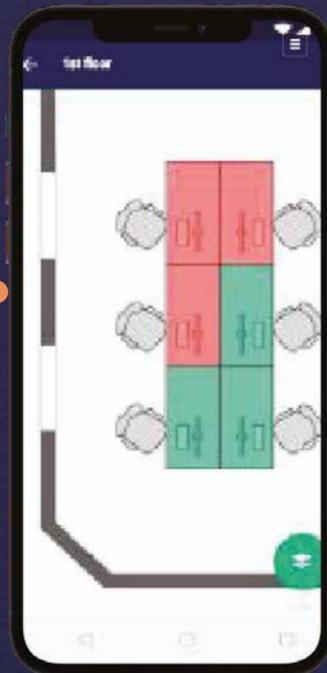


 Parking booking system



 Mobile remote access

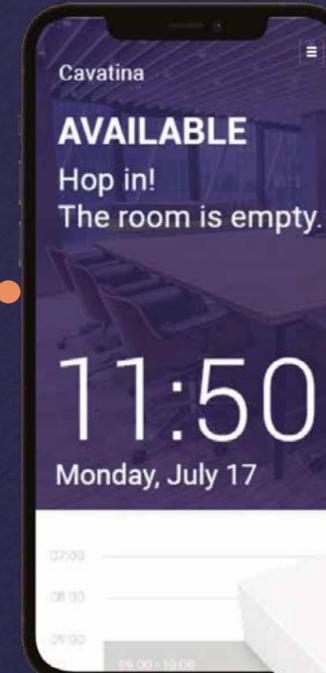
Additional



 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.





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



**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 HALL

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.



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