

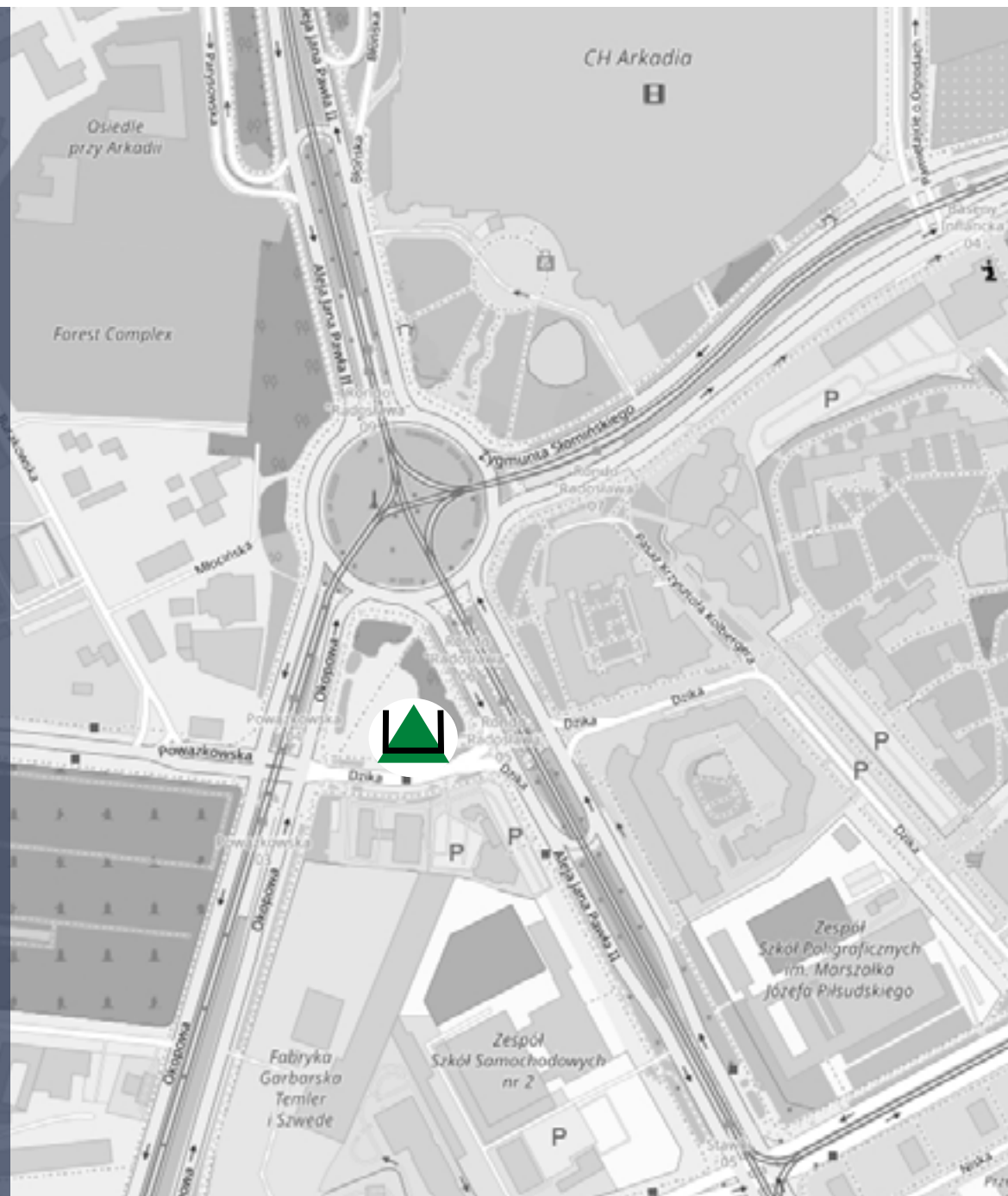
An architectural rendering of the Babka Tower II, a modern skyscraper with a glass and metal facade. The building features a prominent, angled section with a grid-like structure. The image is set against a blue sky with light clouds. In the foreground, there are trees and a street with some figures. A dark diagonal band runs across the lower right portion of the image, serving as a background for the title text.

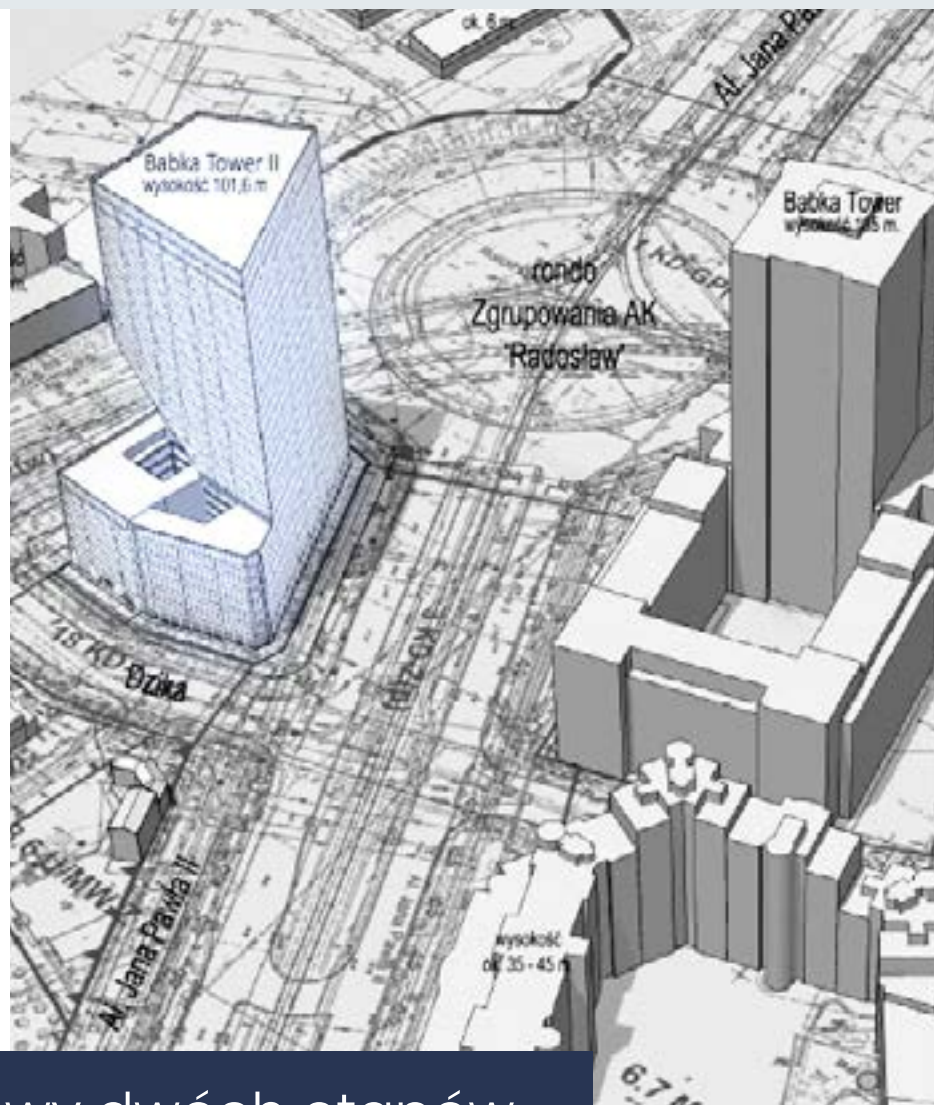
Babka Tower II

Warsaw, Jana Pawła II avenue/ Okopowa street

LOCATION

- Central borough of Warsaw/Śródmieście
- Excellent visibility and accessibility
- Very well connected facility, between important streets Jana Pawła II, Okopowa and Słomińskiego
- Quick access to major exit routes and expressways, including S7 and S8
- International Warsaw Chopin Airport at a distance of ca. 10 km
- Dworzec Gdański Metro Station and Dworzec Gdański Railway Station 1 km away
- Direct neighbourhood of CH Westfield Arkadia (210 shops, 38 restaurants and cafes)
- Old Town 3 km away





Koncepcja zabudowy dwóch etapów



usable area of
42 785 sq.m.

Stage I - 4 800 sq.m.

Legal status: Valid building permit
7 floors above ground
Maximum building height of 29.6 m

Stage II 37 985 sq.m.

Tower part - 27 floors above ground
Dominant height of 99 m



INTENDED USE OF THE BUILDING

The project provides for the construction of an office building in a contemporary Warsaw standard. The facility will be built to create an effective and flexible work environment.

Multi-space garages for cars, a bicycle parking, changing rooms and washrooms for cyclists, and technical rooms are planned on four underground floors.

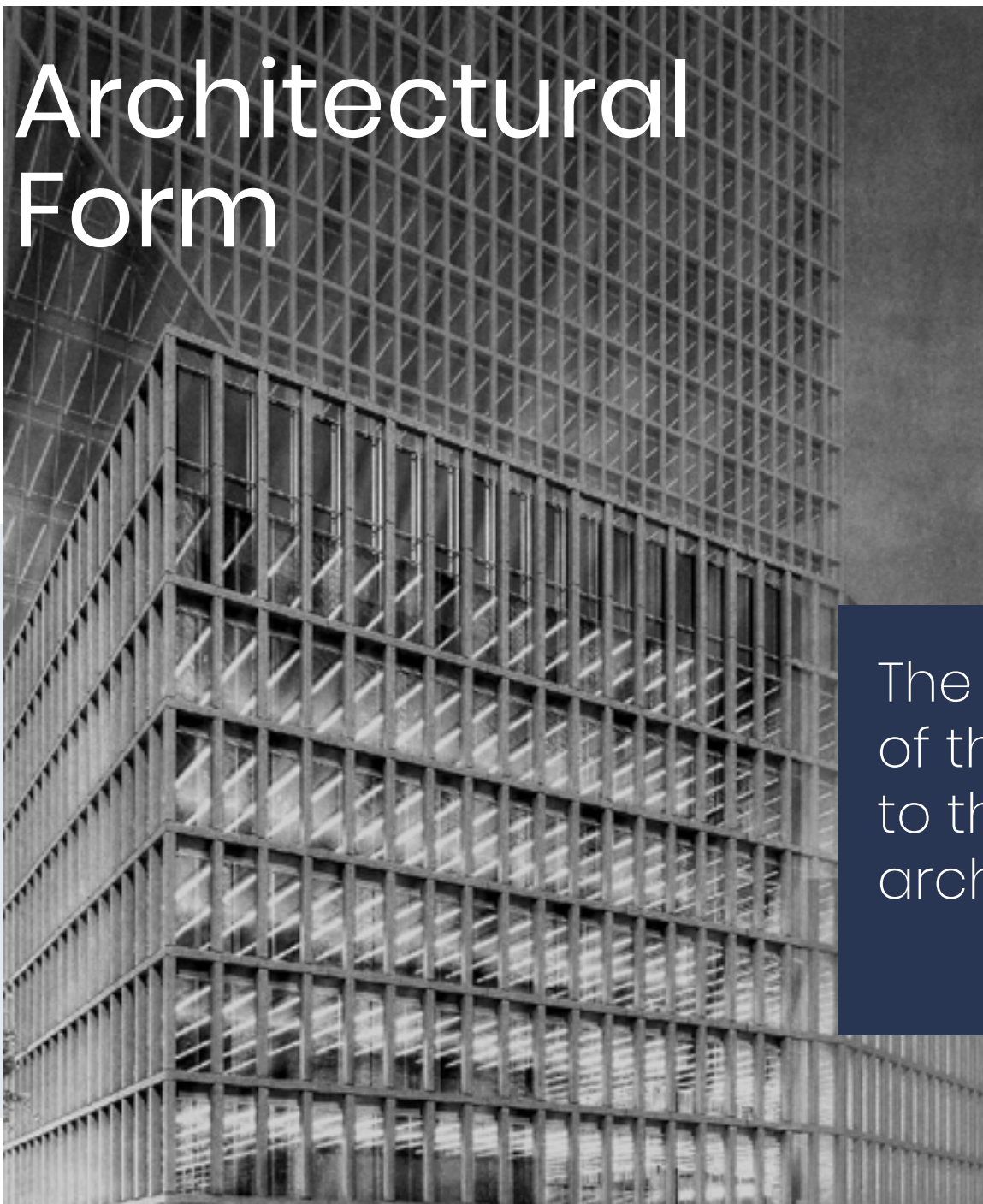
The ground floor constitutes mainly of the entrance hall space that will serve as a public pedestrian passage and a place for unofficial meetings over coffee.

On the upper floors, there will be universal office spaces arranged around a patio and communication/service areas with passenger lifts, toilets and social rooms.

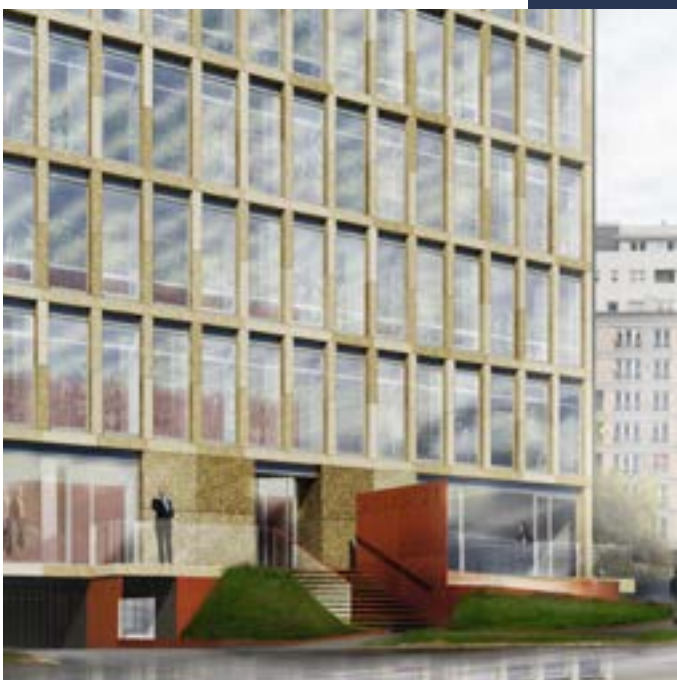
Architectural Form

The building will be very well lit thanks to the use of large glazed window wall surface.

The geometric shape of the building refers to the classic Warsaw architectural forms.



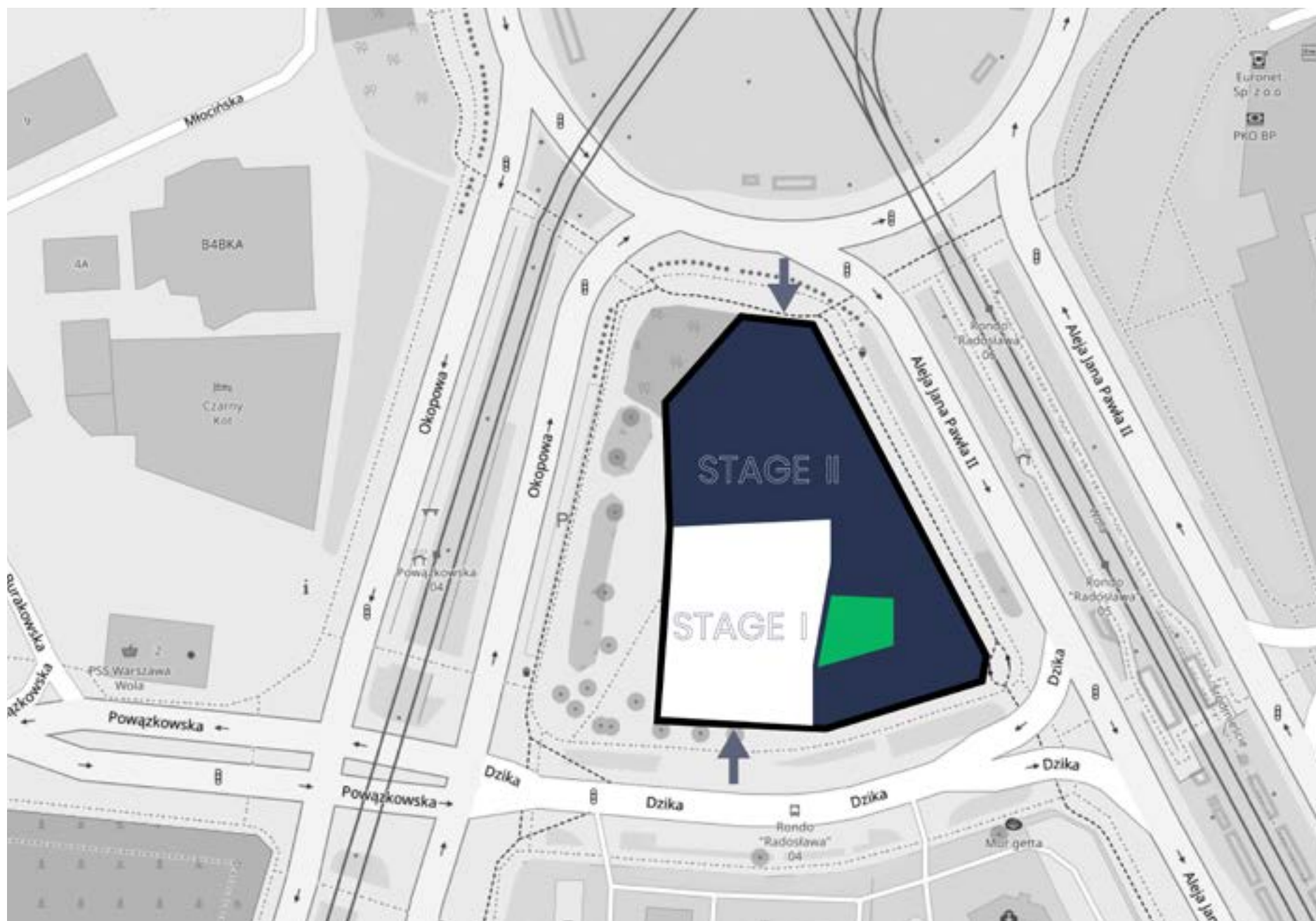
Stage I

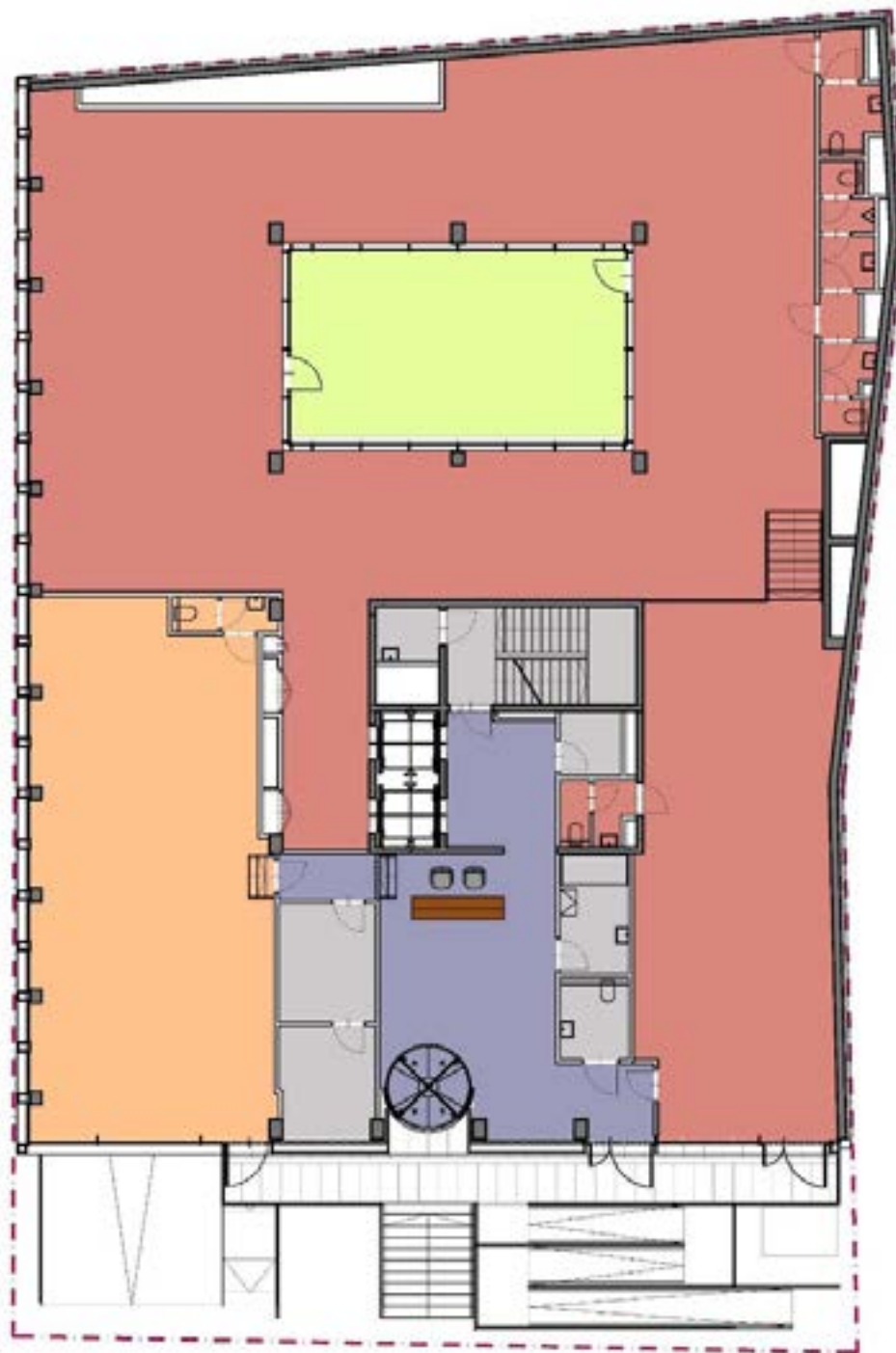


- A+ class building
- BREEAM certificate at the Very Good level
- 7 floors above ground
- 4 underground floors - 71 parking lots
- Bicycle parking - 14 lots
- Functional layout will allow to plan open-space workplace as well as traditional offices
- Building accessibility for the disabled
- Modern form and architectural detail
- Representative entrance area
- Green patio inside the building

Standard Techniczny

- Monitoring
- 24-hour security
- Access control
- Air-conditioning and ventilation
- Suspended ceilings
- Smoke detectors
- Tilt windows
- Structured cabling
- CCTV
- Technical floors
- Independent, back-up power source
- BMS building automation and management system integrated, among others, with:
 - utility usage measurement and leakage control systems,
 - external and internal lighting control,
 - ventilation, air conditioning and heating,
 - stability control of IT and electrical systems,
 - monitoring with access control,
 - external blinds control,
 - outdoor plant watering system.





In the central zone of the building, a green patio was designed to light up office hallways on above-ground floors. The patio will be accessed from the ground floor level. The space will be arranged to create an island inside the building composed of decorative greenery with perennial plants and meadow grass, providing a unique atmosphere.

A representative entrance zone and underground garage entrance will be from the street Dzika.

STAGE I GROUND FLOOR PLAN

STAGE I TYPICAL FLOOR PLAN

surface from 665
sq.m. to 705 sq.m.





WAN SA

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