



Warsaw, 10<sup>th</sup> April 2019

Press release:

## **A SPECTACULAR LOBBY AND THE SPANISH STEPS SKYLINER RISES FURTHER UP**

**An open-spaced and fully glazed main hall with a height of 16 meters, spread out between large columns, and the grand “Spanish steps”, whose design was inspired by the famous Spanish steps in Rome, are the elements, owing to which the entrance area to Karimpol’s Skyliner office building, currently being built at Rondo Daszyńskiego in Warsaw, will look absolutely stunning.**

The entrance hall of Skyliner will be four floors high, glazed and surrounded by a colonnade of 16-meter high columns, forming the arcade on the north and west side of the building. A strong architectural element of the lobby are the so-called “Spanish steps”, connecting the inside of the hall with an external public passage. The stairs will go through the façade, connecting the ground floor with the first floor, both inside and outside of the office building. They will not only serve as a traffic route, but will also include seating areas and greenery, creating a sort of an informal meeting place.

*– This will be a vibrant public space, where people will be eager to spend time. The lobby, depending on the occasion, will serve as a café, a spectacular fashion show location, a theater where performances and movies are shown, or an art gallery. We include a whole range of public services in the design of this place. The accessibility of the building is a very important element of the entire project for us – says Michał Sadowski from the APA Wojciechowski architectural office.*

What differs Skyliner from the other office buildings is its horizontal division into two structures – a 16-meter high platform and a tower. The spaces of repetitive floors (located above the platform) were designed without columns inside the lease areas and in the corners, so that the future tenants will be able to plan their offices more freely and efficiently. Moreover, the glass façade with the highest thermal and acoustic parameters will impress with its minimalist style and proportions.



Last year, the construction works of underground storeys of Skyliner were completed as planned. At present, the 9<sup>th</sup> floor out of 44 floors of the building is being built.

*– The progress of the works can now be seen with the naked eye, and every week there is another floor coming up, until the building reaches the target height of 195 meters. The assembly of the façade elements has also begun. At the moment, these works concern the building's lobby, but soon the contractor will start mounting the façade on the office floors, which will give us a small glimpse of the final look of the tower. In over 20 years of Karimpol's history in Poland, this has been definitely the most interesting and exciting project*  
– says Jarosław Prawicki, Leasing Director at Karimpol Polska.

Skyliner has been designed by the architectural office APA Wojciechowski. The building will comprise 30 office floors and 4 commercial floors, available both to its tenants, as well as to the inhabitants of Warsaw. The retail area of over 3,000 sqm will feature shops, restaurants, cafes and a fitness club. In addition to this, at the height of 165 meters, there will be two-storeyed Skybar, with a panoramic view over Warsaw's city skyline, accessible by a dedicated lift.

Skyliner is situated at Rondo Daszyńskiego in Warsaw, in the direct neighborhood of the 2<sup>nd</sup> subway line station, as well as stops of five tram lines and seven bus lines. The main building's reception will be situated only seven meters away from the entrance to the subway station. An entrance to a five-storeyed underground parking lot for 428 cars will be possible from Prosta Street and from Towarowa Street. The underground parking floors will also have 500 bicycle parking places and the changing rooms with lockers for bikers. Skyliner is rated Excellent in the BREEAM certification system. This office building meets the highest standards in construction, functionality in space arrangement and efficiency of applied solutions and performance.

For more information about the project, please visit: [www.skylinerbykarimpol.pl](http://www.skylinerbykarimpol.pl)

**SKYLINER in numbers:**

- 195 m height
- 47,157 sqm of total lease area, including 3,130 sqm of retail and service area
- 45 floors (30 office floors, 4 retail and service floors, 5 underground parking floors, 2 Skybar floors, 4 technical floors)
- 165 m above the ground – Skybar with an area of 798 sqm
- 428 underground parking places



- 500 bicycle parking places
- 21 lifts

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Grupa Karimpol to spółka deweloperska założona w 1991 roku. Jej celem jest budowa i wynajem powierzchni komercyjnych w krajach Europy Środkowo-Wschodniej. Dziś Grupa działa w 8 krajach regionu: Polsce, Czechach, Austrii, Bośni i Hercegowinie, Luksemburgu, Rosji oraz na Słowacji i na Węgrzech. Polski oddział firmy został otwarty w 1997 roku. Dotychczas Karimpol Polska zrealizował w Warszawie 7 projektów biurowych: Stratos, Mistral, Passat, Taifun, Equator I, II i III. Obecnie spółka realizuje dwie nowe inwestycje: Equator IV oraz Skyliner – największy i najbardziej prestiżowy projekt Grupy. Łączna powierzchnia najmu wszystkich inwestycji w Polsce wynosi blisko 200 tys. mkw. Przez 25 lat działalności Grupa Karimpol stała się jedną z najsprawniej funkcjonujących prywatnych firm deweloperskich na terenie Europy Środkowo-Wschodniej.