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Press release:

Skyliner reaches the height of 50 meters

Skyliner office building, currently built by Karimpol Polska at the intersection of Prosta and Towarowa streets in Warsaw, has already reached the height of 50 meters. Currently, the General Contractor of the investment – the company Warbud – carries out construction works at the 13th floor out of the total number of 45 floors the completed skyscraper will have.

Skyliner's construction process is right now on the stage of building repetitive floors of the tower, by means of the self-climbing formwork system ATR, which allows rising the entire structure with hydraulic cylinders, and is not dependent on the crane's work. Thanks to this solution, it is possible to complete one storey of the office building in just five days. The ATR system is operated by 15 carpenters and 24 steel fixers. Safety at the construction site is ensured by means of 44 wind shields with a length of approx. 12 meters each, lifted subsequently as the building rises, by means of a hydraulic system. At this stage of the works, fit-out works inside the office building are already being carried out, including sanitary and electrical installations. The facades on the podium and on the tower of the building are also being installed.

The skyscraper will have ca. 40,000 sq.m. of the office area, situated on 30 floors, each floor with approx. 1,400 sq.m. of the office space. One of the distinguishing features of the building will be its perfect lighting with daylight, provided due to the type of facade used – it will be fully glazed from the floor to the ceiling, and the rooms will be 2.8 meters high, measured from the floor to the ceiling. The office space has been designed in a way allowing the future tenants to arrange it in numerous ways. The lack of columns in the corners of the building will make it possible to create spectacular corner rooms, while the limited number of columns on the floors will allow for a comfortable division of the area into offices and open space.

- Skyliner will fit into the Warsaw landscape for the next few decades. It will be modern, both at the time of its opening and in 10 years as well, due to the highest quality materials and



technical solutions used – says Jarosław Prawicki, Leasing Director at Karimpol Polska. – *The quality of selected materials is very important to us, and we focused on choosing natural materials. Skyliner will be finished mainly with wood, metal and natural stone, which will create unique spaces. Regardless whether it is an open space or a director's office – each room will have a very high standard and a fantastic, panoramic view of the center of Warsaw* – sums up Jarosław Prawicki.

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 sq.m. 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 2nd 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. The access 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 over 300 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

SKYLINER in numbers:

- 195 m height
- 47,157 sq.m. of total lease area, including 3,130 sq.m. 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 sq.m.
- 428 underground parking places
- 300 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.