



Category: Best City Space

Company: Capital Park Group



GRUPA CAPITAL PARK



Jan Motz
Chairman of the board

Royal Wilanów is not just an office building – it also offers stores, restaurants and service points, as well as publicly available space which has become the center of activity for local residents. In 2015 Capital Park Group and GTC S.A. signed an agreement to arrange two city squares on over 8 600 sqm between Przychyłkowa and Kieślowskiego Streets. Capital Park finances sports and cultural infrastructure on the site. The entire project costed around 1.5 billion PLN.

The space next to Royal Wilanów is full of greenery – a perfect place to relax with family and friends or spend time in a more active manner. Everyone can take advantage of free beach volleyball and basketball courts, a mini football pitch, a boules court, outdoor checkers, a climbing wall, trampolines, CrossFit training ground, and a multimedia stage with an auditorium. The auditorium is regularly used by Capital Park to organize events for local residents – open air movie showings, theater performances (both for adults and children), and concerts. During the 2016 UEFA European Championship fans could gather there to cheer on the national team. In summer 2017 Polish Squash Championships took place in a special cage set up next to the building. The public space is also used for picnics, fairs and other events like the celebration of Children’s Day. The space provides attractions during all seasons – in winter the Royal Snowpark is set up there, offering space to practice ski and snowboard freestyle.

New Approach / Special Efforts Undertaken

The key solutions adopted in the project include sustainable management of the construction process, selection of appropriate construction materials and management of the internal environment, optimum working conditions for future users, water and energy consumption monitoring, energy efficiency, optimized transport and access, protection of the ecological value of the site and minimized long-term impact on biodiversity. Users’ health and wellbeing also rank high in the project.

Name of project	Royal Wilanów
Location	Klimczaka 1
Investor(s)	Capital Park
Developer	Capital Park
Parcel size	14 671 sqm
Total GLA	32 911 total GLA sqm (25 166 sqm of office space and 6 931 sqm of space earmarked for shops and services)
Usable GLA	26 939 sqm usable GLA
Total number of floors	5 above ground storeys and 3 underground levels
Parking spaces	846 parking spaces
Lifts	19
Project Class A, B or C	A+
Sustainable Certification	Royal Wilanów is certified according to the BREEAM International, Europe Commercial 2009 standard. The project got a rating of „very good” for the design stage.
Construction Company	Erbud S.A
Property Management Company	Capital Park
Leasing Agency	BOIG is responsible for leasing of the commercial space, Colliers International is handling the office space leasing process
Occupancy Rate	79%
Tenants	Gedeon Richter, General Property, Herbapol Lublin SA., Lindt & Sprüngli, Sygnity, Erbud S.A., Piotr i Paweł, Rossmann, Mammut, Bang&Olufsen, HAND & ROLL TSURU SUSHI, YEYE - MEX FOOD & MUSIC BAR, GREEN CAFFÈ NERO, ARTIS WELLNESS CLUB, CENTRUM MEDYCZNE MEDICOVER,
Financing	PKO Bank Polski, refinancing by BGŻ BNP Paribas and ING Bank Śląski
Name of project	Royal Wilanów
Location	Klimczaka 1
Investor(s)	Capital Park Group
Developer	Capital Park Group
Building(s): amount & type	One mixed use building (office and retail)
Parcel size	14 671 sqm
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