



**Plac Unii** is a modern office and retail complex which is being built near Plac Unii Lubelskiej in Warsaw.

**Financing:**

Total budget of the investment – over PLN 550 million

Eventual share in the project will be 60% for Liebrecht & wood and 40% for BBI Development.

Liebrecht & wood will invest around PLN 100 million in the project.

**Location:**

Warszawa, Puławska 2 str.

**Buildings:**

41,000 m<sup>2</sup> of class A+ office space. The complex comprises of three buildings:

the A building with an area of about 24,000 m<sup>2</sup>

the B building with an area of about 11,500 m<sup>2</sup>

the C building with an area of about 5,800 m<sup>2</sup>.

15,500 m<sup>2</sup> of retail space for lease. 114 shops on three floors will comprise Galeria Miejska. The retail section will include a supermarket run by Spółdzielnia Spożywców Supersam.

**Infrastructure:**

800 parking spaces on a three-level car park.

**Access and surroundings:**

In the vicinity of Plac Unii there is Trasa Łazienkowska, several tram and bus lines as well as the underground. It takes only 5 minutes to get to the very centre of Warsaw, near the Central Railway Station and only 15 minutes to the Fryderyka Chopina airport.

**Author of architectural design:**

The Plac Unii design is the winner of a prestigious competition organised in cooperation with the Union of Polish Architects. Its author is a Polish architect who has received many awards - professor Stefan Kuryłowicz.

### **Project details:**

The Plac Unii investment will be jointly implemented by two entities: a real estate developer **Liebrecht & wood** and a development fund **BBI Development NFI**.

The initiator and partner of the investment is the **Juvenes** company implementing development projects in Warsaw since 1995.

Another partner of the project is the renowned **Warszawska Spółdzielnia Spożywców Supersam**, which has run Warsaw's first self-service grocery megastore since the beginning of 1960s in the place of the present investment and will still run the Supersam supermarket here.

### **Phases of the investment:**

Phase I: infrastructure works (relocation of overhead line equipment as well as power, sanitary, telecommunication and heating systems) – commenced (3<sup>rd</sup> quarter 2010).

Phase II: works at underground levels – commencing 4<sup>th</sup> quarter of 2010.

Completion of construction works – 1<sup>st</sup> quarter of 2013.

### **Investors:**

**Liebrecht & wood** is a European real estate developer which has been implementing projects in the CEE market for over 15 years. As one of the few developers Liebrecht & wood provides complex services in real estate trade, from the concept to facility management. High architectural value of the implemented projects has been appreciated by jurors of many European competitions, including the jury of the CEE Retail Awards 2009 for Fashion House Outlet Centre Warsaw. In April 2009 the company also received the Developer of the Year award in Romania at Europa Property SEE Real Estate Awards. The company's core activities focus on offices, retail parks and outlet centres (Fashion House Outlet Centre), located in major CEE and Russian cities, such as: Warsaw, Gdansk, Sosnowiec, Bucharest, Belgrade, Moscow and Saint Petersburg.

**BBI Development NFI SA** is a Polish public company listed on the Warsaw Stock Exchange. BBI Development's investment portfolio includes projects with a unique, prestigious location. BBI Development mainly carries out projects in Warsaw, offering both exclusive apartments at Trakt Królewski (Rezydencja Foksal) and lofts (Koneser). The most recently completed investment is a high standard residential building "Dom na Dolnej". In collaboration with WSS Spółem Śródmieście BBI will implement a new project – Nowy Sezam - located where the present Sezam department store is now to be found.



PLAC UNII

It will be an office and retail building, connected with the exit from the underground at the junction of Marszałkowska and Świętokrzyska streets.