



MICHEL ADAM

Warsaw Real Estate
Developments



21.11.2012

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Opera Center on Plac Teatralny

3200 sqm space

Design approved by
Office of Heritage Preservation in Warsaw



Opera Center

Opera Center at Plac Teatralny is the most exclusive address in Poland; an office and commercial space whose beauty, luxury and location place it in a class of its own on global scale.

The exceptional collaboration between the leading architects and designers ensures that Opera Center delivers ultimate perfection and a unique experience on every level.

Opera Center

The design of Opera Center was created by award-winning Fiszler 41 of Paris and Warsaw, one of France's and Poland's most renowned architectural practices. Opera Center is an important 21st century addition to Warsaw's architectural landscape – a landmark building that is iconic in form, celebratory in spirit and respectful to its history and environment.

The building has been designed with an angled facade to create maximum light permeability throughout each floor. The form of the architecture ensures breathtaking views from every internal space, without having to compromise on privacy and security.

Opera Center

The development will consist of some of the town's most exclusive private apartments, luxury retail and a selection of leisure facilities. The overall project, which is being developed by award-winning architects and interior designers is scheduled for completion in 2014.

This study presents the New City Living development plans of two new inter-connecting buildings of the luxury apartment space of a total of 8 680 m².

The residential buildings are to be located along the Bielańska Street extending from corner of Teatralny Square with the new Opera Center Warsaw offices to Corrazzi Street.

The New City Living buildings will enjoy spectacular views of Warsaw's Old Town to the north and the Teatralny Square to the south. Two exclusive ranges of leisure facilities, including swimming pools, are being designed within the residential development, with separate access for apartment owners and their guests to enjoy respectively. The buildings will be directly inter-connected underground in order to provide parking services for the whole development, as well as tailor-made services for individual residents. The private underground car park for New City Living residents will also contain a separately controlled car parking area from delivery and laundry services for the residents.

Beside the outstanding private apartments the New City Living residents shall be offered an exclusive extension to the luxury hotel experience with bespoke services and amenities to complement their lifestyles. Through the provision of custom-designed benefits, residents can enjoy the New City Living exceptional services provided by the New City Living Residences.

Theater Square

The crowning glory of this scheme is its unique location. Opera Center building is the embodiment of the elegance and tradition of old Warsaw; a living breathtaking embodiment of Polish tradition in its best romance and serenity of Plac Teatralny. At the same time, the area represents the capital's wholly modern cosmopolitan style. The areas are populated by Poland's most important financial, legal and Town Authority organizations.

This is truly an incomparable Warsaw experience in the centre of this capital city, for those who want the ultimate in address and style.





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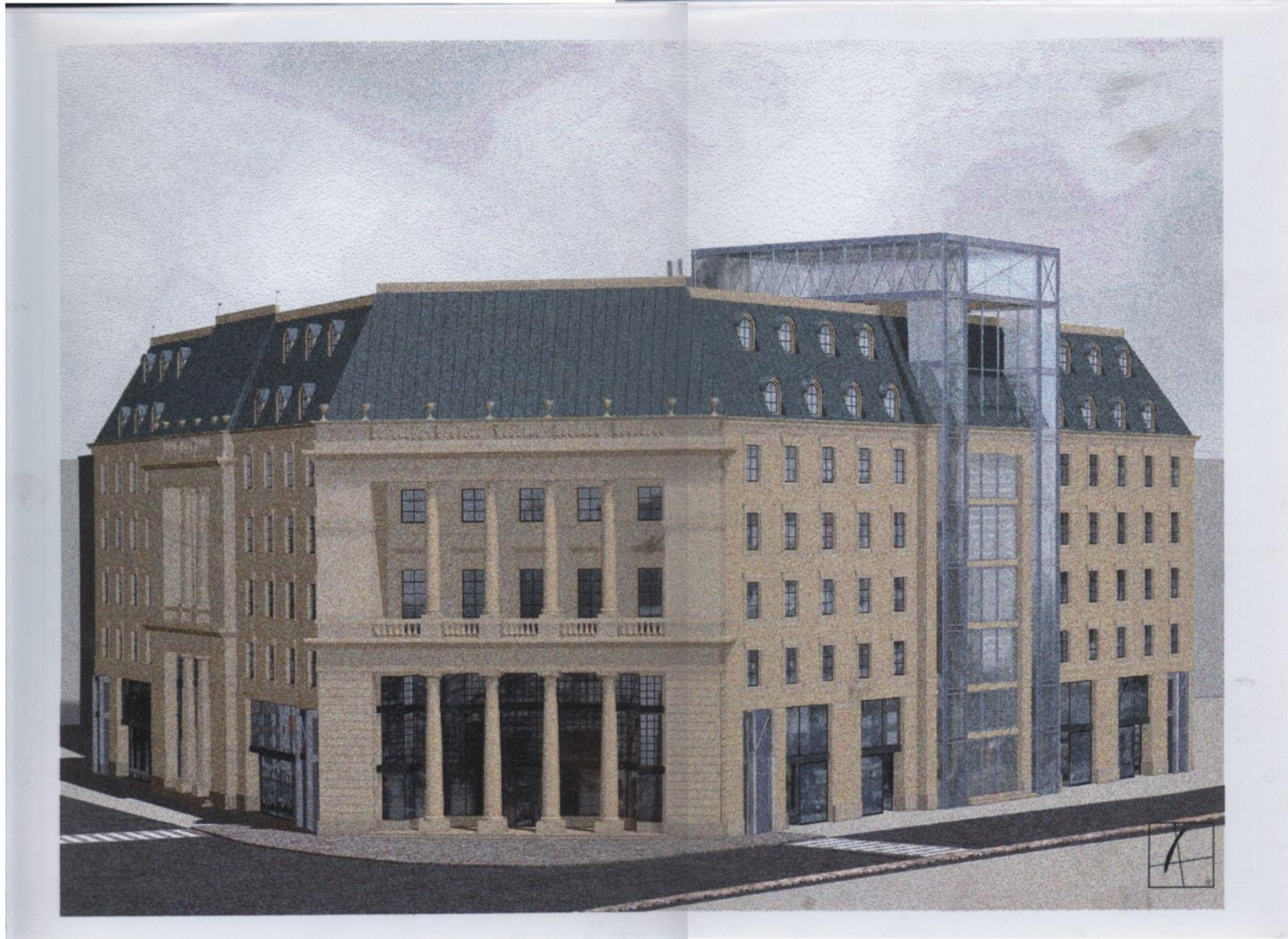


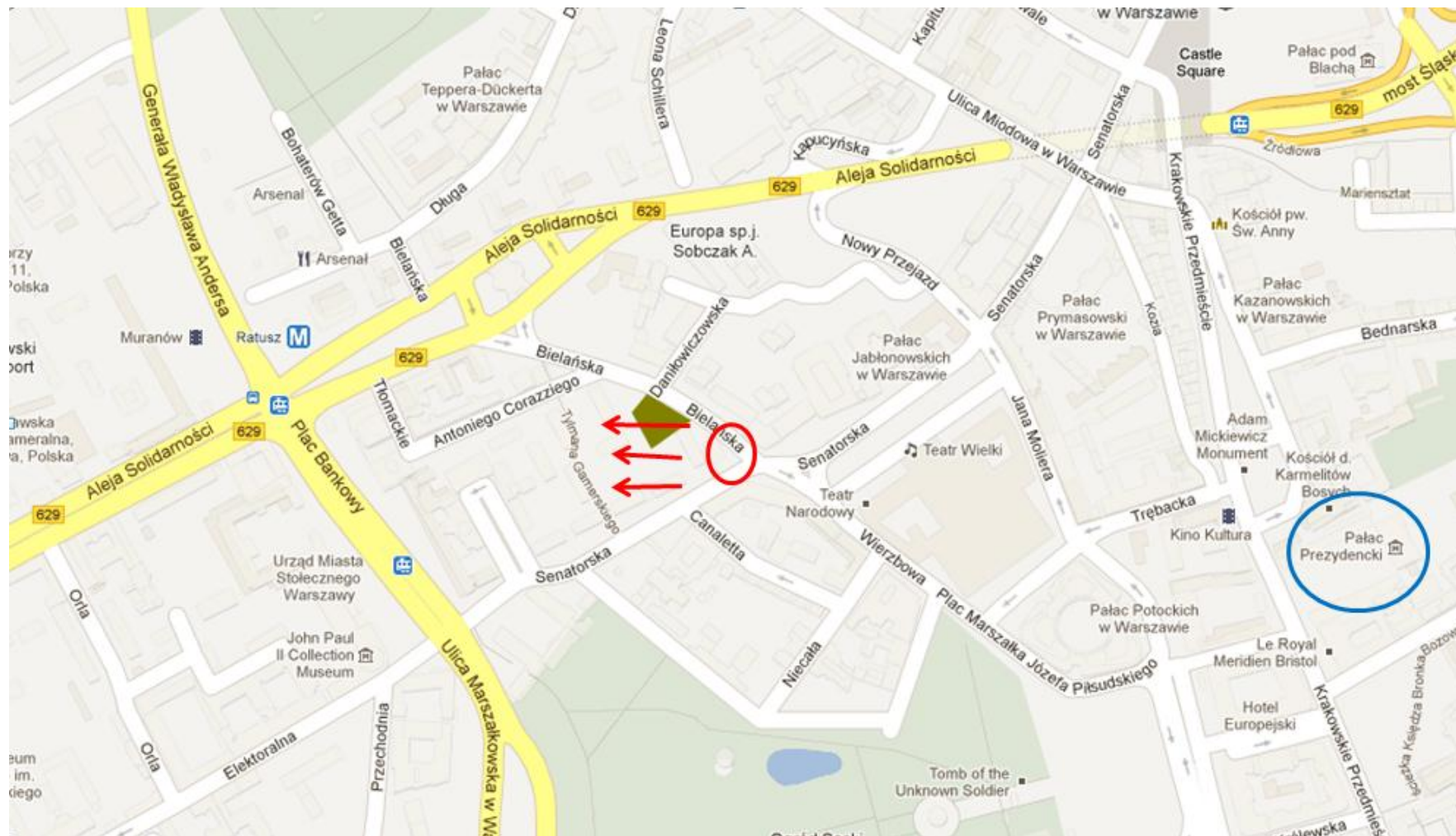


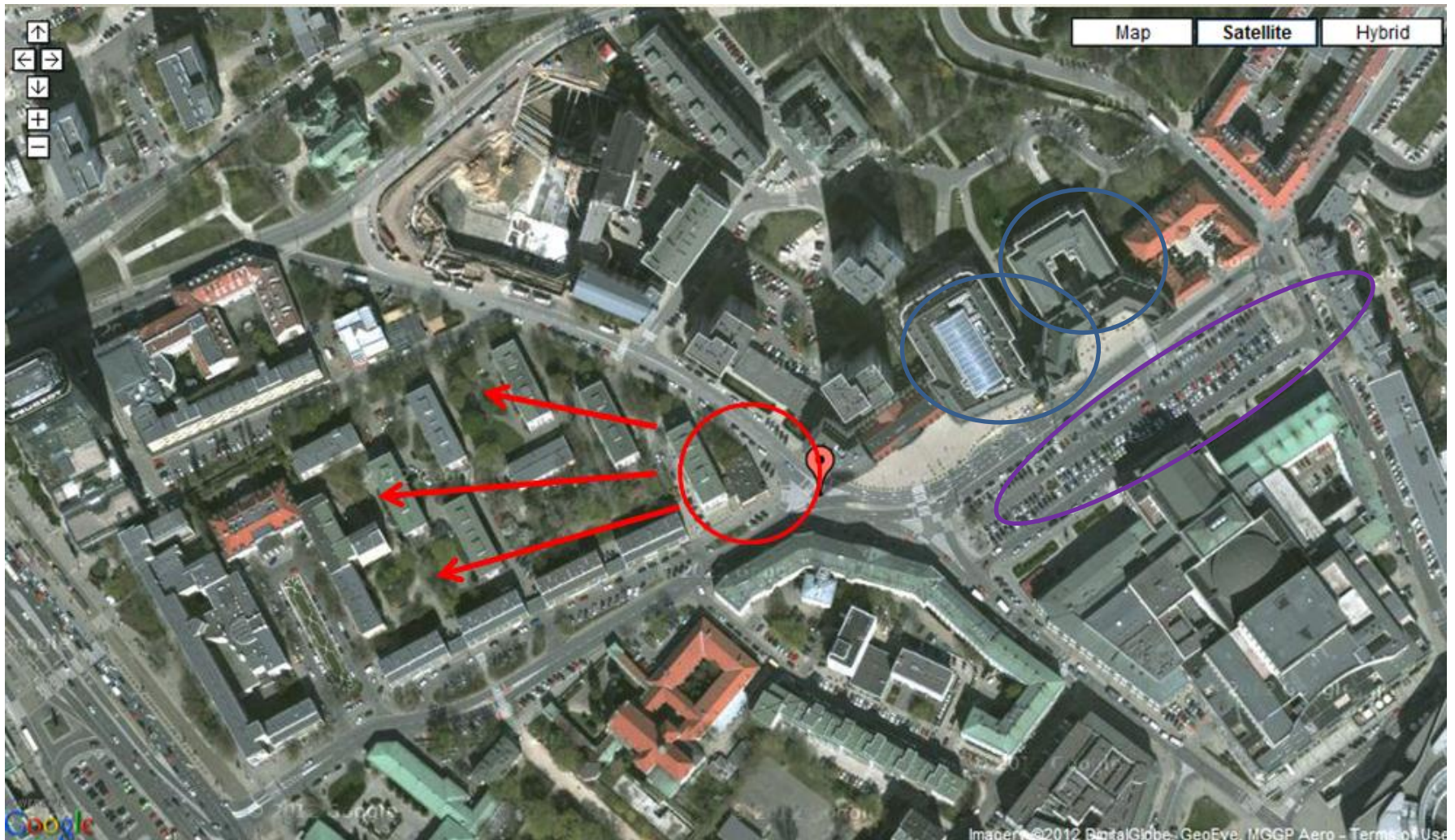




Opera Center Stage 2







Theatr Square Shopping Center & Parking

Warsaw's best location - the cultural and commercial center

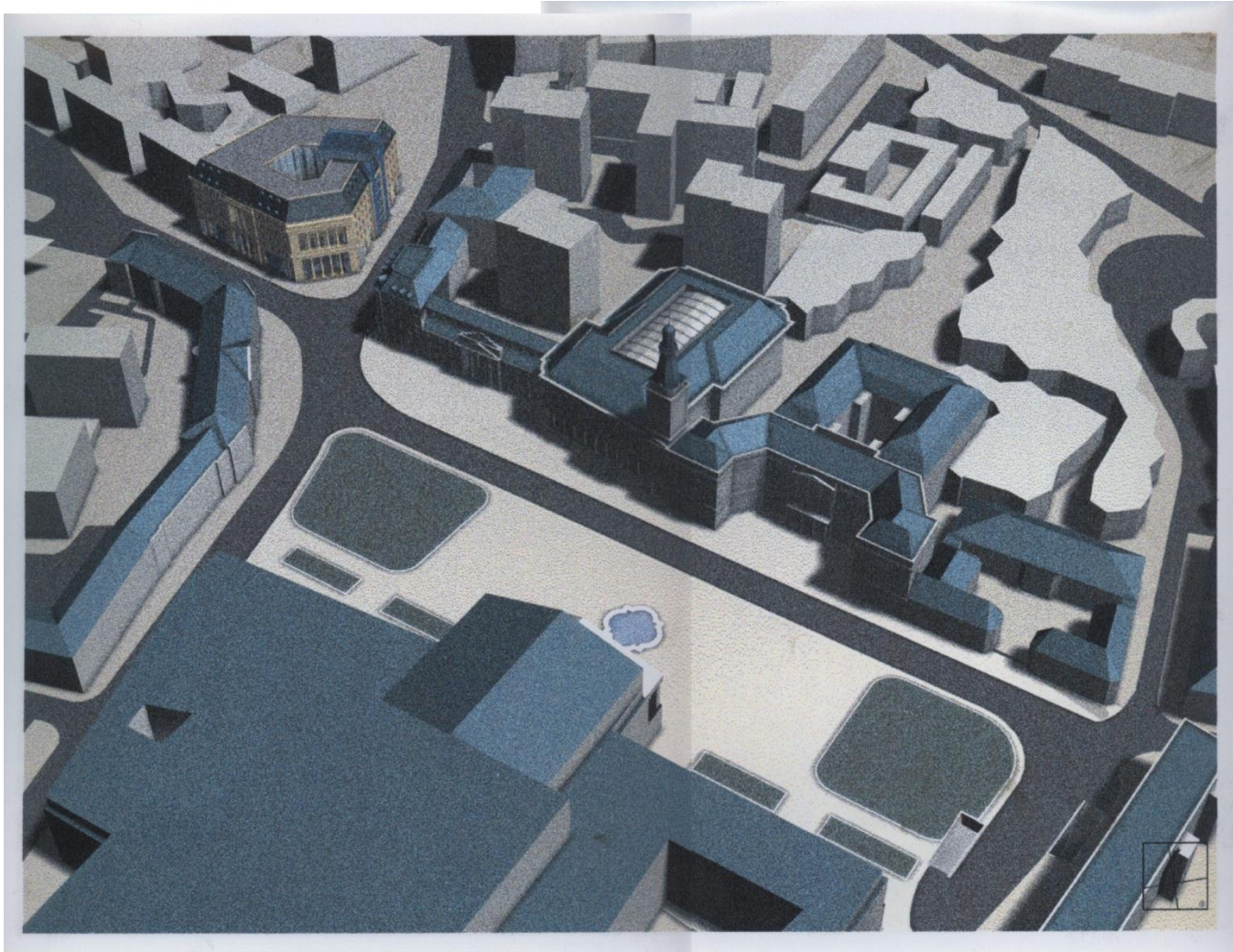
Opera Center Company introduces the project of a shopping center with multi level parking under Teatralny Square.

It is the most prestigious area of central Warsaw, with Narodowy Theatre on the south side, the reconstructed Town Hall serving as headquarters of Citibank and BRE Bank, on the north side, Moliera Street with an apartment block on the east side, a front of reconstructed buildings, housing offices and a number of restaurants on the west side and, looking towards the Bankowy Square with Warsaw President offices, at the intersection of Senatorska and Bielańska streets, with the new Opera Center Warsaw office building project, its design based on the original Corrazzi building of 1835. Bielańska Street leads towards the new Senator building – restoration of the pre-war Reduta building - towards the Old Town.

Opera Center on Plac Teatralny

- We own the corner tip (1000 sqm), purpose is to develop whole area
- The whole area behind the building consists of old, low class apartments, about 300, build in the 60's
- We own the permission to build there
- The idea is to take the whole area behind our building (arrows)
- Second stage is to build underground garage visible on the map (purple circle)
 - Due to conjection there is a big demand for underground parking
- Located near the City Bank headquarters and Opera/Theater, old square of city (Blue circles)

Bird View





Theatre Square Shopping Centre and Parking

The Teatralny Square Mall - Project by renown French architect Jean-Michel Wilmotte, urban planning and design will occupy almost the entire space below the Square, from the intersection of Senatorska and Bielańska streets to Moliera Street on the far side of the Square.

A modern shopping and entertainment center as well as a multi level parking for cars and buses is planned on four levels underground. Next to the shops it will feature a multiplex cinema, a music and actors center in cooperation with the Narodowy Theatre, shops and book stores along with restaurants, snack bars and nightclubs.

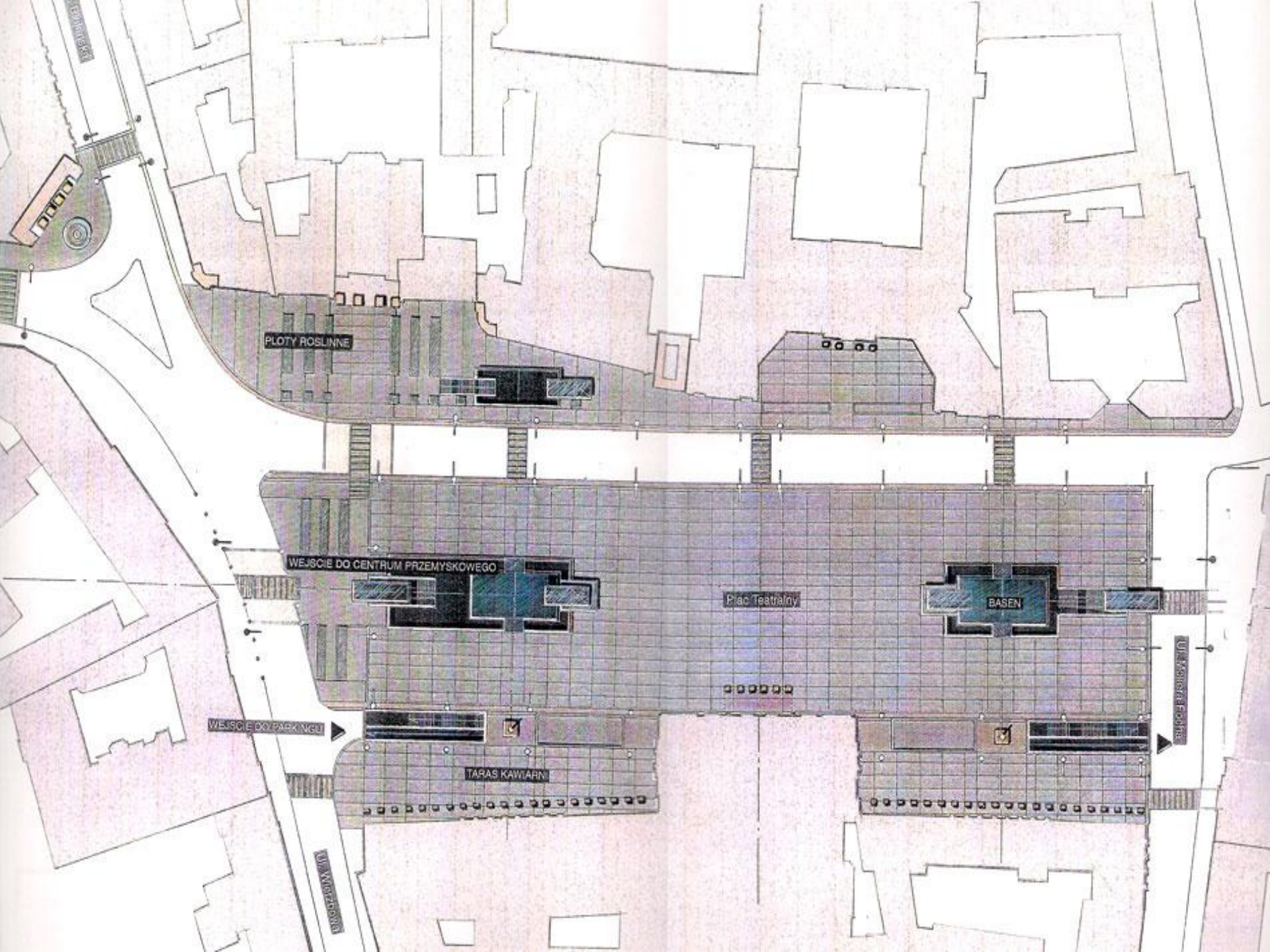
Parking:

Parking levels shall serve the increasing need for parking for visitors of the Teatralny Mall and tourist bus waiting area for groups coming to see the Old Town.

Escalators and glass walled lifts shall provide access from the shopping and parking levels to the Teatralny Square. Teatralny Square shall become a pedestrian zone, to be developed into a recreation area, where open air concerts, cafes and a park with fountains shall attract visitors and shoppers during day and night time.

In the past twenty years urban designers of most western European, North American and wealthy Asian cities began developing underground shopping malls in centers of towns. In cities, where land prices are high, every square meter of available space has to be efficiently used. For Warsaw it is one of important steps to introduce modern concepts for urban development.

Opera Center is sure to make this part of Warsaw an European hub worth investing in.



PLOTY ROSLINNE

WEJŚCIE DO CENTRUM PRZEMYSKOWEGO

Plac Teatralny

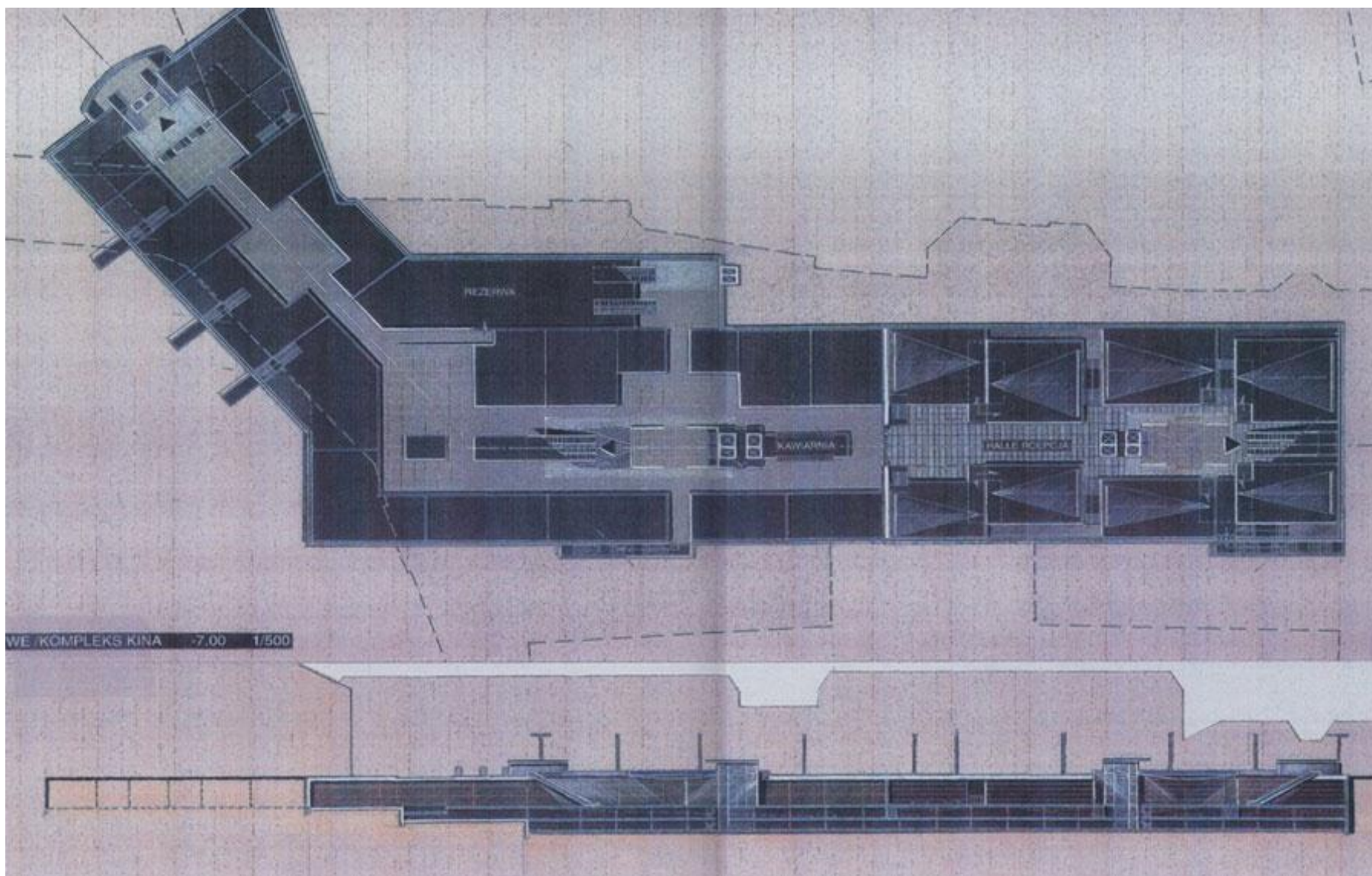
BASEN

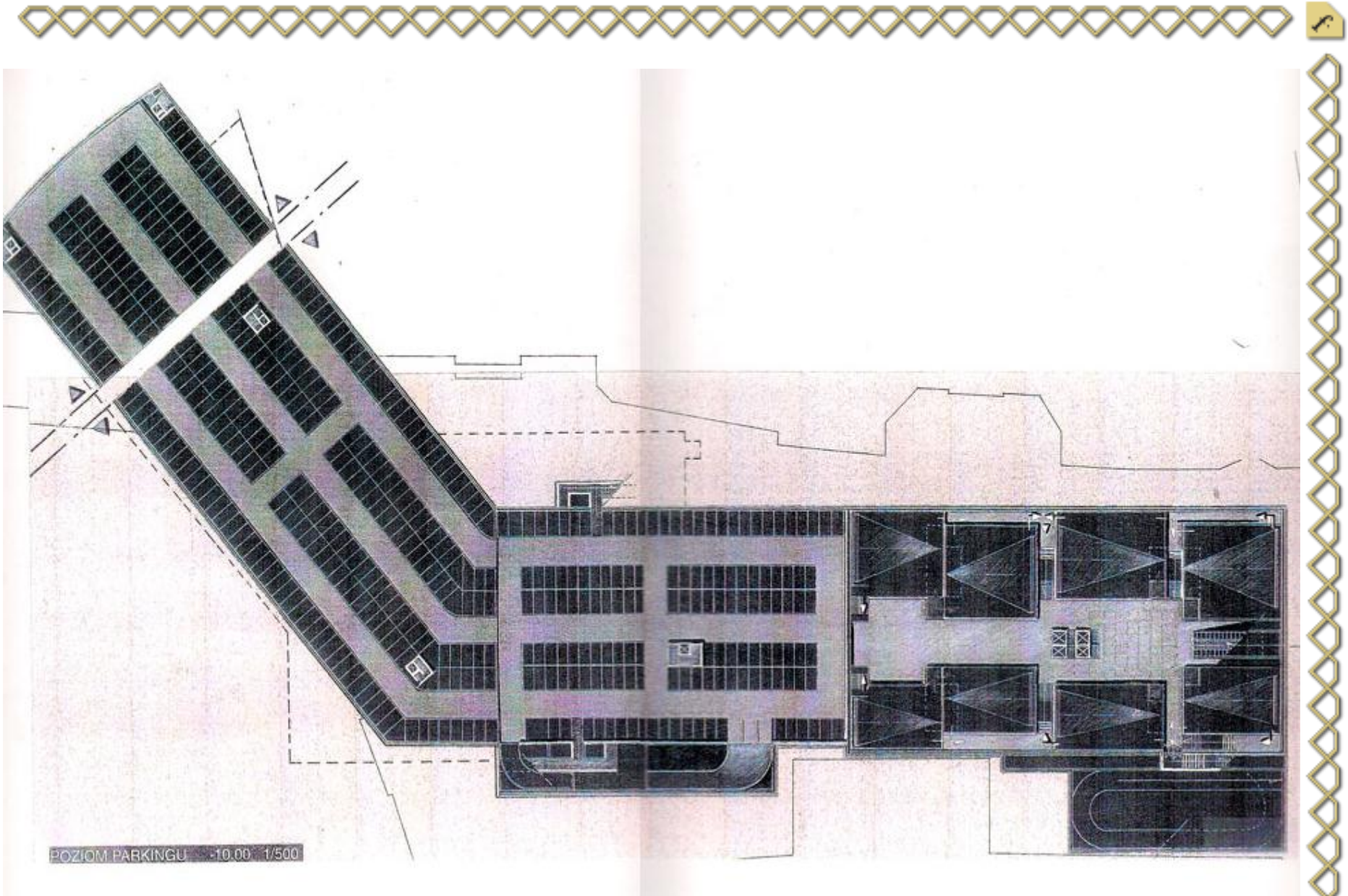
WEJŚCIE DO PARKINGU

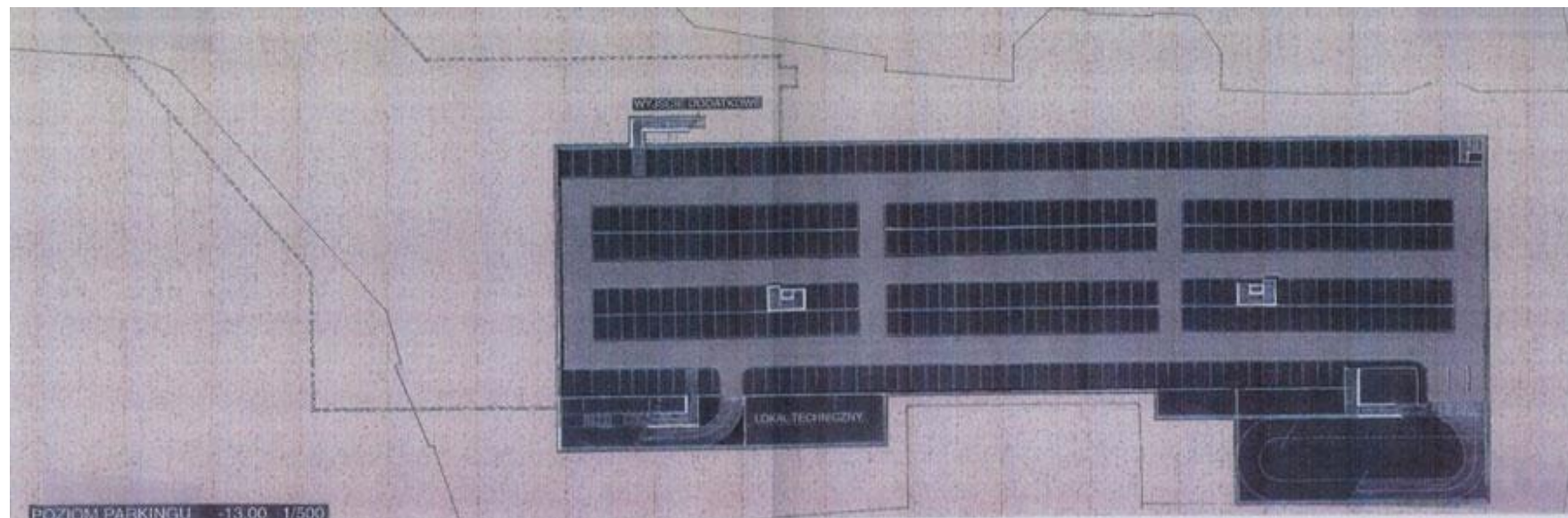
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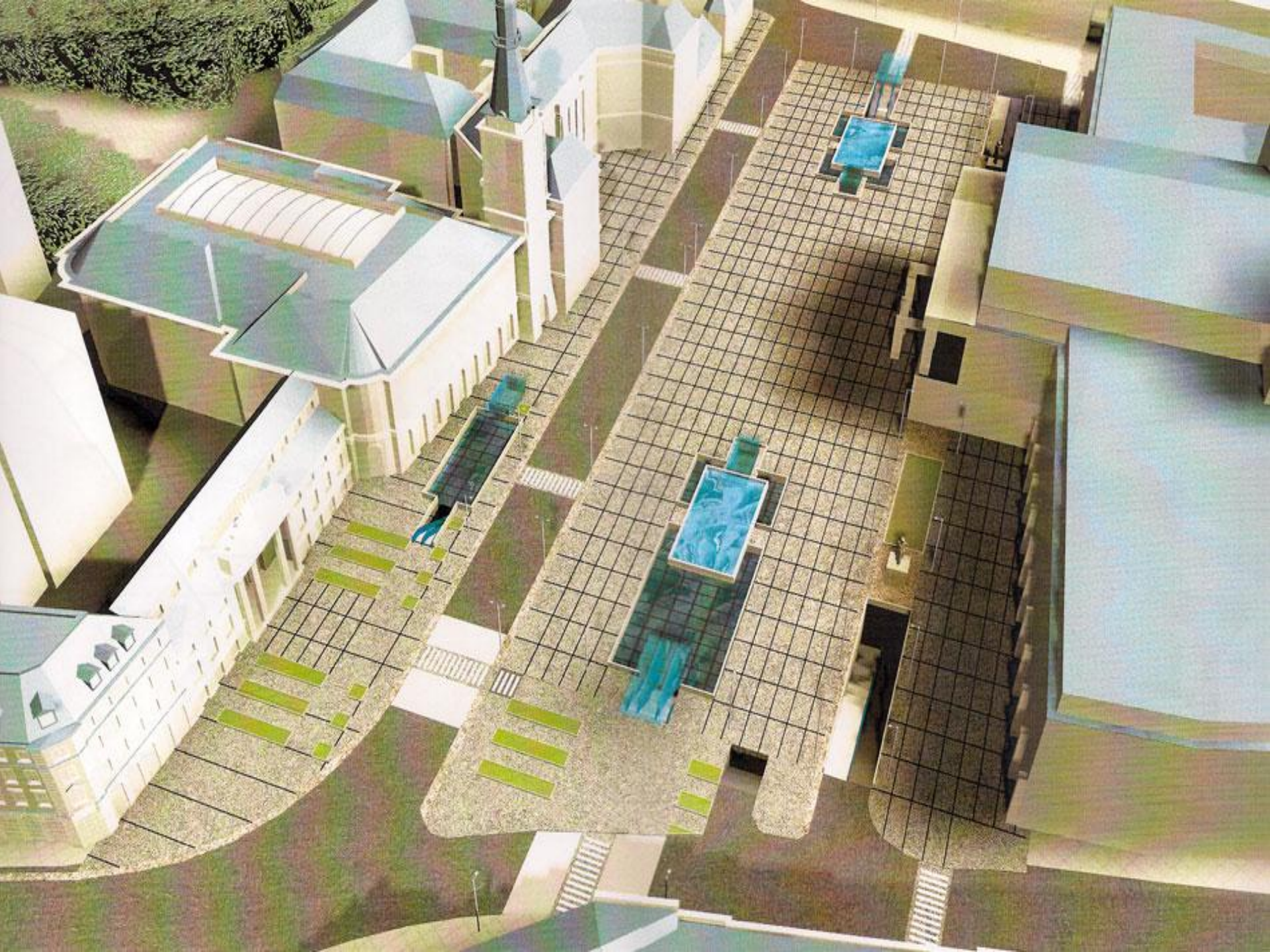
UL. MISTRZA POLSKIEGO

UL. WIEJSZCZAKÓW











Niecala 5 3300 sqm Space

Proposed Design



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Niecala/Fredry

- We own Fredry Building
- We can additionally build 2 more floors on Fredry Building on Fredry street
- Have advantage as vacant land was released, and Fredry building is facing the Niecala vacant land
 - Can build 30-40% more than anyone else and give permission to build next to it
- Located near the Presidents White House
 - The city center of Warsaw (old city)

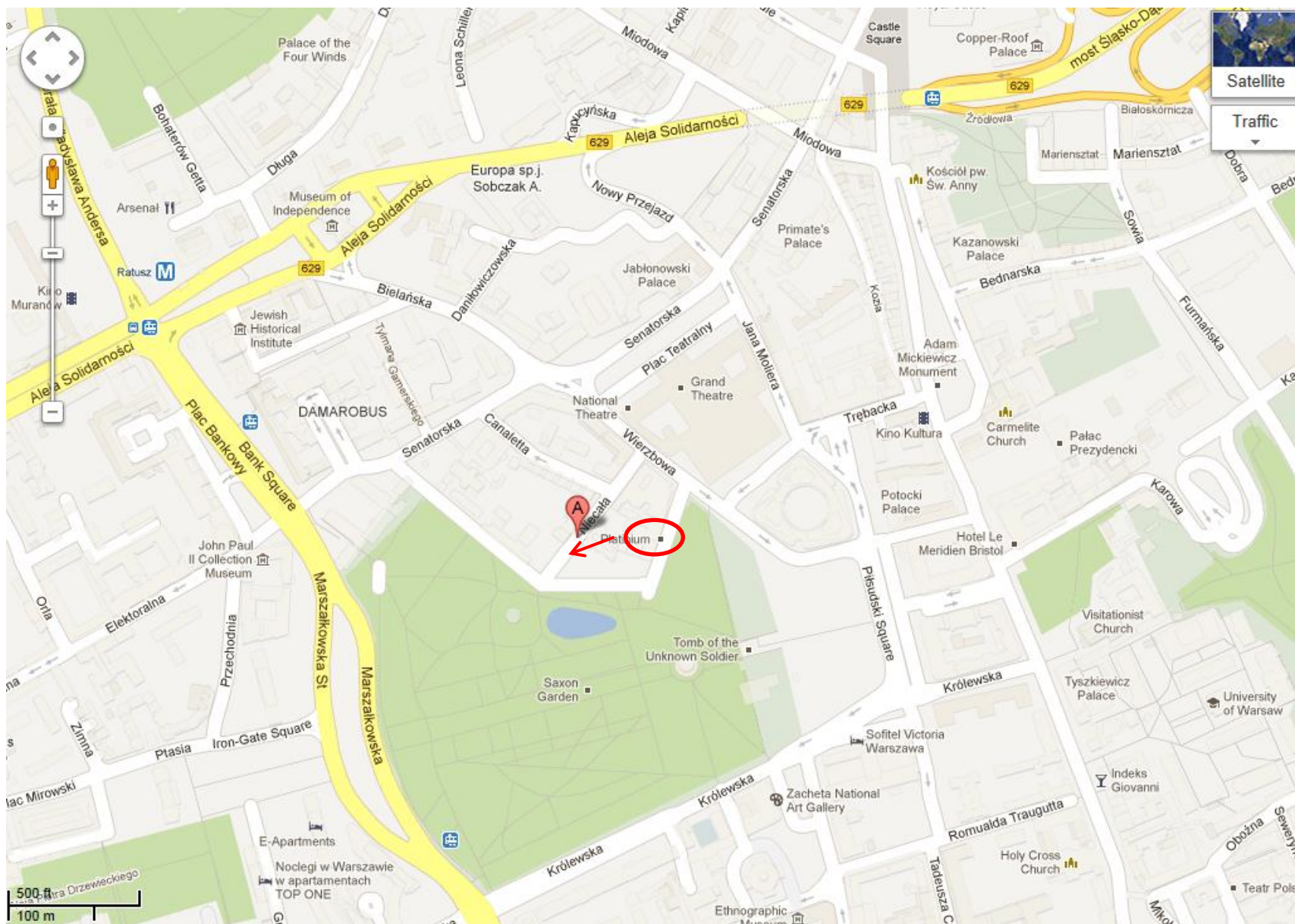
Niecala Plot

The two existing architectural drafts show

a.] total of seven storeys above ground, with 3750 office space, 450 m² basement office space with daylight from the courtyard and an underground parking for 30 cars. The office space version foresees a connection to the rear court part of the existing office building of Fredry 6.

b.] total of seven floor 3500 m² luxury apartments with landscaped courtyard and 450 m² basement space for services like housekeeping, laundry, administration with daylight from the courtyard and an underground parking for 30 cars.

Commercial area on ground floor is possible.







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Pointer 52°14'31.60" N 21°00'33.56" E elev 112 m Streaming 100%

Eye alt 326 m

Project Bielanska 4a



Projects Bielanska 3+5



Project Fredry 6 – Two additional floors court part over



View of Fredry Building

Permit
for 2
more
floors
adding
800 sqm



View from possible added Floors



View past Opera on the left, direction Niecala



View towards the Bank Square



View from Opera center land to Plac Teatralny and planned garage area



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Opera



View towards Bank Square



Drive into Niecala, turning left from Opera



Front View



Entrance to Fredry



Zoom on Entrance



Hall towards Street



Rear view towards Niecala



Courtyard Fredry



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Sidewing



Fredry in the Middle



Platinum Nightlife Restaurant



View from Fredry



Norman Froster Buildings vis-a-vis

Fredry



Front View of Plot behind Fredry



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View of rear Fredry over Niecala plot



Close View of Plot



Niecala empty plot





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Turning left from Niecała is Pilsudski Square with
Fredry branching to the right



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