



APARTMENTS

AN ISLAND OF CALM IN THE HEART OF THE CITY



THE KEY TO THE CITY

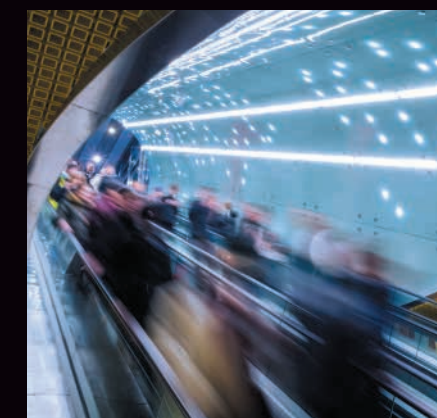
Warsaw touches your heart. It inspires development, thinking and feeling. Sienna 65 is the key to a city of boundless potential. It is also a way of life: you are in the centre, a step away from a pulsating artery and skyscrapers, and yet at home, in an apartment where you can feel relaxed and comfortable. Sienna 65 is a comprehensive project: carefully thought-out, located in a unique place and built with care invested in the smallest detail.



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SIENNA

the energy of the city

Warsaw has everything.
The energy of a big city
and local flavour.
Beautiful history
and limitless prospects.



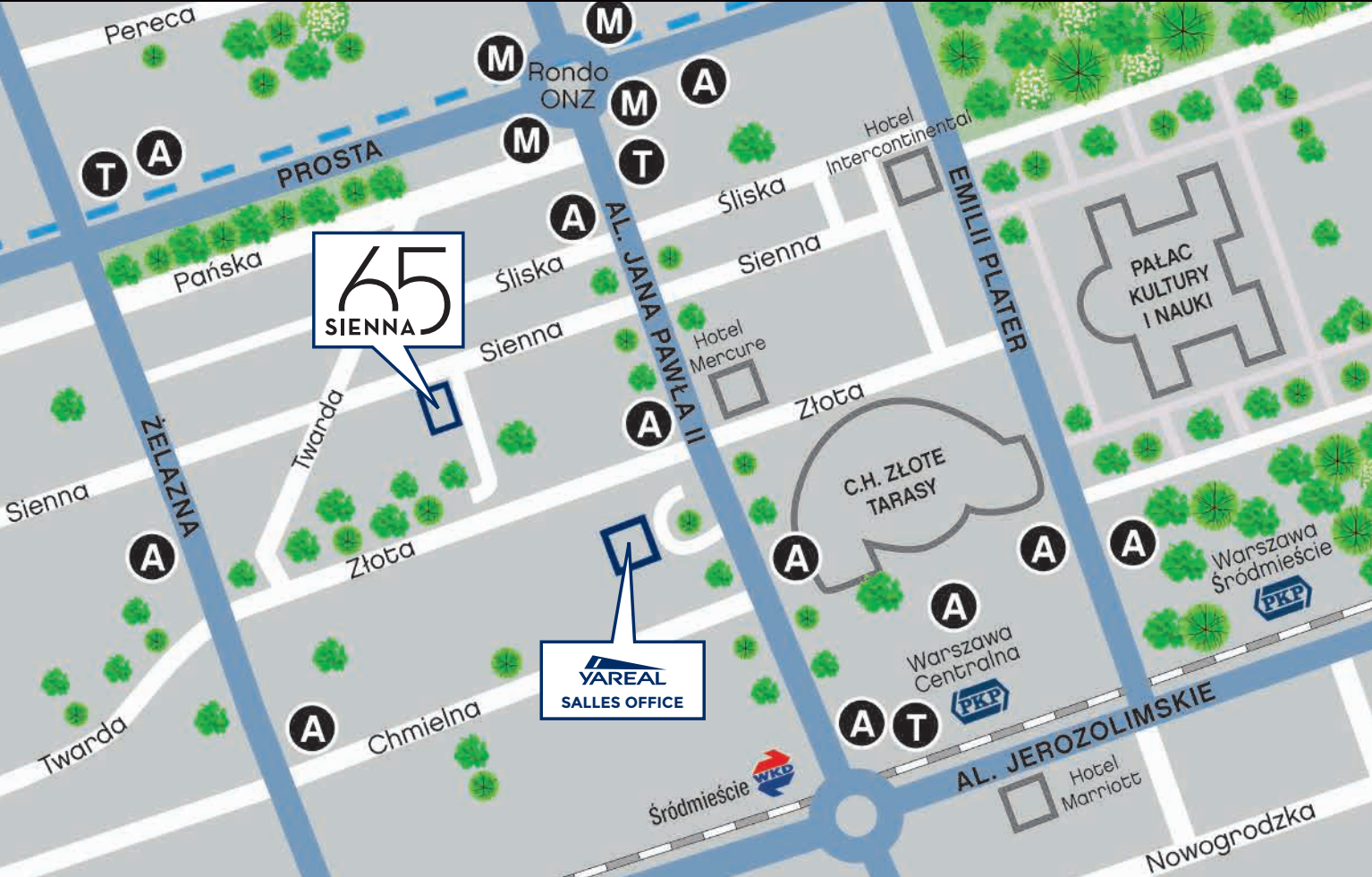
THE BEATING HEART OF THE CITY

Sienna is a special street, located right in the centre. You will find no hustle and bustle here. No heavy traffic or crowded places. At the same time, Jana Pawła II Avenue – colourful, vibrant and bubbling with activity – is just around the corner. Prosta and Towarowa Streets have retained their charm after revitalisation, intriguing passers-by with their friendly, urban nature. Town houses stand next to skyscrapers and big corporations have their offices next to places of special interest such as cinemas and theatres, museums and galleries, restaurants serving the cuisines of the world and small, cosy eateries.

Everything is close by, regardless of whether you take the metro, go on foot, by bike, by tram, or by car.



- On foot Sienna 65 is:
- 5 minutes to Złote Tarasy shopping mall
 - 10 minutes to Rondo Daszyńskiego metro station
 - 15 minutes to Hala Mirowska market
 - 2 minutes to Rondo ONZ metro station
 - 5 minutes to Central Railway Station



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harmony



DO YOU KNOW HOW EASY YOUR LIFE COULD BE?

Life is easy at Sienna 65. Practically everything is at hand: offices, stores, services, schools and nurseries. You will organise your everyday life with no problem at all.



ELEGANT DESIGN

Sienna 65 is a modern, 10-storey building. It blends perfectly with the surroundings, but also stands out for its elegant architecture. The aesthetic qualities go hand in hand with careful design and high-standard of construction. The façade is finished with fine materials and the wooden windows seamlessly match the nature of this singular project.





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AN ISLAND OF CALM IN THE HEART OF THE CITY

On the last floor, a terrace for residents with a view of the panorama of the city center has been planned.



comfort

A PLACE WHERE YOU BELONG

Residents and their guests enter the building through the elegant lobby leading to carefully designed common areas and comfortable apartments of various sizes – from one-room, ergonomic studio apartments to spacious, four-room apartments with over 100 m². All are light and functional, with balconies fitted with special plant pots. A large terrace on the roof of the building, available to all residents of Sienna 65,

offers an opportunity to unwind with a unique view of the Warsaw skyline. Modern, high-speed elevators and a two-storey underground car park emphasise the building's urban nature.

Sienna 65 is a place that draws from all that is inspiring and life-giving in the city. At the same time, it is a place where you feel safe and comfortable.

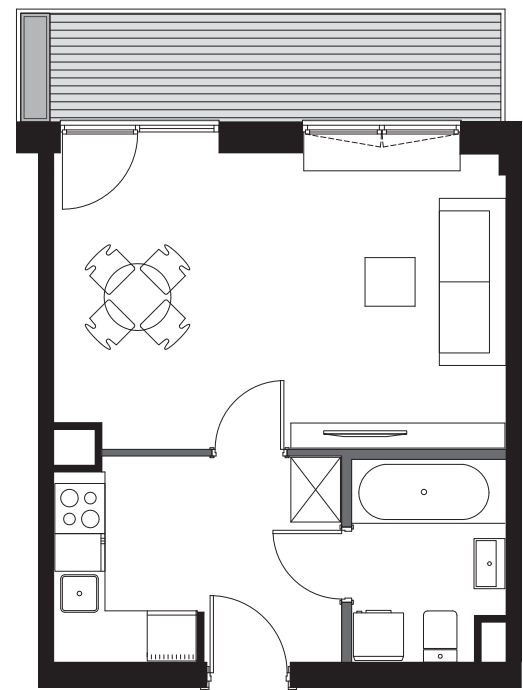
At Sienna 65, you simply feel at home.

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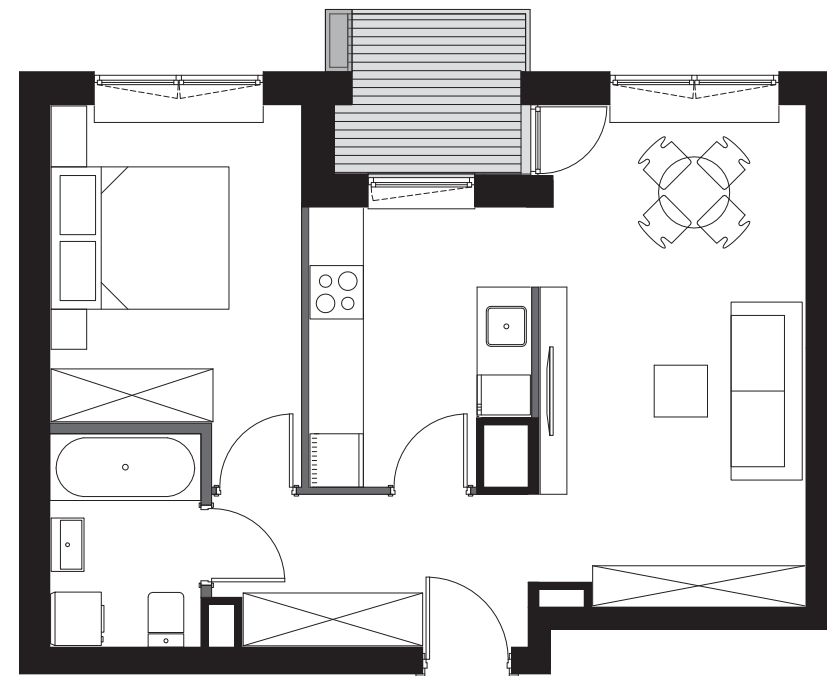




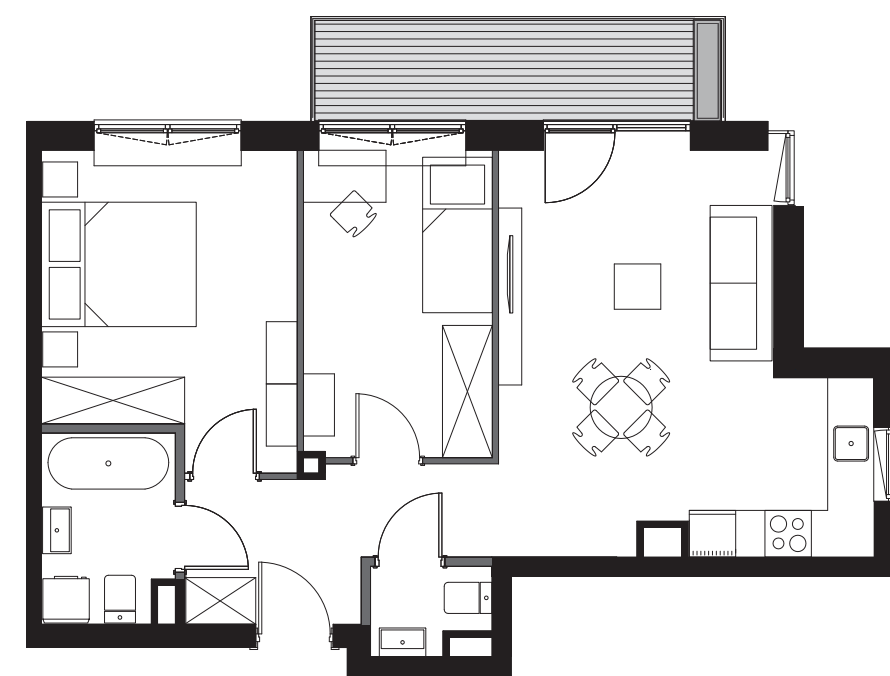
Examples of apartments plans



STUDIO: 32,11 m², balcony 7,40 m²



2 ROOMS APARTMENT: 45,59 m², loggia 3,85



3 ROOMS APARTMENT: 56,80 m²,



**4 ROOMS APARTMENT: 96,08 m²,
balcony 13,46 m², loggia 7,06 m²**

A smart system in the price of the apartment



Apartments in the SIENNA 65 building have been equipped with the FIBARO system package. Currently, the FIBARO system is the best building automation solution available on the market.



Lighting control

Thanks to the miniature modules of the FIBARO system, which fit into junction boxes and do not require difficult and invasive mounting, you can permanently monitor and control lighting across the entire home - all through your smart phone. You can adjust light intensity for suitable ambience, depending on the time of day, or type of activity performed.

Security

The FIBARO system verifies if all the windows are closed, switches the light off, turns off the electric cooker, iron and other devices which should be off while you are away. And if the system detects an open window or door, it will notify you immediately. It will also prevent heating or air conditioning from switching on in a room if it detects an open window. The FIBARO application gives you permanent access to your home, so you can take care of your family no matter where you are.

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Device management

Control your TV, home cinema, Hi-Fi system and other devices from your FIBARO application. Using scenes and associations, switch between channels and control the volume. With FIBARO you do not need any controller other than your smartphone or tablet. FIBARO also allows you to monitor the time your children spend are playing games or watching their favourite movies. Through hourly schedules or remote monitoring, it is a perfect solution to control the amount of time that your children spend in front of a computer or television.

Comfort

When coming home after a long day, you look forward to relaxing in a pleasant atmosphere. Thanks to the unlimited possibilities with FIBARO, you can create your own settings that will put you in the right mood in no time at all. It allows you to control light, climate and many devices in the home. Just pick up your phone to switch on individual functions. Your home will follow your rhythm, so that you and your family feel well cared for.

Safety

Above all, the FIBARO system means safety. Thanks to the integration of all our devices, you remain in permanent contact with your house and have full control over it from anywhere in the world. Don't worry that you forgot to lock the windows, or turn out the light in the bedroom – the house won't forget! It will secure and arm itself and will confirm by sending a message to your phone.

Savings

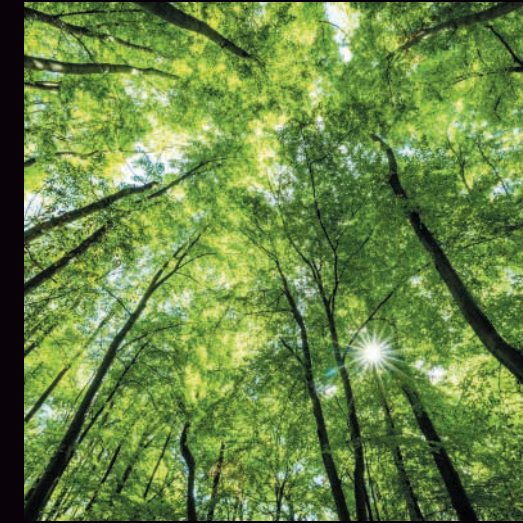
Thanks to the integrated power management function, the FIBARO system allows you to monitor current power consumption in real time, check the consumed energy, and monitor which of your devices use the most energy. Detailed statistics are presented as easy-to-read diagrams that will help you forecast future bills.

YOUR APARTMENT CERTIFIED BREEAM®

We are green!



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BREEAM is the most widely used system of quality and environmental impact assessment in the world.

The BREEAM certificate awarded to YAREAL's projects is evidence of our consistent activity, persistent quest for optimum solutions, and the high quality of our projects. It confirms our responsible attitude focused on development with measures to save natural resources.

The building at Sienna 65 features a number of solutions intended to improve the comfort of the residents and ensure that the project has a positive influence on the environment and the surroundings.

CREATED FOR YOUR COMFORT

- The building is equipped with the Smart Home system by Fibaro. It is an intelligent building-automation system that controls, manages and monitors the devices in the building. Its use ensures the control and efficient use of electrical energy.
- The building will also offer the residents a private green space on the roof. The green terrace and the flowerpots on the apartments' balconies encourage the development of a green enclave in the city centre. Additionally, the green roof prevents the building from heating up, which has a positive effect on the urban space. Excessive heating of buildings in the city (the so-called urban heat island effect) negatively impacts the urban environment, making the local climate drier, warmer and windless, which may lead to a deterioration in air quality.
- The interiors of the common areas are also well thought out, featuring elements of wood and stone – the natural materials offer a breather from the urban hustle and bustle. The staircase will be naturally lit and the halls on the individual floors will have LED lighting.
- The area and the building will be accessible to the visually impaired. The common areas will have labels and a system of signs in Braille. Additionally, there will be amenities for persons with special requirements, such as the disabled, seniors, or parents with children.
- In order to protect the building against damage, the elements that are subject to intensive use will be protected with door stops, skirting boards, protective and shock-absorbing materials and other measures appropriate for the location, which will reduce damage and therefore the costs of renovations and waste.

FOR YOU AND THE ENVIRONMENT

- The building has been designed on the basis of the conclusions of a computer analysis concerning energy performance, the thermal comfort of the residents and access to daylight in individual rooms.
- The building uses numerous energy-saving solutions, such as energy-saving lifts and water-saving solutions, such as a tank for collecting water that is then used to water the greenery. These solutions not only reduce the upkeep costs of common areas, but also allow for the effective use of water.
- The building will have an area for storing separated refuse and containers for selective waste collection. This will encourage an ecological approach to waste management.
- The ecological value and the biodiversity of the area has been improved by designing boxes for butterflies, ladybirds and birds, as well as greenery that is particularly well matched to the local fauna, based on native species, resilient to climate and weather changes and that does not require intensive watering.
- The area will be lit with LEDs, which reduce energy consumption.
- The building will also have amenities for bikers, including a separate room for keeping bikes.
- The building will be surrounded by green areas, increasing the attractiveness of the project in terms of ecology and recreation.

COST-EFFECTIVENESS DAY BY DAY

- The garage is equipped with an electrical system that permits the installation of sockets for charging electric cars. Any resident wishing to take advantage of this amenity will be able to connect the charger to a power sub-meter.
- The building will be connected to the municipal heating system, which is one of the most environmentally friendly and low-emission solutions – the system implemented by the Warsaw heat and power plants uses the heat created in the process of producing electrical energy for heating purposes.

TO LIVE BETTER – RESPONSIBLY

- The general contractor has to meet very strict environmental requirements. During the construction process, recyclable waste will be collected separately, water and power will be used efficiently and the employees will have good sanitary conditions (showers, changing rooms, a cafeteria and health and safety measures).

*The "Sienna 65" project was registered with BRE, an entity granting the BREEAM certificate. The final certificate is awarded upon completion of the project. Information on the certification process is available in the investor's office.



Osiedle Kolorowy Goćław



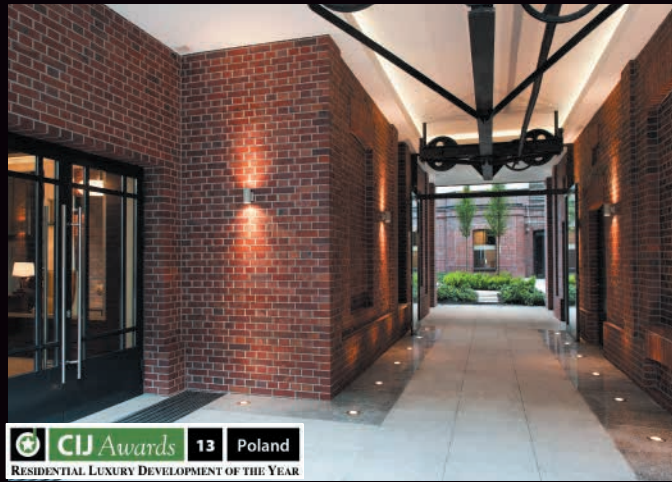
Rezydencja Konstancińska



Bryłowska 2



Londyńska 5



Hoża 55



Rezydencja Biała

THE FUNCTIONALITY OF SPACE AND A NEW LIFESTYLE

Yareal Polska, a leading property developer operating in Poland, is part of Yareal International N.V. and Yam Invest group, which operates throughout the European real estate market.

Projects developed by Yareal in the Polish residential real estate and office market stand out with highest quality and flexible solutions. Long-term strategy, based on commitment and tailored to best serve our clients' expectations and needs, is the guarantee of safety and increasing investment value.

Dedication to client satisfaction, commitment to highest quality and attractiveness of the projects and reliability are the guiding values of our company. The knowledge and experience of our teams in design and construction, gained in Poland and abroad, ensure the quality and satisfaction from the increasing value of our investments. All residential and office buildings developed by us stand out with optimal selection of locations and surroundings. The buildings are also highly flexible, functional and in line with the latest quality standards. Our projects offer a new experience in living and working owing to efficient space planning. Yareal Polska builds highest quality residential buildings in all market segments, ranging from luxury apartment buildings, human scale upper standard buildings to popular segment of residential estates, as well as prestigious offices schemes.

The projects developed by Yareal have received a wide recognition of the industry, reflected by numerous awards:

- Renaissance office building - Construction & Investment Journal award for the «Best Office Development», 2004;
- Mokotowska Square office building - Eurobuild award in «New Office of the Year 2011» category, Construction & Investment Journal award for «Best refurbishment/expansion of the Year 2011», EuropaProperty award in «BREEAM Application In-Process» category in 2011, main prize in CEE Quality Awards in «Office Development of the Year» category in 2011;
- Oxygen Park office scheme - Construction & Investment Journal award in «ESSA Green Award» category, 2013;
- Hoża 55 apartment building - Construction & Investment Journal award for «Residential Luxury Development of the Year» («Luxury housing investment of the Year»), 2013;
- Rezydencja Konstancińska - Domiporta award - «Apartment of the year» 2014/2015».

Yareal Polska has been an accredited member of the Polish Developers' Association since November 2005.



The brochure has been printed
on recycled paper.



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