

—hello, I am

LIXA


YAREAL

_ hello, I am LIXA

let's get to know each other

**I am just a moment
away from the city center**

**Lixa city gardens & cozy
areas are part of my
identity**

**Meet & explore
my vibrant neighbourhood**

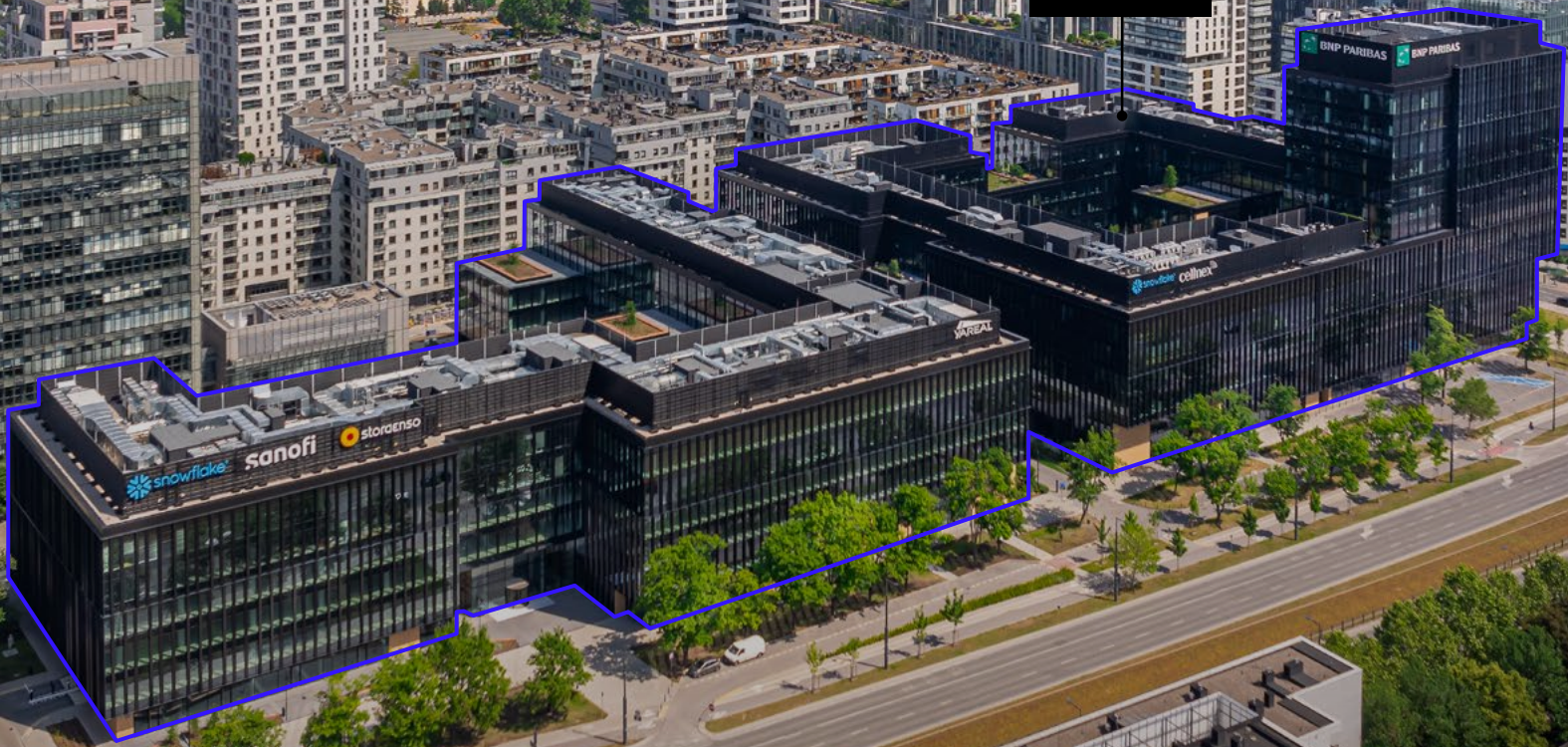
**I am created for you
& with next generations
in mind**

**I am leading the way
in the ESG journey**

_step in & make yourself at home

_hello, I am LIXA

LIXA



_ I am just a moment away from the city center

— Boasting an excellent location near Daszyńskiego Roundabout and ample transportation options, including quick access to the II metro line, I offer vast culinary options as well as access to other services, including healthcare and financial assistance, providing everything you need at your fingertips.



_ 4 min
metro



_ 3 min
bus | trams



_ 1 min
Karolkowa Street



_ 10 min
Fabryka Norblina

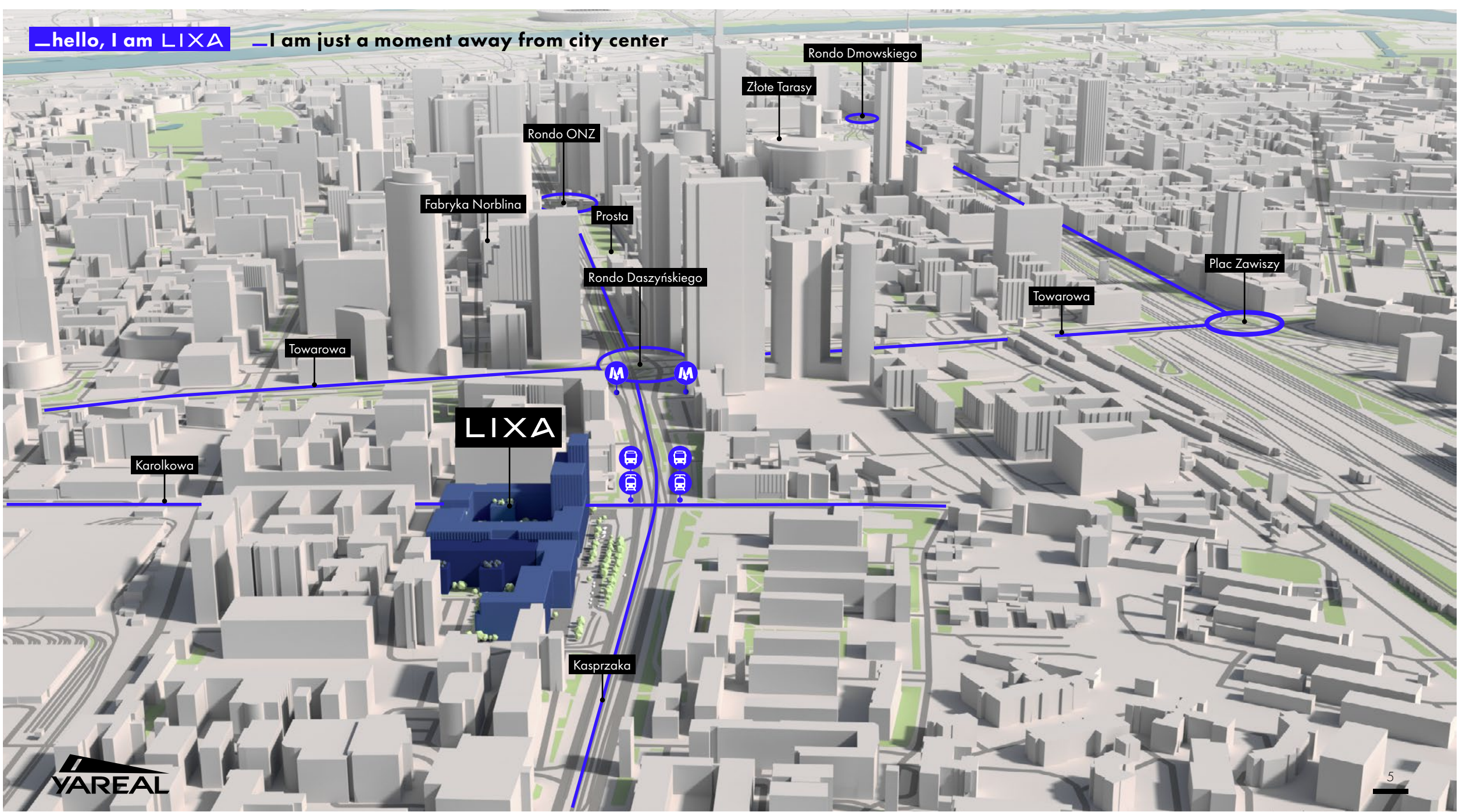


_ 15 min
Złote Tarasy

* the time applies to walking distance

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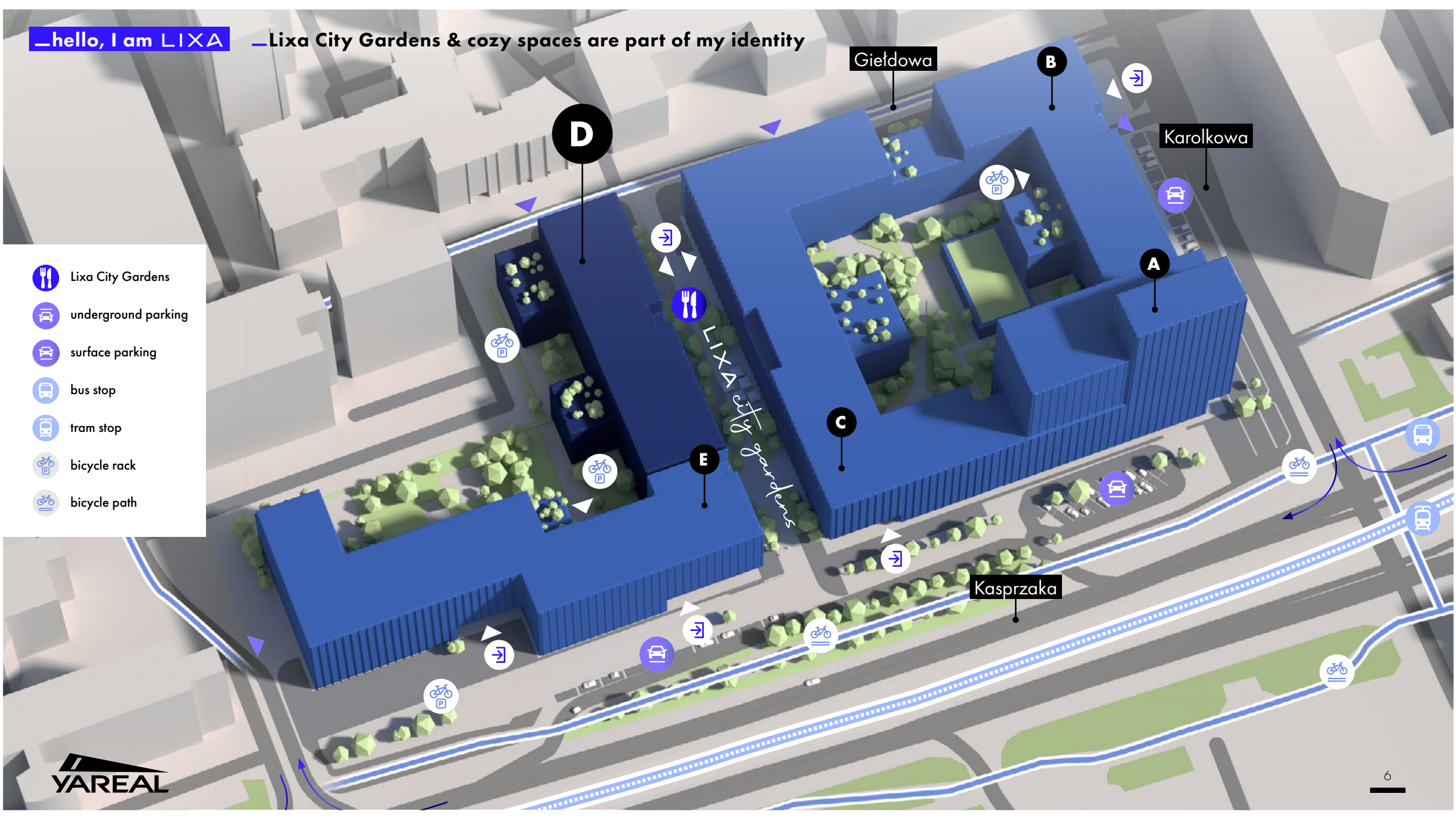


LIXA

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_Lixa City Gardens & cozy spaces are part of my identity

-  Lixa City Gardens
-  underground parking
-  surface parking
-  bus stop
-  tram stop
-  bicycle rack
-  bicycle path



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— Lixa City Gardens & cozy spaces are part of my identity

— **Step into the unique space of Lixa City Gardens** – a vibrant and bustling meeting spot on the Warsaw’s landscape, which is increasingly making its mark on the culinary scene. With 4,000 sqm of amenities, including cozy restaurants, cafes, and shops, **it’s an ideal meeting place** for office workers, locals, and visitors alike.



LIXA
city gardens

open-air culinary
spot



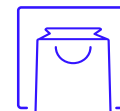
— **4,000** sqm

of cozy restaurants
& services



— **120** m

lane-way green
passage



— **40 to 450** sqm

diversed retail
units



— **5,600** sqm

of green areas
in the complex

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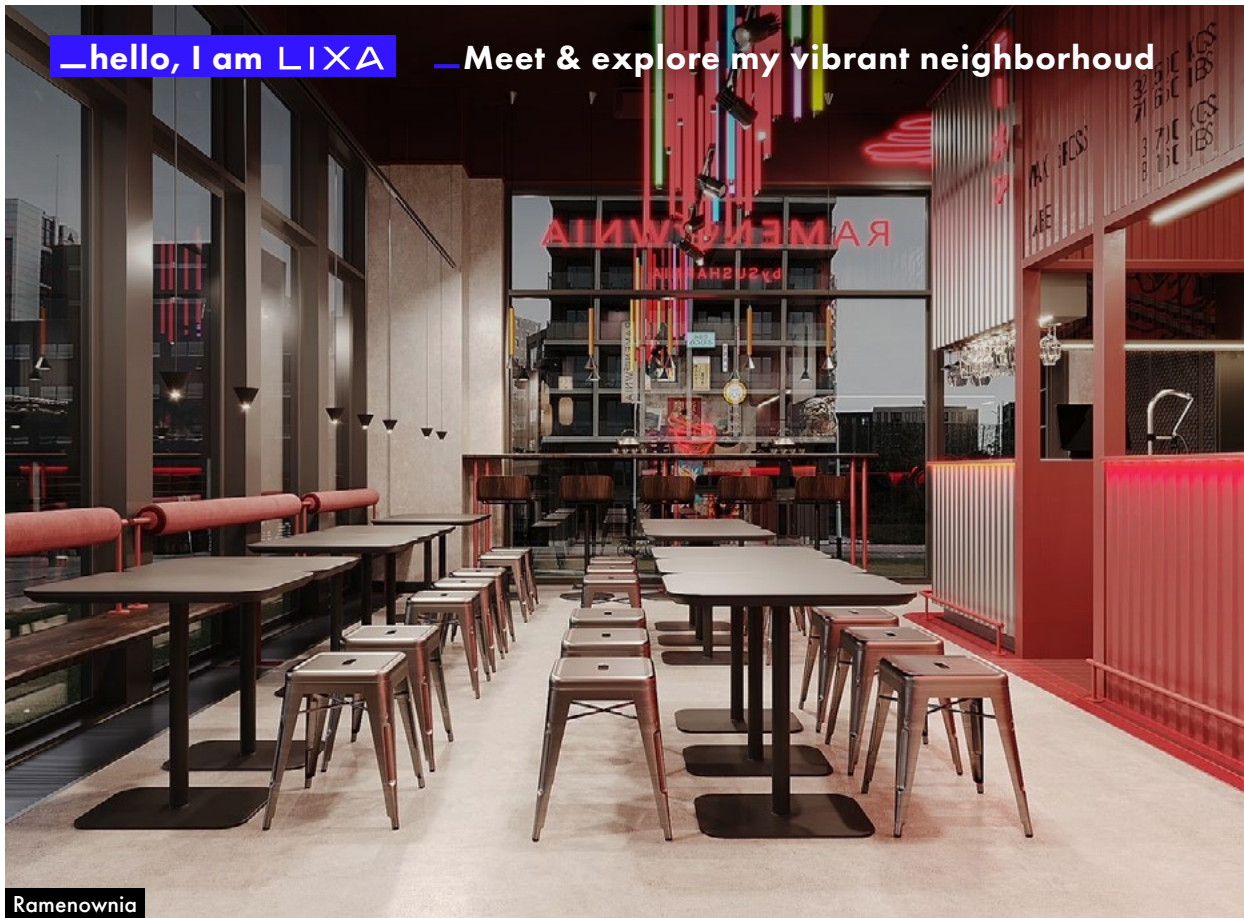
_Meet & explore my vibrant neighborhood



- restaurant
- coffee shop
- bookstore
- bakery | patisserie
- grocery store
- cocktail bar
- notary office
- beauty concept
- medical
- showroom

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_Meet & explore my vibrant neighborhood



Ramenownia



Paribar



Gorqco Polecam



Street



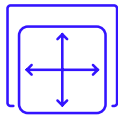
Szum

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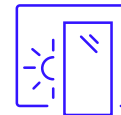
_ Immerse yourself in a space where technology, sustainability and innovative services await you across six expansive floors, complete with lush green terraces, public patio and distinctive design.



Floor plan designed for flexibility and efficient space utilization



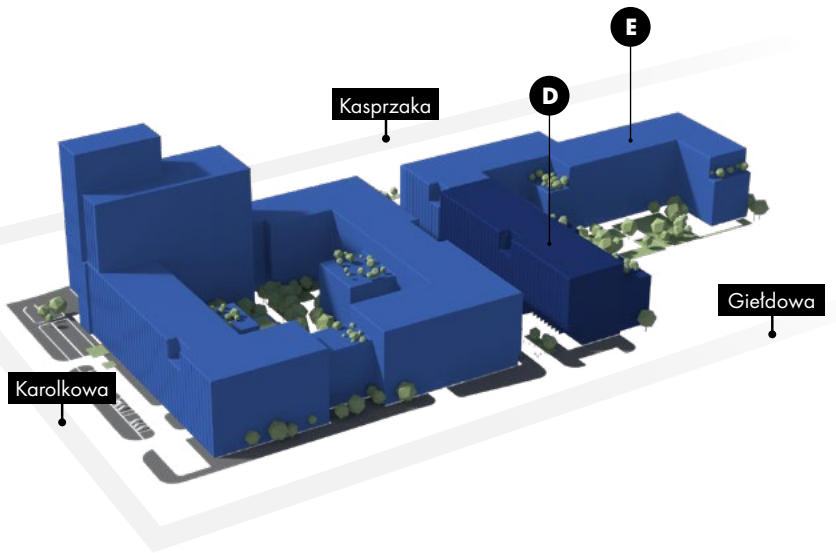
Various zones designated for work, meetings, and relaxation



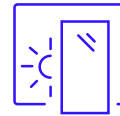
Maximizing natural daylight throughout the office space



Each floor accommodating approximately 200-320 workstations



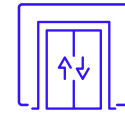
Building highlights:



Natural light access
in all office areas



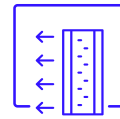
Green terraces



1 core with 4
high-speed elevators
(including one for passenger-
cargo transport)



Energy and water
consumption monitoring
system



High-insulation
facade



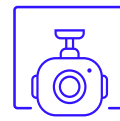
Building Management
System (BMS)



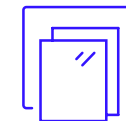
2 independent power
supplies



Access control system



CCTV installation



Glazed facades

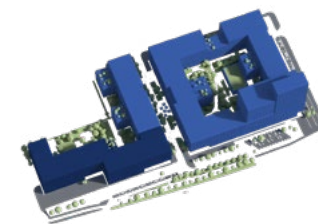
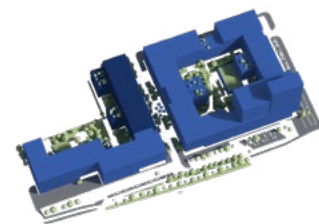


Building app

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Uncover the opportunities I provide and choose a space for your business



— LIXA D

— LIXA E

delivery date	March 2024	January 2024
GLA	10,287 sqm	18,138 sqm
typical floor size	2,200 sqm	3,200 sqm
above-ground floors	5	5
underground floors	1	1
underground parking places	76	141
add-on factor	6.34%	5.57%

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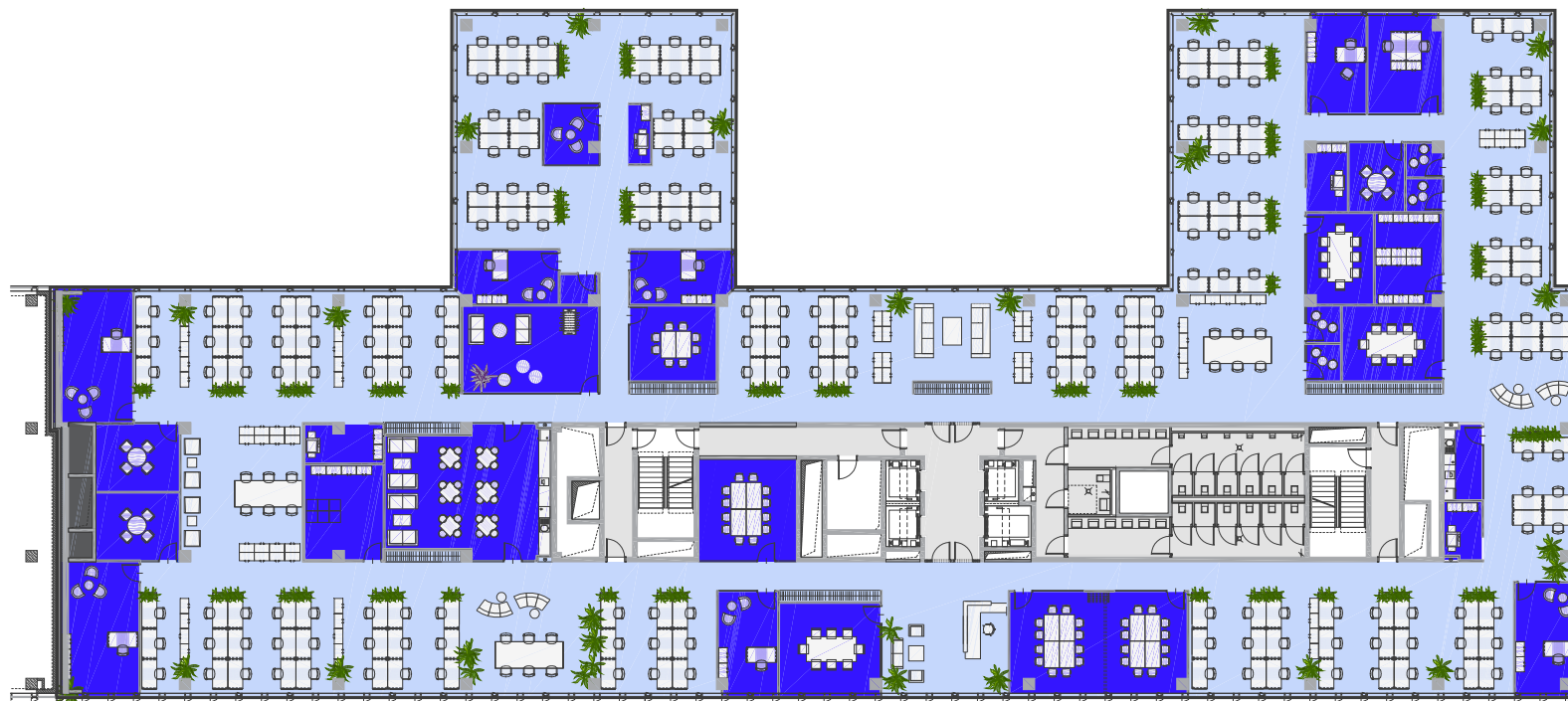
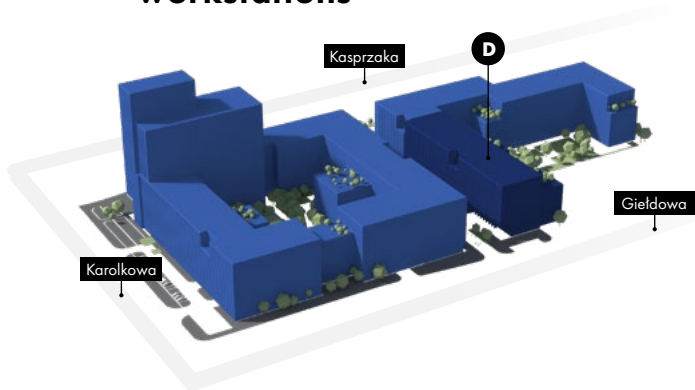
Explore my flexible office space

in building D

OPEN SPACE

2,175 sqm
of GLA

183
workstations



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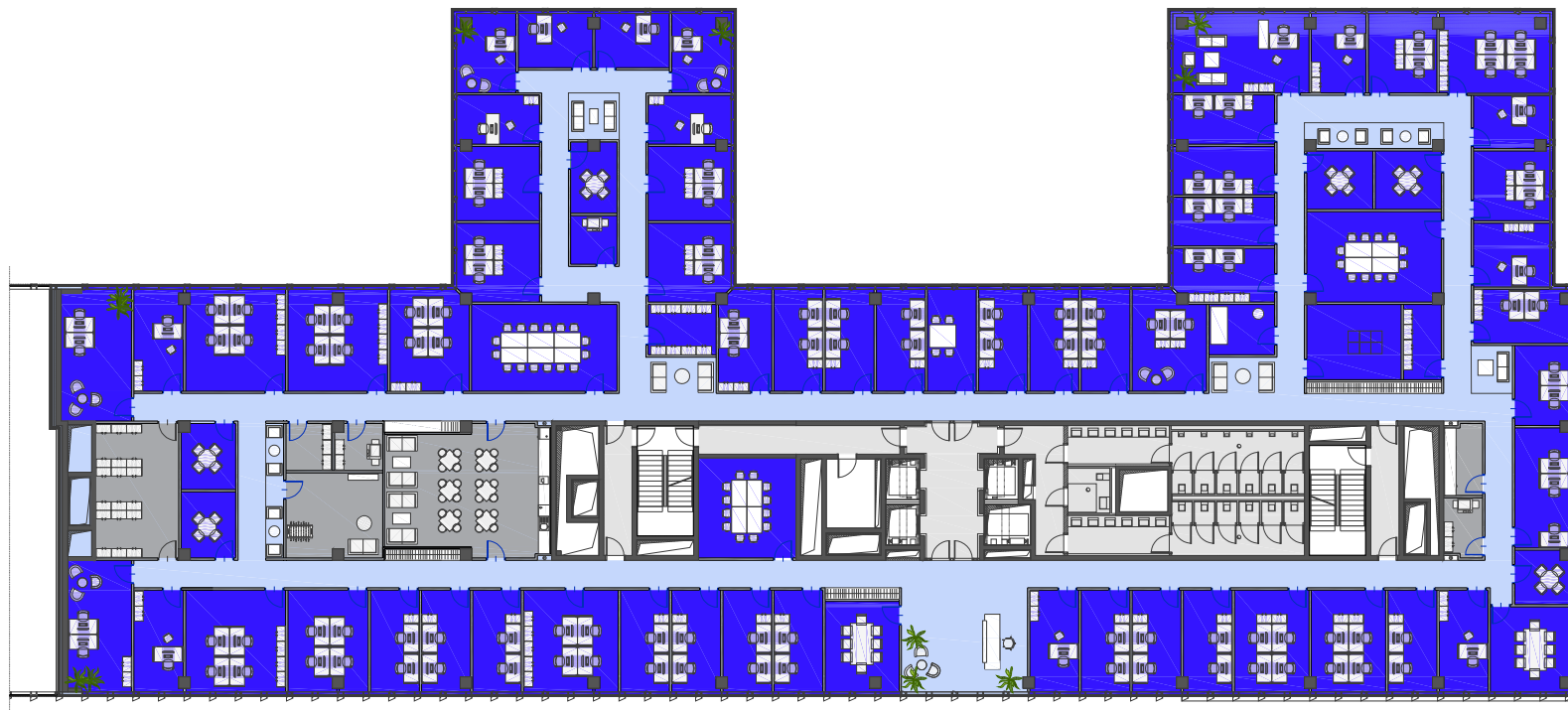
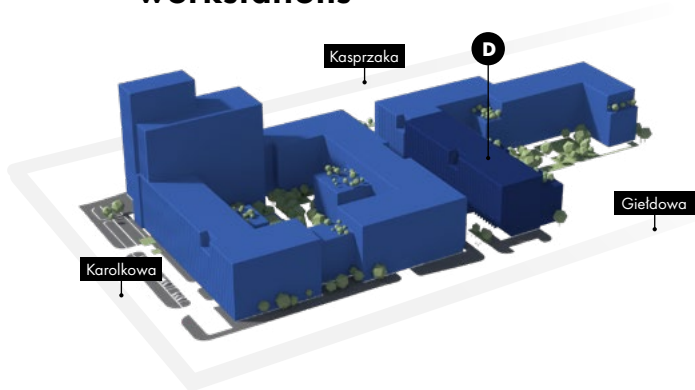
Explore my flexible office space

in building D

CELL-OFFICE

_2,175 sqm
of GLA

_119
workstations



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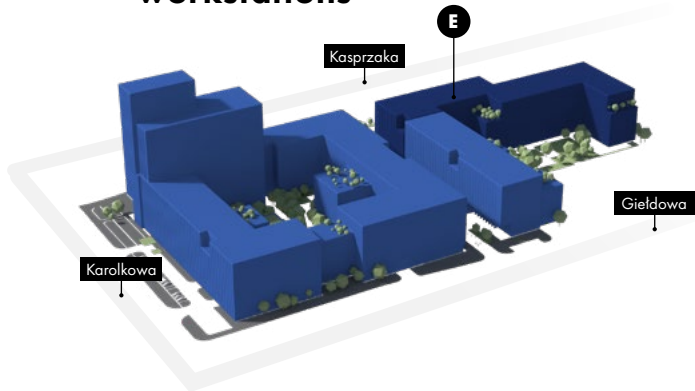
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Explore my flexible office space in building E

OPEN SPACE

_3,216 sqm
of GLA

_321
workstations



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Office space highlights:

-  Pre-heating recuperation
-  Openable windows
-  Free cooling in winter
-  Air conditioning
-  Raised floors
-  Suspended ceiling

— I am leading the way of the ESG journey

— I am crafted in compliance with Yareal's ESG strategy,
which embodies the company's values and vision for a sustainable and prosperous
future for generations to come. This demonstrates my **commitment to future-proofing
eco-friendly workplaces**, ensuring resilience and enduring relevance across shifting trends.

Main areas of Yareal's ESG activities:



—
Responsible development
of urban space



—
Environment
and sustainability



—
Supporting the community
and charity

I am proudly-equipped with certifications



AirRated™



WiredScore



– **The certificates signify numerous benefits for you as a user and occupier**, ensuring indoor environment quality, a safe and healthy environment, enhanced well-being, sustainable travel friendliness, operational cost savings and compliance. All aimed at enriching your sustainable workplace experience.

* AirRated, WiredScore, ActiveScore – during the certification process

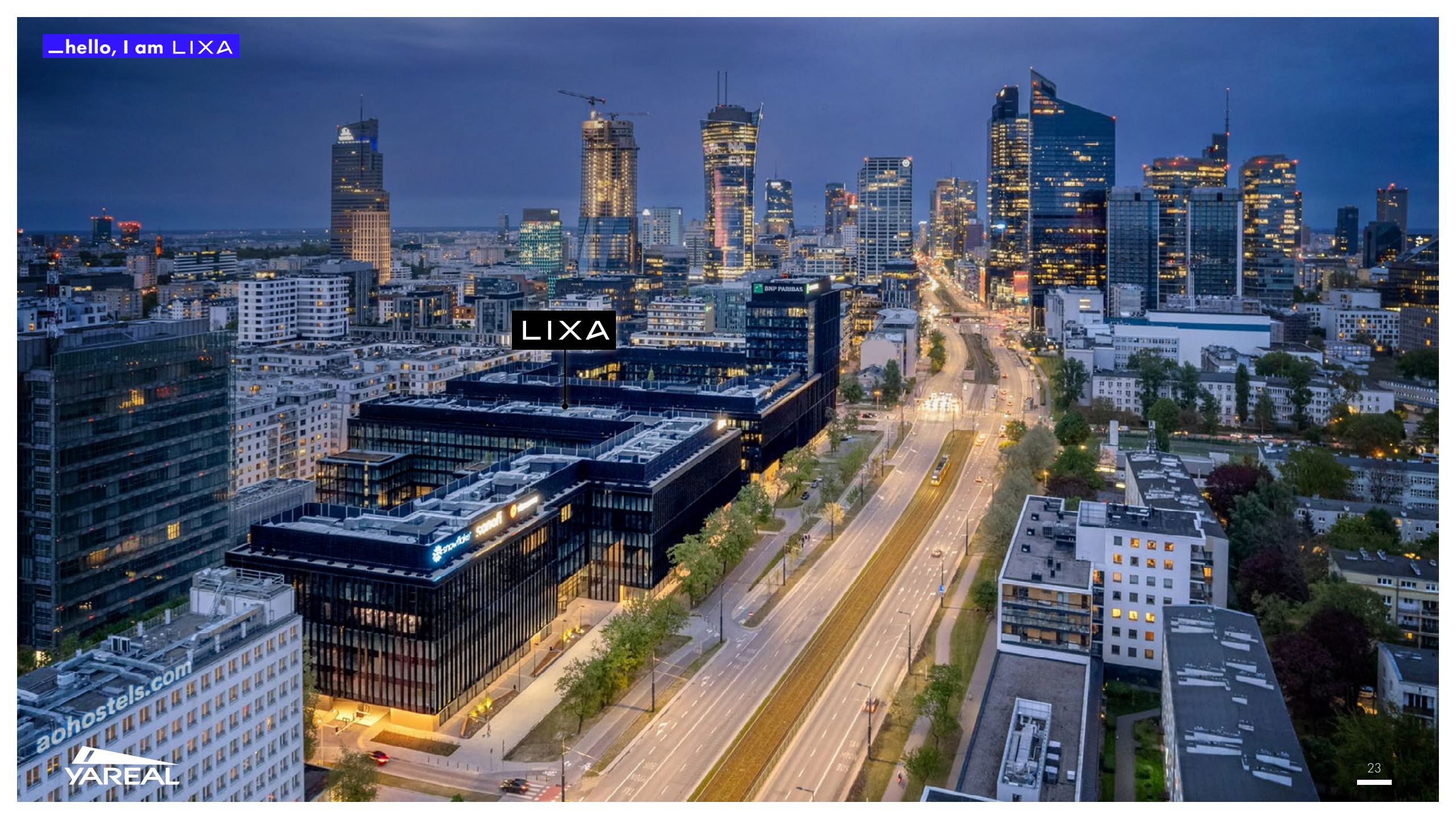
Check out how I balance sustainability and tech innovation

- _ Utilization of low-emission concrete for construction
- _ 70% of aluminum used in the facade sourced from recycled materials
- _ Electricity used for construction and operational activities certified to come from wind farms
- _ Optimization of energy consumption through perforated facade elements
- _ Energy recovery technology implemented in elevators
- _ Automatic water shut-off system with motion sensors in all restrooms
- _ Building Management System (BMS) monitoring energy consumption of main building systems including lighting, heating, cooling
Individual metering for each tenant's office
- _ Energy-efficient lighting fixtures
- _ Lighting control in underground parking and stairwells through motion sensors
- _ Rainwater harvesting for irrigation
- _ Waste segregation
- _ Air quality confirmed by AirRated certification
- _ Safety standards and procedures confirmed by WELL Health & Safety certification
- _ Biodiversity in greenery arrangements
- _ Bicycle parking and amenities (showers, changing rooms, lockers confirmed by ActiveScore certification
- _ Public space
- _ Green terraces and patios
- _ Charging stations for electric vehicles

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ahostels.com
YAREAL



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_ let's get in touch

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