



ROYAL TULIP

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grupa  
**unibep**  
knowledge passion trust



 grupa  
**Unibep**

**knowledge**  
**passion**  
**trust**





## Mission, Vision, Strategy

Our mission is to carry out construction projects in the domestic and international markets in accordance with the highest global quality standards, taking into account the principles of sustainable construction, guided by the principles of professional ethics and attention to user comfort and satisfaction.

We are building a leading position in construction based on the professionalism and passion with which we treat our work, the trust that we have in our employees, and the trust that our partners place in us. We believe that mutual respect facilitates cooperation whilst honest and reasonable conversation helps in every situation.

The company's origins are in Podlasie, where European cultures cross and the East meets the West. Work is a passion here, and kindness towards others is an innate quality. The difficult history of the region has shaped us into honest and open, but also hard-working and enterprising people.

Modernity grows from the solid foundations of tradition and experience. We believe in the importance of the similarities that unite us, rather than the differences that divide us. Cooperation is the only way to success.

We are flexible and we respond dynamically to the customer's needs, but we remain aware of our values and skills.

We are building our strategy of action on such values as cooperation, respect, tolerance, high competence and integrity. We are sure that only long-term planning will allow us to become an international company with Polish roots, working according to global standards.

## Milestones | History of Unibep

**01/04/1950**

Setting up Powiatowe Przedsiębiorstwo Budowlane (County Construction Company) in Bielsk Podlaski.

**2000**

The company becomes part of the Budimex Group

**2002**

Shares in Unibud SA bought by persons related to the President Jan Mikoluszek

**2004**

Setting up Unihouse, a company producing and marketing precast concrete detached houses

Operations launched on the Russian market

**2006**

Company logo and name changed to Unibep SA

**2008**

Unibep SA makes Warsaw Stock Exchange debut

Unidevelopment Sp. z o.o. started as a real estate developer

**2009**

Entry into the road construction market and acquisition of Makbud Sp. z o.o.

Merger of the Unibep Group, establishment of the Makbud Road Branch in Łomża and the Unihouse Production Branch in Bielsk Podlaski

First contract on the Norwegian market (modular construction) | Our representative office opened on the Belarusian market



**2012**

Unidevelopment transformed into a joint stock company

**2015**

Unibep SA becomes the 100 percent shareholder of Budrex-Kobi Sp. z o.o.

**2017**

Unihouse's first contract on the Swedish market (modular construction)

**2018**

Entry into the Ukrainian market

The Road Branch renamed the Infrastructure Branch

**2019**

New Warsaw offices of Unibep SA and Unidevelopment SA

Unihouse becomes a joint-stock company

**2020**

70th anniversary of Unibep SA

Rebranding of Unibep Capital Group

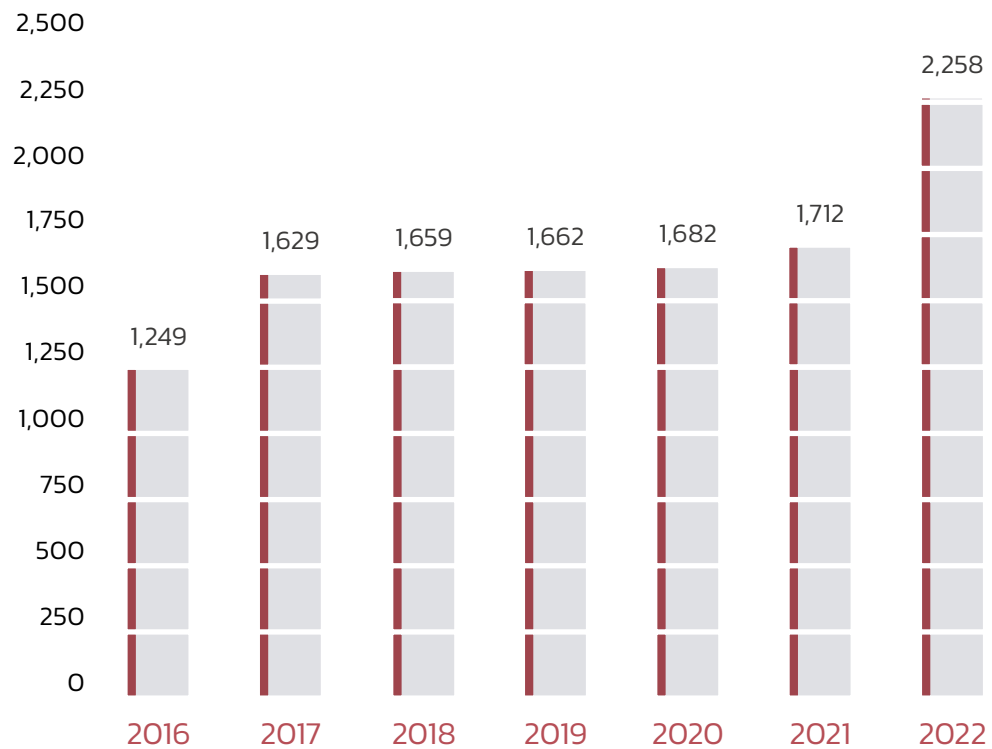
**2021**

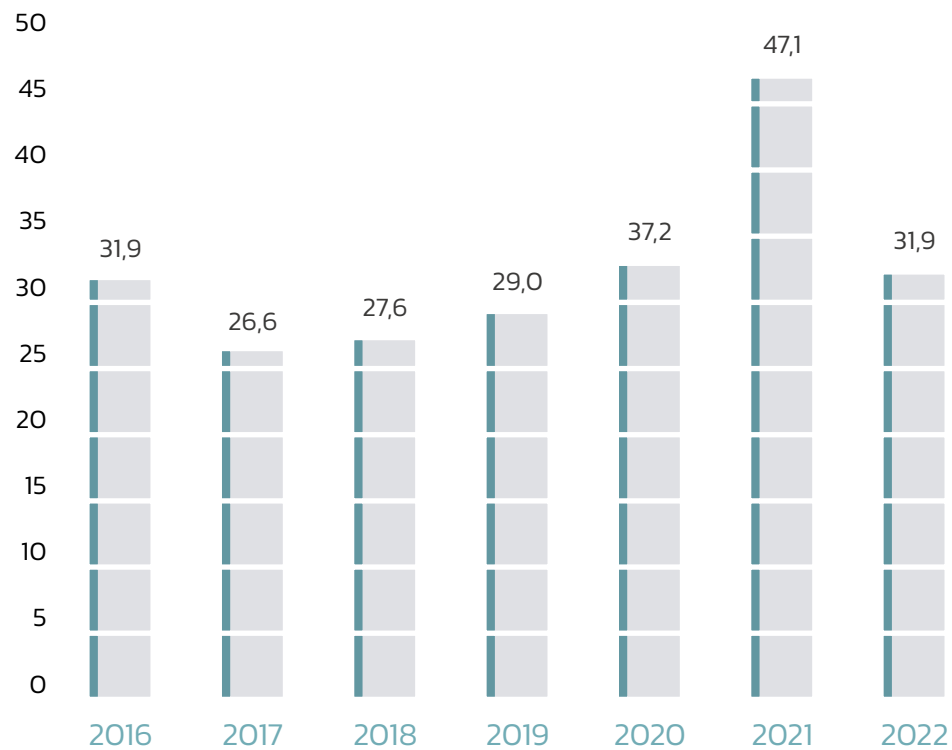
The Power & Industrial construction segment set up in the structure of Unibep SA

Unihouse SA enters the German market

**2023**

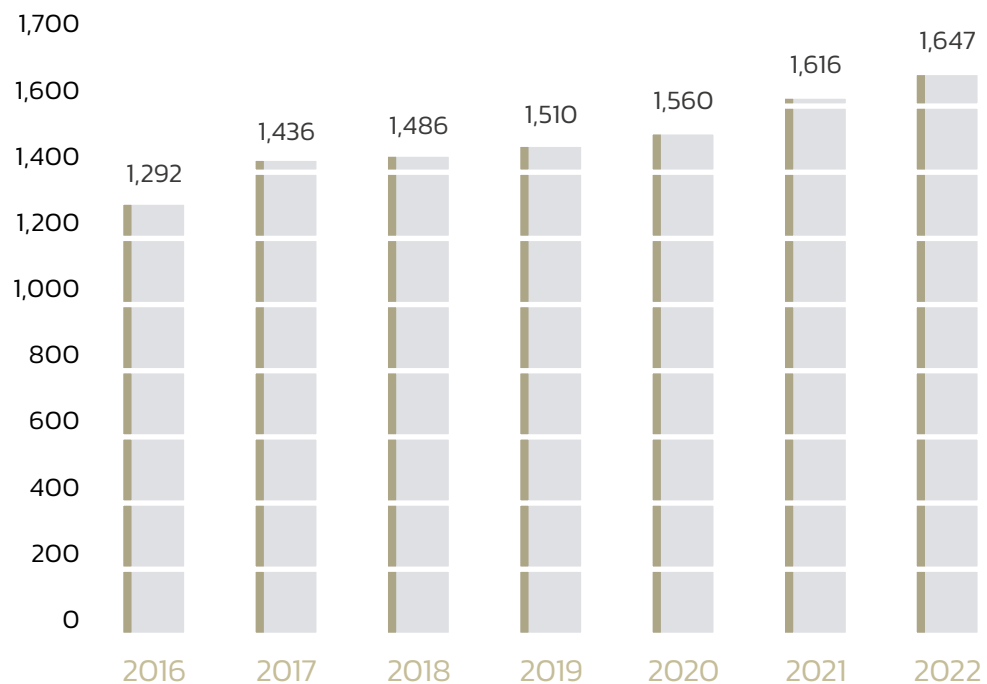
Merger of Unibep SA and Budrex Sp. z o.o.





**Net Profit**  
(in PLN millions)





## Employment (number of employees)



Unibep SA holds first and second level industrial security certificates issued by the **Internal Security Agency**.

This means that the company is fully capable of protecting classified information and holds first and second level certificates classified as “NATO Secret” and “NATO Confidential” for the North Atlantic Treaty Organisation, as well as a second level certificate classified as “EU Secret” and “EU Confidential” for the European Union.

## Certificates

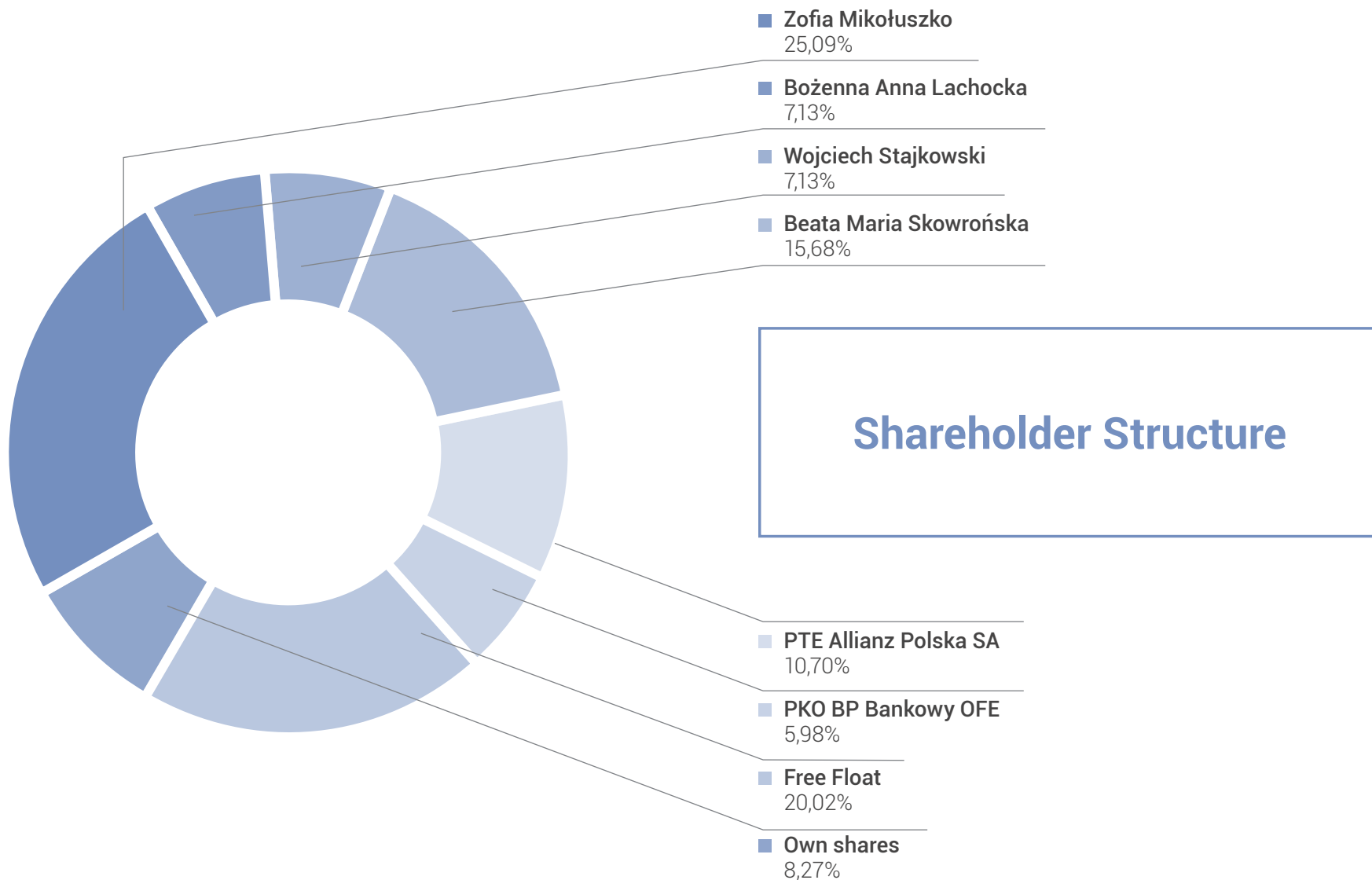
The high-quality management of Unibep SA, based on international standards and good management practices, is an important showcase of the company, which was confirmed by numerous management system awards and certificates.

The position of Unibep SA is growing steadily in industry and nationwide ratings, our company receives numerous prizes and distinctions awarded to the company and references obtained directly from our customers. In order to continuously improve its internal organisation and strengthen its market position, Unibep SA manages the quality of the investment construction process in accordance with the requirements of the international ISO 9001 standard, placing customers' requirements and legal requirements in the centre of attention of all managers and operational staff.

In the construction industry, in addition to trust connecting the investor with the contractor, it is extremely important also to ensure safety in work processes, without which it is impossible to achieve Customer satisfaction and build a sustainable competitive advantage. Therefore, Unibep SA also manages safety, occupational health and the health of employees and other entities involved in the implementation of investment construction process in accordance with the requirements of the BS OHSAS 18001 standard.

The implementation of the Quality and OHS Management System with the process approach was a strategic decision of the management of Unibep SA in order to improve management efficiency and enhance customer satisfaction by meeting their requirements in a continuous and planned manner.

- › **ISO 9001:2015** (Unibep SA)
- › **ISO 14001:2015** (Unibep SA)
- › **ISO 45001:2018** (Unibep SA)
- › **ISO 9001:2015** (Unihouse SA)
- › **ISO 14001:2015** (Unihouse SA)
- › **ISO 45001:2018** (Unihouse SA)
- › **First Level Industrial Safety Certificate**







## Unibep Group Operation Segments

### **CONSTRUCTION | Area: RESIDENTIAL, OFFICE & INDUSTRIAL**

#### **Unibep SA**

Sectors: residential, public and military buildings, as well as commercial projects, including hotels, offices, retail and services. Provided across Poland.

### **CONSTRUCTION | Area: POWER & INDUSTRIAL CONSTRUCTION**

#### **Unibep SA**

Construction of factories, laboratories, power plants, production, warehouse and logistics buildings including associated infrastructure for these facilities. Supplying and installing the utilities and supporting systems, as well as maintenance works are included in the scope of our services. Turnkey project delivery.

### **CONSTRUCTION | Area: INFRASTRUCTURE**

#### **Unibep SA**

The main focus of this area are projects for the construction of expressways, inter-regional roads, sub-regional roads and local roads.

### **REAL ESTATE DEVELOPMENT**

#### **Grupa Unidevelopment**

Operations primarily focus on the segment of multi-family buildings, mainly in the Warsaw, Poznań and Tri-City agglomerations, but also in Radom.

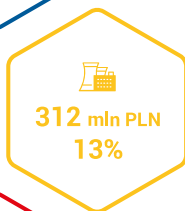
### **MODULAR CONSTRUCTION**

#### **Unihouse SA**

Production and installation of sustainable timber modules within multi-family and public projects. Focus on markets in Norway, Sweden, Germany and Poland.

# Unibep Group Operation Area

## REVENUE BY SEGMENTS IN 2022



**CONSTRUCTION Segment**  
Area: RESIDENTIAL,  
OFFICE & INDUSTRIAL  
Unibep SA



**CONSTRUCTION Segment**  
Area: POWER & INDUSTRIAL  
Unibep SA



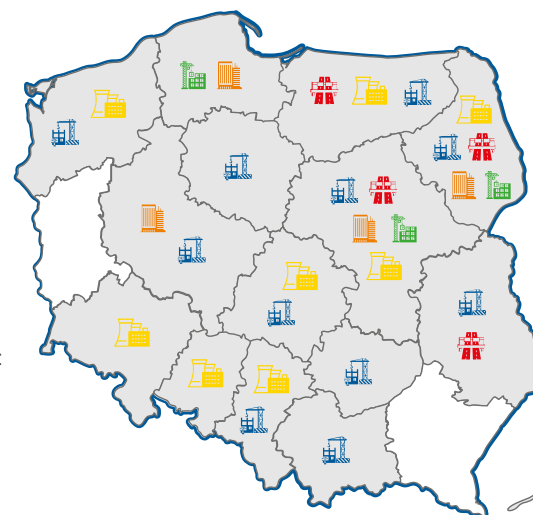
**CONSTRUCTION Segment**  
Area: INFRASTRUCTURE  
Unibep SA



**REAL ESTATE  
DEVELOPMENT Segment**  
Unidevelopment Group

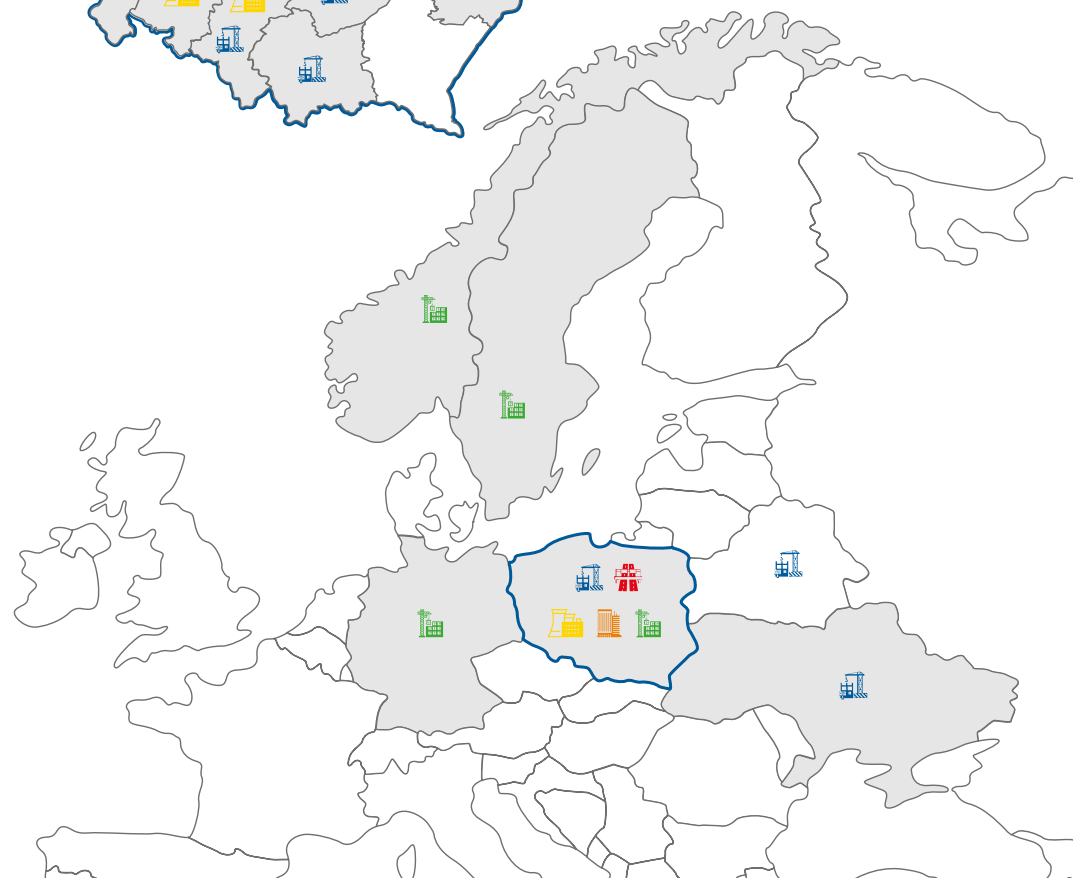


**MODULAR CONSTRUCTION  
Segment**  
Unihouse SA



POLAND

EUROPE



› CONSTRUCTION SEGMENT  
**AREA: RESIDENTIAL, OFFICE & INDUSTRIAL**

14



› CONSTRUCTION SEGMENT  
**AREA: POWER & INDUSTRIAL**

40



› CONSTRUCTION SEGMENT  
**AREA: INFRASTRUCTURE**

48



› SEGMENT  
**REAL ESTATE DEVELOPMENT**

56



› SEGMENT  
**MODULAR CONSTRUCTION**

64







# CONSTRUCTION SEGMENT **RESIDENTIAL, OFFICE & INDUSTRIAL**







# Unique Tower in Warsaw

Project Owner: **Marvipol Development**

The height of the building, located in the very centre of the capital, is 96.3 metres. It is one of the tallest premium residential buildings in Poland.

## Key Facts:

- › Height **91,3 m**
- › Number of Apartments **296**
- › Gross Area **61,459 sq m**
- › Floor Area (commercial) **2,350 sq m**
- › Building Volume Net **154,600 cu m**
- › Storeys Above Ground **29**
- › Basement Storeys **3**
- › Parking Spaces **339**





# Aura Sky in Warsaw

Project Owner: **Mill-Yon Group**

The tallest building on the right bank of the Vistula river, Warsaw. The development will comprise three buildings, including a tower overlooking the Warsaw skyline. The ground floor houses a commercial retail mall with a total area of 3,000 square metres.

## Key Facts:

- › Height **85 m**
- › Number of Apartments **361**
- › Living Area **21,808 sq m**
- › Gross Area **36,949 sq m**
- › Building Volume Net **165,651 cu m**
- › Storeys Above Ground **26**
- › Basement Storeys **1**
- › Parking Spaces **408**

## Awards and Certificates

- › 3rd degree 'Construction of the Year 2017' Award



# SOHO 18 in Warsaw

Project Owner: **Yareal Polska Sp. z o.o.**

The nine-storey stepped development SOHO 18 residential building is the first to have been built as part of the SOHO by Yareal concept. The development as a whole will be concentrated along a 300-metre linear park.

## Key Facts:

- › Number of Apartments **131**
- › Commercial offices **10**
- › Living Area **7,310 sq m**
- › Floor Area (commercial) **399 sq m**
- › Building Volume Net **37,927 cu m**
- › Storeys Above Ground **9**
- › Basement Storeys **1**
- › Parking Spaces **158**

## Awards and Certificates

- › 1st degree 'Construction of the Year 2021' Award.
- › BREEAM Certificate.





# Puławska 186 in Warsaw

Project Owner: **Matexi Polska I Sp. z o.o. Puławska Investment Sp. K.**

An excellent location and a modern and unusual form of the building are the key distinguishing factors of the Puławska 186 project when compared with others located in the Mokotów district.

## Key Facts:

- › Number of Apartments **192**
- › Living Area **8,278 sq m**
- › Floor Area (commercial) **394 sq m**
- › Gross Area **15,309 sq m**
- › Building Volume Net **38,353 cu m**
- › Storeys Above Ground **17**
- › Basement Storeys **4**
- › Parking Spaces **87**





# Wola Gabriela in Warsaw

Project Owner: **Sokratesa Development Sp. z o.o.**

A modern estate with an interesting form and contemporary architecture. The east elevation with stepped terraces is its major highlight.

## Key Facts:

- › Number of Apartments **224**
- › Commercial offices **5**
- › Gross Area **33,885 sq m**
- › Living Area **13,751 sq m**
- › Commercial Area **1,113 sq m**
- › Storeys Above Ground **7**
- › Basement Storeys **2**
- › Parking Spaces **406**





# The Rezydencja Iwicka Housing Estate in Warsaw

Project Owner: **Yareal Polska Sp. z o.o.**

The Warsaw Sielce area in Lower Mokotów has been supplied with a luxury residence. Four premium buildings accommodate a total of 88 apartments. A highly demanding project, not least because of the BREEAM certification, but also because of the owner's attention to every structural and architectural detail and technical solution.

## Key Facts:

- › Number of Apartments **88**
- › Commercial offices **2**
- › Gross Area **12,504 sq m**
- › Living Area **6,363 sq m**
- › Commercial Area **112 sq m**
- › Storeys Above Ground **4**
- › Basement Storeys **1**
- › Parking Spaces **110**

## Awards and Certificates

- › BREEAM Certificate.





# Aroma Park in Warsaw

Project Owner: **YIT Development Sp. z o.o.**

A residential project where YIT is restoring it to its former glory one of the most important historical points in the north of Warsaw – Henryk Bienenthal's yeast factory at ul. Classics 10.

The unique design distinguishes the investment on the map of Warsaw housing projects. The complex includes a villa Fabiancka (the building has survived intact for 115 years) and the main building of the yeast factory. The Mazowieckie Voivodeship Conservator of Monuments supervises all the works carried out.

## Key Facts:

- › Number of Apartments **405**
- › Commercial offices **6**
- › Gross Area **49,685 sq m**
- › Gross Covered Area **49,685 sq m**
- › Living Area **23,805 sq m**
- › Commercial Area **701 sq m**
- › Building Volume Net **166,318 cu m**
- › Storeys Above Ground **3-6**
- › Basement Storeys **1**
- › Parking Spaces **539**



# Port Praski in Warsaw

Project Owner: **Port Praski Sp. z o.o. S.K.A.**

Port Praski is a "city within a city". There is everything that can be found in a real city: residential buildings, apartments, service and commercial premises, restaurants, hotels and office buildings.

Thanks to the combination of traditional solutions, Port Praski is a comfortable and friendly place for residents, and at the same time perfectly fits into the atmosphere of Praga and retains its unique character.

## Key Facts:

- › Number of Apartments **163**
- › Commercial offices **14**
- › Gross Area **27,832 sq m**
- › Storeys Above Ground **4-8**
- › Basement Storeys **0-2**
- › Parking Spaces **186**

## Awards and Certificates

- › Second degree award in the PZITB competition „Construction of the Year 2016”.
- › The Port and Latarnia investment was awarded the title and statuette „TOP Builder 2018”.





# The Copernican Revolution Lab in Warsaw

Project Owner: **Centrum Nauki Kopernik**

The Copernican Revolution Lab has been added to the popular science hub that already boasts the Copernicus Centre Main Building, the Planetarium and Pavilion 512. It has an approx. 25-metre underground link to the Copernicus Science Centre. The headquarters of the Copernican Revolution Lab can host 600 people at a time.

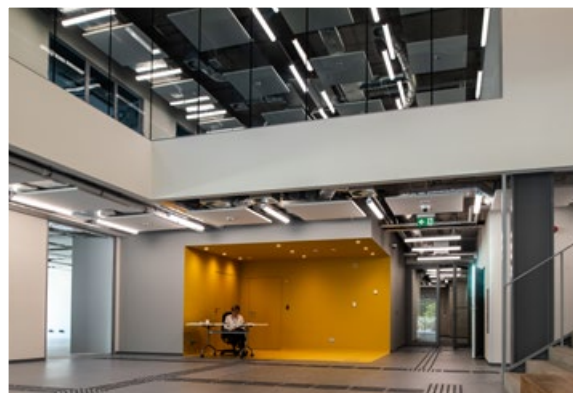
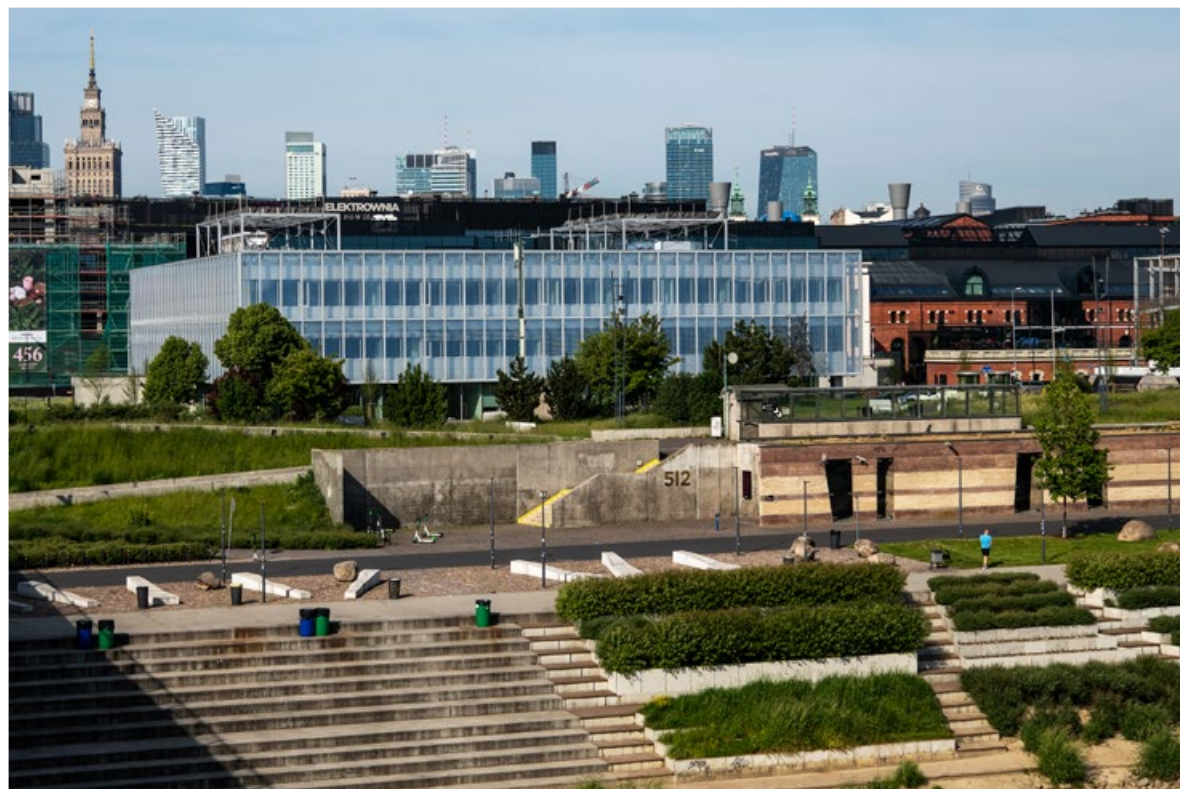
From the very beginning, i.e. from the concept competition stage, the project was carried out using BIM methodology. Also, ETFE cladding was used on a building façade for the first time in Poland. This novel solution had previously been used in a technological university building in Prague and the Unilever office building in Hamburg. The double layer of ETFE membranes has purely practical advantages: good insulation and acoustic properties.

## Key Facts:

- › Height **12 m**
- › Net Internal Area **6,298 sq m**
- › Floor Area **4,887 sq m**
- › Gross Area (enclosed) **7,133 sq m**
- › Building Volume Net **28,842 cu m**
- › Storeys Above Ground **3**
- › Basement Storeys **1**

## Awards and Certificates

- › Honourable Mention in the Infrastructure and Construction Diamonds 2023 competition for 'Implementation of the Year – Cubic Construction'.



# Galeria Północna in Warsaw

Project Owner: **Globe Trade Centre**

Galeria Północna is a modern fourth-generation shopping centre located in Warsaw.

The area of approximately 64,000 square metres is home to more than 200 shops and boutiques of flagship Polish and international brands. The centre also has a rooftop garden which turns the building into a real green lung of the Białołęka district. Amenities such as an open-air gym and skate park, children's play areas or squares with fountains and street furniture fit perfectly into the green character of the northern part of Warsaw.

## Key Facts:

- › Plot Area **49,206 sq m**
- › Gross Area **202,000 sq m**
- › Rented Floor Area **66,208 sq m**
- › Building Volume Net **837,500 cu m**
- › Commercial Retailers over **240**
- › Storeys Above Ground **4**
- › Basement Storeys **2**
- › Parking Spaces **1,959**
- › Bike Spaces **160**

## Awards and Certificates

- › LEED (Leadership in Energy & Environmental Design) certificate, awarded to buildings that save resources and have a positive impact on the health of residents.
- › Construction of the Year 2017 (1st degree prize) in the PZITB competition.



Źródło: GTC SA



# LivinnX Dormitory in Kraków

Project Owner: **Golub GetHouse**

The site of this student dormitory is a former Telpod seven-storey factory building, where electronic components were manufactured. The total of 710 beds are available to students in 290 modern furnished accommodation units, plus a very spacious communal area full of amenities for every resident. Thanks to the location of the dormitory, it is well connected to the most important universities in Krakow, as well as providing good access to the cultural and service infrastructure, i.e. museums, clubs, restaurants, etc.

## Key Facts:

- › Gross Area **21,384 sq m**
- › Floor Area **16,948 sq m**
- › Gross Covered Area **3,073 sq m**
- › Building Volume Net **91,916 cu m**
- › Storeys Above Ground **7**
- › Basement Storeys **1**
- › Outdoor Car Park Spaces **43**
- › Height **29.08 m**

## Awards and Certificates

- › TopBuilder 2021 statuette.





# Zawodzie Transfer Centre in Katowice

Project Owner: **City of Katowice**

The contractors for the transfer centre are ZUE SA and Unibep SA. The Zawodzie Transfer Centre consists of a station building, two car parks for 275 cars, a shelter for 36 bicycles, a platform canopy and parking spaces for buses and Kiss&Ride stops.

## Key Facts:

- › Roads **15,890 sq m**
- › Pedestrian Pavements **6,000 sq m**
- › Parking Spaces and Car Parks **11,500 sq m**
- › Planting and Lawns **15,900 sq m**
- › Sewage Pipework **3.1 km** (linear)
- › Power Grid **10 km** (linear)
- › Telecommunications network **15 km** (linear)

### Passenger Services Building:

- › Gross Covered Area **412 sq m**
- › Floor Area **354 sq m**
- › Building Volume Net **2,081 cu m**
- › Building Height **5 m**
- › Flat roof

### Bike shelter:

- › Gross Covered Area **114 sq m**
- › Height **2.5-3.5 m**
- › Width **6.5 m**
- › Length **17.5 m**
- › Multi-plane roof

### Platform canopy:

- › Gross Covered Area **4,850 sq m**
- › Height **8.4-13.4 m**
- › Steel Structure (approx.) **780 tonnes**
- › Multi-plane roof

### Retaining wall:

- › Length **160.5 m**
- › Height **5 m**

### Subgrade treatment:

- › Shallow grouting **48.3 km** (linear)
- › Deep grouting (so-called underpinning) **1,600 cu m**



# The Feliks Nowowiejski Academy of Music in Bydgoszcz

Project Owner: **Ministry of Culture and National Heritage**

The project is aimed at providing the Academy of Music with new premises in what is to become the main building of the academy in the city of Bydgoszcz and where all academy functions will be carried out. The planned central academy park around a reservoir will become a place of recreation with a perfect view of the southern elevation of the building.

The new seven-storey building of the Academy of Music will house four concert halls, three auxiliary halls, as well as classrooms, a restaurant and a dormitory. The entire project will be located on a 3-hectare site. Importantly, the building was designed to a passive standard, with a strong emphasis on the use of renewable energy sources and maximum energy efficiency. In this respect it will certainly be the most advanced facility of its kind in Poland.

## Key Facts:

- › Height **24.7 m**
- › Floor Area **23,314.40 sq m**
- › Gross Area **31,521.87 sq m**
- › Building Volume Net **168,012.93 cu m**
- › Storeys Above Ground **7**
- › Basement Storeys **2**
- › Underground Parking Spaces **103**
- › On-site Parking Spaces **22**





# Opera House and Podlaska Philharmonic Concert Hall – the European Arts Centre in Białystok

Project Owner: **Podlaskie Voivodeship Marshal's Office**

Impressive for combining large size with lightness and clarity of form, the building is well integrated into the Białystok city space. The rooftop greenery, the viewing terraces and the green lawns around the opera house form an urban park, a place for relaxation and summer sky-watching. The interiors, made of glass, concrete, steel and wood, create a space that blends in perfectly with the city's green landscape and combine the qualities of a traditional opera house with the multi-functionality of modern art centres.

## Key Facts:

- › Gross Area **16,109 sq m**
- › Floor Area **9,425 sq m**
- › Commercial Area **1,954 sq m**
- › Gross Covered Area **6,303 sq m**
- › Building Volume Net **108,868 cu m**
- › Audience Capacity **759-984**





# Aqua Lublin in Lublin

Project Owner: **The Municipality of Lublin**

The largest and most modern swimming complex in eastern Poland. The main part of the facility is a 50-metre Olympic-size swimming pool equipped with a movable bottom and 10 tracks. The advanced technology of the Olympic-size pool allows it to be divided into two parts and to organise tournaments over a distance of 25 m. An additional attraction is the relaxation area: jacuzzi, river rapids, slides, water playground, as well as a gym and fitness area.

## Key Facts:

- › Gross Covered Area **7,000 sq m**
- › Net Internal Area **14,000 sq m**
- › Building Volume Net **97,000 cu m**
- › Water Surface Area **2,240 sq m**
- › Grandstand Seating Capacity **2,100**
- › Parking Spaces **185**

## Awards and Certificates

- › 'Crystal Brick' Award in the category of Sports and Leisure Facilities





# Multifunctional Sports and Entertainment Arena in Częstochowa

Project Owner: **The Municipal Office in Częstochowa**  
Design and Build Scheme

The Częstochowa Sports Arena can accommodate more than 7,000 fans on the fixed stands and around 2,000 spectators on the main arena floor. Its multifunctionality allows hosting both sports, concert, trade fair and seminar events. It meets the requirements of the international federations of FIVB, FIBA and EHF. The engineering and technological solutions were used to make the building spacious, comfortable, accessible to people with disabilities and, above all, safe (CCTV, DSO, SAP sprinkler system, access control system).

## Key Facts:

- › Gross Area **21,264 sq m**
- › Floor Area **16,997 sq m**
- › Gross Covered Area **9,381 sq m**
- › Commercial Area **925 sq m**
- › Traffic Area **1,420 sq m**
- › Building Volume Net **182,368 cu m**
- › Arena Dimensions **58 m x 38 m**
- › Seating Capacity **7,100**, incl.:  
**240** for VIPs,  
**56** in VIP boxes,  
**23** for the disabled
- › Parking Spaces **410**
- › Length **100 m**
- › Width **70 m**
- › Height **23 m**

## Awards and Certificates

- › 2nd degree PZITB 'Construction of the Year 2012' Award
- › Third place in the 'Platinum Drill 2012' competition in the category 'Public Utility Construction'





# Class A Ogródowa Office Building in Łódź

Project Owner: **WX Office Development 2 Sp. z o.o.**  
owned by **Warimpex Group**

The building design respects the existing surrounding development, while incorporating the highest standard of quality and using the most modern technology available. Ogródowa 8 Office combines the aesthetic qualities of the architecture with functional spatial solutions. The building also incorporates a number of 'green solutions' enabling the efficient use of energy, among other things.

## Key Facts:

- › Gross Area **24,986 sq m**
- › Floor Area **14,506 sq m**
- › Commercial Area **5,967 sq m**
- › Traffic Area **2,172 sq m**
- › Building Volume Net **87,451 cu m**
- › Storeys Above Ground **6**
- › Basement Storeys **2**
- › Parking Spaces **185**
- › Length **65.60 m**
- › Width **57.20 m**
- › Height **22.36 m**

## Awards and Certificates

- › Very Good BREEAM certificate





## Class A Domaniewska Office Hub in Warsaw

Project Owner: PHN SPV 2 Sp. z o.o.

The modern 7-storey 'Domaniewska Office Hub' office building has been built at 37C Domaniewska St. The building's architecture fits perfectly into the landscape of Warsaw's business district of Mokotów. It is a complex of two independent buildings, the forms of which were joined. An 'undercut' ground floor and a small number of storeys add lightness to the form. The office building has an attractive square in front of the entrance to the buildings and a courtyard with greenery and structural landscaping. Tenants have a two-storey underground car park at their disposal.

### Key Facts:

- › Gross Area **44,876 sq m**
- › Floor Area **36,784 sq m**
- › Commercial Area **2,455 sq m**
- › Building Volume Net **169,125 cu m**
- › Storeys Above Ground **7**
- › Basement Storeys **2**
- › Parking Spaces **431**

### Awards and Certificates

- › Golden Eagle of the Polish Construction Industry Award in the 'Project Owner/Project' category
- › Construction of the Year 2015 (1st degree prize) in the PZITB competition
- › Excellent BREEAM Certificate





# Triniti Shopping and Entertainment Centre in Grodno

## Republic of Belarus

Project Owner: **Triniti Invest Sp. z o.o.**

Triniti is a multifunctional centre located in Grodno. The centre has more than 200 retail facilities such as groceries and DIY hyperstores, shops with home appliances, clothing and footwear, sports equipment, children's products, jewellery, cosmetics and perfumes, as well as service facilities such as restaurants and cafés.

Most of the area is recreational. The entertainment area features eight cinemas, an ice rink, bowling alley, billiards and a children's games centre. The centre also incorporates a business centre..

### Key Facts:

- › Gross Area **155,134 sq m**, including:  
Office Space **7,576 sq m**  
Shopping Centre Area **82,558 sq m**  
Car Park Area **65,000 sq m**
- › Gross Leasable Area **64,000 sq m**
- › Gross Covered Area **85,000 sq m**
- › Building Volume Net **925,000 cu m**
- › Parking Spaces **2,125**
- › Length **350 m**
- › Width **151 m**
- › Height **9-23 m**



# Victoria Hotel in Minsk

## Republic of Belarus

Project Owner: **Stolica KUP Business Centre Hub**

The hotel has been built as part of the 'Design, Build and Equip' scheme. The Victoria Hotel is a unique four-star facility which offers air-conditioned rooms in the vicinity of the St. Simon and St. Helena Church in Minsk, the National Art Museum of the Republic of Belarus and the Minsk-Arena.

### Key Facts:

- › Capacity **256 rooms**
- › 4\* standard
- › Gross Area **37,699 sq m**
- › Floor Area **22,287 sq m**
- › Hotel Area **28,517 sq m**
- › Commercial Area **4,000 sq m**
- › Above-ground Garage Parking Area **9,108 sq m**
- › Road and Pedestrian Pavement Area **7,365 sq m**
- › Building Volume Net **103,097 cu m**
- › Storeys Above Ground **17**
- › Basement Storeys **1**
- › Parking Spaces **362**





# Nikolsky Shopping and Entertainment Centre in Kharkiv, Ukraine

Project Owner: **LLC Nikolsky**

The Nikolsky shopping centre, located in Kharkiv, Ukraine, has been honoured with the prestigious Central & Eastern European Real Estate Quality Awards (CEEQA). The project won the prize in the 'Sustainability' category.

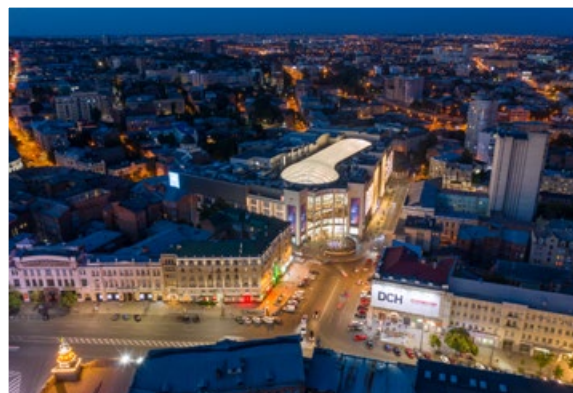
Nikolsky Centre is located in the heart of Kharkiv, at 2 Pushkin Street, near the Constitution Square metro station.

## Key Facts:

- › Gross Area **105,000 sq m**
- › Leasable Area **54,000 sq m**
- › Parking Spaces **700**

## Awards and Certificates

- › Real Estate Award Central & Eastern European Real Estate Quality Awards (CEEQA)





# Retroville Shopping and Leisure Centre with Business Centre in Kyiv Ukraine

Project Owner: **ООО "MARTIN"**

The centre consists of a shopping centre with 250 retail and service outlets, an eight-screen multiplex, a food and beverage area and a children's zone. The office section includes coworking spaces, a medical centre and meeting rooms. Adjacent to the building will be Kyiv's largest single-level above-ground car park for 3,600 cars, a petrol station and an event space.

## Key Facts:

- › Gross Area **118,991 sq m**
- › Gross Leasable Area **91,864 sq m**



# Clover City Center Mixed-use Complex in Kaliningrad Russia

Project Owner: **RGS NEDWIŻIMOST Sp. z o.o.**

The Clover City Center mixed-use complex is located in the business and historical centre of Kaliningrad and includes modern Class A offices, a shopping and entertainment centre, a fitness centre, the Radisson Hotel Kaliningrad and an underground car park. The building has a varied number of floors, with 2-3 floors in the commercial section and 8-9 floors in the office and hotel sections. The hotel offers 178 standard rooms and suites.

## Key Facts:

- › Floor Area **48,500 sq m**
- › Hotel Area **14,417 sq m**
- › Commercial Area **13,170 sq m**
- › Office Space **11,540 sq m**
- › Building Volume Net **200,000 cu m**
- › Parking Spaces **280**





# Airportcity St. Petersburg in St. Petersburg Russia

Project Owner: **Avielen AG OAO**

The project objective was to deliver the 4\* 'Crowne Plaza St. Petersburg Airport' hotel and three Class A office buildings (Jupiter-1, Jupiter-2, Zeppelin), part of the 'MFC AIROPRTCITY St. Petersburg' business centre. The facility meets European standards in every respect. Favourable location of the complex in the immediate vicinity of the Pulkovo Airport and close to the ring road eliminates transportation problems, allowing easy access to any part of the city, including the historic centre.

## Key Facts:

- › Capacity **294 rooms**
- › 4\* standard
- › Floor Area **71,968 sq m**
- › Hotel Area **21,600 sq m**
- › Commercial Area **15,060 sq m**
- › Office Space **34,000 sq m**
- › Building Volume Net **329,386 cu m**
- › Parking Spaces **10,502**

## Awards and Certificates

- › 'The Best Congress Hotel in St. Petersburg', awarded by the Russian Business Travel & MICE Award
- › 'Golden Bricks' award at the CRE AWARDS competition
- › Best Class A Office Building in the CRE St. Petersburg & Federal Awards





# » CONSTRUCTION SEGMENT **POWER & INDUSTRIAL**







# Alteration and extension of the warehouse and manufacturing building in Mszczonów

Project Owner: **Mondi Warszawa Sp. z o.o.**

The project is being implemented on a turnkey basis. We are responsible for the all-round execution of design and construction work, including the execution of a complete multi-discipline detailed design, the supply and execution of work in the field of building, structural and mechanical and plumbing.

We are also tasked with building the entire associated infrastructure for the production facility, including car parks, access roads (with links to existing roads), and a fire safety reservoir. In addition to the extension of the manufacturing building, we will carry out renovations in the existing part of the plant.

The construction work is carried out in a working plant.

## Key Facts:

- › Currently existing Building Area **20,000 sq m**
- › Building Area after expansion **49,000 sq m**





# Manufacturing and Warehouse Facility with office spaces, City of Legnica

Project Owner: **Viessmann Technika Grzewcza Sp. z o.o.**

The project is being implemented on a turnkey basis.

With the most efficient technology, Viessmann's new location will accelerate the development of heat pumps as a key component of its extensive range of green and, most importantly, sustainable solutions for maximum climate protection. The building, as well as the technologies to be used in it, will set new standards in automation and sustainability and put people's needs first.

## Key Facts:

### Office and welfare building:

- › Building Volume Net **166,783 cu m**
- › Gross Area **8,946 sq m**
- › Floor Area **7,743 sq m**
- › Height **18.96-23.18 m**
- › Length **76.28 m**
- › Width **25.83 m**
- › Storeys Above Ground **4/5**

### Manufacturing Building:

- › Building Volume Net **437,318 cu m**
- › Gross Area **40,363 sq m**
- › Floor Area **39,458 sq m**
- › Height **13.00-16.65 m**
- › Length **3,066.70 m**
- › Width **1,589.35 m**
- › Storeys Above Ground **1/2**





# Milk Powder Factory Mlekovita 3 in Wysokie Mazowieckie

Project Owner: **Spółdzielnia Mleczarska Mlekovita**

One of the largest and most modern factories of this kind in Europe. It consists of as many as 11 facilities: raw material reception building, wet process building, high building of the three drying plant units, palletising building, warehouse, dispatching, technical building with welfare facilities, single-storey silo building in the high building of the three drying units, gatehouse, pumping station, boiler house.

This is yet another project we have been contracted for by Mlekovita. We have also provided this client with other facilities, a cheese picking and packing factory, a butter deep freeze store and two warehouses.

## Key Facts:

- › Gross Covered Area **16,190 sq m**
- › Floor Area **57,149 sq m**
- › Gross Area **27,200 sq m**
- › Building Volume Net **223,760 cu m**
- › Total Road Area **10,490 sq m**
- › The height of the tallest production building is **38 m**

## Awards and Certificates

- › **CONSTRUCTION OF THE YEAR 2017** in the PZITB competition





# All-round extension of Flexographic Printing Plant in Parzniew

Project Owner: **Formika Sp. z o.o.**

Extension of the existing print shop building, including the construction of a welfare building and warehouse.

## Key Facts:

› Gross Covered Area **10,074 sq m**

### Office building:

- › Gross Covered Area **226 sq m**
- › Floor Area **620 sq m**
- › Building Volume Net **2,712 cu m**

### Production and storage building:

- › Gross Covered Area **4,484 sq m**
- › Floor Area **4,727 sq m**
- › Building Volume Net **46,052 cu m**



## Extension of the Biawar Manufacturing and Storage Building in Białystok

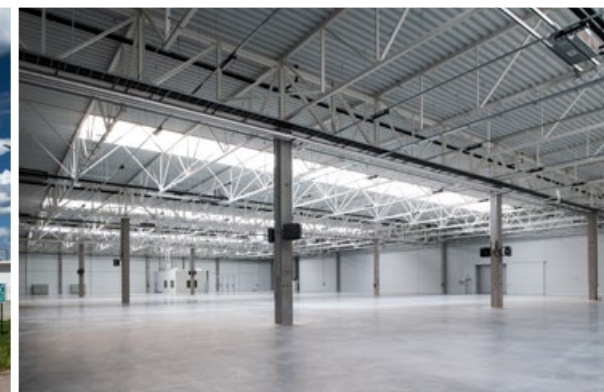
Project Owner: **Biawar Produkcja Sp. z o.o.**

The new building for BIAWAR has been designed according to the 'Design and Build' scheme. The task involved extending the manufacturing and storage building with a process line for the production of water heaters, including the necessary utilities and associated infrastructure and landscaping.

### Key Facts:

Manufacturing Building:

- › Floor Area **10,802 sq m**
- › Building Volume Net **109,926 cu m**
- › Storeys Above Ground **1**
- › Length **100.70 m**
- › Width **104.70 m**
- › Height **11.05 m**





# Sewage Treatment Plant in Łask

Project Owner: **Miejskie Przedsiębiorstwo Wodociągów  
i Kanalizacji Sp. z o.o. in Łask**

The extension and modernisation of the Sewage Treatment Plant in Łask was co-financed by the European Union from the Cohesion Fund under the Infrastructure and Environment Operational Programme OPI&E 2014-2020.

The project involved increasing the capacity of the facility to  $Q_{ave}$  of 8,000 cu m/d, and comprehensive solutions for sludge management with a biogas facility and a combined heat and power generation system for the sewage treatment plant.

## Scope of work:

- › Demolition of previous buildings
- › Alteration and modernisation of facilities, including supply and installation of process equipment
- › Construction of new facilities, including supply and installation of process equipment





# » CONSTRUCTION SEGMENT AREA: INFRASTRUCTURE







# Construction of Highway Structures on the A1 Motorway

## Section: Brzezie – Kowal

Project Owner: **General Directorate for National Roads and Motorways**  
– Bydgoszcz Branch

Contract Period: **approx. 16 months**

- › **5** prestressed bridges
- › **2** bridges with precast beam deck
- › Reinforced concrete built feature
- › Built feature with steel and concrete composite deck slab

## Section: Kowal – Sójki

Project Owner: **General Directorate for National Roads and Motorways**  
– Łódź Branch

- › All-round construction of **10** highway structures



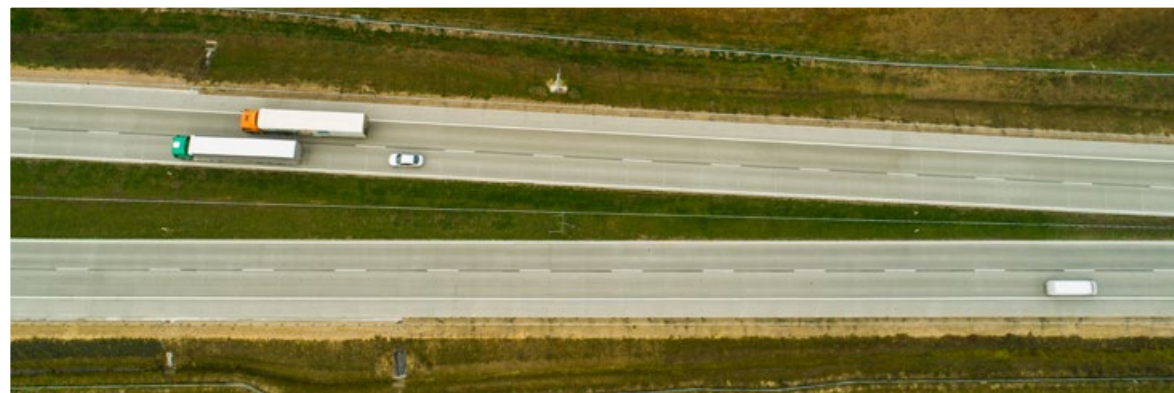


## Extension of National Road 8 Warsaw-Białystok

Section 1b: Poręba junction (without the junction) – Ostrów Mazowiecka Bypass

Project Owner: **The General Directorate for National Roads and Motorways**

Scope of work: all-round road work, bridge work, construction of road structures as well as trade works for associated equipment within the project.





## Construction of the Road Junction in Porosły

ul. Gen. F. Kleeberga – DK nr 8  
– DW nr 676 – al. Jana Pawła II

Project Owner: **The city of Białystok**  
Ongoing

Comprehensive construction of the M3 and M4 bridge structures including retaining walls.





## The viaduct in Krasne was built as part of the construction and extension of DW No. 676 together with road structures and the necessary utility infrastructure

Section: Białystok – Supraśl, including the bypass of the town of Ogrodniczki and the town of Krasne

Project Owner: **Podlaski Zarząd Dróg Wojewódzkich w Białymstoku / Podlaski Regional Road Administration in Białystok**

The project in the town of Krasne is the longest viaduct in the Podlasie region and includes

- › **2** culverts
- › **1** combined crossing, construction of retaining walls on the access roads to the viaduct
- › Construction of retaining walls, repair of 4 culverts

10-span steel composite bridge with reinforced concrete deck slab.  
Total length of viaduct at the road centre line is 619.80 lin. m.





# Bridge over the Narew River in Uhowo

Project Owner: **Zarząd Dróg Wojewódzkich w Białymstoku / Podlaski Regional Road Administration in Białystok**

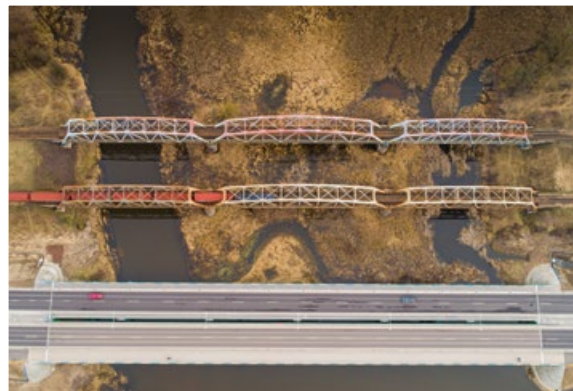
The new bridge was built as part of the over the River Narew Bridge project:

- › Foundation of driven sheet piling
- › The piers of the new bridge were made as reinforced concrete, solid abutments as terminal piers, and intermediate piers as square piers
- › The superstructure was made as a four-girder steel and composite structure with reinforced concrete slab

The existing bridge was also altered:

- › Demolition of previous concrete composite slab with steel structure
- › Construction of a new composite slab for the existing steel structure

Both bridges were provided with footpaths and cycle paths, traffic safety features, access roads were made, and the area around the structures was strengthened and drained.





# Design and construction of the S61 expressway

## Section: Szczuczyn – Ełk Południe Interchange

Project Owner: **General Directorate for National Roads and Motorways (GDDKiA), Olsztyn Branch**

The planned S61 expressway will form part of the international road E67 connecting Central Europe with Scandinavia. The aim of this project is to create the 'Via Baltica' transport corridor serving international traffic in the direction of Poland-Lithuania-Latvia-Finland.

### Scope of Works:

- › Construction of an approx. 23 km long dual section of the expressway
- › Construction of two road interchanges
- › Construction of the buildings and landscaping of the Road Maintenance Depot (OUD)
- › Construction of Rest and Service Areas or RSAs (MOP)
- › Construction/Alteration of existing intersecting roads/crossed roads for the expressway
- › Construction of roads serving areas adjacent to the expressway
- › Construction of infrastructure for foot and cycling traffic
- › Construction of emergency crossings on the expressway
- › Construction of a drainage system for the road and road structures
- › Carry out cleaning and blockage removal in existing drainage facilities and recipients in order to effectively drain water from the road lane
- › Construction of road culverts, including those integrated with underpasses for small animals or amphibians
- › Provision of signposting and pavement marking for the expressway and other roads, as well as providing them with road safety equipment like safety barriers, headlight glare screen panels, among other things





# SEGMENT REAL ESTATE DEVELOPMENT







# Cooper Housing Estate, Warsaw

Project Owner: **Unidevelopment SA**

The Cooper Housing Estate is a modern development by Unidevelopment in the northern part of Chrzanów in the Bemowo district. The development is composed of 15 buildings that contain nearly 500 apartments, ranging in size from 42 to 94 square metres. The housing estate offers six recreational areas for children and teenagers, as well as their parents or guardians, including a gym, playground and basketball court. The Cooper Housing Estate is where the residents can relax. It is in the close vicinity of the Górczewska Park, which boasts an amphitheatre, playgrounds, sports fields, outdoor gyms, and a dog run. Within a 10 minute drive is the Wola Park shopping centre where the ideas and needs of the residents of Wola and Bemowo come to fruition. In the coming years, a new metro line will also be completed, which will create better links with the city centre.

## Key Facts:

- › **4** Stages
- › Number of Apartments **487**
- › Living Area **27,857 sq m**
- › Storeys Above Ground **4**
- › Basement Storeys **1**
- › Parking Spaces **583**





# Fama Jeżyce, 1st Stage in Poznań

Project Owner: **Monday Development of Unidevelopment Group**

One of the city's most beautiful and atmospheric districts has received Stage 1 of the Fama Jeżyce project. The aim of the project was to to emphasise its integrity with the rest of Poznań's Jeżyce and to maintain coherence with the nearby infrastructure.

Stage 1 of Fama Jeżyce is dominated by the wooden style of the façade elements, particularly evident in the low-key building. History is also present in the contemporary architecture, as the rounded corners of the buildings hark back to the inter-war period, and the raw concrete balconies give them a loft-like feel.

Fama Jeżyce is all about convenience. A pedestrian mall with recreational areas is being built in the estate, as well as many communal areas where residents can enjoy active leisure activities.

## Key Facts:

- › Buildings **2**
- › Number of Apartments **251**
- › Commercial offices **11**
- › Storeys Above Ground **7**
- › Underground garage space
- › Bicycle boxes, racks, self-service bicycle repair station

## Awards and Certificates

- › Nomination in the 3rd edition of the competition for the Architectural Award of the Wielkopolska Region in the category of 'Multi-family Residential Building' and the Audience Award.





# Ursa Estates in Warsaw – several stages

Project Owner: **Unidevelopment SA** and **CPD SA**

The Ursa estate is located in the heart of Warsaw's Ursus district and is just 9 kilometres from the centre of Warsaw.

The current infrastructure provides convenient links to other parts of the city and easy exit from the capital. Here, the architecture does not dominate the surroundings – it complements them. Several phases of this major development project have been built in collaboration with CPD SA: Ursa Smart, Ursa Park, Ursa Home.

## Key Facts:

- › Apartments completed approx. **1,500**

## The Ursa Estates consist of four Sections:

- › Section 1 – Ursa Smart City
- › Section 2 – Ursa Park
- › Section 3 – Ursa Home
- › Section 4 – Ursa Sky





# Nowych Kosmonautów Housing Estate in Poznań

Project Owner: **Monday Development of Unidevelopment Group**

The modern architecture of the Nowych Kosmonautów estate includes a large amount of glazing, providing excellent lighting for the apartments. Residents can enjoy a magnificent view of the Poznań skyline, particularly impressive from the upper floors.

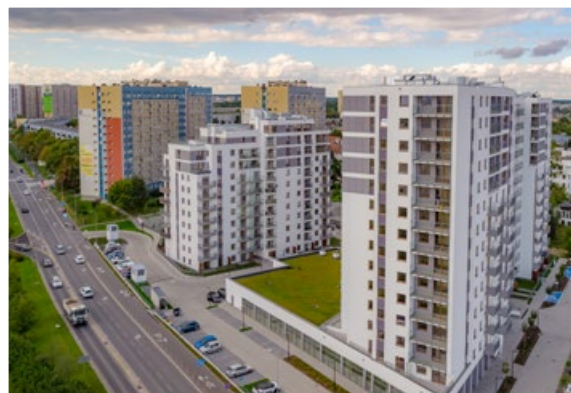
All apartments were equipped with leisure areas of balconies, loggias, terraces or gardens. An underground garage space was built under the building.

A colourful children's playground was created in the courtyard, decorated with a space mural of more than 150 square metres.

The development is certainly special because of its location, as the Winogrody district offers a rich infrastructure together with a wide range of retail and services. Worth noting is the short distance to green spaces: Citadel Park, Wartostrada and Szelągowski Park.

## Key Facts:

- › 3 Stages
- › Number of Apartments **344**
- › Living Area **17,375 sq m**
- › Commercial Area **1,360 sq m**
- › Storeys Above Ground **12-14**
- › Basement Storeys **1-2**
- › Parking Spaces **335**





# Bookowska 18 in Poznań

Project Owner: **Monday Development of Unidevelopment Group**

Bookowska 18 is a development located in the heart of Poznań. The project consists of two modern buildings connected by a common green courtyard with many mature trees. In addition, tenants are afforded even closer contact with nature by the picturesque square adjacent to the development, with nature integrated across the complex.

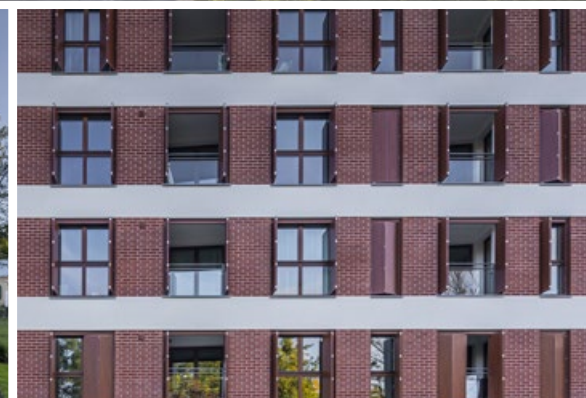
A total of 170 apartments of varying sizes and layouts have been built here. Each comes with a balcony, terrace, loggia or garden.

As for amenities, residents will enjoy a secure facility with access control, bicycle sheds and an underground car park. The ground floor, which faces Bukowska Street, also houses 5 retail and service offices.

The literary name of the development inspired the residents to launch neighbourhood libraries. Several of them have been placed across the estate.

## Key Facts:

- › Low-key buildings **2**
- › Number of Apartments **170**
- › Storeys Above Ground **4**
- › Commercial offices on the ground floor facing Bukowska Street
- › Green areas in the vicinity
- › Scenic park adjacent to the development
- › Underground garage space





# Latte Estate in Warsaw

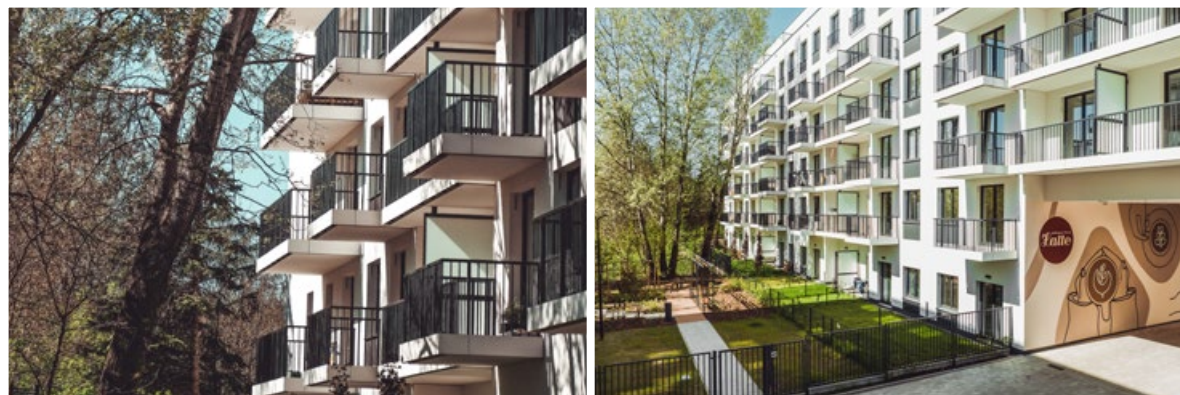
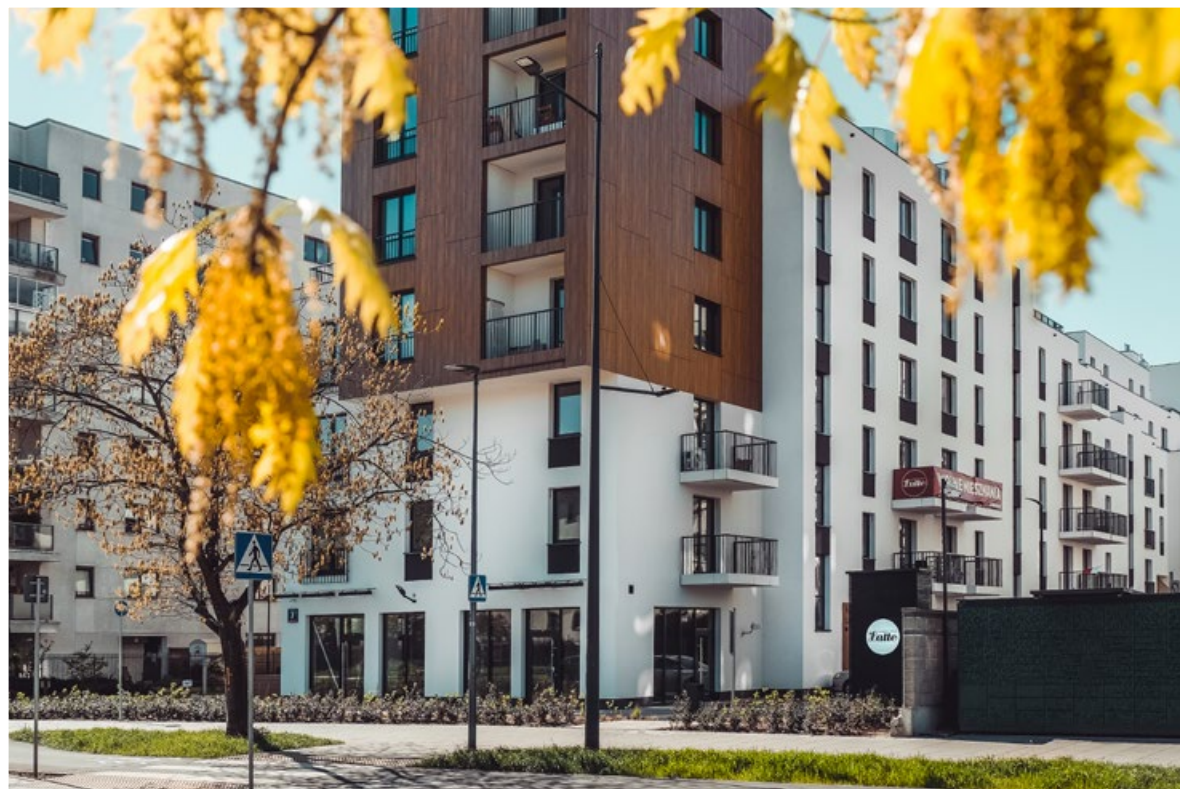
Project Owner: **Unidevelopment SA**

A unique place in Bielany. Built to provide maximum comfort for its residents, Latte is a modern development by Unidevelopment at 7 Sokratesa Street in Warsaw. Here, everything from the choice of location, the architecture, the interiors to the design of the greenery has been well thought out to create this unique style.

The development includes a building that houses 124 apartments ranging in size from 29-105 square metres, with 1-5 rooms inside. The apartments, depending on the floor, include a garden, terrace, loggia or balcony. A green zone for residents has also been designed on the premises.

## Key Facts:

- › Number of Apartments **124**
- › Living Area **7,064 sq m**
- › Storeys Above Ground **7**
- › Basement Storeys **1**
- › Parking Spaces (garage and above ground) **145**





# » SEGMENT MODULAR CONSTRUCTION







# Persaunet Dormitories, Trondheim | Norway

Project Owner: Heimdal Bolig AS

## Key Facts:

- › Buildings 3
- › Modules 127
- › Number of Apartments 89
- › Floor Area 4,802 sq m





# Kaldnes Brygge Estate Tønsberg | Norway

Project Owner: Kaldnes Brygge AS

## Key Facts:

- › Buildings 4
- › Modules 203
- › Number of Apartments 199
- › Floor Area 8,142 sq m





# Signaturhagen Kongsberg | Norway

Project Owner: **Signaturhagen Kongsberg AS**

## Key Facts:

- › Buildings **4**
- › Number of Apartments **48**





# Mickiewiczza Apartments

## Bielsk Podlaski | Poland

Project Owner: **Unidevelopment SA**

Mickiewiczza Apartments are a development characterised by simple modernist architecture expressed in the building's geometric shapes and minimalist but highly aesthetic finish. It is a place that fits perfectly with the pace and quality of life of modern society, expressed both by the need for a break from the hustle and bustle and excellent links with every part of the city.

### Key Facts:

- › Modules **48**
- › Storeys Above Ground **4**
- › Living Area **2,526 sq m**





# SWSG

## Stuttgart | Germany

Project Owner: SWSG

### Key Facts:

- › Buildings 6
- › Modules 212
- › Number of Apartments 326
- › Floor Area 12,755 sq m





# Kalbach Senior Citizens' Home | Germany

Project Owner: **Carestone Projekt I GmbH**

## Key Facts:

- › Buildings **1**
- › Apartments for residents **88**
- › Apartments for care workers **17**













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