

SKYSAWA WITH FINISHED DIAPHRAGM WALLS

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Diaphragm walls drilling in the SKYSAWA building — the flagship project of Polski Holding Nieruchomości — has been completed. The next stage is the construction of three underground floors of the building. Construction works are carried out using the “top-down” method.

SKYSAWA is a 155-meter office and commercial complex being built in the very center of Warsaw, at ul. Świętokrzyska 36. The construction of diaphragm walls surrounding the building has just been completed according to schedule. Diaphragm walls are one of the most important and technologically complex engineering elements that will allow the underground structure of the SKYSAWA office building to be constructed. The walls reach almost 25 meters deep into the ground.

“In December, six months have passed since we handed over the construction site to the general contractor. Despite the upcoming winter we are not going to slow down the pace of works. We hope that in just a few months, SKYSAWA will start to take shape,” said **Tomasz Górnicki**, Vice-President for Investment, Polski Holding Nieruchomości S.A.

Due to the density of other buildings located at ul. Świętokrzyska and the metro station (second line) located nearby, earthworks will be carried out using the “top-down” method.

“This means that the roof will be made first and supported by a temporary structure of steel columns. Then, after obtaining proper durability properties of such a roof, earthworks with the use of heavy equipment can be started under it. This advanced technology is used only under strict supervision of highly qualified engineering staff,”

said **Mariusz Lis**, Manager responsible for the supervision of the SKYSAWA project, Gleeds Polska.

“The advantage of the “top-down” method is that it is not so troublesome for its surroundings. No shocks and low noise are of great importance when building in the immediate vicinity of other buildings. This method of carrying out excavation for underground floors will enable us to significantly reduce the time of carrying out earthworks,” said **Dariusz Wietrzyński**, Member of the Management Board of PORR S.A., the general contractor of the SKYSAWA project.

Two out of three underground floors of the SKYSAWA office building will have a car park with over 140 parking spaces, 9 charging stations for electric cars, about 280 spaces for bicycles and changing rooms with showers. On the -1 floor, there will be service and retail facilities and a direct passage that connects the office building with the “Rondo ONZ” metro station. Construction works on the underground floors of the SKYSAWA office building will last until Q3 2020.

Polski Holding Nieruchomości Group

The Polski Holding Nieruchomości Group is the leading managing investor in the commercial property market in Poland. It is one of the largest companies in the sector in terms of the market value of its portfolio, which includes ca. 140 properties and nearly 700 ha of land across the country (e.g. in Warsaw, Poznań, Wrocław and the Tri-City). PHN has long experience in both real estate management and construction project implementation. The Company has been listed on the Warsaw Stock Exchange since February 2013.

About the SKYSAWA project

SKYSAWA is a state-of-the-art office and commercial complex with an area of ca. 40,000 sq.m. Its construction began at the end of June 2019. The key asset of the project is its excellent location — in the very center of the capital, right by the ONZ Roundabout, in the quarter of Świętokrzyska, Twarda, Mariańska and aleja Jana Pawła II streets. SKYSAWA is one of the few buildings in Warsaw that will have a direct connection to a metro station. It has been awarded a BREEAM Interim certificate with the highest possible rating — “Outstanding”. The construction of Building A with an area of ca. 11,500 sq.m. is scheduled to complete in Q3 2021, and the construction of Building B — a 155-meter tower — in Q3 2022. Polski Holding Nieruchomości is the investor of SKYSAWA. The consortium of PORR, TKT engineering and Elin is responsible for project implementation. The Polish branch of the international group of consultants, Gleeds Polska, is supervising the construction.

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