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Preparatory works have started for the construction of an underground passage connecting SKYSAWA, the flagship project of Polski Holding Nieruchomości, with the Rondo ONZ metro station. The investor also presented new visualizations of the complex. The visualization shows how SKYSAWA will look from the perspective of Emilii Plater and Twarda streets, and the ONZ Roundabout.

SKYSAWA is a state-of-the-art office and commercial complex designed for Polski Holding Nieruchomości by the “Projekt” Polish-Belgian Office of Architecture. The office building is under construction in the very center of Warsaw at ul. Świętokrzyska 36. It will consist of two buildings — a shorter one with four to nine floors, and a slim, 155-meter tower.

SKYSAWA will be one of the first office buildings in Warsaw with a direct underground passage to the second metro line. PORR, the general contractor of the complex, has already started preparatory works for the construction of a passage connecting the -2 level of building “A” with the Rondo ONZ metro station. The passage will be built under the sidewalk at the junction of ul. Świętokrzyska with al. Jana Pawła II. In May and June, during the initial phase of construction, the infrastructure located under the ground will be inspected. In the next stage, the general contractor will carry out works related to excavation to the level of the roof of the passage and constructing the ceiling. Passage construction will last until the end of the year.

PHN released new project visualizations showing how both buildings will look from three perspectives.

“SKYSAWA is a premium project in which we decided to use highest quality solutions and materials. New visualizations realistically reflect the high quality and character of the complex. The facade of both buildings will have elegant shades of gray — from elements made of architectural concrete, through stripes between floors, to the elements cutting through glazing surfaces,” said **Tomasz Górnicki**, Vice-President for Investment, Polski Holding Nieruchomości.

“We wanted to develop a building that would stand out from its surroundings with its lightness. Hence the idea for a delicate division of the elevation, which will be made of transparent surfaces enriched with elements made of architectural concrete and aluminum razor blades,” said **Alicja Górecka**, architect from the “Projekt” Polish-Belgian Office of Architecture.

2 of the 3 visualizations shown by PHN present Building A of the SKYSAWA complex seen from the ONZ Roundabout and ul. Twarda. This side includes irregular terraces, which are located on the lower floors of the building, and two squares which thanks to restaurants and service facilities located on the ground floor, will open SKYSAWA to the city’s residents and tourists. The third visualization shows Building B — the tower seen from the junction of ul. Świętokrzyska and ul. Emilii Plater, emphasizing the cascading structure of the complex. The structure of the facade of the complex from the side of ul. Świętokrzyska and al. Jana Pawła II streets will be highlighted by the glazing surfaces split vertically by narrow, aluminum razor blades, and horizontally by black-steel stripes between the floors. At the height of the top floor of Building A, and at a quarter of the height of the tower and on its top floor, the elevation will be finished with steel acoustic blinds. The name of the project and investor’s logo will be engraved on the poles made of architectural concrete, which will be located on the side of the main entrance to Building A. From Twarda street, the building’s elevation will be constructed similarly — of rhythmically divided glazings, split by black-steel stripes between the floors.

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.

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.

Contact:

Polski Holding Nieruchomości

Magdalena Kacprzak, Head of the Marketing, Strategy, Investor Relations and PR Office

mob.: +48 721 000 071; phone: +48 22 850 91 34, e-mail:
magdalena.kacprzak@phnsa.pl

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