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## Press release

### **Osiedle Mickiewicza 4 Estate - commissioning of the final units in the famous estate in Warsaw's Bielany district has started**

**Skanska has received an occupancy permit for the fourth and final stage of Osiedle Mickiewicza, which a few years ago had initiated the BREEAM residential building certification trend in Poland. Commissioning of the housing units will begin in early April, thus more residents will soon move into the estate famous for its pro-ecological solutions, Scandinavian openness and beautiful greenery - including preserved old trees. The HRA Architekci studio is responsible for the project's design.**

### **The beginning of the "green" trend in housing construction**

Although today more and more developers are applying for an international "green" label for their buildings, a few years ago it was the construction of the Osiedle Mickiewicza estate that started the trend of getting the BREEAM certification for residential projects. It was an important moment on the Polish development market, as Skanska set a new trend - the trend of thinking about the home as a place friendly not only to its residents, but also to the environment and the planet:

- In 2015, the decision to apply for BREEAM certification was quite obvious to us, as environmental awareness has always been an important part of our company's philosophy. However, six years ago this "green" label was not used in housing construction, and in the beginning it was a bit of a challenge – you had to develop the right approach to implement the assumptions and requirements of the certification process, says Aleksandra Goller, Sales and Marketing Director **at Skanska's residential development unit in Poland**, and adds: - A lot has changed since then, and today we apply for the BREEAM certification for all our projects. What's more, over the years we have significantly developed our pro-ecological solutions used in our housing estates, making them even more friendly places to live.

### **A place friendly to people and the environment**

The Osiedle Mickiewicza estate consists of green areas along with preserved old trees. To protect the natural ecosystem, the developer made sure to carefully select the right plants - nearly eighty native species were introduced to the estate in order to increase biodiversity and effectively fight smog. Host plants, fruiting shrubs, as well as grasses and perennials rich in seeds were also added in order to attract birds that are becoming less common in cities - sparrows, warblers, black redstarts and lesser whitethroats.

On the roofs of the buildings there are birdhouses for swifts, while in the garden there are water feeders for butterflies and houses for insects utilized by solitary bees, butterflies and ladybirds. Moreover, an educational path in the form of plates with the names of species will soon appear in the garden, encouraging adults and children to learn to recognize different plants.

## **Housing estate without barriers**

The Osiedle Mickiewicza estate was designed to be a comfortable place to live for everyone, regardless of age and mobility issues. The project received the "Building without barriers" certificate, which means that in selected buildings the developer has introduced a number of solutions to facilitate safe movement for seniors, people with various degrees of movement, sight and hearing disabilities, or parents with young children. For this purpose, there is a minimum number of curbs and steps in the estate, there are also level entry lifts, ramps, and in some apartments intercoms and light switches are located lower - so that a person in a wheelchair can reach them comfortably and safely.

## **An example of Scandinavian architecture**

The buildings were designed in a Scandinavian style. Although the estate fits in with the peaceful nature of the surroundings, the architects also wanted to emphasize its individual character. A balanced selection of decorative elements, white tones with dark accents, as well as visual simplicity define the key features of the estate. The arrangement of windows, breakthroughs in the facade, loggias and balconies create interesting artistic compositions using traditional elements of natural and modest architectural detail.

## **A park-like estate**

The idea behind the project was to create a park-like space, away from the hustle and bustle of the city. It was possible thanks to introducing more linear, external buildings surrounding the interior, where residents can walk between point buildings, embedded in greenery.

The casual arrangement of the buildings creates irregular frames of interpenetrating courtyards - unique due to the preservation of many old, tall trees, large areas of greenery and natural, hilly terrain on the investment site. Interestingly, the architecture itself tries to play a supporting role, creating a background for nature.

## **The Swedish idea of openness**

The Osiedle Mickiewicza estate implements the Swedish idea of "Öppet för livet", which means opening people to the city and city to the people. Monitoring, lighting in common areas and properly planned tall vegetation are an alternative to a high fence.

The place is conducive to community building and facilitates building bonds between residents. The developer created an "Öppen" zone for the residents, located in one of the buildings of the estate. It is a 70-meter open space, conducive to relaxation and building intergenerational relationships. It is the apartment owners who are the rightful owners of this space. They also decided on its functions and the name "Öppen", which they voted for.

## **Amenities for residents**

On the Osiedle Mickiewicza estate there are water supplies for watering common greenery. The estate features elements of small architecture, including benches, trash cans, and a playground with a child-friendly surface and wooden toys.

The estate also has several bicycle stands, a bike repair station and a bike washing station that uses rainwater. Parking spaces for residents are located both outside and in the underground garage. Outside there are also parking spaces for taxis.

## Osiedle Mickiewicza receives industry awards

The Skanska investment is an architecturally consistent and environmentally friendly place to live, appreciated not only by its residents, but also by the industry community. Last year, the investment won a number of awards, including the Architectural Award of the President of the Capital City of Warsaw; distinction and title of the "Accessibility Leader" in the competition organized by the Association of Friends of Integration and the Society of Polish Town Planners under the Honorary Patronage of the Polish President, and the title of the Best Multi-Family Housing Development in the 2020 Green Building Awards competition, organized by PLGBC (Polish Green Building Council).

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*This and previous press releases are also available here: <https://www.skanska.pl/o-skanska/media/informacje-prasowe/>*

### *The Skanska Group*

*Skanska jest światowym liderem w budownictwie. Realizujemy projekty na wybranych rynkach w Skandynawii, Europie i USA. Kierując się wartościami Grupy, Skanska chcemy przyczynić się do tworzenia lepszego społeczeństwa. Dostarczamy innowacyjnych, zrównoważonych rozwiązań zarówno dla prostych, jak i złożonych zadań. Zatrudniamy około 35 000 pracowników, a nasze przychody w 2019 roku wyniosły 177 miliardów SEK.*

### *Skanska Residential Development Poland*

*Jesteśmy deweloperem, realizującym od 2011 r. na polskim rynku wysokiej jakości projekty mieszkaniowe. Czerpiemy z ponad 130-letniej historii Grupy Skanska i ponad 100-letniego doświadczenia w budowie domów i osiedli w takich krajach jak Wielka Brytania, Szwecja, Norwegia, Finlandia i Czechy.*

*Zgodnie z filozofią działania Skanska, stawiamy na budownictwo zrównoważone. Szczególną wagę przykładamy do projektowania obiektów bez barier architektonicznych dla osób o różnym stopniu mobilności i w różnym wieku. Dbamy o zapewnienie równowagi pomiędzy budynkami a strefami zielonymi, a także o przemyślane projektowanie przestrzeni wspólnych dla mieszkańców.*

*W Polsce wybudowaliśmy Park Ostrobramska, Osiedle Mickiewicza (etap 1, 2 i 3), Jaśminowy Mokotów (etap 1 i 2), Holm House (etap 1 i 2) oraz Park Skandynawia (etap 1). Obecnie jesteśmy w trakcie realizacji kolejnych etapów naszych inwestycji w najbardziej lubianych dzielnicach Warszawy - Jaśminowy Mokotów (etap 3), Holm House (etap 3), Osiedle Mickiewicza (etap 4), Park Skandynawia (etap 2 i 3). Osiedle Mickiewicza to pierwsze osiedle mieszkalne w Polsce z certyfikatem BREEAM, Jaśminowy Mokotów to pierwsza budowa w Warszawie zasilana wyłącznie energią wiatrową. Holm House to z kolei pionierski projekt mieszkalny z certyfikatem "Obiekt bez barier". Aktualnie wszystkie nasze inwestycje powstają zgodnie z certyfikacją środowiskową BREEAM.*

*Niezwykle istotna dla naszej firmy świadomość środowiskowa, w ślad za którą tworzymy zrównoważone osiedla mieszkaniowe, owocuje uznaniem w oczach ekspertów rynku budowlanego i nieruchomości. Podczas naszej 10-letniej obecności na polskim rynku mieszkaniowym zdobyliśmy szereg branżowych nagród i wyróżnień w takich konkursach jak, Nagroda Architektoniczna Prezydenta m.st. Warszawy; „Lider Dostępności”; PLGBC Green Building Awards, 4Buildings Awards "Zielony Orzeł" oraz "Twórcy Przestrzeni" „ Rzeczpospolitej”, Listki CSR Polityki. Co roku nasze działania w obszarze społecznej odpowiedzialności biznesu są notowane w Raporcie Forum Odpowiedzialnego Biznesu.*

*Więcej informacji na stronie: [mieszkaj.skanska.pl](http://mieszkaj.skanska.pl)  
Zapraszamy do odwiedzin bloga: [greenliving.byskanska.pl](http://greenliving.byskanska.pl)*

