

Warsaw, December 1, 2021  
Time: 12:00

# Press release

## **Holm House 4, the best-selling Skanska estate, is entering its next stage**

**Holm House is an award-winning, pioneering housing estate without architectural barriers. Skanska has just launched the sale and construction of the next - fourth stage of the investment, which for years has been a permanent feature of the urban fabric of Mokotów, creating an elegant part of the new district. Along with Holm House 4, there will also be 140 functional apartments with a "green" BREEAM and the Building without Barriers certificates. A renowned architectural studio, HRA Architekci, is responsible for the design of the investment. The construction of the estate is supervised by the investor - the Skanska housing company together with the general contractor - Skanska S.A.**

Holm House 4 is the next stage of the well-received Skanska residential investment, located in a very well-developed part of Warsaw - at Zdziechowskiego 4 (right next to Domaniewska). It is an area that allows residents to fully enjoy the charms of metropolitan life - there are business facilities and recreational areas nearby, and the center can be easily reached by public transport.

As part of the new stage of the investment, Skanska will build 140 apartments with areas ranging from 26 to 108 sqm, each with a balcony, loggia or a terrace. The project also provides for the construction of 2 service premises.

*This is the fourth stage of our best-selling estate, which is very popular among apartment buyers. The location of the investment is undoubtedly a strong point of the Holm House, but apartment owners also appreciate the aesthetic, modern architecture, extremely thoughtful apartment layouts and solutions that increase comfort - such as: anti-smog diffusers, solar panels, green roofs, amenities for cyclists and many other,* **comments Agnieszka Karwala, Project Manager of Holm House at Skanska's residential development unit in Poland.**

### **Facilities for residents**

Apartments that will be built as part of the latest stage of the investment will be equipped with anti-smog diffusers with special filters that will improve the air quality inside the premises and will reduce the amount of allergens present.

There will also be bicycle racks at Holm House 4, and bicycle hangers in the garage. In the garages, in addition to storage rooms, including for storing bicycles, there will also be electric sockets, which will make it convenient to vacuum the car, for example. In order to increase the comfort of residents, Skanska has planned to create a special space for courier deliveries - in the security room located near the entrance to the building.

There will also be an internal courtyard and a relaxation zone, intended only for residents, with a playground for children and private gardens.

### **Solar panels and "green" energy in common areas**

Another environmentally-friendly feature of the estate will be solar panels, which will be installed on the roof of the new building. The "green" electricity they produce will help power some of the common investments, which will lower electricity costs for residents.

### **Green roofs and vegetation on the estate**

The roofs on the estate will be covered with greenery, which will prevent heat loss from the building in winter, and protect it from excessive heating from sunlight in the summer.

The developer will introduce specially selected plant species - mainly deciduous shrubs - increasing the efficiency of air filtration, and thus also reducing smog. Thanks to the water recovery system, rainwater will be used to water the greenery. In the common parts there will also be houses and drinkers for birds and insects, which will contribute to the preservation of biodiversity on the estate.

### **Friendly and accessible architecture**

Holm House 4 is a continuation of the housing projects of the architectural studio HRA Architekci for the Skanska housing company, which were built at Zdziechowskiego. The investment not only complements the urban and architectural frontage with public space, but is also the next step in developing a sustainable urban fabric. It continues the concept of creating a friendly and modern place to live.

*We are continuing and developing the idea of accessibility and eliminating architectural barriers - in which we are consistently supported by the Integration Foundation responsible for the Building without Barriers certificate, says Michał Badowski, Director at HRA Architekci, and adds, Despite the seemingly lofty overtones, these ideas materialize in the form of very tangible and specific solutions. Eliminating level differences, placing devices at accessible heights, providing a more comfortable maneuvering space in apartments and common areas, using contrasting colors and Braille signs – these are just some of the solutions. The estate also meets the BREEAM certification criteria for building with respect for the natural environment. Attention was paid to the use of "green" energy to supply the common areas, to using environmentally safe materials, as well as water management for watering green areas. As in all our projects, we also tried to make the space and aesthetics attractive, original and timeless.*

## **Apartments without architectural barriers**

A few years ago Holm House became the first residential estate in Poland with the Building without Barriers certificate, awarded by the Integration Foundation. This made the Skanska estate a pioneering multi-family development, fully adapted to the needs of people with disabilities, seniors, parents with children and more.

It will be similar in the case of the fourth stage of the investment. At least 40% of the apartments on the estate will be adapted to the strict requirements of the Building without Barriers certificate. Thanks to this, the building and common areas will be fully accessible to residents. Skanska will incorporate such solutions as: thresholdless access to the building, parking spaces for the disabled, ergonomic door handles, appropriate door width, threshold-free balcony entrances, intercoms and light switches placed at appropriate heights, large maneuvering space in the corridors, and contrasting colors in common areas.

## **BREEAM certificate and "green" mortgage loan**

The Holm House 4 investment, like most of Skanska's housing estates, will be certified in the BREEAM system - for the new building, the developer plans to obtain a "Very good" rating. This assures the residents that the developer and the general contractor have met many demanding quality standards at every stage of the investment implementation (e.g. they ensured the recycling of construction waste, used only non-toxic materials for construction, and supplied the construction site with renewable energy). What's more, the "green" stamp also allows future owners to apply for the so-called Green Mortgage, i.e. loans with the most favorable conditions and interest rates on the market.

## **Holm House - an award-winning estate**

Although this is the fourth stage of the investment, it is worth mentioning the awards that the estate has won in recent years. Holm House received the 4Buildings Awards 2019 in the Multi-family Building category - part of the prestigious competition organized annually by the PTWP Group. The idea is to promote modern construction, consistent with the rules of sustainable development. In addition, the investment was nominated for the Architectural Award of the President of the Capital City of Warsaw in the category of the best residential building. The estate was also among the distinguished investments in the "Developer of the Year 2020" report, prepared by Gazeta Finansowa.

## **Key figures and information about the fourth stage of the investment:**

- a well-designed building with varied styles: from 5 to 7 floors
- number of apartments: 140 apartments with an area from 26 to 108 sqm
- height of apartments: from about 2.7 m to about 3 m
- tall, wooden windows providing plenty of natural light in the apartment
- apartments with balconies, loggias or terraces
- energy-saving solutions: motion sensors, LED lighting
- anti-smog diffusers in apartments
- solar panels on the roof
- underground garage with bicycle and storage rooms
- gardens with an openwork fence
- proximity to two metro stations (Wierzbno and Wilanowska)
- Certificate of the Integration Foundation - Building without barriers
- BREEAM certificate

**For more information please contact:**

Mateusz Haniszewski  
PR Manager, Komunikacja Plus  
M +48 609 998 444  
E [mhaniszewski@komunikacijaplus.pl](mailto:mhaniszewski@komunikacijaplus.pl)

Direct line for media: +46 (0)10 448 88 99

*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: <https://mieszkaj.skanska.pl/>