**Ghelamco sells VIBE office building. One of the largest office transactions in CEE this year**

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**Ghelamco, a leading developer on the Polish office real estate market, has sold one of its latest Warsaw projects in the Rondo Daszyńskiego area – VIBE. The building was acquired by international real estate company Manova Partners. This marks one of the largest office market transactions recorded in Poland and CEE region this year.**

Ghelamco and Manova Partners have announced the signing of a sale and purchase agreement for the VIBE A office building in Warsaw city center. This is the one of largest transaction on the Polish and CEE office market in 2025 to date. With roughly 15,000 sq m of leasable space, the building is one of the most modern and environmentally friendly facilities of its kind in Poland. VIBE is fully leased, and its largest tenants include well-known and prestigious companies such as Reckitt Benckiser, Rödl & Partner, MDDP Outsourcing, Porsche and Knight Frank.

*“VIBE is a unique project from Ghelamco's portfolio – utilising state-of-the-art and environmentally friendly technologies and solutions, fully leased and perfectly fitting into the dynamically developing business centre of Warsaw. We are delighted that our partners at Manova appreciated it, for whom these aspects were key in selecting properties for their portfolio. We warmly congratulate them on their choice and we believe that VIBE will be a valuable asset and will serve as high-class office space for many years to come.* *It is worth emphasizing that this transaction is an example of the return of core investors to the Polish office market, for whom the key factor is the quality of the project in a long-term investment perspective,”* says**Jarosław Zagórski**, Managing Director, Ghelamco Poland.

*“The transaction reflects our ambition to invest in high-quality assets in prime locations. We are confident in Poland, and in Warsaw in particular, as an investment location. With the acquisition of Vibe A, we now manage five office properties in Warsaw on behalf of various mandates and vehicles. At the same time, we are expanding our twenty-year track record in CEE. In total, we have completed transactions worth more than €4.1 billion in the region and manage a 97 percent let portfolio of 34 properties.”* says **Katarina Horvathova**, Head of the Central and Eastern Europe (CEE) Transactions Team at Manova Partners.Manova Partners is an international real estate investment firm, established in 2000 in Munich. Operating in Europe, the USA, Latin America, and Australia, the company manages assets worth EUR 12 billion and a portfolio of more than 170 investments worldwide. In Poland, it holds office properties with a total area of approximately 75,000 sqm and logistics assets covering around 540,000 sqm. The company focuses on stable, fully let, income-generating properties designed to meet future challenges. Manova Partners is a member of GRESB Real Estate and a signatory of the United Nations Principles for Responsible Investment (UN PRI), pursuing a net-zero carbon emissions strategy.

In the transaction, the seller, Ghelamco, was advised by Dentons ,Cushman & Wakefield, Knight Frank, MDDP and Rymarz Zdort Maruta. The buyer, Manova Partners, was advised by Greenberg Traurig , CBRE, Crido and Sentient.

**About VIBE**

VIBE is the latest of Ghelamco’s developments in Warsaw’s Wola district. With 11 floors and 15,000 sqm of office space, the building was constructed in the business center of the capital, at the corner of Towarowa and Kolejowa streets. It became famous for its musical DNA and an audiosphere specially composed for it, the first of its kind in Poland.

The building leverages a number of innovative solutions that make it environmentally friendly – including an ultra-modern Building Energy Management System (BEMS) that allows for a significant reduction in energy consumption, vacuum drainage system that reduces water consumption in toilets (up to 75% per year), and an innovative InBin app that analyzes the carbon footprint generated based on the weight of the waste produced by tenants and enables optimization of the collection schedule.

In the process of constructing VIBE, materials with a reduced carbon footprint (including concrete and steel) were used, and as part of supporting biodiversity, a lot of new greenery was planted around the building, including 18 stately trees (7 meters tall) and more than 8,600 shrubs, perennials and other plants. Ultimately, VIBE will be powered by 100 percent clean energy from, among other things, photovoltaic farms owned by Ghelamco.

VIBE’s success is underscored by its excellent commercial performance (the building is fully leased), as well as the numerous industry awards it has received: Eurobuild Awards 2024 in the Office Building of the Year category, Golden Compass 2024 for the best office building in Poland, CEE Investment Awards 2024 in the Office Project category, Real Estate IMPACTOR 2024 in the “Impressive Design” category, and the Up Awards! of the Wprost weekly in the Ecology category.

**ABOUT GHELAMCO POLAND**

Ghelamco Poland is the leader in the Polish office market and a pioneer in the fields of ESG and innovation in real estate industry as well as in the creation of placemaking projects. In its 34 years of operations as an investor, developer and general contractor, the company has cemented its leading position by delivering over 1,200,000 sqm of office, residential, retail and warehouse space of the highest standard and the total volume for its sales of completed development projects comes to more than EUR 1.3 billion. The company is part of the Ghelamco group, one of the largest international developers in Europe with operations in Belgium, the United Kingdom and Cyprus. In Poland, Ghelamco has completed developments in such cities as Warsaw, Kraków, Katowice, Łódź and Wrocław.

For many years, Ghelamco has consistently set the trend for the development of the real estate market in Poland. It was the first developer in Poland to have office developments accredited under the prestigious BREEAM certification system (2010) as well as under SmartScore and WiredScore (2022). It was also the first company to discover the office potential of Warsaw’s Wola district. The company’s flagship developments, which include Warsaw Spire, The Warsaw HUB and Warsaw UNIT, have brought a new standard of quality to the Polish office market while shaping the city’s current skyline. The company is also active in the luxury and residential real estate market with the Foksal 13/15 development in Warsaw being a particularly spectacular example of such a project.

As the industry leader in the field of ESG, Ghelamco is targeting energy neutrality by 2025. In order to help achieve this goal, it has inaugurated a programme to build solar energy farms and powers its new projects exclusively with clean energy. Ghelamco takes a broad view on sustainable construction and actively works to shape urban space. The construction of Plac Europejski in Warsaw and the establishment of the Art in the City Foundation, which is dedicated to raising the standard of the public space in Polish cities, stand out as flagship examples of such activities.

**ABOUT MANOVA PARTNERS GMBH**

Manova Partners is an international real estate investment manager with around 12 billion euros in real estate assets under management, including 174 properties in Europe and the Americas. In addition to bespoke solutions (individual funds, consolidation funds, funds of funds), the company offers club deals and multi-investor funds for German and cross-border investors, structured under German or Luxembourg law. The focus is on the segments office, retail, logistics and residential.

The roughly 160 real estate experts of Manova Partners are closely networked within the market as they maintain 18 regional offices in Europe and in the Americas and Korea.

Originally formed as GLL Real Estate Partners in the year 2000, the company was part of the Australian Macquarie Group between 2018 and 2024. The company rebranded as Manova Partners in December 2024, and is domiciled in Munich. Its equity interests are exclusively owned by the company’s employees.