

REZYDENCJA SIENNA · WARSAW · POLAND

Sienna 86

A turn-key private executive office
in the heart of Warsaw's business district.

103.4 m²

INTERNAL AREA

4th floor

GARDEN FACING

No. 1

PRIVATE PARKING SPACE

Vacant

IMMEDIATE OCCUPATION

PRIVATE SALE

SIENNA 86 · WARSAW

THE PROPOSITION

An office, not a floor plan.

Sienna 86 holds a residential title, but it has never been lived in as an apartment. It was designed, built and used as a professional office — and it is offered exactly as it stands.

Every room is air-conditioned. High-specification network cabling runs within the floor. A dedicated server room sits behind its own door. Floor-to-ceiling joinery absorbs the paperwork of a working practice, so the interior stays composed even on a busy day. The conference room seats ten; the executive office receives clients; six people work comfortably in the main workspace, and a second private office takes two more.

What a residential buyer would strip out, a professional buyer acquires as finished infrastructure.

THE ESSENTIAL POINT

For a law firm, a family office, a boutique advisory practice or the Warsaw base of an international company, that difference is measurable: months of fit-out time and a substantial share of capital expenditure that simply does not need to be spent.



The property in summary

ADDRESS	Sienna 86, Warsaw Rezydencja Sienna
INTERNAL AREA	103.4 m ² (1,113 sq ft)
BALCONY	5.2 m ²
FLOOR	4th, lift served
ASPECT	Landscaped internal courtyard
BUILT	2005

TITLE	Freehold ownership, residential title, land register
CURRENT USE	Fully fitted executive office
PARKING	Private underground space No. 1 (owned, oversized)
HEATING	District heating
COOLING	Air conditioning in every room
POSSESSION	Vacant — immediate occupation

ACCOMMODATION

- Conference room seating 8–10
- Executive office with seating area
- Second private office for two
- Main open workspace for six, with informal meeting table
- Dedicated server / IT room
- Office kitchenette
- Guest WC in natural stone
- Entrance hall with concealed joinery
- Balcony





ARRIVAL · ONE

The address

Rezydencja Sienna is a 2005 residential block built around a mature private garden — closer in feel to a managed city residence than to a conventional apartment building.

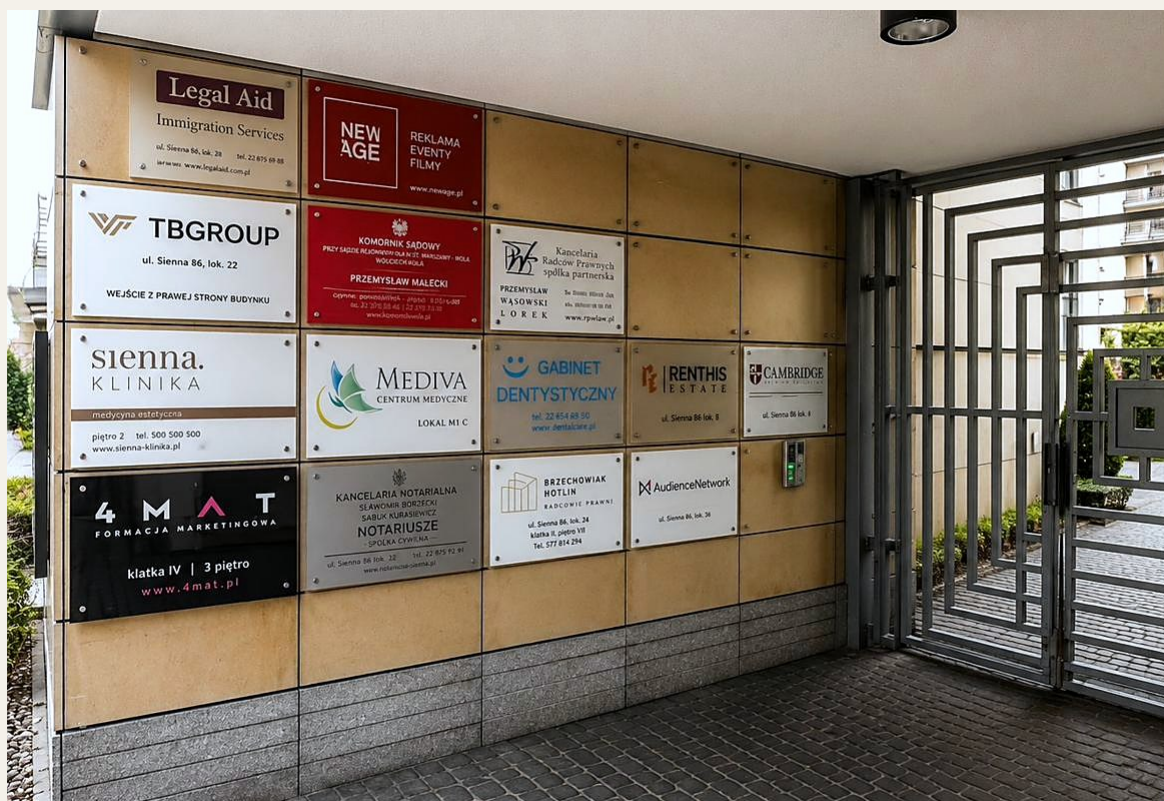
The approach is deliberate rather than incidental: a set-back glazed entrance, a paved forecourt, sculpted figures along the parapet. A client arriving for a meeting forms an impression before reaching the lift, and here that impression works in the owner's favour.

The building sits on the quiet stretch of Sienna, west of Żelazna, in the belt between Rondo Daszyńskiego and Rondo ONZ. The Pilecki Institute — a state cultural institution — occupies the immediately adjoining building at Sienna 82.

A business address, not a flat number

Reception is staffed twenty-four hours and will receive documents and deliveries on behalf of the office — the practical equivalent of a serviced business address, included in the service charge rather than bought separately.

- Professional security, 24/7, with controlled access
- Video entry; unannounced visitors pass the security desk
- Long-term residents on this core — no short-let operation
- Two lifts serving the fourth floor



COMPANY NAMEPLATES AT THE MAIN ENTRANCE — LAW FIRMS, A NOTARY AND OTHER PRACTICES ALREADY IN THE BUILDING · TWO LIFTS TO THE FOURTH FLOOR



ARRIVAL · THREE

Parking space No. 1

Owned outright and sold with the property. It is the first bay off the ramp, wider than standard and set beside the accessible space, so there is room to open a door properly. A full-size SUV goes in on a straight approach, with no tight turns and no shuffling.

- Private, in the building's own secure garage
- Straight run in and out from the ramp
- Sized and positioned for a large car
- In central Warsaw, a genuinely scarce asset

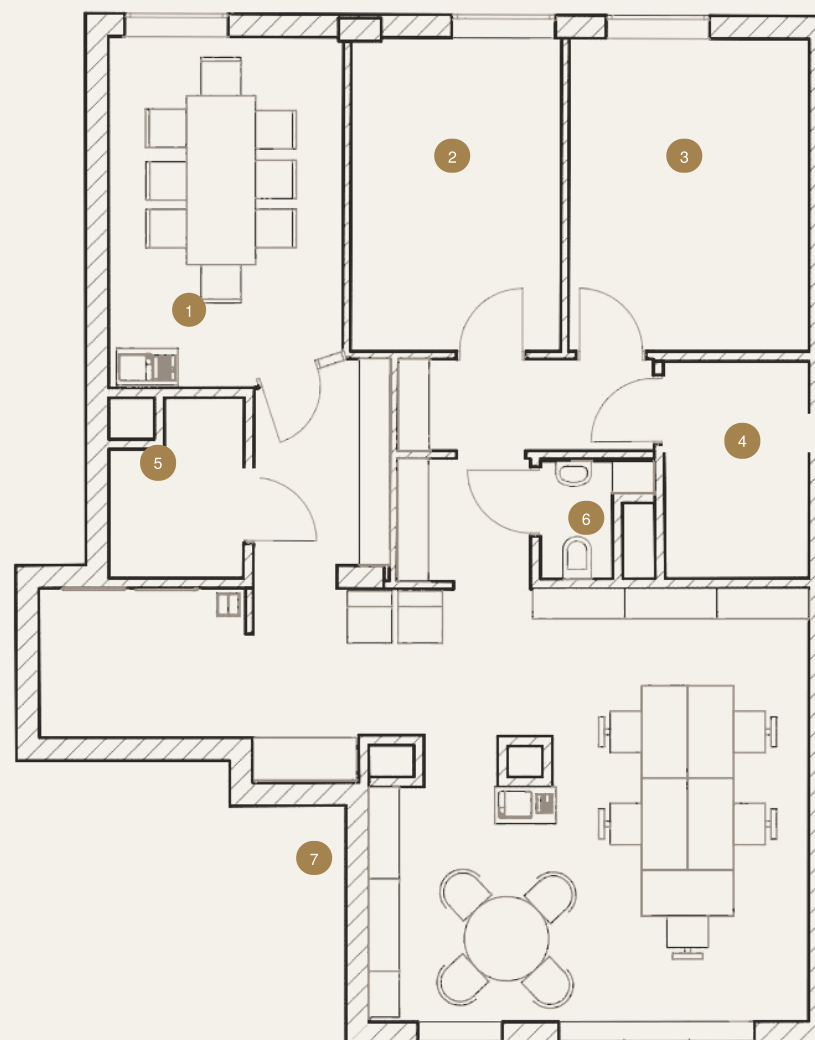
THE LAYOUT

Planned as a working office

Three enclosed rooms sit along the quiet elevation. The main workspace opens to the balcony and the courtyard. Circulation, storage and services are held in the centre of the plan, so no working room is compromised.

01	Conference room	16.3 m ²
02	Private office	11.3 m ²
03	Executive office	13.3 m ²
04	Server / IT room	5.6 m ²
05	Kitchenette	5.8 m ²
06	Guest WC	1.8 m ²
07	Main workspace & reception	c. 39 m ²
—	Balcony	5.2 m ²

Areas taken from the surveyed floor plan and rounded. Plan indicative, not to scale.





ROOM ONE

The conference room

A solid walnut table seats eight to ten. The room sits on the quiet elevation with its own French window, and closes off completely from the rest of the office — a proper room for signings, board meetings and client presentations rather than a repurposed corner.

Air conditioning, a discreet sideboard and full-height storage are already in place. Large-format photographic works are hung throughout the office and can remain by negotiation.

CAPACITY	8–10 seated
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AREA	16.3 m ²
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ASPECT	Quiet, courtyard side
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ROOM TWO

The executive office

The principal's room is arranged as a small reception in its own right: a glass and polished-steel desk, a leather sofa and armchair, and a low walnut credenza beneath the window. A client can be received, seated and dealt with here without ever crossing the working floor.



ROOM THREE

The second private office

An independent room for two, fitted with paired desks, task seating and a full wall of open filing. It works equally well as an associates' room, a bookkeeping and administration office, or a private room for a partner who needs the door shut.

Plants sit on the sill; the window looks onto the quiet side of the block. Printing and reprographics are accommodated within the room itself.

WORKSTATIONS	Two
AREA	11.3 m ²
FIT OUT	Desks, storage, air conditioning





THE MAIN SPACE

Six desks, a meeting table and the balcony

The largest volume in the plan takes six workstations comfortably, with a round informal meeting table beside them and doors opening onto the balcony. Full-height sliding joinery runs along one side, so files, equipment and supplies disappear behind a flush face.

- Approx. 39 m² including reception and circulation
- Six workstations plus informal meeting table
- Direct access to the balcony
- Recessed and suspended lighting throughout

SPECIFICATION

What is already installed

CLIMATE	Professional air conditioning units in every room
DATA	High-specification structured network cabling installed within the floor
IT	Separate, enclosed server room
JOINERY	Extensive floor-to-ceiling bespoke storage and sliding wall units
WINDOWS	Timber frames with integrated blinds; notably quiet, even when open
KITCHEN	Fitted office kitchenette with stone worktop, sink, fridge, microwave and bean-to-cup coffee machine
WC	Guest cloakroom in split-face natural stone
FURNITURE	Glass and steel desks, solid walnut conference table, executive seating — available by negotiation



THE SETTING

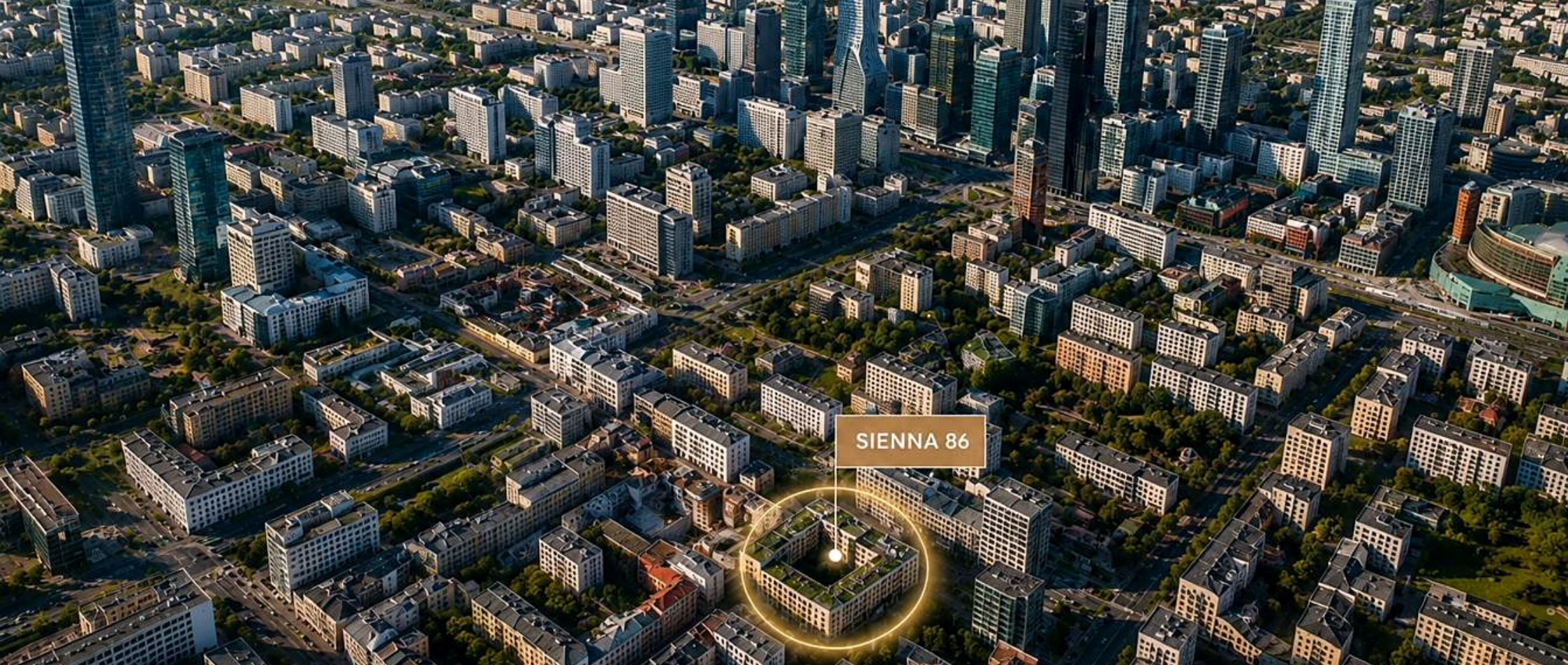
A garden, not a light well

The block encloses a landscaped courtyard that the management maintains properly — clipped hedging, mature planting, benches, paved walks. The office looks directly onto it.

This is what a fourth-floor position on the inner elevation actually buys: daylight without traffic noise, an outlook onto greenery rather than onto a neighbouring wall, and a balcony that is usable on a working afternoon.

For a buyer weighing this against a conventional office floor in a tower, it is the difference that does not appear in any specification table.





SIENNA 86

THE DISTRICT

Between Rondo Daszyńskiego and Rondo ONZ

Sienna 86 sits inside the belt where Warsaw's office market has concentrated over the past decade — Warsaw Spire, the Warsaw Unit, Skyliner and the Varso complex are all within a short walk. The address is central without sitting on a main road.

Both metro stations on line M2 are under ten minutes away on foot, and the Central Station is a twelve-minute walk. Chopin Airport is roughly nine kilometres by car.

Everything a working day needs, on foot

Four minutes from the door is Fabryka Norblina — a restored 19th-century industrial complex now given over to restaurants, a food hall, a cinema and event space. A little further sits Browary Warszawskie, the former brewery quarter, with its own run of restaurants and cafés.

Breakfast with a client, a working lunch, drinks after a closing and dinner afterwards all happen within the immediate neighbourhood, without crossing the city or booking a table across town.



Positions true to scale; distances and walking times approximate. Warsaw Chopin Airport approx. 9 km — 20 to 25 minutes by car.



ENQUIRIES

Sienna 86 · Warsaw

A private sale, handled directly by the owner. No agency commission is payable by the purchaser.

CONTACT

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Viewings by appointment.
Enquiries in English or Polish.

TERMS

Guide price on application.

Offered with vacant possession and available for immediate occupation. Freehold ownership with residential title; land register details available for due diligence.

These particulars are provided as a general guide only and do not form part of any offer or contract. Areas and measurements are taken from the surveyed floor plan and are approximate; distances and journey times are indicative. Items of furniture, equipment and artwork shown in the photographs are not necessarily included in the sale. Prospective purchasers should satisfy themselves as to the condition of the property and the accuracy of all information through their own inspection and professional advisers.