

## KRAKÓW, POLAND

# Fabryczna Office Park



## A Landmark in Sustainable Design

Fabryczna Office Park proves that industrial heritage can meet tomorrow's highest standards. This 90.000 m<sup>2</sup> redevelopment of Kraków's former Polmos vodka distillery achieved BREEAM® Outstanding certification, making it one of Europe's most sustainable mixed-use complexes. Daikin's comprehensive VRV solution provided the climate control foundation that made these results possible.

### Installed systems:

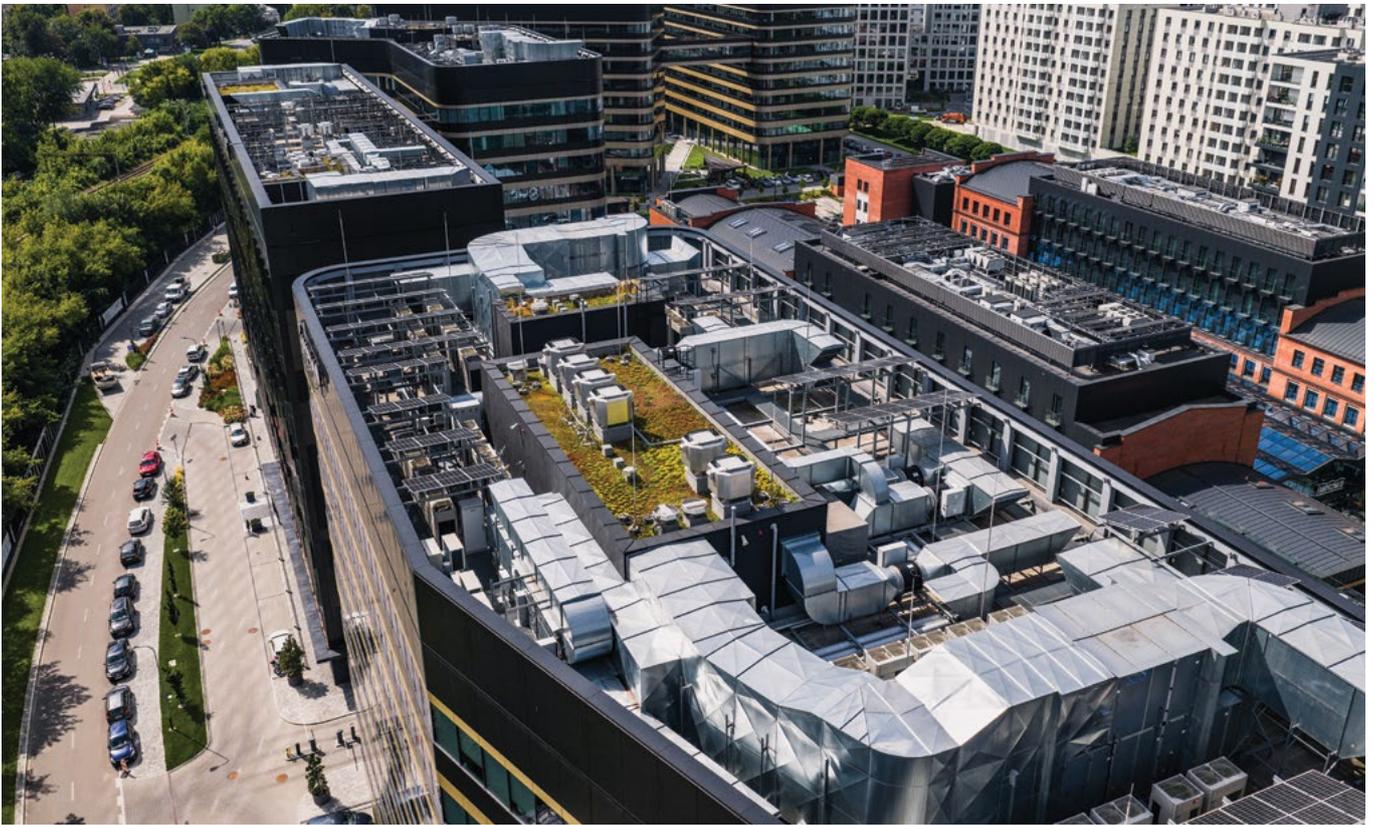
- 285 VRV IV Heat Recovery & Heat Pump units across seven buildings and the hotel
- 1.944 VRV indoor units for offices and public spaces
- 114 SkyAir Alpha series systems for specialized zones
- 4-pipe fan coil units for 195 hotel rooms
- BACnet IP integration for centralized building management

### Location

**Country:** Poland

**City:** Kraków





VRV IV heat pump units (RXYQ) cool & heat the air in the air handling units, the cooling capacity of VRV heat pumps exceeds 1,5 MW

## Revitalization at the heart of Fabryczna City

As part of Kraków's Fabryczna City redevelopment, Fabryczna Office Park transformed the former Polmos vodka distillery into a modern mixed-use complex. This project combines architectural character and A-class standards, offering office space, restaurants, and a hotel with 195 rooms. From the outset, the developers pursued a clear objective: to combine historic character with technical excellence to achieve BREEAM® Outstanding certification.



285 VRV cassette indoor units throughout the conference and meeting rooms

## Project requirements

- Climate control for mixed-use development (offices, hotel, retail)
- Energy-efficient heating and cooling with heat recovery
- Precise indoor climate control
- Building management system (BMS) integration
- BREEAM® Outstanding certification support

## Year of Installation

Office building B1 - B6 & Hotel: 2018 - 2024  
Office building B7 under construction

## Total Capacity

9,7 MW  
(Office building B7: 0,94 MW)

## Solution and system components

- VRV IV Heat Recovery & VRV Heat Pump systems (3-pipe & 2-pipe)
  - 285 outdoor units
  - 1.944 indoor units
- SkyAir systems
  - 114 Alpha series units (FAA-A, FHA-A, FCAG-B, FBA-A, FTXM-R + RZAG)
- Fan coil units
  - 4-pipe FWE-CF
- Indoor units
  - FXSQ-A, FXZQ-A, FXFQ-A, FXMQ-P7 series
- Split units
  - FTXM-R / RXM-R series
- Controls
  - BACnet IP interface (DMS502A51 & DAM411)
  - Madoka controllers



Air-to-air VRV IV heat recovery units (REYQ) provide heating and cooling in office buildings, the cooling capacity of VRV heat recovery systems exceeds 7 MW

## Sustainable comfort across 90.000 m<sup>2</sup>

Daikin's HVAC installation was designed to deliver comfort, efficiency, and reliability across diverse spaces. At the project's core are 285 VRV IV Heat Recovery and Heat Pump units and 1.944 indoor units that provide precise temperature control and efficient energy use. The 3-pipe heat recovery technology transfers energy between zones with different heating and cooling needs to lower operating costs while minimizing environmental impact.

The hotel required a tailored approach. VRV systems manage varying loads in the lobby, restaurants, and fitness facilities, while 4-pipe fan coil units ensure whisper-quiet comfort in each guest room. Across the complex, 114 SkyAir Alpha series systems support specialized areas, delivering targeted performance in IT rooms and retail spaces.

## Intelligence behind the comfort

All systems are unified through BACnet IP integration, linking Daikin technology with the building management system. This connection enables real-time monitoring, optimization of heating and cooling, and clear energy tracking. Madoka controllers give tenants intuitive local control, while facility managers benefit from predictive maintenance alerts and leak detection features that ensure long-term efficiency.



SkyAir Advanced series (RZAG) air conditioning units provide cooling for technical rooms and server rooms





370 cassette units (FXFQ/FXZQ) with a sleek designer black panel, seamlessly integrated throughout restaurant and conference area

## Why Fabryczna Office Park chose Daikin?

The project team required a climate solution that could deliver comfort across diverse spaces, control operating costs, and support the highest green building standards. Daikin was selected for its ability to provide:



**Green building success**  
Supporting BREEAM® Outstanding certification goals.



**Sustainable operation**  
Leak detection and energy-efficient design minimize environmental impact.



**Efficient heat recovery**  
VRV IV systems transfer energy between zones to reduce operating costs.



**Smart integration**  
BACnet IP connects every unit to the BMS for real-time monitoring.



**Reliable comfort**  
Whisper-quiet fan coils and precise climate control in every space.

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