

## New Large Centres

### **Tres Aguas, Alcorcón - Madrid, Spain**

Opened in September 2002, **Tres Aguas** is located in Alcorcón, a large town in the south-west part of the Madrid suburban area. The location is close to a crucial intersection of two major metropolitan motorways.

Originally conceived as a traditional hypermarket anchored scheme, Lend Lease, the Australian property group that was the successful developer of Bluewater some years ago, decided to invest € 150 million adapting the concept to a multi-anchored fashion centre, and coupling it with an open air leisure and entertainment destination.

The centre scheme has transformed what was a physical constraint, the separation into two distinct buildings due to a former cattle track which could not be covered, into a distinctive feature of the centre, an open air area dedicated to serviced food outlets, operated as a public street, and acting as a pleasant connection between the leisure and the retail elements of the centre.

**Tres Aguas** provides a total of 46,000 sqm GLA for its 800.000 person total catchment area. Two floors of retail and leisure include 90 units. The retail side is anchored by a Supercor supermarket and the fashion big units of Zara, Cortefiel, H&M and C&A. The leisure part contains a 15 screen multiplex cinema, a family entertainment centre with a 10-lane bowling alley and a large health club. Two levels of underground car parking provide 3,200 spaces.

The three interior squares are linked by 3 distinctive malls, all of them with slight curvilinear layout. The innovative use of natural lighting within the designs serves to highlight the different retail areas. The project's exterior design suggests a contemporary interpretation of a traditional 'walled town' with the building façades punctuated by a series of vertical towers. And the careful use of colours within the scheme and the parking helps to give the customer a distinctive and pleasant perception.

**Tres Aguas** is a large mixed use scheme, developed without hypermarket on a Southern European country, conceived on an innovative hybrid typology, carefully designed and implemented, and successfully integrated at all levels into the everyday life of its local community.