



ICSC European Shopping Centre Awards 2012 Winners

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Every year since 1975, ICSC has recognised excellence in new and refurbished shopping centres throughout Europe with the presentation of the prestigious and highly sought after European Shopping Centre Awards.

Award Categories

New Developments
Refurbishments/Expansions

Special Distinctions



ReStore

The ReStore distinction rewards both the developer and the local authority for a successful partnership that delivers a sustainable result for the local and regional community.

2012 European Awards Jury

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The ICSC European Shopping Centre Awards are the supreme awards in European Retail Property. Avi Alkas, Chairman of the 2012 European Shopping Centre Awards Jury, comments on the trends evident in this year's ICSC European Shopping Centre Awards.

Like many of last year's entrants, this year's new developments are being built as core assets in primary market areas in some of Europe's largest cities. Developers are no longer building sprawling centres on acres of land, but integrating vertical retail into the urban mix. Many of the entrants this year are centres that consist of 4 or more floors, blending perfectly into cityscapes and serving denser populations of consumers. Pasing Arcaden, in Munich, Germany, is just one of these centres. Strategically located next to a mass transit hub, this centre reaches far more consumers than those in its direct trade area. Adding to this theme of urban retail, many of this year's entrants have created new and unique public spaces. Rhein-Galerie in Ludwigshafen, Germany, and Marmara Forum in Istanbul, Turkey, both feature outdoor plazas, creating a modern meeting place for leisure and entertainment, making these centres more than just a shopping destination, but an integral part of the urban mix.

This year's redevelopment entries have each perfectly blended culture, history and modernity from previously developed centres. Both Bromma Blocks Galleria in Sweden and Gulskogen in Norway combine beautiful architecture and functionality, including shop-lined walkways, courtyards and easy access.

Despite the last few years' economic turmoil, developers and architects are finding new and innovative ways to continue growing in the retail landscape. If this year is any indication of future trends, we will begin to see more and more retail centres popping up in major urban areas.

ReStore

The 2012 ReStore Award goes to SCI Bassin Nord (Klépierre Ségécé and Icade) and the town of Aubervilliers, France for the development of Le Millénaire. A completely new development, Le Millénaire set into motion the rejuvenation of this town and sought to redefine the identity of Aubervilliers as a whole. With every effort made to ensure accessibility and transportation, which includes water taxi's and a plan to extend mass transit to the immediate vicinity of the centre, Le Millénaire hopes to ensure social integration. While this centre represents an important retail destination just north of Paris, it also strives to revitalize the town with plans to develop the surrounding land into residential and office buildings.



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The ICSC European Shopping Centre Awards are the supreme awards in European retail property, granted for both new and refurbished or extended projects. From a short list of Finalists, outstanding schemes are selected as Award winners. Commendations may also be given to selected Finalists, in recognition of particular achievements or features of special interest.

New Developments: Small



Illa Carlemany, Escaldes-Engordany, Andorra
Developer: **Casa Muntanya, S.A.**
16,060 sq. m GLA

Opened in July 2009, Illa Carlemany is located on the high street that links the two most important cities in the country, Andorra La Vella, the capital city, and Les Escaldes. The development was integrated as a mixed-use building, occupying a full block. Offices and residential apartments are housed on the upper levels, and a 600-space parking is located on the 3 underground levels below. The centre is an enclosed 16,060 sq. m four-level complex that opens its door to the corners of the building, with a traditional central court bringing access to all of its 83 shops and leisure units. The centre is today, two years after the opening, fully let, with growing footfall and sales figures, and consolidating its position as the prime shopping destination in Les Escaldes and the whole country.



Schlosshöfe-Oldenburg, Oldenburg, Germany
Developer: **ECE Projektmanagement G.m.b.H. & Co. KG**
18,500 sq. m GLA

Schlosshöfe-Oldenburg, located in one of Northern Germany's most favorable retail locations, is a new development that connects directly to the centre of the city. This stylish shopping complex was designed to underpin the growing urbanity and modernity of the city. Built over 2 years, the centre spans 3 floors with 100 specialty stores, cafes and restaurants, along with a culture lounge and open-air dining spaces. Architecturally attractive and environmentally friendly, this centre was designed to integrate the historical surrounding building with a contemporary form, using Oldenburg castle as its inspiration.

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New Developments: Small (continued)



Shopping Centre Vleuterweide, Utrecht, Netherlands
Developer: **Multi Vastgoed bv & ASR Vastgoed Ontwikkeling**
15,000 sq. m GLA

Shopping Centre Vleuterweide is a new, open-air shopping centre that includes 51 small and large retailers, bars, and restaurants. The centre area is a unique concept that stands out thanks to the authentic urban development structure and striking architecture, using traditional Dutch gables reminiscent of canal houses. The centre showcases an interplay of squares and streets and large and small buildings that alternate harmoniously. Together, with optimally designed exterior spaces, these elements combine to create unique public spaces. The centre's waterfront location enhance its appeal, making it more than just shopping, but a destination as well.

New Developments: Medium



K in Kortrijk, Kortrijk, Belgium
Developer: **Foruminvest BV/City Mall**
33,310 sq. m GLA

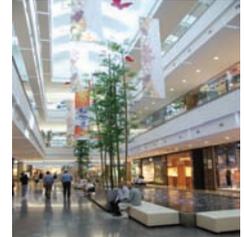
K in Kortrijk is an inner-city shopping centre development in the historic centre of Kortrijk. It is situated on the site of an old convent, a school and 38 individually acquired properties consisting of existing retail tenants and apartments. It consists of 33,310 sq.m of retail and restaurants, divided over 4 levels and more than 90 shops. Directly under the centre is a 3-level parking garage for 1035 cars. In addition, 20 apartments are situated in a tower opposite the site.

The architecture of this centre is timeless and contemporary, in stark contrast to the historic buildings of the city. Built using natural stones and wood, as well as a gigantic glass dome to allow daylight, K in Kortrijk re-establishes the centre as a main shopping destination.

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New Developments: Medium (continued)



Özdilekpark Shopping Center, Antalya, Turkey
Developer: **Özdilek Alisveris Merkezleri veTeks. San.AS.**
38,752 sq. m GLA

Özdilekpark Shopping Center was designed to meet the need for an advanced shopping and cultural complex in Antalya, the most significant cultural and tourism centre in Turkey. Based in the Kepez district, one advantage of the project has been its location, close to both the city centre and the Antalya Airport, allowing easy transportation from all regions of the city.

The shopping and entertainment centre is composed of 123 shops on four levels with a closed car park. Its architectural characteristics underpin a secure, convenient, bright and spacious ambience, with its transparent entrance, providing a visual connection with the interior and exterior space. Its rich mixture of shops in the form of a hypermarket, the biggest DIY store in the city, electronic stores and department stores offer a wide mixture of popular brands.



Pasing Arcaden, Munich, Germany
Developer: **mfi management für immobilien AG**
21,410 sq. m GLA

Pasing Arcaden is a state-of-the-art, multifunctional and sustainable shopping centre at an ideal location next to a railway station. The promenade offers an additional urban quality of life. Pasing Arcaden is the home to 100 shops distributed over three levels. In 2013, another 60 shops will be added. The main retail focus is on young fashion. Apart from many individual concepts, the centre also features food stores, fresh markets, a store for consumer electronics and well-known fashion boutiques.

The remarkable outside façade is reminiscent of an elegant white cruise liner being docked to the station of Pasing. Inside, the mall welcomes customers with high-quality materials and well-conceived light and design elements. Even more eye-catching is the new design of the shop façades allowing unexpected insights into the shops.

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New Developments: Medium (continued)



Rhein-Galerie Ludwigshafen, Ludwigshafen, Germany
Developer: **ECE Projektmanagement G.m.b.H & Co. KG**
39,767 sq. m GLA

With the opening of the new Rhein-Galerie, the city of Ludwigshafen has been given an attractive shopping and entertainment centre and a modern meeting place for leisure, culture, politics, and trade. In terms of urban construction and architecture, the Rhine-Galerie creates a new cityscape with the creation of a new public square directly connected to the centre. Located directly on the bank of the River Rhine, the centre's design is inspired by rivers and water. The wave-like, translucent arch of the roof allows direct sunlight to illuminate the centre. The interior of the space is equally inspired by the flow and movement of the nearby river.



Varena Shopping Center, Vöcklabruck, Austria
Developer: **SES Spar European Shopping Centers**
32,000 sq. m GLA

Varena, Austria's most modern shopping centre, heralds a new dimension in shopping and entertainment. With its exceptional architecture and 32,000 sq. m of space, the centre provides a venue for 80 attractive brand shops, cafés and restaurants. Instead of the standard mall concept, a plaza, consisting of a central, open-design area serves as the mid-point of the centre and thus allows for a variety of events and activities. The plaza, designed along the lines of a traditional marketplace, offers a combination of shopping, food and entertainment, and enhances the feeling of community. The main eye catcher of the mall is its colorful façade that can be seen from the nearby highway. The cheerful, colorful style is carried through the interior and echoed in its urban character and dedication to eco-friendly materials, along with its Mediterranean-inspired interior. All natural, renewable and recyclable materials, such as stone floors, were implemented to ensure a small environmental impact.

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New Developments: Large



Harfa Gallery, Prague, Czech Republic
Developer: **C&R Developments s.r.o.(m.of LighthouseGroup)**
48,511 sq. m GLA

The Galerie Harfa shopping centre is located in Prague, the capital city of Czech Republic. The building has a triangle shape and it is bounded by three streets on south, northwest, and southwest, and by a multifunctional arena building on the east. The design of the centre conveys a bright and busy space, filled with activities for all in a deliberate attempt to be more than just a shopping centre. With large passages mimicked in the shape of the centre, Harfa is welcoming and open. Its most compelling feature is its roof, conceived primarily as a green space, filled with life-sized replicas of dinosaurs, ensuring an exciting visit. The façade is just as unique; a combination of printed glass with ceramic digital printing and a natural wood texture finish. The centre, recognized as the largest in the Czech Republic, brings entertainment, retail, sport and leisure together.



Le Millénaire, Aubervilliers, France
Developer: **SCI Bassin Nord (ICADE And KLEPIERRE)**
56,000 sq. m GLA

Le Millénaire is a new, totally independent district. With its atypical architectural design, it is a showcase for the ambitious town planning project for the North Paris region. Le Millénaire's architecture is conveyed as a tale, with a past, present and future, a unique interpretation of the graphic lines of the former Magasins Généraux (general warehouses) of Paris, integrating the working class districts' warmth and the composure of the contemporary outward-looking spaces. Red-brick dock buildings, terracotta façades, glass and steel profiles, cladding, terraces, covered roads, wide, well-lit walkways—the Le Millénaire's architecture is really diverse, playing on interior and exterior views.

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New Developments: Large (continued)



Marmara Forum, Istanbul, Turkey
Developer: **Multi Development Türkiye**
135,000 sq. m GLA

Marmara Forum offers a breath of fresh air to the culture of shopping malls with its Outdoor Market concept, an integral part of urban life. The Outdoor Market, opening onto the terrace and green areas, water ducts and views to a waterfall, features a wide variety of boutique stores.

Marmara Forum offers 'Kids' Street', with its special architecture focused on children, in addition to its fashion and entertainment areas, targeting youngsters and grownups alike. This area features the most popular children's brands, playgrounds and care centres.



Torium AVM, Istanbul, Turkey
Developer: **Torunlar Reic**
95,280 sq. m GLA

Torium AVM is located in the most densely populated residential area of Istanbul, which is accessible within ten minutes to nearly three-and-a-half-million people from Beylikduzu. This brand new centre, now the largest in Istanbul, offers some of the most unique features, such as a snow park with ski and snow boarding runs and a starpark, with indoor rides such as a rollercoaster and a haunted house. In addition to these entertainment offerings, the centre features 180 retail stores, along with cafes and restaurants along with many other customer-friendly services. The easy-access parking lots, valet services for the disabled, a free shuttle, lockers, ATM's, a nursery, a muslim worship room and other services, all contribute to making Torium AVM a truly customer-oriented mall. The integration of shopping and entertainment make this a one-stop destination for all. Designed to be open and spacious, both the exterior and interior maximize daylight, and the open-air bazarre make shopping there a unique experience.

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Refurbishments and Expansions: Small/Medium



Bromma Blocks Galleria, Stockholm, Sweden
Developer: **KF Fastigheter AB**
24,000 sq. m GLA

A listed aircraft hangar from 1948 houses Bromma Blocks Galleria, Stockholm's latest shopping destination. Here, cultural history meets innovative architecture to provide a shopping experience with a difference. It offers everything from large retail chains to small, exclusive boutiques, from well-established brands to unknown ones, from fast food to cosy little restaurants, offering delicious food to eat in or take away. The environment is warm and friendly, a living feature in the stark, industrial surroundings. Well-designed walkways and concourses make it easy for visitors to make their way around the centre. Art and sculptures decorate ceilings and walls. A 12-metre high pillar rises up throughout three floors, the stainless steel surface brought to life by a stream of water. The sculpture, by British artist William Pye, preserves the feeling of space in the old aircraft hangar, while the boutiques, shop-lined walkways and restaurants act as a reminder of the boom in air travel during the Second World War.



Europa-Galerie Saarbruecken, Saarbruecken, Germany
Developer: **ECE Projektmanagement G.m.b.H. & Co. KG**
29,671 sq. m GLA

When Europa Galerie Saarbruecken wanted to add a new addition to their centre, they didn't need to look further than right next door to the old Bergwerksdirektion, the former mining headquarters. Not only did this beautiful historic building expand this one-of-a-kind mall, but it became the bridge between Europa and the pedestrian zone of the busy city centre. The historical aspect of the old mining building was completely preserved, along with the cast iron stairs, ceramic tile floors and window, as well as a reading room, preserved in its original state. The historic site is now part of three levels of retail, including 110 stores, cafes and restaurants.

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Refurbishments and Expansions: Small/Medium (continued)



Gulskogen, Drammen, Norway
Developer: **Steen & Strøm Norge AS**
37,500 sq. m GLA

The refurbishment of Gulskogen shopping centre has transformed it from an ugly duckling to a beautiful swan. New and existing buildings are united behind a homogeneous façade in order to give the centre a much-needed modern identity. The shopping areas are naturally grouped around the inner shopping passages while the open and spacious areas secure visual contact between the floors. Indirect lighting in the common areas combined with decorative lamps in the shopping passages ties Gulskogen together as an aesthetically successful unity that gives a natural and well-arranged customer flow. The centre encircles an open courtyard with cafés, safe playgrounds for children and green plants to create variation and attractivity. Accessibility is a keyword. From the family and handicap-friendly parking facilities to the five entrances, it is easy for customers to visit the shops and enjoy the new light interior with its glass and smooth surfaces. The modern design encompasses the whole centre, inside and out, and together with the exciting shop mix and restaurants, it contributes to establish Gulskogen as the most inspiring shopping destination in the region.

Refurbishments and Expansions: Large



Forum Sintra, Sintra, Portugal
Developer: **Multi Development Portugal**
57,470 sq. m GLA

Forum Sintra opened April 2011, with a new design that is contemporary and distinctive in terms of time and space. The development is the result of the expansion and remodeling of the existing hypermarket of Feira Nova. Its excellent location means that it is easy to get to and within its catchment area about 621,000 people live within 20 minutes drive time. Forum Sintra has 55,000 sq. m of shopping area in modern and comfortable surroundings with 188 shops on three floors including a supermarket, a food court with 20 restaurants and a 7-screen cinema.

ICSC European Shopping Centre Awards

Why Enter?

A winner of the European Shopping Centre Awards Programme represents the shopping centre industry's judgement as to what constitutes "the best European centre of the year"

The benefits of this recognition are immeasurable:

- Reputation – a demonstrated standard of excellence. A winning entry shows that it has achieved success in most of the important aspects of the project: its choice of site, planning, architecture, selection of tenants, sales results, acceptance by customers and financial returns
- Industry acclaim – finalists will see their work showcased at the ICSC Annual European Conference followed by the announcements of winners and presentation of the Awards at a specially convened session
- Public recognition – complete coverage in Shopping Centres Today on www.icsc.org and in a feature publication, *Winning Shopping Centre Designs*. ICSC will also issue press releases announcing all winners to the media
- Global leadership – as a winner of the ICSC European Shopping Centre Awards Programme, you will be recognised around the world among the very best the shopping centre industry has to offer. Winners will be automatically submitted to the Global Design and Development "Best of the Best" VIVA Awards

