



# ICSC European Shopping Centre Awards Finalists

**ICSC  
Global  
Awards**  
European  
Shopping Centre

2017

The ICSC European Shopping Centre Awards are the supreme awards in European retail property, granted for new, refurbished/extended, and established centres.

## CONTENTS

ESTABLISHED CENTRES (MEDIUM & LARGE)	3
REFURBISHMENTS AND/OR EXPANSIONS (MEDIUM)	5
REFURBISHMENTS AND/OR EXPANSIONS (LARGE & EXTRA LARGE)	7
NEW DEVELOPMENTS (SMALL)	8
NEW DEVELOPMENTS (MEDIUM & LARGE)	9



## ESTABLISHED CENTRES (MEDIUM & LARGE)

### Almada Fórum - Almada, Portugal - [www.almadaforum.com](http://www.almadaforum.com)

Developer:	Multi Development Corporation International, SA and Auchan Group	Total Retail Space:	78,332 sq. m.
Owner:	Blackstone and Auchan Group	Number of Stores:	259
Architects:	T+T Architects	Major Tenants:	Primark, Fnac, C&A, H&M, Sportzone, New Yorker, Cortefiel, Zara, Clinica Lusitadas, Toys "R" Us, NOS Cinemas, Fitness Hut, Jumbo Hypermarket

Almada Forum is the third biggest shopping centre in Portugal. Located in Almada city, a Lisbon suburb, it opened in 2002 and soon became a key shopping destination, offering to its visitors 230 shops, including 12 anchor stores, 34 restaurants, 14 multiplex cinema screens, and 5,250 free parking spaces. Originally planned to host 256 stores, retailers' demand for larger spaces caused management to reduce the number of stores to 230, but this did not reduce sales. Services at Almada Forum include a hypermarket, medical clinic, pharmacy and gym, making the centre an important part of its customers' daily habits. Its high quality and diverse mix of top international brands is matched by its visual appeal. Its interior offers corridors full of natural light. Stunning artworks can be seen at Almada Forum. The most iconic is the Dutch artist Carlá's mermaid at 6.5 meters, fully covered with mirror pieces. National art is also being exhibited, including artists like Joana de Vasconcelos, who created the mall's 10-meter high fibreglass wind sculpture. With its winning tenant mix; visual appeal; and concern for the environment, as shown in its status as the first and only shopping centre in Europe with the EMAS Certification; it is easy to see why Almada Forum is a success.



### Europark Salzburg - Salzburg, Austria - [www.europark.at](http://www.europark.at)

Developer/Owner:	SES Spar European Shopping Centers	Number of Stores:	124
Architects:	Massimiliano Fuksas	Major Tenants:	Interspar, Saturn, P&C, H&M, Hervis, Humanic, Hollister, Starbucks, Zara, Ikea, Bershka, Scotch & Soda, Zara Home
Total Retail Space:	50,700 sq. m.		

Europark Salzburg is the flagship shopping centre of SES Spar European Shopping Centers. The mall boasts strong accessibility, especially by public transport, and is the only shopping centre in Salzburg to have its own urban railway connection. The two-level mall offers an extensive range of 58 innovative shops, 10 cafés and restaurants, and a supermarket/hypermarket. It also sponsors numerous events and services. The Oval is the mall's own arts and cultural venue. The Kids Club is Salzburg's largest indoor adventure playground. Management installed its own company kindergarten for employees. Marketing outreach has built lasting liaisons to groups and organizations such as trade associations, institutions, sports clubs, and cultural centres. Consumer demand led management to look at converting storage areas for retail uses, an effort that met with some resistance from local officials worried about the quality of life in the surrounding community. Europark Salzburg has been seeing an influx of shoppers from nearby Germany, as well as more high-income customers – both testimony to the centre's success.



## ESTABLISHED CENTRES (MEDIUM & LARGE)

### Union Square Aberdeen - Aberdeen, United Kingdom - [www.unionsquareaberdeen.com](http://www.unionsquareaberdeen.com)

Developer/Owner: Hammerson  
Architects: BDP  
Total Retail Space: 51,700 sq. m.  
Number of Stores: 77

Major Tenants: M&S, TK Maxx, Cineworld, H&M, Zara, New Look, Apple, Next, Boots, Superdry, Jurys Inns, Hollister, Hugo Boss, The North Face, Michael Kors, JD Sports, Outfit, Carluccios, Yo Sushi, Byron, TGI Fridays, Nando's, Wagamama

Opened in 2009, Union Square is one of Scotland's foremost regional shopping centres. It provides the prime retail and leisure offer for the city of Aberdeen and for the wider catchment of northeast Scotland. The centre enjoys direct access to and from the main rail station. Within the ownership are Aberdeen's principal bus station and the largest shoppers' car park. The retail offer at Union Square is a mix of mid and upper market fashion, having achieved a number of first stores in the Scottish market and competing strongly with Scotland's capital, Edinburgh; and largest city, Glasgow. Demand from international brands for space in Union Square remains strong and is underpinned by retailers' ability to achieve strong comparative sales compared to the rest of the U.K. Property law in Scotland means retailers do not have a "security of tenure," so the 2019 expiration of most current leases will provide an opportunity to refresh the tenant mix. A 10-screen cinema and the largest concentration of restaurants in a mall environment within the northeast Scotland region anchor the mall's leisure offer. As expected from strong performance, vacancy rates are minimal. The success of Union Square has prompted the developer to work with Aberdeen City Council to increase the retail offer; substantially increase the retail, leisure, and car parking elements of Union Square; and add a 120-room hotel and expanded cinema.



## REFURBISHMENTS AND/OR EXPANSIONS (MEDIUM)

Fischapark - Wiener Neustadt, Austria - [www.fischapark.at](http://www.fischapark.at)

Developer/Owner:	SES Spar European Shopping Centers	Number of Stores:	115
Architects:	Original Build - Architektur Consult: Renovation - Haskell	Major Tenants:	Inditex, H&M, Fnac, Health Club Fitness Hut, Cinema Complex, Jumbo Hypermarket.
Total Retail Space:	45,000 sq. m.		

The renovated Fischapark was completed in October 2015 in Lower Austria. SES Spar European Shopping Centers invested over €120 million in the expansion and redevelopment project. Expansion took place in two stages; the centre remained open for business throughout. The new Fischapark hosts 115 stores with an attractive new mix of top international brands, regional names, and dining areas. The project is BREEAM accredited, building on energy efficient techniques, the green design area, and its connection with the nearby Fischa River. Shoppers appreciate the extra-wide parking spaces and bicycle network, and are now welcomed by a shining, champagne-and-gold exterior. Designers brought an abundance of natural light into the renovated space, including two conical domes. Shopfronts are now as high as five metres. Families enjoy a Planet Lollipop, children's adventure world. A water sculpture and extensive artworks lend a sense of luxury to the shopping experience. In all, Fischapark blends retail and design in a winning combination.

Gelderlandplein - Amsterdam, Netherlands - [www.gelderlandplein.nl](http://www.gelderlandplein.nl)

Developer:	Kroonenberg Groep	Number of Stores:	90
Owner:	Kroonenberg Groep / Multi Europe	Major Tenants:	AH, HEMA, Mango, Nespresso, Coffee Company, Marqt, Kruidvat, Blokker, ICI Paris, Douglas, Riviera Maison, Bever Sport, Pauw, Costes, and Blok Mode
Architects:	Rijnboutt		
Total Retail Space:	33,500 sq. m.		

Amsterdam's Gelderlandplein is a mixed-use downtown complex containing shops, residences, offices, a hotel, and parking facilities. The shopping centre has approximately 90 stores spread over two floors and two parking levels. A hypermarket/supermarket serves as the anchor. Food offerings account for about 14 units, while retail/services comprise the remaining 75 units, which are a combination of large chains and local entrepreneurs. The mixed-use applications contain 109 residences, a 160-room hotel, and a 4,000 sq. m. office building. The complex dates back to 1968 and was renovated in 1997. From 2013 to 2016, the shopping centre was drastically redeveloped. The re-design improved the customer flow within the shopping centre, reduced the number of entrances from five to three high-quality ones and added 7,500 sq. m. of retail space. The design used sustainable and high-quality materials that fit the appearance of the shopping centre and contribute to the overall shopping experience. The addition of cafes and better pedestrian flow has increased the length of visit by shoppers, who also appreciate the children's playground and artworks displayed throughout the centre.





## REFURBISHMENTS AND/OR EXPANSIONS (MEDIUM)

### Heuvel Eindhoven - Eindhoven, Netherlands - [www.heuveleindhoven.nl](http://www.heuveleindhoven.nl)

Developer:	CBRE Global Investors and Syntrus Achmea	Number of Stores:	102
Architects:	DunnettCraven, Van Aken, Walter Brune	Major Tenants:	H&M, TK Maxx, Vapiano, Hugo Boss, Nespresso, Holland Casino, Guess, Supertrash
Total Retail Space:	37,940 sq. m.		

Shopping centre Heuvel Eindhoven has been successful since its opening in 1992. Its recent refurbishment has given it a world-class look and feel, increased footfall by 43%, cut service costs by a third and eliminated vacancies. The new elegant look has attracted new flagship stores: H&M, Hugo Boss, TK Maxx, and Nespresso. The new retailers helped change the centre's customer profile by becoming more attractive for families with higher incomes. Design focused on creating ties to the historic identity of the surrounding inner city. Planners enhanced seating, signage, and services. Construction sites were visible to the public at all times, resulting in 16% more customers during the construction period, even though many stores were closed. Since then, visitor count has risen due to special events like a fashion show during Dutch Design Week, a classic car exhibition, and a museum-like display of Dutch retail history.



## REFURBISHMENTS AND/OR EXPANSIONS (LARGE & EXTRA LARGE)

### Aleja Bielany - Kobierzyce, Poland - [www.alejabelany.pl](http://www.alejabelany.pl)

Developer/Owner: IKEA Centres Polska SA

Architects: BDP

Total Retail Space: 60,854 sq. m.

Number of Stores: 164

Major Tenants: IKEA, Tesco, TK Maxx, Helios, H&M, Reserved, Smyk, Empik, Superpharm, Neonet

Aleja Bielany was a tired retail park prior to its 2015 renovation, containing a hypermarket/shopping passage IKEA store and OBI on one side of the street and furniture strip mall on the other side. The renovation sought to change that “first-generation shopping centre” into a regional mall and meeting place. The old mall area was refurbished and expanded by a two-storey space that included a new food court, a mix of fashion tenants, an eight-screen cinema, and gathering places. The leasing plan created 10 zones: family fashion, women’s, service and daily goods, affordable fashion, men’s/electronics, young fashion, children/young moms, “refuel and relax” rest area, the food court, and a “body and mind” workout area. Design concepts came from the surrounding environment. Nearby Mount Slezka inspired the exterior, which looks like rock formations with their massing, geometrics and patterns. The River Odra informed the interior look; the mall flooring looked like river bed, the roof drew from the river flow, and bridges crossing the actual river had counterparts in the mall. In all, Aleja Bielany achieved remarkable design, embracing its surroundings while catering to the public’s need for a gathering place.



### Ankamall - Ankara, Turkey - [www.ankamall.com.tr](http://www.ankamall.com.tr)

Developer: Yeni Gimat Gayrimenkul Yatırım Ortaklığı A.Ş.

Owner: Yeni Gimat Gayrimenkul Yatırım Ortaklığı A.Ş., Migros Ticaret A.Ş.

Architects: Ziya Canbazoglu, Ahmet Özsüt, ECE Türkiye Proje Yönetimi A.Ş.

Total Retail Space: 106,824 sq. m.

Number of Stores: 311

Major Tenants: Inditex Group (Zara Men, Zara Women, Bershka, Stradivarius, Pull&Bear, Massimo Dutti), H&M, Boyner, LC Waikiki, Mango, Koton, DeFacto, Flo, TeknoSA, Bimeks, Macera Adası, Decathlon, MacFit, Migros, Koçtaş, Cinemaximum

Ankamall was initially opened as Migros Shopping Centre in August 1999. In 2006, an expansion more than doubled its leasable area. By 2013, the original space looked dated and renovation began, including a name change to Ankamall. The four-storey centre remained open throughout the project and construction proceeded floor by floor. Upon completion in March 2015, Ankamall was a bright, colourful, and contemporary shopping and leisure destination with its new and optimized shops, floors, terrace areas, and fine-dining restaurants. Ankamall now has 311 international and national brands – 180 were relocated, downsized, or enlarged during the renovation. Attractive anchors were moved to corners that had previously suffered low footfall figures. A new food court features skylights, terraces, and the largest seating area in Ankara. Amenities like timed discounts and customer transportation brought more visitors. Marketing built on special events. Concerts are frequent. A classic car show ended with a two-day race through the streets of Ankara. A competition to build a giant flower arrangement earned a Guinness World Record for most flowers in the largest floral structure. Events, stronger retailers, and exciting design merged into a success for Ankamall.



## NEW DEVELOPMENTS (SMALL)

### Promenade Sainte-Catherine - Bordeaux, France - [www.promenade-sainte-catherine.com](http://www.promenade-sainte-catherine.com)

Developer/Owner:	Redevco	Number of Stores:	38
Architects:	Valode & Pistre	Major Tenants:	Citadium, Bershka, Superdry, Stradivarius, Starbucks, Lego, Mc Donald's, JD Sports
Total Retail Space:	18,640 sq. m.		

Promenade Sainte-Catherine sought to become the "new place to be" in Bordeaux, offering an "urban oasis" where people could meet, relax, shop, and eat. The two-storey centre focuses its lower floor on food retailers, while its upper level is devoted to fashion, health, beauty, and entertainment. Developers faced particular problems with the site. An archaeological dig was underway at the nearby antique port of Bordeaux and the centre itself sat in a historic district, which placed heavy restrictions on demolition, transport of construction waste, proximity to adjacent buildings, and the like. Designers made sure the centre linked visually to its surroundings by protecting its environmental heritage. Construction and finishing materials included Bordeaux stone, light-coloured brick, vegetation, use of rubble walls, and wood. An open square contains fountains and terra cotta elements as well as a LEGO totem, which has become a new local landmark. While the centre's visual design is historic, its communications are contemporary. An advanced digital platform serves an LED wall and a mobile app. Promenade Sainte-Catherine took four years to develop, but its perfect integration into the historic life of Bordeaux was worth the wait.



### Weberzeile - Ried im Innkreis, Austria - [www.weberzeile.at](http://www.weberzeile.at)

Developer/Owner:	SES Spar European Shopping Centers	Number of Stores:	45
Architects:	ATP Architekten Ingenieure	Major Tenants:	Kastner & Öhler, Media Markt, H&M, Eurospar, Hervis, Dressmann, Bik Bok, Müller, DM
Total Retail Space:	21,684 sq.m.		

Weberzeile, in Ried/Upper Austria, opened in 2015 as a modern intra-urban two-level shopping centre offering restaurants, service providers, and 50 new stores. The neighbourhood's history with the textile industry stretches back 300 years and roughly two-thirds of shops are tied to fashion. With a strong focus on its role as a meeting place, many restaurants have direct outdoor access and are permitted to extend their hours on evenings and weekends. Throughout the project, new international brands have been mixed with regional retailers. With its downtown location and direct connection to the city centre, Weberzeile offers a generous and pioneering traffic system, a large number of bicycle racks close to the entrance, and free charging station for eight e-bikes at a time. Shoppers arriving by cars are provided with 800 extra-wide underground parking spaces. The 3,500 sq. m. of mall space is matched by an equally large glass roof. Common areas are lushly decorated with fountains and plants. Shoppers can stroll the permanent art gallery and families can enjoy "Planet Lollipop," the children's play area. With its successful mix of retailers, strong design, amenities and traffic management, the Weberzeile has made a strong addition to downtown life.





## NEW DEVELOPMENTS (MEDIUM &amp; LARGE)

Forum Lviv - Lviv, Ukraine - [www.forumlviv.com](http://www.forumlviv.com)

Developer:	Multi Ukraine	Number of Stores:	114
Owner:	Multi Ukraine, Galereja Centre, Budhouse Group	Major Tenants:	Inditex Group (Zara, Massimo Dutti, Oysho, Bershka, Stradivarius, Pull&Bear), LPP Group (Reserved, Sinsay, Cropp, House), LC Waikiki, Mango, Igraland children entertainment, Planeta Kino cinema, Silpo supermarket, Comfy electronics supermarket
Architects:	T+T Design, Tebodin Ukraine		
Total Retail Space:	35,073 sq. m.		

Forum Lviv is a meeting point and fashion destination in the city of Lviv. Occupying a previously derelict inner-city site, Forum Lviv is located in a dense, central urban and historic area. The nation and city have faced many years of economic and political turmoil, which has discouraged retail activity. Nonetheless, Forum Lviv built a reputation as a must-join project among national and international retailers looking for the best location to enter Lviv's retail market. Forum Lviv brought over 30 new brands to the city: Massimo Dutti, Oysho, LC Waikiki, Timberland, Mango, Lacoste, SuperStep, Intimissimi, Calezedonia, A. Tan by Andre Tan, Women'Secret, Springfield, Arena, and more. New Balance made its Lviv market entry in Forum Lviv. Retailers already present on the market used Forum Lviv to introduce their new concept stores. The centre consists of four floors: an underground parking floor, two shopping floors, and a top floor with entertainment, the cinema, many restaurants, a large outside terrace, and sightseeing tower. Leasing created specialty zones: supermarket and services in one area, mainstream fashion on the mall's main boulevard, and accessories near the main entrance. Management today focuses on improving relationships with existing tenants. The new mall has built in the flexibility to respond to new stores seeking to enter the Lviv retail market.

Ma Petite Madelaine - Chambray-lès-Tours, France - [www.mapetitemadelaine.com](http://www.mapetitemadelaine.com)

Developer/Owner:	Compagnie de Phalsbourg	Number of Stores:	31
Architects:	Marchi Architectes	Major Tenants:	Truffaut, Zodio, Intersport, Nike Factory Store, Tati, C&A
Total Retail Space:	27,771 sq. m.		

Ma petite Madelaine, in central France next to Tours city, opened in April 2016, hosting 27 shops, including medium-sized units, smaller shops, and restaurants. The centre stands along the RD910, the main retail road in Tours' urban area, which contains the usual brands and retailers in the usual environment of decaying buildings and poor urbanism and landscaping. The project was slowed due to delays in reaching purchase agreements with some of the existing retail buildings on the site. Designed by architects Nicola & Adelaide Marchi, Ma petite Madelaine brings new standards of architecture, landscape, and services to its half-million prospective customers. The project's two main buildings are covered entirely by wood-panelled facades. Landscaping uses 650 planted trees – 75% of the ground area is made of green spaces. At the very centre of Ma petite Madelaine is "Le Jardin des Amoureux," a private garden with benches, cosy nests, and a fountain. The unique and central car park is itself more of a garden than a car park. Medium sized units are located in two parallel buildings, located north and south of the car park, to which it is linked by green alleys. Smaller buildings in front of the larger ones are dedicated to smaller shops. Extensive amenities, customer services, animations, and digital equipment put the finishing touches on anyone's visit to Ma petite Madelaine.



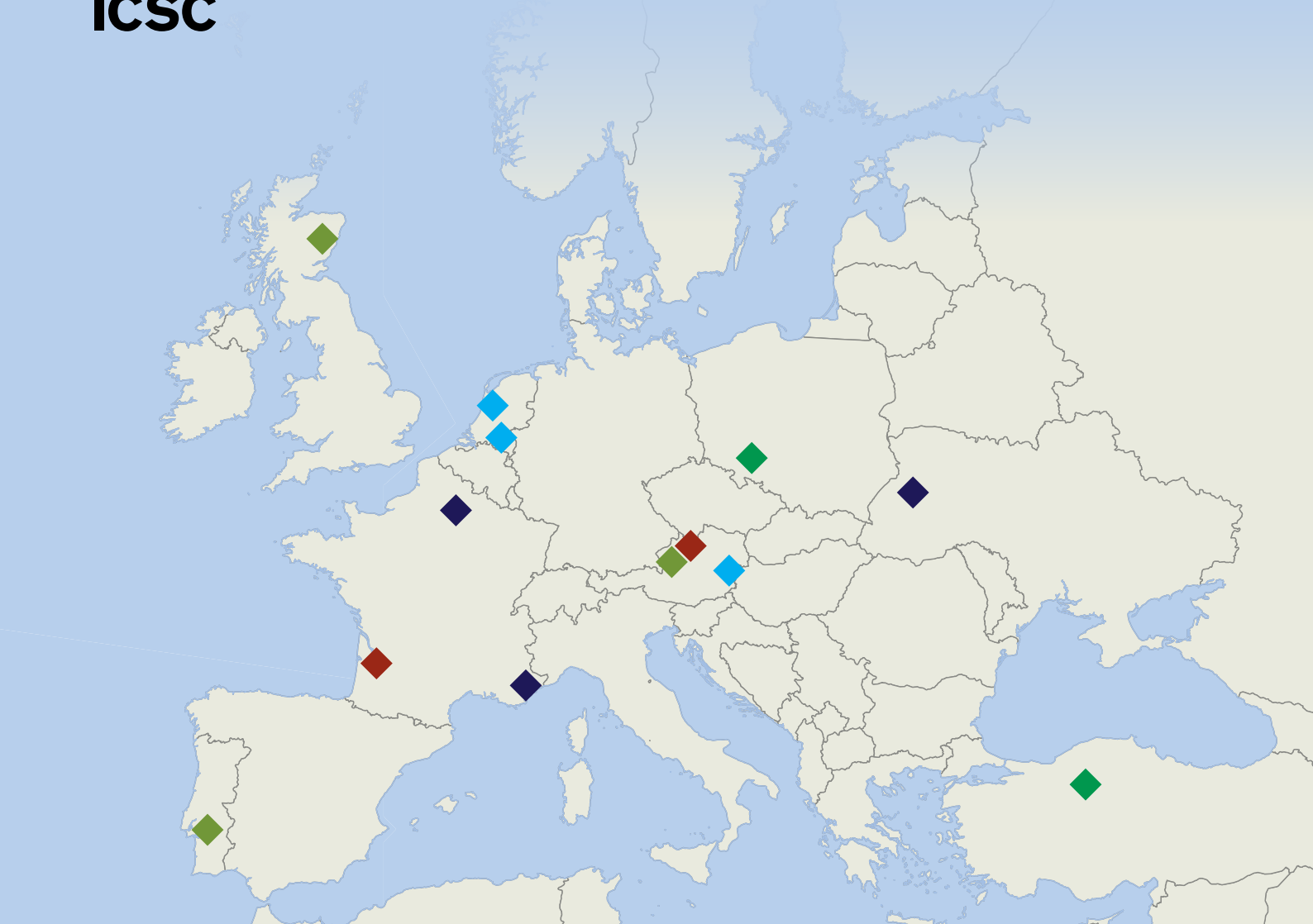
## NEW DEVELOPMENTS (MEDIUM & LARGE)

### Polygone Riviera - Cagnes sur Mer, France - [www.polygone-riviera.fr](http://www.polygone-riviera.fr)

Developer:	Socri Promotions / Socri Reim	Major Tenants:	Fashion: Reiss, Forever 21, Cos, & Other Stories, Uniqlo, Printemps, Grand Playground, Brook Brothers, Primark, Zara, H&M, Mango, Nike, Eleven Paris, Desigual, Massimo Dutti, Lacoste, Levi's, Undiz, Jonak, Make Up For Ever, Bobbi Brown, Sephora, Yves Rocher, Lush, Kiko, Mauboussin, Mandora, Swarovski, Swatch, Histoire d'Or, Minelli, Fnac, Tesla, Botanic
Owner:	Unibail-Rodamco / Socri Promotions / Socri Reim		
Architects:	José Ignacio Galán Martínez - L35 / Philippe Caron / Frédéric Ducic		
Total Retail Space:	70,000 sq. m.		
Number of Stores:	150		

Polygone Riviera is the biggest open-air shopping centre in France, located at Cagnes-sur-Mer in the heart of the French Riviera. It is a lifestyle venue featuring iconic architecture, shops, culture and leisure areas, a multiplex cinema, a wide range of eating options, an open-air theatre and artworks. Leasing created four shopping zones: the Designer Gallery, 29 units of concept stores and aspirational brands; Quartier des Arcades, 57 stores of the best-known brands for fashion, trends and culture; Promenade des Palmiers, 35 different options for shops and entertainment; and Quartiers des Saveurs, 20 restaurants with outdoor seating. With stores surrounded by over 1,000 trees, a BREEAM "Excellent" rating for the store areas, and a high-quality digital platform for marketing, Polygone Riviera offers a peerless shopping experience.





## ICSC EUROPEAN CONFERENCE 24 – 25 APRIL 2017, WARSAW, POLAND

The jury will commence their tour of all the finalists across Europe before a final decision is made ahead of the winners' announcement at the ICSC's European Conference on 24-25 April 2017 in Warsaw, Poland.

-  3 Established Centres
-  2 New Developments Small
-  3 New Developments Medium/Large
-  3 Refurbishments/Extensions Medium
-  2 Refurbishments/Extensions Large/Extra Large

Country	Number of Entries
Austria	3
France	3
Netherlands	2
Poland	1
Portugal	1
Turkey	1
Ukraine	1
United Kingdom	1
<b>Total</b>	<b>13</b>



Every year since 1977, ICSC has recognised excellence in new, refurbished/extended, and established shopping centres throughout Europe with the presentation of the prestigious and highly sought-after ICSC European Shopping Centre Award.

## Award presentation

ICSC European Conference

Warsaw, Poland

24 – 25 April 2017



## ICSC London Office

29 Queen Anne's Gate,

London SW1H 9BU

United Kingdom

Phone: +44 20 7976 3100

Fax: +44 20 7976 3101

Email: [info.europe@icsc.org](mailto:info.europe@icsc.org)

[www.icsc.org/europe](http://www.icsc.org/europe)