



# STANICA

# NIVY

## A GAME-CHANGER FOR BRATISLAVA'S RETAIL AND F&B SCENE

HB Reavis has started work on Stanica Nivy in Bratislava, a new mixed-used scheme which will include a supra regional shopping destination and international bus station. It is scheduled for opening in 2020

**T**he project will play a significant role in reviving this part of the city, and will create a new social hub with an exciting retail mix, and wide-ranging customer services along with a fantastic food offer.

Designed by London architects Benoy and local architecture practice Siebert+Talas, the mixed-use scheme will deliver 70,000 m<sup>2</sup> of retail space, a 30,000 m<sup>2</sup> office tower and a new 30,000 m<sup>2</sup> international bus station. The plans will also include a complete reconstruction of the transportation and technical infrastructure of the nearby Mlynské

Nivy street, creating a new city boulevard. The Nivy Tower office building marks the first phase of Stanica Nivy – construction started earlier this year. It is set to become the tallest office building in Slovakia, and will also offer a high-end rooftop restaurant with a terrace and panoramic views of Bratislava.

### STANICA NIVY TO INTRODUCE NEW FOOD CONCEPTS TO BRATISLAVA

One of the scheme's stand out features is the 3,000 m<sup>2</sup> fresh food market which will offer year-round quality seasonal goods

and artisan products. The focus for the centre's food offer will be quality, from original as well as internationally-familiar food concepts to local market sellers. This is a first for Bratislava, with Stanica Nivy taking inspiration from the food markets of Southern Europe, including Barcelona and Madrid, and building on the growing numbers of more informal bars and cafes which are becoming popular across this increasingly cosmopolitan city. A huge part of the proposed food concept will be Stanica Nivy's green roof – another first for Bratislava.

## A NEW DISTRICT FOR BRATISLAVA

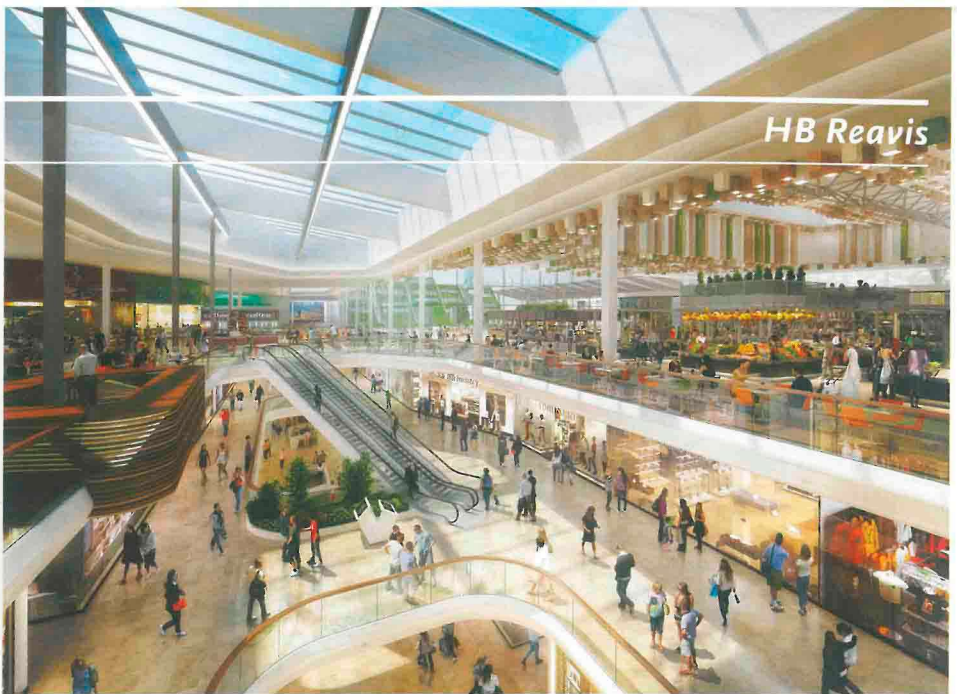
Stanica Nivy will sit on the border of Bratislava's Old Town and Ružinov District. Nearby HB Reavis is also developing Bratislava's new business district.

The company's ambition is to truly shape the city, creating a 'City Quarter' with public routes and plazas linking the new buildings with the existing historic streetscape and pedestrian infrastructure.

The masterplan, drawn up by architects Benoy, creates city blocks with their own identity, and character. HB Reavis works with some of the best in the industry – other schemes within the Nivy zone have been and will be constructed in cooperation with John Robertson Architects, AHMM and Make architects. Multiple office developments will be complemented by active public spaces and transportation infrastructure.

The whole emerging zone under development by HB Reavis will become the Nove Nivy district, which is being developed and where Stanica Nivy will be located. This area is in the process of being BREEAM Communities International certified – an assessment method used to measure, improve and certify the sustainability of large-scale developments – the first urban area in the world to achieve this standard. The Nove Nivy district will also introduce amenities that will bring much wider community benefits to the area, including additional greenery, social spaces, retail and connectivity.

It will be a coherent territory within the city which, through revitalisation of the location's current brownfield, is set to become the new and vibrant central business district of Bratislava.



HB Reavis



The green roof, with greenery which will cover an area equivalent to the size of two football pitches has been designed by internationally recognised landscape experts BDP, and will bring communal gardens, chill out zones, a running track – even space for yoga.

It will also offer social barbecue spaces, says HB Reavis.

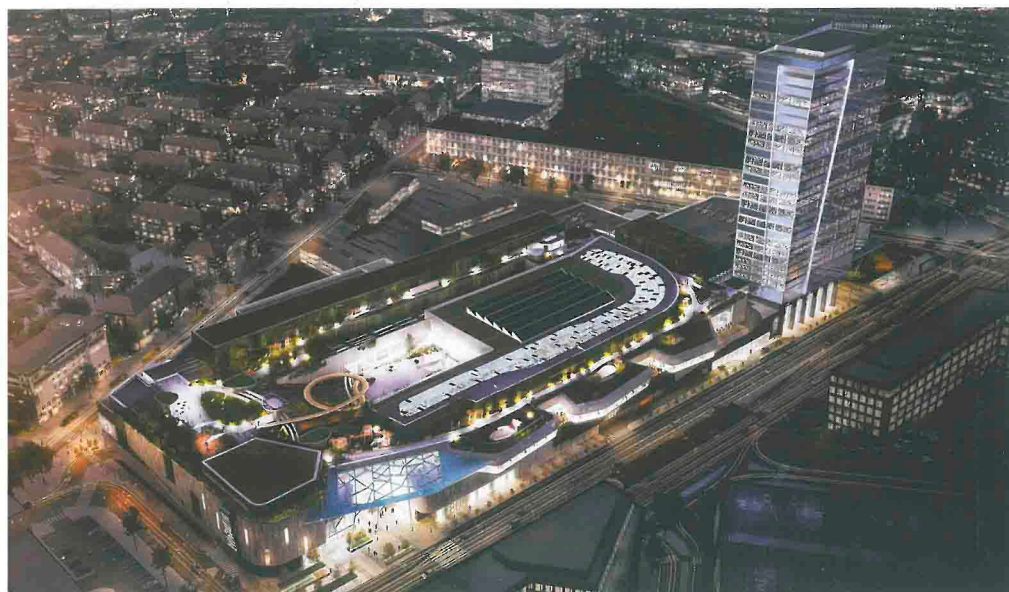
Bratislava's food culture has traditionally been drawn from the neighbouring countries of Hungary, Austria and Poland. Now, thanks to a new breed of chefs trained overseas and a growing, young and often well-travelled population, expectations are higher than ever. Slovians have a preference for local and farm-to-table products, street food-style offerings and international kitchens, all of which Stanica Nivy will provide.

HB Reavis is planning for Stanica Nivy to become a foodie destination for every-

one, offering up to 25% of space for food & beverage premises and groceries. From on-the-go, fast food located close to the new bus station and office spaces, to cafes and restaurants for those who are able to linger in the shopping mall for longer. And for those who want to buy and cook their own food on the mall's green roof, Stanica Nivy will provide barbecues.

One floor of the mall will be dedicated entirely to food, incorporating a Barcelona-style marketplace (offering locally and home-produced artisan products), street food, fast-food offerings and restaurants focused on a range of international cuisines. And there will be direct access from the 'food floor' to the green roof, designed for active lifestyles and wellbeing, with communal areas to enjoy food while socialising.

Stanica Nivy will also offer special food



concierge services and foodie events, available for those who visit, work or live nearby to enjoy.

**TRANSFORMING THE CITY**

Stanica Nivy will play an important role in transforming a tired-looking industrial part of Bratislava. It will become a new, vibrant social hub, with excellent shopping and food, aimed at those who live locally and others coming from further afield.

The scheme is expected to attract over 50,000 visitors daily when it opens in 2020. As many as 20,000 travellers are anticipated to use the new fully integrated bus station on a daily basis, making Stanica Nivy the new international gateway to Bratislava.

HB Reavis is also working on multiple schemes in the Nivy district and on the other side of the river Danube; developing

a new cable car system connecting both banks of the river to alleviate traffic during the construction process, as well as improve the city's overall infrastructure long-term. HB Reavis is developing two new city districts, shaping the new face of Bratislava. Over time, HB Reavis is planning to invest €1 bn euros into the capital. The entire Stanica Nivy project, financed by HB Reavis, represents a total investment volume of €345 mln.

This will be HB Reavis' seventh shopping mall. Its first centre, Aupark also located in Bratislava, was a game-changer when it opened sixteen years' ago and the company is planning for Stanica Nivy to be an exceptional 21st century standout experience in the same way, to meet the changing needs and demands of Bratislava's population.

And thanks to Bratislava's unique geographical position, bordering the Czech Republic, Hungary and Austria, it should attract international as well as local retailers. HB Reavis Group Retail Leasing Director, Maroš Zelenay said: 'Stanica Nivy is set to become a retail game-changer for Bratislava. Our mission is to improve the lives of those who live, work and visit Bratislava along with supporting retailers and F&B producers. We are delivering a 21st century offering, for a new generation of consumers and a dynamically growing retail sector.' ■

**BRATISLAVA:  
THE BEST PLACE  
TO LIVE AND WORK**

Bratislava is one of Europe's smallest capitals, with a population of around 450,000. Spread across both sides of the mighty River Danube, it is currently ranked as the third richest region of the European Union by GDP (after Hamburg and Luxembourg City) and the eighth best city for freelancers to live in, thanks to fast internet and low taxes.

It is also one of the cities which The European Medicines Agency (EMA) is considering hosting its new headquarters, following relocation from the UK.

With a moderately continental climate, Bratislava is one of the warmest and driest parts of Slovakia.

The historic city centre holds medieval towers, grand 20th century buildings and the city's most prominent building: Bratislava Castle.

Annexed by Hungary in the 11th century, besieged by Napoleon's troops in 1809, devastated by German troops in the Second World War and under communist rule until 1989, Bratislava's turbulent history has been the reason why it's quickly emerged to become an increasingly popular visitor destination.

**FAST FACTS**

- GLA Retail 70,000 m<sup>2</sup>
- GLA Office, 30,000 m<sup>2</sup>
- Fresh market, 3,000 m<sup>2</sup>
- Bus station, 30,000 m<sup>2</sup>
- 55,000 visitors expected daily
- More than 1,600 regional and international bus connections daily
- 12 city public transportation lines
- Planned opening: 2020