Pipeline 2020
IMMOCHAN YOUR PARTNER AROUND THE WORLD

NOV 2016
Major projects

8

40 YEARS OF EXPERTISE
42 THE CUSTOMER IS UPPERMOST IN OUR THOUGHTS
44 AUShopping, RELATIONSHIP QUALITY LABEL
46 AUCHAN RETAIL’S MAIN PARTNER

Know more about us

38

Major assets

48

4 380 SHOPPING CENTRES IN 32 COUNTRIES
6 2016 • 2017 • 2018 • RECORD LEVELS OF INVESTMENTS

10 CHINA – JIAxing
12 FRANCE – EURO PACICITY
14 FRANCE – NOYELLES-GODAULT
16 FRANCE – PETITE-FORÊT
18 FRANCE – PLASIR
20 FRANCE – LES PROMENADES DE BRÉTIGNY
22 HUNGARY – SOROKSÁR
24 ITALY – RESCALDINA
26 LUXEMBOURG – CLOCHE D’OR
28 POLAND – GALERIA PIASECZNIA
30 ROMANIA – DRUMUL TABEREI
32 RUSSIA – PUSHKINO
34 RUSSIA – TOGLIATTI
36 UKRAINE – RIVE GAUCHE

40 40 YEARS OF EXPERTISE
42 THE CUSTOMER IS UPPERMOST IN OUR THOUGHTS
44 AUShopping, RELATIONSHIP QUALITY LABEL
46 AUCHAN RETAIL’S MAIN PARTNER

50 CHINA – SUN ART PLAZA, THE SHOWCASE OF IMMOCHAN CHINA’S EXPERTISE
52 CHINA – SUZHOU AUCHAN VILLAGE, THE PERFECT NEIGHBOR
54 FRANCE – LES SAISONS DE MEAUX, IMMOCHAN FRANCE’S GREATEST PRODUCTION
56 PORTUGAL – THE SUCCESS OF ALEGRO SETÚBAL
58 ROMANIA – CORESI SHOPPING RESORT, THE URBAN REGENERATION OF BRAȘOV
60 RUSSIA – AQUARELLE, THE BIGGEST SHOPPING RESORT
62 SPAIN – ZENIA BOULEVARD, THE NEW HEART OF TOWN

64 CONTACTS
380 shopping centres in 12 countries*

WESTERN EUROPE
183

1. CHINA – 73
   JIAXING * P10

2. FRANCE – 97
   EUROPACK * P12
   NOYELLES-GODault * P34
   PETITE-FORET * P16
   PLAISIR * P18
   LES PROMENADES DE BRETIGNY * P30

3. HUNGARY – 18
   BOROSZAP * P26

4. ITALY – 45
   BISCALDINA * P24

5. LUXEMBOURG – 1
   LA CLOCHE D’OR * P26

6. POLAND – 22
   GALERIA PAMIECZNO * P26

7. PORTUGAL – 10
   DRUMOS TADEUS * P30

8. ROMANIA – 23
   OGRUN * P30
   TOGIATTI * P34

9. RUSSIA – 36
   PUSHINO * P32
   TOGIATTI * P34

10. SPAIN – 30
11. TAIWAN – 22
12. UKRAINE – 3

CENTRAL AND EASTERN EUROPE
102

1. CHINA – 73
   JIAXING * P10

2. FRANCE – 97
   EUROPACK * P12
   NOYELLES-GODault * P34
   PETITE-FORET * P16
   PLAISIR * P18
   LES PROMENADES DE BRETIGNY * P30

3. HUNGARY – 18
   BOROSZAP * P26

4. ITALY – 45
   BISCALDINA * P24

5. LUXEMBOURG – 1
   LA CLOCHE D’OR * P26

6. POLAND – 22
   GALERIA PAMIECZNO * P26

7. PORTUGAL – 10
   DRUMOS TADEUS * P30

8. ROMANIA – 23
   OGRUN * P30
   TOGIATTI * P34

9. RUSSIA – 36
   PUSHINO * P32
   TOGIATTI * P34

10. SPAIN – 30
11. TAIWAN – 22
12. UKRAINE – 3

ASIA
95

1. TAIWAN – 22
   RIVE GAUCHE * P36

in 2015**

6,949 BILLION €
OF FAIR VALUE OF ASSETS

633 MILLION €
OF REVENUE

335 MILLION €
OF GROSS INVESTMENTS

15,000
RETAIL PARTNERS

3.9 MILLION SQM
MANAGED

MORE THAN
900
EMPLOYEES

** figures at 31.12.2015

* projects

* figures at 31.09.2016
This significant development plan, in France, Eastern Europe and Asia includes an important number of large scale projects, with 10 sites of more than 50,000 sqm of total surface area. It also focuses on the improvement of existing assets, in every country Immochan covers.

By 2018 Immochan plans the opening of 50 new or revamped (extensions & remodelings) shopping centres for a record amount of investment.

The company will invest more than 1.8 billion euros gross in the development and improvement of its park by 2018.

Discover your opportunities
MAJOR PROJECTS

- CHN – JIAXING P.10
- FRA – EUROPACITY P.12
- FRA – NOYELLES-GODAULT P.14
- FRA – PETITE-FORME P.16
- FRA – PLÂSTIR P.18
- FRA – LES PROMENADES DE BRÉTIGNY P.20
- HUN – SÓROKÁR P.22
- ITA – RESCALDINA P.24
- LUX – CLOCHE D’OR P.26
- POL – GALERIA PIASECZNO P.28
- ROU – DRUMUL TABEREI P.30
- RUS – TOLGLIATTI P.34
- UKR – RIVE GAUCHE P.36
JIAXING Extension

**CHINA**

**ZHEJIANG PROVINCE**

- 4,990 SQM GLA
- 57 SHOPS
- 1,100 PARKING PLACES
- 400,000 INHABITANTS WITHIN 5 KM

**after EXTENSION**

- 27,000 SQM GLA
- 135 SHOPS
- 1,200 PARKING PLACES

CATCHMENT AREA: 400,000 INHABITANTS WITHIN 5 KM OF THE SITE

ARCHITECT: GreenbergFarrow

Interior perspective view of Jiaxing’s extension

Aerial perspective view of Jiaxing project

Perspective view of Jiaxing project’s main entrance
EUROPACITY
Creation
Opening 2024

FRANCE
GREATER PARIS

EUROPACITY is a unique urban experience where everyone – creators, inhabitants, tourists, and operators – meets and exchanges ideas. The project is designed to create a better living environment for inhabitants, to even out geographical inequalities and to build a sustainable city.

A unique 360° experience: Snow resort, adventure park, youth hostels, fashion and shops for teenagers. Water park, boutique-hotels, restaurants, cultural center for children, department stores, international brand-name boutiques, organic and responsible stores and restaurants, educational farm, fruit and vegetable-picking gardens and parks, media center, fitness and beauty center, spas. Luxury boutiques, international exhibition hall, creators’ workshops (fashion, design, artistic professions, etc.), prestigious restaurants, gastronomy workshops, signature hotels...

EuropaCity is the new destination of Greater Paris.

MORE INFORMATION ON:
WWW.EUROPACITY.COM

200 ACRES
TOTAL SURFACE AREA

37 ACRES
DEDICATED TO LEISURE

25 ACRES
OF PUBLIC SPACE

12 ACRES
DEDICATED TO CULTURE

5 ACRES
DEDICATED TO CONGRESS AND BUSINESS EVENTS
NOYELLES-GODAULT

Extension

Phase 1 · opening 2018
Phase 2 · opening 2019

26,550 sqm
GLA OF SHOPPING MALL

21,850 sqm
SALES AREA OF HYPERMARKET

78
SHOPS

83
SHOPS ON THE RETAIL PARK

KEY ANCHORS: CASTORAMA, CULTURA, DECATHLON, H&M, IKEA, KIABI, SEPHORA, ZARA

8 MILLION
VISITORS / YEAR

382 MILLION €
OF REVENUE (MALL + HYPERMARKET)

Global interior perspective view of Noyelles-Godault extension

Extension

+ 13,350 sqm
GLA OF SHOPPING MALL

+ 6
ANCHORS

+ 30
SHOPS

+ 400
PARKING PLACES

+ 1
FOOD COURT

+ 10
RESTAURANTS

12 MILLION
VISITORS EXPECTED
PETITE-FORÊT

Extension

Opening 2020

FRANCE

PETITE-FORÊT

7,700 SQM
GLA OF SHOPPING MALL

15,400 SQM
SALES AREA OF HYPERMARKET

40
SHOPS

44
SHOPS ON THE RETAIL PARK
KEY ANCHORS: KIKO, YVES ROCHER

5.9 MILLION
VISITORS / YEAR

221.15 MILLION €
OF REVENUE (MALL + HYPERMARKET)

+ 55,000 SQM
GLA OF SHOPPING MALL

+ 5
ANCHORS

+ 45
SHOPS

+ 4,418
PARKING PLACES

+ 1
FOOD COURT

1 LIFESTYLE AREA OF
6,000 SQM

Outdoor perspective view of Petite-Forêt’s extension

Outdoor perspective view of Petite-Forêt’s extension
PLAISIR

Extension
Opening 2020

12,800 sqm
GLA OF SHOPPING MALL

15,800 sqm
SALES AREA OF HYPERMARKET

40
SHOPS

44
SHOPS ON THE RETAIL PARK
KEY ANCHORS: ZARA, H&M

6.7 MILLION
VISITORS / YEAR

252 MILLION €
OF REVENUE (MALL + HYPERMARKET)

+ 14,000 sqm
GLA OF SHOPPING MALL

+ 3
ANCHORS

+ 40
SHOPS

+ 200
PARKING PLACES

1
FOOD HALL

FRANCE
LES PROMENADES DE BRÉTIGNY

Extension

Opening late 2017

FRANCE

BRÉTIGNY

16,780 SQM
gla of shopping mall

11,600 SQM
sales area of hypermarket

75
shops

40
shops on the retail park
key anchors: C&A, H&M, SEPHORA

4.8 million
visitors / year

232 million €
Gross revenue (mall + hypermarket)

Extension

+ 46,000 SQM
gla of shopping mall

+ 20
anchors

+ 1,970
parking places

+ 1
food court

+ 10
restaurants

+ 1
leisure area

+ 1 KINEPOLIS
10-screen movie theatre
– the first opening of the region

Outdoor perspective view of Les Promenades de Brétigny

Perspective view of Les Promenades de Brétigny (strip mall)

Aerial view of Les Promenades de Brétigny

20

21
The Soroksár shopping centre, which opened in 2000, currently offers the largest total retail space in Hungary. Its expansion will offer 10,200 sqm of additional space, bringing the total gla to 16,250 sqm. The retail park will stretch over more than 100,000 sqm and will feature an expanded offering that includes: Decathlon, Obi, McDonald’s, KFC, along with other businesses.

The largest retail space in the country.

Extension

Opening 2018
RESCALDINA

Extension
Opening late 2017

Located in the dynamic MILAN region, the RESCALDINA shopping centre has numerous benefits. It can draw from a large customer base with high purchasing power and has one of the highest performing Auchan hypermarkets in the country. An additional 70 new shops and new personal and household goods retailers will be added to the large existing restaurant area in the mall.

An iconic shopping centre in Italy doubles its size.

34,800 sqm
TOTAL SURFACE AREA

19,500 sqm
GLA OF SHOPPING MALL

A HYPERMARKET OF
15,300 sqm
SALES AREA

73
SHOPS

CATCHMENT AREA OF
1.1 MILLION
INHABITANTS

after EXTENSION

54,300 sqm
TOTAL SURFACE AREA

39,000 sqm
GLA OF SHOPPING MALL

140
SHOPS

5,500
PARKING PLACES
A project combining retail and housing

CLOCHE D’OR
Creation
Opening late 2018

LUXEMBOURG

Astonishing and multi-faceted, CLOCHE D’OR is the reference in terms of shopping for premium brands for the entire “Grande Région” and is also the true heart of a new neighborhood.

An ambition reflected by a unique architectural style and interior designed to confer the warm, contemporary feeling of an open home so that the overall effect remains to human scale.

Cloche d’Or is destined to be more than a collection of shops, it is a place to meet, a place to shop, a place to be inspired!

An ambition reflected by the unique services that will be available, including parking valet, personal shoppers and nursery, dedicated to the comfort of our clients and will make CLOCHE D’OR the favorite destination for shopping in the ‘Grande Région’.

1 shopping centre on
3 levels
75,000 sqm

+ than
130
international brands
12,500 sqm
for the Auchan hypermarket
15
restaurants
2,850
parking slots
10.2 million
visitors expected
1.7 million
inhabitants in 4 countries
in the catchment area
Due to a prime location close to the capital city, Galeria Piaseczno can draw on a large customer base with high purchasing power. The shopping centre is located in a dynamic and concentrated business and retail area that is the most profitable in the entire country for all types of shops.

The site will be significantly expanded and will feature 220 brands and a large restaurant area along with a children’s leisure activities space of nearly 800 sqm.

Leading regional shopping centre near the capital city.

Extension

Catchment area of 2.1 million inhabitants

+ 50,000 SQM
GLA

+ 170 SHOPS

83,000 SQM
Total GLA of shopping mall & hypermarket

60,000 SQM
Total GLA of shopping mall

220
Shops after extension

3,300
Parking places
DRUMUL TABEREI

Extension

DRUMUL TABEREI Shopping Centre is situated in one of the largest and most populated districts of BUCHAREST. The Shopping centre will undertake an upgrade to become a local community hub and an urban retail destination. It will become the hot point of the neighbourhood, an alternative place where people and associations can come and express themselves, a stage for the community.

A local community hub and an urban retail destination.

The food court, representing 17% of the GLA, will be the main anchor of the ground floor, creating a relishing mix of restaurants and fast foods in a very modern, industrial and urban architecture.

A mezzanine over the food court will provide additional space for destination services such as fitness or medical care. It will also create a greater visitor experience and comfort.

11,750 SQM
TOTAL SURFACE AREA
INCLUDING AN EXTENSION OF
2,200 SQM
64 SHOPS

Today’s Drumul Taberei shopping mall
Perspective view of Drumul Taberei’s main entrance
Today’s Drumul Taberei shopping mall
The shopping and entertainment center in Pushkino is a new high-quality project developed by Immochan in the Moscow region. The 26 Ha land plot is situated in Pushkino region which has a huge development potential. The project will benefit from a good transport accessibility. The situation of the land plot on the right of Yaroslavskoye shosse helps to capture the clients coming back home from work in Moscow: average traffic flow on Yaroslavskoye shosse on a working day is around 54,000 and on a weekend day around 65,000 vehicles.

A modern shopping center close to Moscow.

Traffic flow on Yaroslavskoye shosse on a working day is around 54,000 and on a weekend day around 65,000 vehicles.

111,170 SQM
TOTAL SURFACE AREA

52,000 SQM
GLA OF SHOPPING MALL

A HYPERMARKET OF
17,000 SQM
SALES AREA

100 SHOPS
• SPORT ANCHOR
• ELECTRONICS ANCHOR
• FOODCOURT AND RESTAURANTS
• ENTERTAINMENT ZONE

2,800
PARKING PLACES

CATCHMENT AREA OF
772,000
INHABITANTS

17 KM
FROM MOSCOW
The new project of Immochan in TOGLIATTI will represent a new dimension of a retail park, carefully adapted to local conditions. The land plot has a favorable location in the Central district of TOGLIATTI, so-called “Golden Triangle”, between the two major transport routes of the city: Yuzhnoe highway and Obvodnoye highway. Another key success factor is the location of the project inside the densely populated residential district covered by a developed public transport system. The primary catchment area has over 31,200 inhabitants within a 15 minutes walking zone.

A Retail Park from a new generation.

62,400 SQM TOTAL PROJECT AREA
38,500 SQM BGA SHOPPING CENTER
11,600 SQM GLA OF SHOPPING MALL
16,000 SQM A LEROY MERLIN OF
13,540 SQM A HYPERMARKET OF
54 SQM SALES AREA
850 SQM A FOOD COURT OF
1,400 SQM A CHILDREN’S PLAYGROUND OF
2,700 SQM 54 SHOPS
16,500 SQM 2,700 PARKING PLACES
718,900 INHABITANTS CATCHMENT AREA OF
Right in the middle of a fast growing zone of KIEV, the RIVE GAUCHE shopping centre has a central position on the left bank of KIEV, which is considered one of the most promising locations in the city. It’s in a perfect location in the heart of rapidly growing residential neighbourhoods and is ideally served by city transport. In the first phase, the shopping centre will include a hypermarket and a 60 store mall before having, in a second phase, over 200 shops and a cinema, a fitness center, a green space and car park on two floors, which will delight all of its customers.

An urban project in a high competition area.

80,000 SQM
TOTAL SURFACE AREA

32,000 SQM
GLA OF SHOPPING MALL

80,000 SQM
HYPERMARKET

15,000 SQM
SALES AREA

200
SHOPS

1,800
PARKING PLACES

CATCHMENT AREA OF
800,000
INHABITANTS
KNOW MORE ABOUT US

40 YEARS OF EXPERTISE   P.40

THE CUSTOMER IS UPPERMOST IN OUR THOUGHTS   P.42

AUSHOPPING, RELATIONSHIP QUALITY LABEL   P.44

AUCHAN RETAIL’S MAIN PARTNER   P.46
Immochan is today one of the leading European commercial real estate companies for shopping centres.

For 40 years, Immochan has been developing its global expertise in commercial real estate and mastery of the whole value creation chain from investment to dynamic asset management via the design, marketing, management and promotion of shopping centres.

With its history and its values, Immochan’s retailing DNA runs deep. Physical, emotional and connected, retail underpins all our business initiatives.

Creating relationships with retailers, brands and new concepts is key to the success of the Immochan centres. They have an attractive commercial mix: strategic location, balance between sectors of activity, leading retailers, original concepts and high quality independent retailers, synergy between the brands etc.

Immochan brings to life a relationship of collective and shared intelligence with its retail partners and works each day towards their sustainable development, in this period of changing trends and patterns of consumption.

Immochan is the best generator of traffic in the places where it operates.
THE CUSTOMER IS UPPERMOST in our thoughts

For Immochan, each shopping centre is unique. From the architecture to the commercial mix, not forgetting the marketing plan, everything is thought out to meet the expectations of the community, the region and the customers.

THE PROMISE OF A HIGH QUALITY CUSTOMER RELATIONSHIP

IMMOCHAN aims to become the best catalyst for customer traffic and customer satisfaction. This happens with a tailor made offer, but also with a high quality shopping environment. To ensure that each customer takes full advantage of their trip, IMMOCHAN pays careful attention to the quality of the customer’s cross-channel journey and improves the shopping experience with tailor made services which are close at hand.

BRINGING EXPERIENCES TO LIFE AND SHARING MEMORIES

IMMOCHAN surprises its customers with moments of friendliness and innovative experiences.

Out of the ordinary events help to make dreams come true.

Other, simpler activities, are a testimony of how much we think of everyone. With this mix of major operations and friendly surprises, IMMOCHAN makes it a point of honour to develop free and intergenerational promotions, open to as many people as possible. So many reasons above and beyond shopping to keep coming back.
This is why the company launched **AUSHOPPING**, an ambitious quality label to transform its network of shopping centres. The ambitious transformation programme relies on quality criteria that are based on four levers: atmosphere, retail, events and services. Compliance with the specifications determines if a centre obtains the **AUSHOPPING** label.

These levers revisit all aspects of customers’ stay to make a real qualitative leap that’s visible to visitors.

This label is a commitment to relationship excellence that is bringing visible changes felt by everyone. Concrete improvements are taken to expand and colour the shopping experience by offering renewed commercial offerings and revisiting all aspects of the customer stay to make it more fun, surprising and emotional. **AUSHOPPING** is coming to life through new signage affixed on centres meeting required quality criteria.

With **AUSHOPPING**, **IMMOCHAN** has reaffirmed, with simplicity and conviction, the importance of the relationship with the customer. **IMMOCHAN** therefore, is speaking to its customers, but the label also directly benefits retailers and brands. **AUSHOPPING** is the promise of enhanced attractiveness, better promotion of sales outlets and products, more impact and higher visibility for commercial operations, and, therefore, a more dynamic business.

For 40 years, Immochan has adapted to the changing world.

Aushopping is the concrete translation of Immochan’s customer vision. It’s based on one major conviction: physical retail has a future if it is relationship orientated and connected.

**Advanced roll-out across the network**

The **AUSHOPPING** approach will concern all 380 centres in the **IMMOCHAN** network. In late 2016, the **AUSHOPPING** label had already been awarded to 33 shopping centres in France and Romania. **IMMOCHAN** is giving itself 3 to 5 years to reach the required quality level to affix the **AUSHOPPING** label on all its centres.
A CHA RDED PROMISE TO CUSTOMERS
Carried along by their complementary expertise and a shared promise to customers, to make shopping fun for families, AUCHAN RETAIL and IMMOCHEAN unite all the factors of success: they offer the most attractive out of town retail spaces.

Historical partners, Immochan and Auchan Retail work together to offer customers a unique shopping experience.

AUCHAN RETAIL’S MAIN PARTNER

Overview of key figures

Auchan Retail

1,064 Hypermarkets in 14 countries

52.7 billion € in revenue before tax 31.12.2015

Auchan Holding

11th largest food retailer in the world

54.2 billion € in revenue before tax 31.12.2015

2.4 billion € till receipts 31.12.2015

3 core business activities
• Auchan Retail (Hypermarkets, Supermarkets, Convenience Stores, e-Commerce)
• Oney Bank
• Immochan

Auchan Curno, Italy

Auchan Curno, Italy

47

COMMERCIAL EXPERTISE IN 12 COUNTRIES

KNOW MORE ABOUT US

KNOW MORE ABOUT US
MAJOR ASSETS

CHN – SUN ART PLAZA  P.30
CHN – SUZHOU Auchan Village  P.32
FRA – Les Saisons de Meaux  P.34

PRT – ALEGRO Setúbal  P.56
ROU – Coresi Shopping Resort  P.58
RUS – Aquarelle  P.60

ESP – ZENIA Boulevard  P.62
SUN ART PLAZA, the showcase of Immochan China’s expertise

One life, unlimited delights.

SUN ART PLAZA thinks big to make the daily lives of customers fun. Vivid colours, playgrounds for children and even the installation of a beach inside the gallery for the summer season! The centre is spread over 4 levels with a total surface area of 180,000 sqm including the largest Auchan hypermarket in China. With its architectural imprint it marks the birth of a new mixed development area (shops, flats, offices) in NINGBO, the main Chinese port city south of Shanghai.
SUZHOU Auchan Village, the perfect neighbor

Jinjihu store, using a more infusive name as Auchan Village inaugurated its new face in December 2015. The news circulated online reaching 1,000,000 visits and the daily footfalls hitting the record of 40,000 are the proved record of the success.

Recently extended and renovated.

To convey this ambition, the project has devised its positioning around the following concept: “to be your perfect neighbor”. Auchan Village is not only the Hypermarket leader in the mind of Suzhou people, it targets to be one of the parts of people’s lives. When think of a moment with family or friends, think of Auchan Village.

MAJOR ASSETS

12 MILLION VISITORS PER YEAR
140,000 SQM TOTAL SURFACE AREA
23,090 SQM GLA OF SHOPPING MALL
17,047 SQM HYPERMARKET SALES AREA
137 SHOPS
1,600 PARKING PLACES
64,000 WECHAT FOLLOWERS

FINALIST AT THE ICSC CHINA SHOPPING CENTRE RETAILER AWARDS 2016

A warm and neat gallery to welcome customers
LES SAISONS DE MEAUX,
Immochan France’s greatest production

With nearly 120 million euros of investment, Les Saisons de Meaux is Immochan’s latest achievement.

A TRULY COLOURFUL CUSTOMER EXPERIENCE
The transparent modern architecture on two levels has been thought out to offer customers a 360° shopping journey, all within view. Bearer of the new Aushopping label, the MEAUX centre embodies the vision of shopping and the customer relationship.

A COMMERCIAL MIX THAT IS 100 % PLEASURE
In this programme Immochan brings together the most attractive large retailers in their market. In total 100 shops make this a must-visit, benchmark, innovative retail experience: Sephora, H&M, Fnac, Mango, a Pop-up store corner etc.
The secret of the success of ALEGRO SETÚBAL? Without doubt its approach to customers. Involving, surprising, understanding and rewarding customers, to make shopping centres real living places and meet the quality, traffic and turnover targets of partner retailers.

A place where a local television series is filmed, joint creator of citizens art works exhibited in town, ALEGRO SETÚBAL invests in the daily lives of the people living in its catchment area.

Think global, act local.

1 MAPIC AWARD 2015
FOR THE BEST REDEVELOPED SHOPPING CENTER

1 SILVER MEDAL
AT THE ICSC MARKETING SOUL AWARDS 2015

FINALIST
FOR THE ICSC EUROPEAN SHOPPING CENTER AWARDS 2016

44,000 SQM
TOTAL AREA

27,000 SQM
GLA OF SHOPPING MALL

17,000 SQM
A JUMBO HYPERMARKET (GLA)

114
SHOPS

20
RESTAURANTS

9
CINEMA SCREENS

2,600
PARKING SPACES

320,000
PEOPLE LIVING IN THE CATCHMENT AREA
CORESI SHOPPING RESORT, the urban regeneration of Brașov

Newly open 2015

The large regional centre CORESI has, since its opening, become the beating heart of a whole region by becoming a tourist destination, for both shopping and leisure. Generous and welcoming, CORESI was designed in an eco-friendly manner and has a ‘Very Good’ BREEAM certificate.

New heart of life in the city.

With the vibrant atmosphere of its food court, its design furniture and the playgrounds for children, CORESI embodies its symbol: a colourful windmill synonymous with the vitality and joy of living.

Certified BREEAM Very Good

A DIGITAL SHOPPING RESORT:
- WEBSITE, MOBILE APPLICATION, WIFI, DIRECTORIES,
- 3 SCREEN WALLS, DIGITAL TOTEMS

45,300 SQM TOTAL SURFACE AREA
32,000 SQM GLA OF SHOPPING MALL
13,300 SQM HYPERMARKET SALES AREA
130 SHOPS
2,400 PARKING PLACES

A RETAIL PARK OF 24,200 SQM GLA

CATCHMENT AREA OF 500,000 INHABITANTS
+ 200,000 VISITORS ON THE FIRST 3 DAYS
+ 53,000 FACEBOOK FANS
Located in Volgograd, the shopping centre boasts a prime location on the major city roadway. This location has the largest scale of all the shopping centres in the region but it is also the largest run by Immochan.

Aquarelle is the lifeblood of the city, a true lifestyle centre and a great place to meet-up.

It features an unequalled offering of 180 shops on three levels and large areas for leisure activities, such as: an atrium for 500 people, cafés, restaurants, and an inside play area for children. The opening of a 9 screen cinema is anticipated in the nearest future. Shops that are already part of the centre include: Leroy-Merlin, Decathlon, Media Markt, Zara, H&M.

MAJOR ASSETS

- 7.9 MILLIONS VISITORS PER YEAR
- 122,000 SQM TOTAL SURFACE AREA
- 94,025 SQM GLA OF SHOPPING MALL
- 17,311 SQM A HYPERMARKET (GLA)
- 180 SHOPS
- 3,700 PARKING PLACES
- 700,000 INHABITANTS IN THE CATCHMENT AREA

Aquarelle Volgograd’s inauguration
ZENIA BOULEVARD, the new heart of town

Located in a residential area in the ALICANTE region, the centre has become a town within a town. With its squares, fountains, streets and view over the sea the centre has become a meeting point for locals and the large numbers of tourists in the region.

Opened in 2012, Zenia Boulevard is one of the great success stories of Immochan.

Primark, Media Markt, Leroy Merlin, Pull & Bear, Stradivarius, Decathlon, H&M, Naruto, Castorama and 140 other shops are part of the success of ZENIA BOULEVARD, the place to go for a stroll in ALICANTE.

Certifications:
- BREEAM IN-USE EXCELLENT AND OUTSTANDING
- ISO 9001, ISO 14001
- OSHAS 18001, SGE21, EMAS
An international team to support you in your development

China
- Commercial Real Estate Director
- Lease renewals and projects

France
- Commercial Director

Hungary
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