

# Blue City Retail and Leisure Centre Warsaw, Poland



## Client

Blue City Sp. z o. o.  
Opypy 13a, 05-826 Grodzisk Mazowiecki

## Client contact

Yoram Reshef (CEO)  
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## Value

Total development: US\$ 200 million /  
£133 million / €200 million

## Area

175,575m<sup>2</sup> – base building  
41,366 m<sup>2</sup> – external car park

## Schedule

June 2002 – March 2004

## Grand Opening

31 March 2004

## Assignment

Construction Management  
& Tenant Co-ordination

## Leading Architect

Laguarda Low Architects

## Local Architect

APA Wojciechowski Sp. z o.o.

## Structure

BWL – Projekt Ltd.

## M&E Engineers

Roger Preston Polska Sp. z o.o.

## Road and Traffic Consultant

ETC Polska Sp. z o.o.  
(European Transportation Consultancy)



Development of this retail facility started in 1998, however due to lack of funds it was left unfinished. The new investor, our Client, introduced major changes to allow a wider range of facilities.

Laguarda Low Architects re-designed the building which now includes a hotel and office space, a whole floor dedicated to leisure, and external parking.

Bovis Lend Lease was awarded the Construction Management for base building and Tenant Co-ordination services for the retail units.

Blue City is located on a 4 hectare site at the junction of the main commuter routes, and to allow for quick and direct access to Warsaw, a new vehicular tunnel was built.

Over 120 000 m<sup>3</sup> of concrete was used for the structure, which is covered by glass roofs. The main court is covered by a 36 m diameter glass dome forming a very attractive atrium. In the central court, a specially designed fountain shoots water up to 26 metres high. There is parking for 2,600 Blue City customers.

The biggest shopping mall in Poland (to date) offers 100 000m<sup>2</sup> of lettable space. Together with the 220 shops there is a unique entertainment centre "Magic City" (6000 m<sup>2</sup>), a 229-room hotel, medical centre, office space and restaurants. Additional attraction for visitors is a multi-brand car show room.

