

Current Stage of Nivy Station? Loading... Fall 2020



Nivy Station is well under construction. Construction began two years ago. All works are going smoothly and the opening is scheduled for autumn 2020. Several retailers have already signed their lease

contracts with more to follow shortly. Most of them are international brands, but there are also local service providers, artists, designers and restaurateurs.

A Rule Changing Destination Growing Fast

Nivy Station combines many concepts into one functional unit right in the heart of Bratislava, the capital of Slovakia. Nivy Station is emerging in the New Nivy zone with this multi-scale model at its core. It includes a supra-regional shopping mall, an inter-

national bus terminal, a fresh market, a green roof, an office tower and 2,150 parking spaces.

All of this is being created by the experienced retail partner, HB Reavis, which is building a modern centre in Bratislava. It will be a retail opportunity that changes the way people shop in the fifth richest region in Europe. Discover the future downtown of Bratislava and find out why Nivy Station is a key to successful retail.

THE SLOVAK SPECTATOR,
10TH OF OCTOBER 2019

Wrote about us

The construction of the new bus station in Bratislava is moving ahead. The constructor is currently planning the final concreting of the ceiling and is working on the steel structures. The last one should be completed in late January 2020.

The interior of the new bus station has also been formed. The concreting of all the load-bearing structures and the façade of the nearby 125-metre Nivy Tower building will soon be finished too.

“The steel constructions are part of the future market hall and atrium,” said HB Reavis. “They will create a roof that allows the sun’s rays to penetrate through. This will create a feeling of an open market hall like that of Barcelona.”



THE SLOVAK SPECTATOR
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Welcome to the New Nivy Zone

Currently, the largest construction site in the EU is where a former industrial brownfield is being transformed into a modern city centre – a district the size of a small city. The New Nivy zone (the first district worldwide to be accepted into the new assessment of BREEAM Communities International certification) is a laboratory of our work in terms of creating urban development projects with

various functions and first-class work and retail spaces.

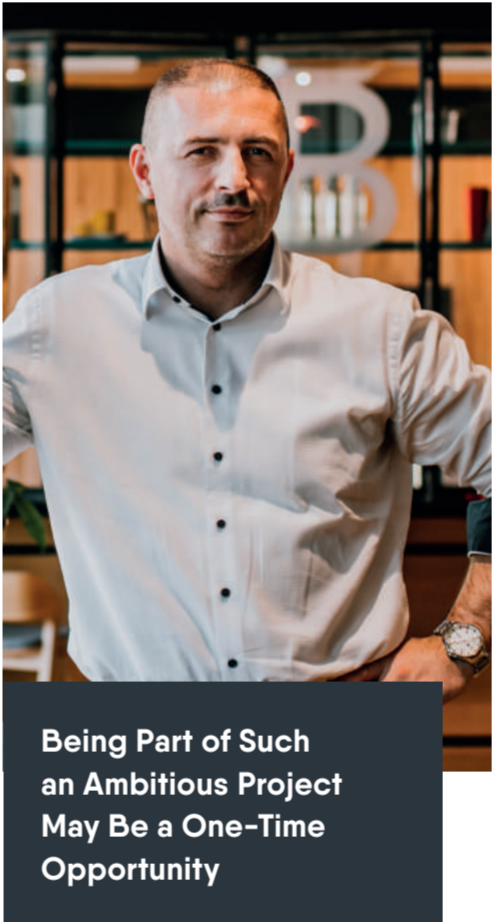
The zone is an entire neighbourhood designed as a single functioning zone that covers a range of demands and opportunities. The New Nivy zone is already home to multiple international companies' headquarters such as Amazon, Swiss Re, AT&T,

SAP, Sygic, Exponea and the Intesa Group. More than 40 nationalities meet here and the salaries of the employees here are twice the average. In addition, new housing projects are being developed in the close vicinity. All of that represents a huge customer pool.



Challenge Taken On!

What the local residents of Bratislava can see now is the biggest construction site in Central Europe. But what is growing there is a big retail opportunity – Nivy Station – a new city centre where a bus station, a shopping centre, a fresh market and a year-round, open green roof come together.



Being Part of Such an Ambitious Project May Be a One-Time Opportunity



Food is an experience

Mercado means market and it originated in Spanish and Portuguese speaking countries. The unique and exciting feeling in these places makes people come back and explore time and again. Mercados can positively impact the vibe of a city. We understand that the presence of a marketplace makes Nivy Station unique and promises a continuous stream of new and recurring customers. So we counted with a marketplace.

Lucia Gallová, Filip Zbojek and Šimon are a family striving to improve the position of small farmers in Slovakia. This is one of the reasons they are assisting in the creation of Nivy Market's concept.

"Small stalls with local producers selling seasonal products have and will continue to have their place in cities. Our aim and vision is to help revive the agriculture in Slovakia. We believe that the Nivy Marketplace will create the opportunity and space to make this much easier. We hope that the marketplace will help bring up a new generation of farmers and gardeners and that it will revive the traditional eating culture," said Lucia and Filip.



We need to incorporate communities back into retail

London-based Benoy studio has worked on Nivy Station since the earliest design stages and according to Russell Ward, the entire project is a mix of a dynamic shopping destination and an exciting new part of Bratislava to live, work and relax in.

"A good project must serve people and their changing expectations. They want to be impressed and entertained and they're looking for an experience. The architecture must enhance this experience. This is especially important for the 'insta' generation that is influenced by social media. However, modern projects should still remain agile and flexible to adapt because the world is rapidly changing. In practical terms, a good building should be easy to navigate and that was another one of our goals with Nivy station."



A myriad of curious people

Nivy Station has been inviting since the day the first ground was broken. During the Open Doors Days and other events for the public, thousands of people visited the construction site and pop-up markets to get the feeling of the future lifestyle landmark in Bratislava.

We never forget that we are becoming a living part of the city and public, so our effort is to become a place where people can get everything done but have fun as well. We intend to be a new tourist and leisure spot where people can, for example, buy a steak on the ground floor and then grill it right on the roof thanks to a rent-a-grill service. This is what Bratislava (by far the richest region in Slovakia and the 8th richest in Europe) wants and that is why we are doing it. Because satisfied customers make satisfied retailers.

We are interested in the people who create this ecosystem of retail and office spaces – neighbours in the vicinity, small entrepreneurs, tenants and residents. Basically, interesting people that already operate or live in the zone, which is gaining popularity among Bratislava's population.

"I am very fond of big cities and this emerging suburb gives me the feeling of a big city. When I was leaving, there was virtually nothing. Gradually, I see cafés, restaurants and small shops being opened. Every time, I'm shocked at how much has changed in such a short time. I perceive it as being positive because I see that construction is being done in places that were vacant or needed a major refresh."

Silvia and Marián Némeths turned their hobby into a brand that has many fans from all around Slovakia. Nowadays, Piskacie is a successful shop selling clothing and toys.

"Nivy has a specific charm like no other place. For me personally, it is the suburb that I like the best in Bratislava and that's why we also opened our shop here. Nivy is a new suburb with great potential, not only businesswise. When we saw the future images of Nivy, we got a clear "yes" that we wanted to be here. I like all the projects around Twin City including the new station. It will bring the city a space that has been missing. Despite the ongoing construction works here, Nivy has been attracting more and more people, even after working hours."

The archaeologist Tereza is a direct neighbour of the New Nivy zone. Besides her non-traditional profession, she is a mother of two and is one of the pillars of the neighbourhood community in Nivy, where she has been living for 16 years.

"The building of the bus station will make Nivy the first place of contact in Bratislava for tourists and travellers. This will bring more people into the streets which will go hand in hand with the emergence of new businesses. From my perspective, this is the biggest change that is going to happen. Mlynské Nivy will become a part of the city centre, its dynamics and life. In my opinion, the entire suburb is developing and progressing for the better."

Nivy Station will be a strong transportation hub for the city



Nivy Station is due to replace the old bus station with a flagship retail scheme introducing a necessary mix of functions. It is a new generation shopping mall that introduces yet another new benchmark to the regional market – just like HB Reavis did with Aupark Bratislava.

Nivy Station will be a strong transportation hub for the city. It will offer top-quality gastro services, including a fresh produce market and it will centre around leisure and lifestyle by offering large public spaces on the green roof and in the exterior atrium. Last but definitely not least, it will introduce e-commerce solutions to support the business of the 250 plus retailers there. Simply put, Nivy Station will connect the international bus terminal to a market offering local farmers' products and

a shopping destination featuring an active green roof and an atrium, creating a commercial and public space that Bratislava has been lacking to date. The green roof is one of the project's highlights. It will be a place for leisure activities like petanque and basketball as well as for work and meetings in a green environment, which will also attract visitors who don't normally go to shopping centres. The trees in the open-air area, which will remain accessible after business hours, will be brought in from the Netherlands. The design of the project was created by the London-based Benoy studio, experts in shopping mall concepts. The entire project is a mix of a dynamic shopping destination and an exciting new part of Bratislava to live, work and relax in. Outstanding architectural and design solutions use natural light as much as possible with strategically placed skylights and floor voids so light can even reach the lower levels.

“Nivy Station will be a new generation shopping centre. It will serve as a hub that links all kinds of transportation and accessibility means, green community spaces, shopping opportunities, and, of course, an extraordinary food experience.

We are confident that the project will be a success. There will be over 40,000 people working within a 15-minute walking distance. We want to create an environment that is attractive with regard to social interactions by syncing physical and digital omni-channel retail experiences by leveraging the strength of both the offline and online worlds. I believe that Nivy Station is a unique product in a great city with great potential.”



René Popik
CEO, HB Reavis
Slovakia