

# Manufaktura shopping centre

Łódź, Poland

**Project**  
Manufaktura shopping centre

**Client**  
Apsys Polska Sp. z o.o.

**Value**  
€120 million

**Assignment**  
Construction Management

**Completion**  
08.2005-12.2006

**Area**  
Total area : New construction 110 000 sqm, 90 000 sqm renovated historic buildings and car park for 3500 vehicles  
**Duration:**  
Last 17 months of 3 years construction period

**Leading Architect**  
Sud Architects - Lyon  
**Local Architect**  
Andrzej Mrowiec



Bovis Lend Lease was appointed a Construction Manager's role on one of the biggest revitalization projects (27 ha) in Europe. French developer, Apsys during past 3-years has invested over 120 million Euro to build up new shopping centre of 110,000 sqm as well as renovate and modernize old factory of Izrael Poznański buildings to adopt them for hotel, entertainment and museum functions.

investor has provided: complete modernization of 3 km of public roads, construction of 1 km of rainwater and wastewater pipes; free parking spaces, 3 ha of public squares, 2 fountains, renovation of 45 000 sqm of historical brick facades.

A Museum of the Site is located at Manufaktura to preserve the memory of the place and its historic roots. This large complex hosts also 15 cinemas (including an IMAX screen), discos, bowling alley, climbing wall, billiard hall, eksperymentarium, playgrounds for children, karate and fitness club. The shopping mall consists of 307 boutiques with fashion, accessories and jewellery. In the future the site have a 4 star hotel.

Bovis Lend Lease took over the role of Construction Manager to assist the Client in a prompt completion of the development early Spring 2006. Grand Opening of Manufaktura shopping centre was on 17 May 2006.

Two principal architectural styles underlie Manufaktura's appearance: the industrial style (use of bricks) and the Art Nouveau style (the monumental portal of the mill renovated by Apsys.) Design was prepared by Lyons-based firm Sud Architectes in partnership with a French-Polish architect Andrzej Mrowiec. There were creating a link between monumental industrial buildings and a shopping mall – Rynek: a public market place of 30 000 sqm.

Manufaktura is a unique example of an urban redevelopment for which a private



Manufaktura has been recognized by achieving two awards:

The Urban Land Institute - Global Award for Excellence in 2007, Las Vegas

A winner of the 2008 ICSC European Award in the category of the best new very large center, Amsterdam.