

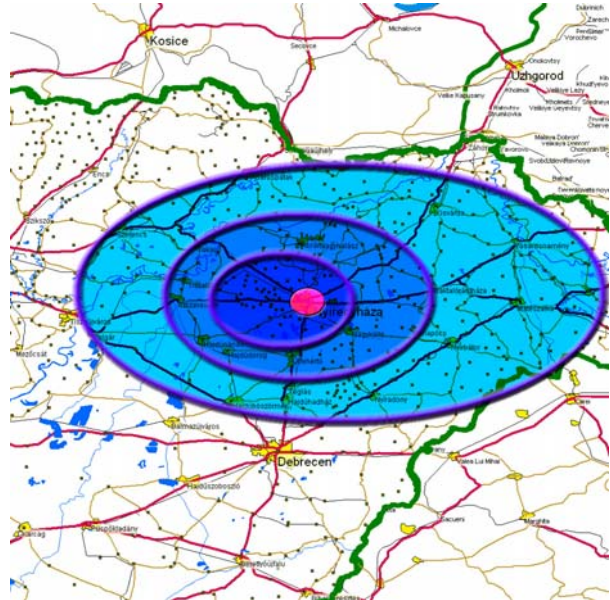
KORZÓ shopping- and entertainmentcenter – the new gate of Nyíregyháza

The **KORZÓ** is the new shopping mall of the downtown of Nyíregyháza, bringing new shopping sensation with new and innovative architectural solutions to the city.

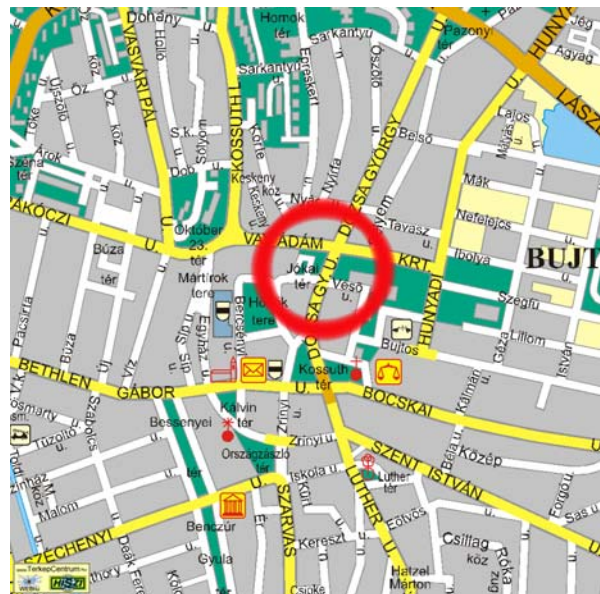
Location: The KORZÓ is located directly in the centre of Nyíregyháza, accessible for 600.000 inhabitants within 30 minutes as follows:

	distance	inhabitants
	0-5 MIN.=	50.000
	5-15 MIN.=	85.000
	15-30 MIN.=	145.000
	30-45 MIN.=	320.000
	total:	= 600.000

Purchasers from abroad (Ukraine, Rumania, Slovakia): 5 Million people annually
(Source: municipality data, 2004)



The **planned development** is located in the historical centre of the city, nearby the County Hall, City Hall, County Cultural Centre, etc. The one single area is divided into two squares by the Dózsa György street. The western part of the area is the Jókai square (former bus terminal, now parking lot) and the Eastern part is the Nagy Imre square (now also used for parking). The purpose of the project is the joint construction of buildings on both squares (Nagy Imre and Jókai). According to the city concept, the two building blocks will be connected by a generous multilevel glass covered bridge. The realized architectural form shows a real city gate for those, who are coming towards the centre. The developer of the project made a contract with the office „A Studio'90” of architect Ferenc Bán, owner of the Kossuth and Ybl price, for planning.



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Sales area: The KORZÓ offers a sales area of 19,000 m² extending on four levels.

Branch- and tenantmix: Along the light flooded mall and bridges, 80 shops, service provider, restaurants and coffees offer their services. The KORZÓ awaits its guests with versatile and attractive domestic and international goods. The major part of the supply is going to be the textile and fashion branch. Beyond that, there are bookstores, electronic shops, perfumery, accessory shops and shoe shops, furthermore a large food market. The profile is about to be completed with services of banks, post offices, municipality. The shopping experience will be enriched by cafeterias and restaurants and a casino.

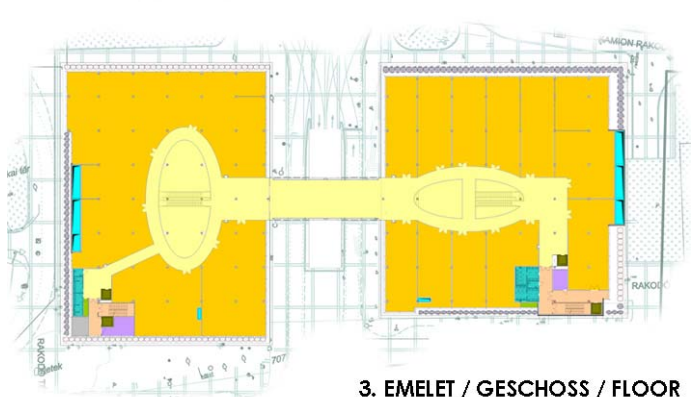
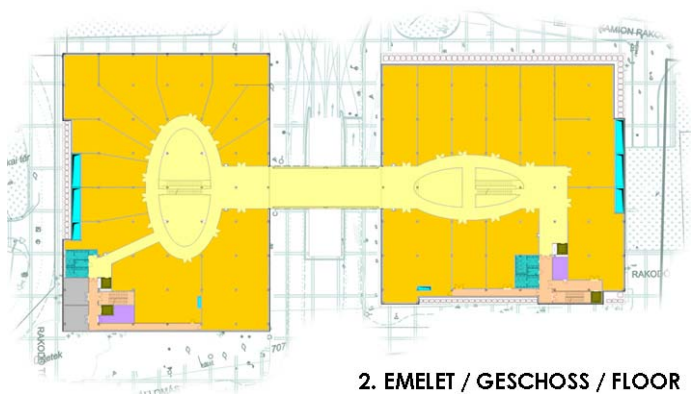
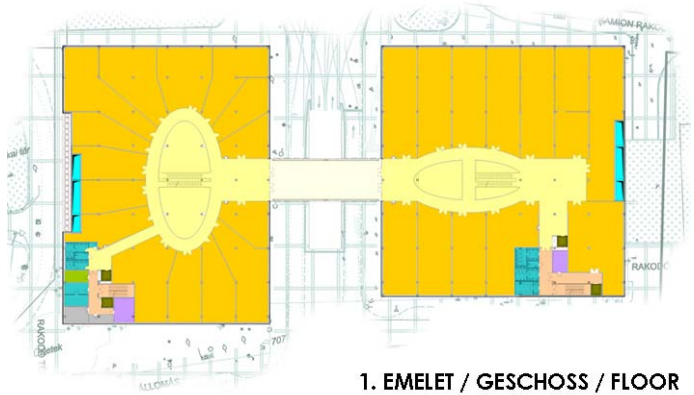
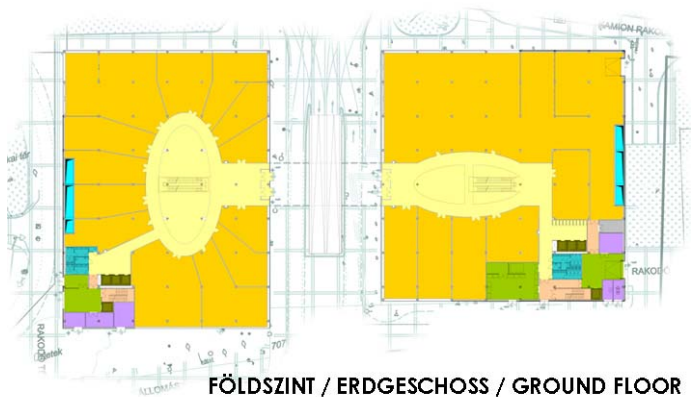
Accessibility: The KORZÓ can be accessed by car or by bus from the Vay Ádám körút easily. Using the new pedestrian zone of the Dózsa György út, you can reach the mall on foot.

Customer service: The KORZÓ offers to its guests all facilities, which make shopping an experience. Accordingly there are approx. 670 parking lots, several elevators, moving stairs, baby change room, public telephones, toilet rooms, ATMs, WIFI network and information service are all available for customers. Of course, the building suits the disabled.

The mall and the bridges await the customer with exhibitions and interesting programs.

The Parking lot can be reached from the Vay Ádám körút easily. There are approx. 670 parking lots in the two levelled garages.

Renewed city infrastructure: Whilst the realization of the KORZÓ, the city infrastructure will be renewed too. The Dózsa György út will be reconstructed as a pedestrian zone with 1500m² asphalt cover and 3000m² stone pavement with adequate street lighting. The pedestrian zone receives a new fountain and a public address system.



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Development: **KULCSFORMA INGATLANFEJLESZTŐ
ÉS BERUHÁZÓ KFT.
BUDAPEST 1015
BATTHYÁNYU.54**



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Project data:

BEGINNING OF CONSTRUCTION:

2006 SUMMER

OPENING:

2007 AUTUMN

SALES AREA:

19,000 M²

SHOPS:

CA. 80

PARKING LOTS:

CA. 670

CATCHMENT AREA:

600.000 INHABITANTS

