



**BroadwayMalyan<sup>BM</sup>**

Creating  
**luxury  
residential  
living**

Residential Expertise



Broadway Malyan is a global architecture, urbanism and design practice dedicated to creating buildings and places that will provide a lasting legacy. Through a shared design ethos, we work together to create places with a strong sense of identity where people and communities want to live, learn, shop, work and relax.

Our collaborative approach to integrated sustainable design has enabled us to deliver award-winning projects at all scales across the world. Every project, from a strategic city plan to the craftsmanship of a balustrade, reflects our passion for quality design and place-making.

Our global reach gives us the versatility to bring together inter-disciplinary teams to design solutions for the most complex projects whilst our local presence across world centres ensures a personable and responsive client service.

Every day, our talented designers apply their creativity, commercial acumen and sector insight to produce designs that meet the aspirations of our clients and create a strong sense of place.

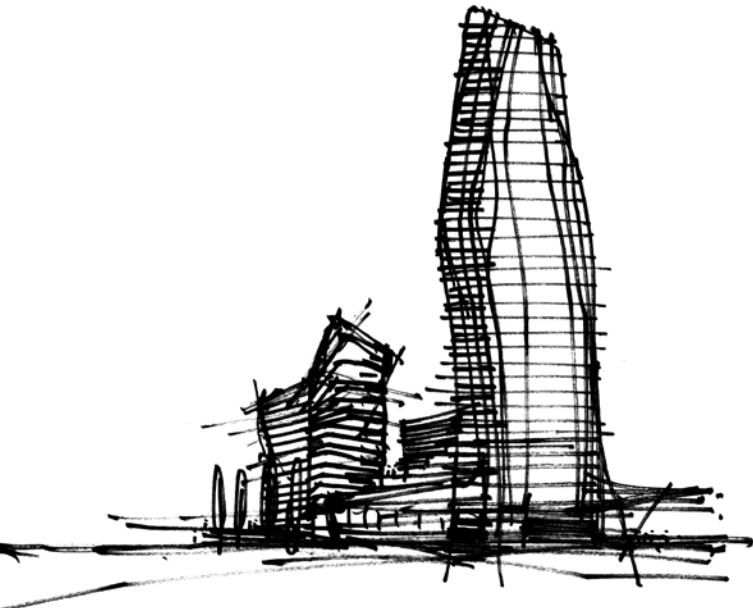
*The Marina at Al Raha, UAE*



Creating  
places.  
**Together.**



# Creating imaginative and **intelligent design**



Broadway Malyan has specialised in residential architecture since its inception. We are now recognised as global leaders in the design of new communities.

Homes are a basic human need and imaginative, thoughtful and intelligent design is an essential part of creating successful housing.

When we consider how to deliver the best residential design, we think about people, how they use the spaces and places that we create and what will help them to build better lives for themselves and their families. We also think about how people's needs change and evolve over time, and how our buildings and their accompanying public spaces must be able to respond to change – whether that's social, economic or environmental.

Community values choreograph our approach to individual project design. By consulting and working in partnership with existing local communities, we ensure that new neighbourhoods are integrated, designed to last and build on true sustainable principles.

We deliver design that works. Our global reach and local knowledge ensure that we create a design-led, site-sensitive and market-appropriate proposition that works for the residents, our clients, funders, and for the city or wider community at large.



# The century of the global city

In 20 years the global population will grow from 6.9 to 8.3 billion people. This rapid upward population trend, brought about by increased life expectancy, will not only place great pressure on our natural resources and infrastructure, but will also create an unprecedented global need for housing.

Today 50% of the world's population live in urban areas and this is expected to increase over coming years.

In the developing world people are moving to urban areas in search of a better and more prosperous life, while in developed countries changing life patterns, the need to regenerate older housing stock as well as increasing house prices are driving demand.

## 10 Londons in 10 Years

45 Emerging Cities will need to house over 25 million households

## 250 million

600 World Cities will need to accommodate 250 million new households

## 8.3 billion

Projected world population in 2035, up from 6.9 billion

## 54%

Percentage of World's population now living in cities

## 1.6 billion

Number of people living in inadequate housing worldwide

## 600,000km<sup>2</sup>

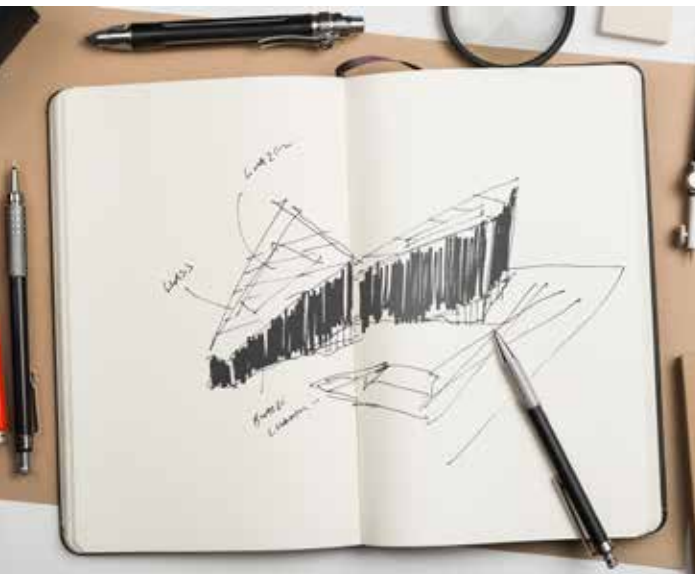
Urban area in developing countries by 2030. Up from 100,000km<sup>2</sup> in 2000

## 2.3 times

The rate at which the World's leading cities' populations will grow compared to global population



# Places matter

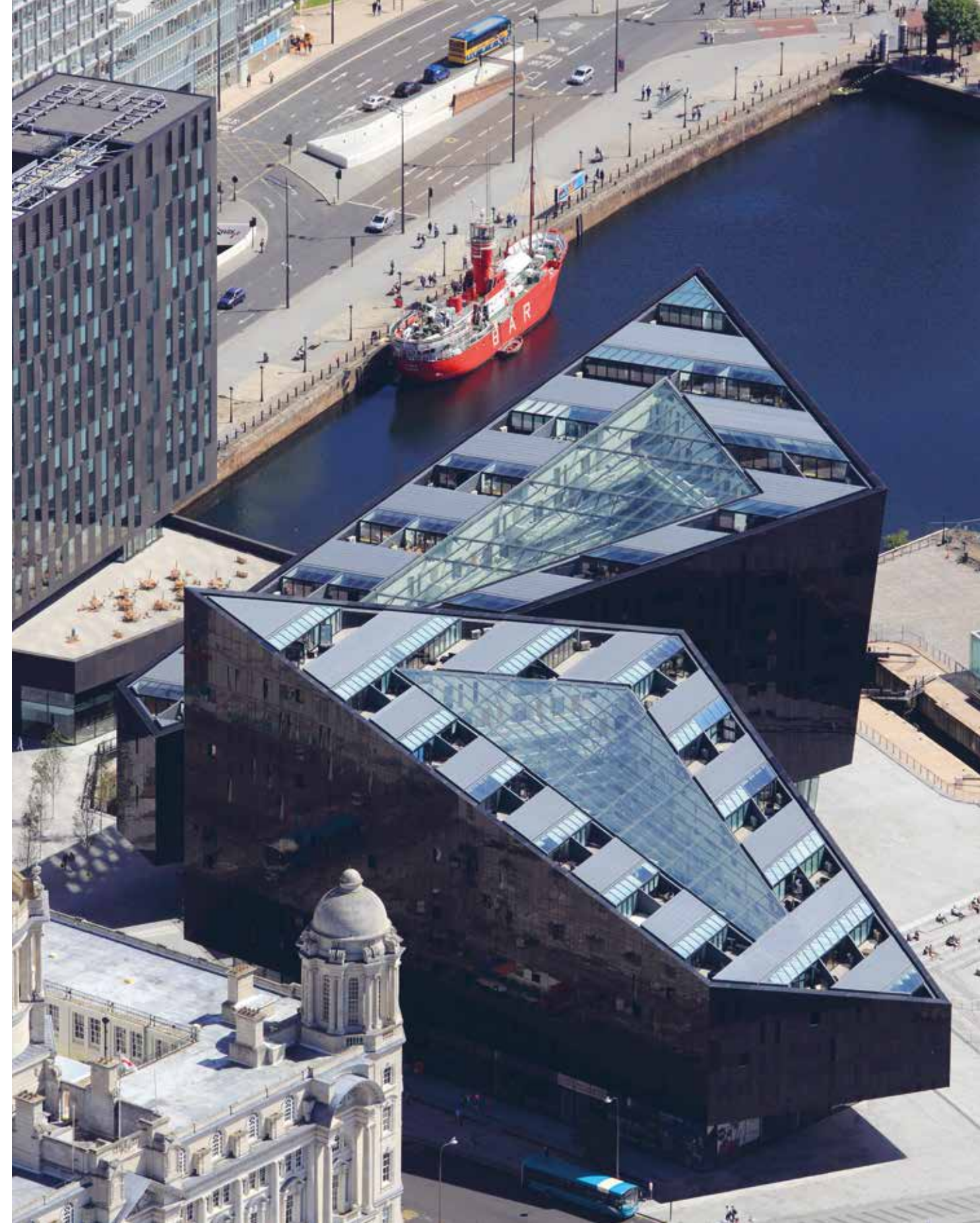


Our daily lives are shaped and influenced by the places in which we live. Well-designed places improve the quality of life of those who live in our visit them and add to a sense of regional and local identity – a sense of place.

Our belief in the importance of good places informs our design response. Starting with an analysis of the site and surrounding urban grain, we ask how development can provide a sense of continuity and completeness within its wider urban context.

We understand that the spaces between buildings, as much as the buildings themselves impact on creating a coherent sense of place. More intangible factors such as the collective cultural history of a place and the spirit of its community also pay a role. With a global network of studios, we know the areas in which we operate; we have people on the ground who understand the cultural history and local idiosyncrasies of the places in which they work.

The economic argument for better places is also clear. Better-designed buildings and places have many measurable benefits such as improving social integration and productivity, lifting people's spirits and, importantly for clients, an increasing return on investment.



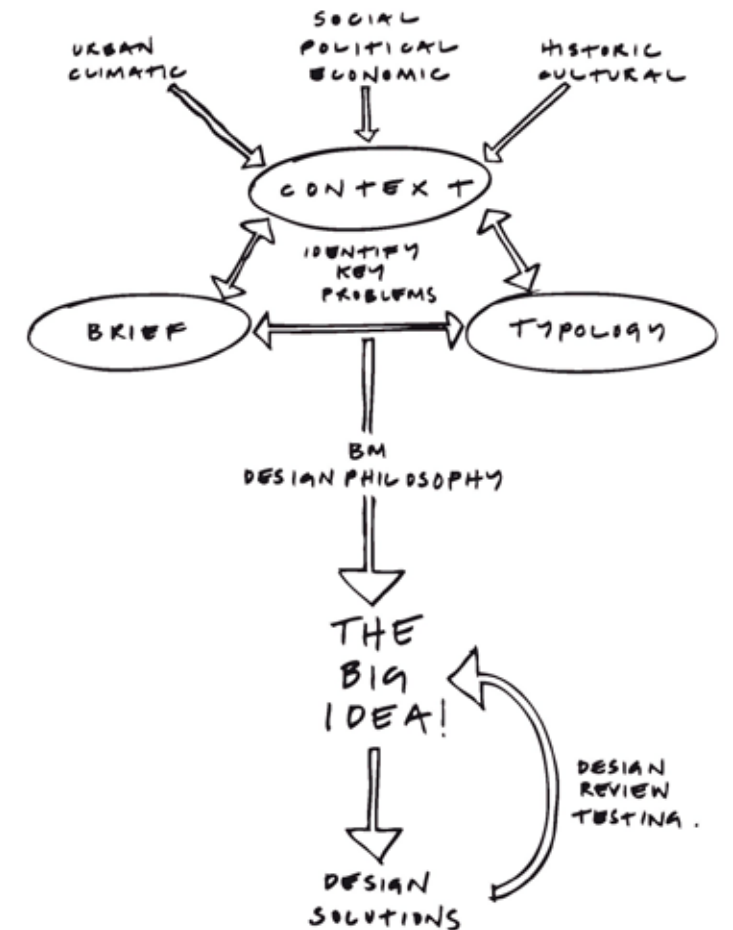




# The big idea

At Broadway Malyan we have the skills and experience to operate at all scales. We are as expert working on bespoke individual houses and interiors, as we are masterplanning entire new cities; at designing high-rise, high-density tower blocks as low-rise housing. It is a privilege and a responsibility of our experience and ability to work across scales, sectors and continents without ever compromising on quality. Different scales require, of course, different skills. But there are universal themes, which are as relevant in a luxury tower block as in new family housing. The importance of creating good, quality spaces where people want to live, and of delivering distinction with character is always important, irrespective of scale. It is important, not only for residents, but also for clients. Wherever we work, our clients tell us they want differentiation. They want a big idea that will set their individual development apart and make it a success.

At Broadway Malyan we pride ourselves on coming up with this 'big idea' even on the most modest of projects.







## An eye for detail

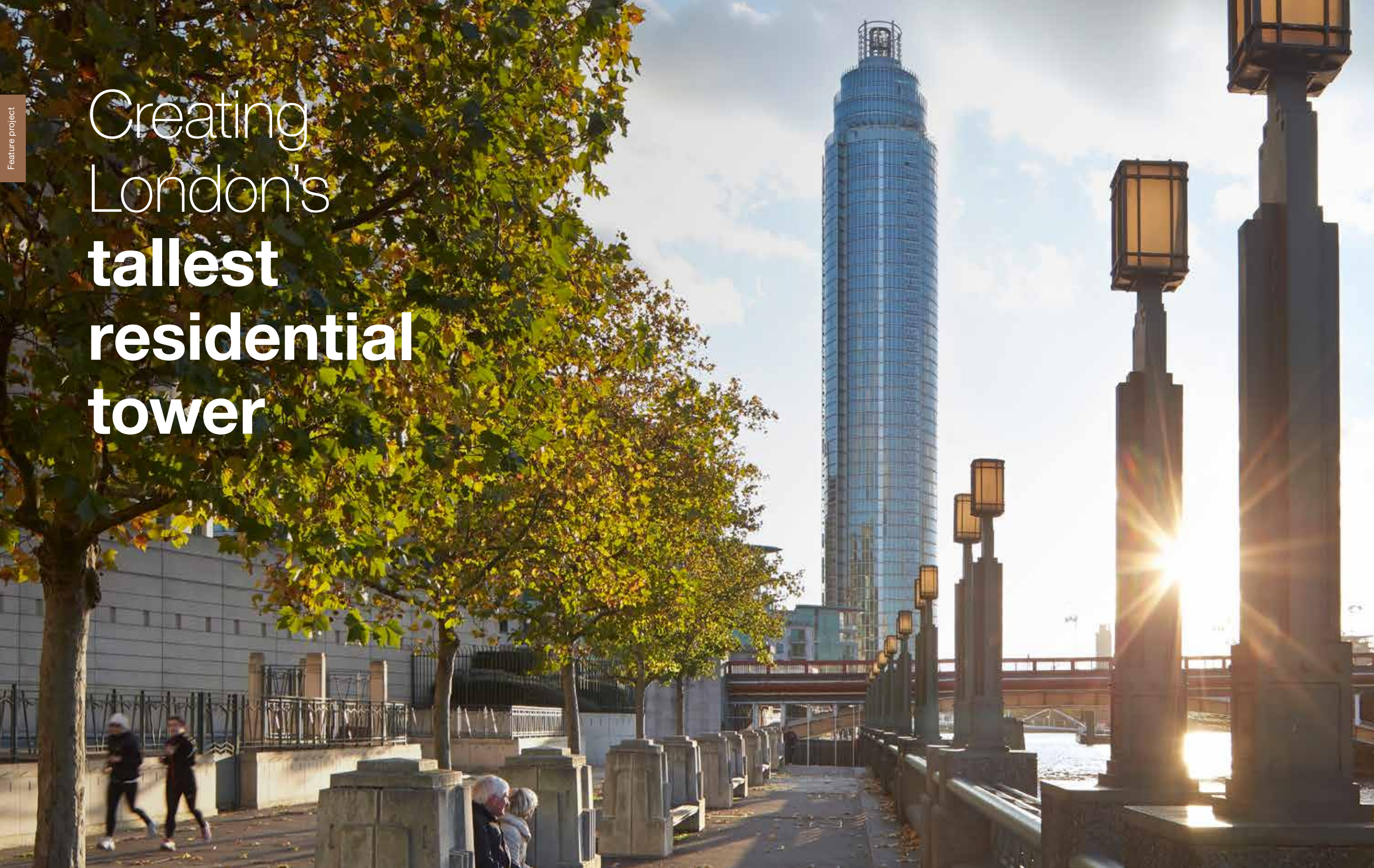
In any residential development the interior design is key. At Broadway Malyan we focus on creating unique interiors, working from the outset with the architects to use the most appropriate materials and finishes while ensuring a clever interpretation of space. No matter the project's scale or budget, we work to maximise the space. Attention to detail is key. In our high-end residential projects we use exquisite materials, sourced from around the world to create distinctive and contemporary apartments.

We work with designer brands or local craftsmen to create bespoke designs, which give each interior its own character and sense of place. As technology increasingly shapes the way we live, we also engage in innovation to offer the most cutting edge technologies. Ultimately it is people who bring a successful interior to life. At Broadway Malyan we create spaces where people immediately feel at home, places that are appealing and practical but which are flexible enough to reflect the owner's character. Client satisfaction, longevity and character are the testament to a successful interior





# Creating London's **tallest residential tower**







## The Tower, UK

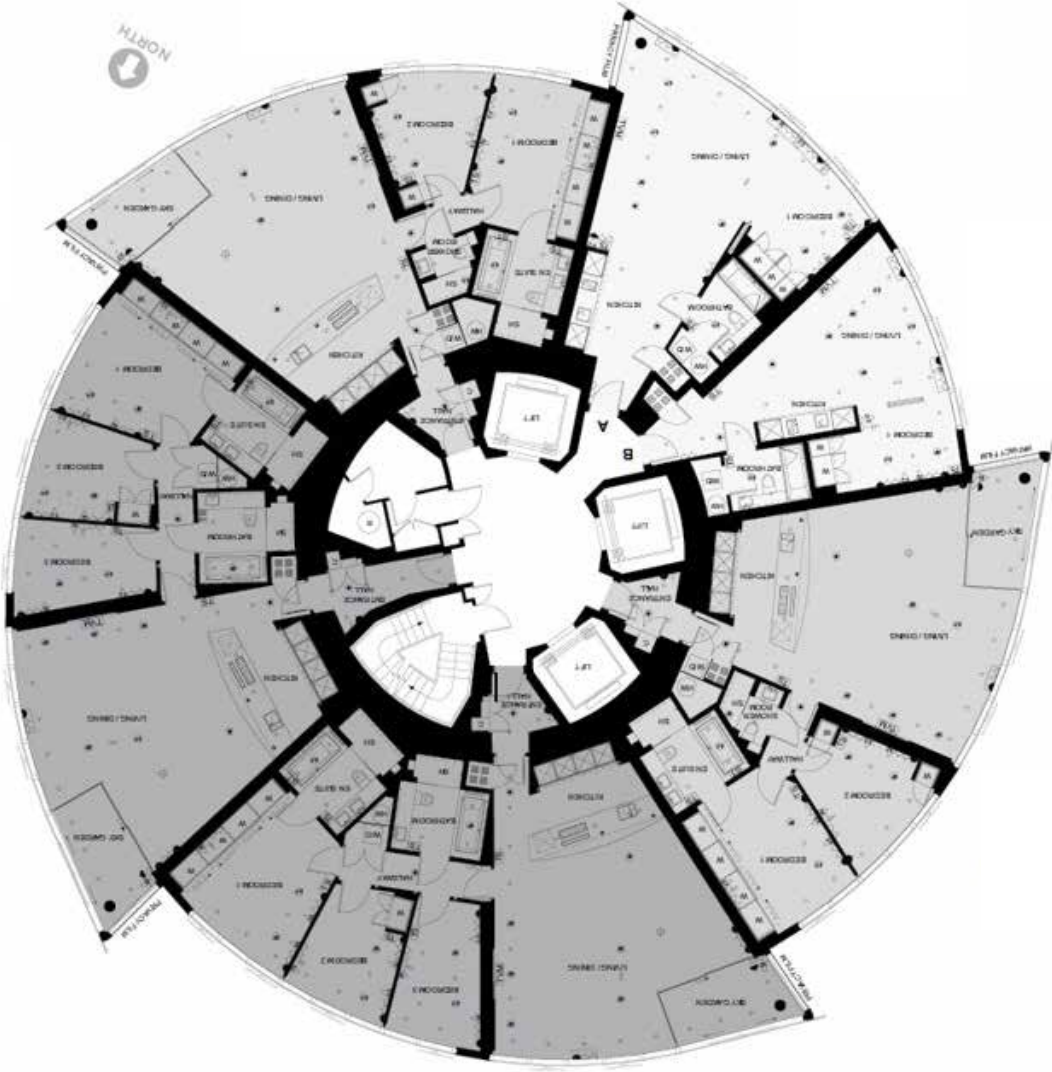
The Tower, One St George's Wharf is a landmark apartment tower in Vauxhall comprising 223 apartments over 49 storeys. At 181 metres, it is the tallest residential tower in London. Located on a prominent bend of the River Thames, the Tower is one of the most significant additions to London's skyline, acting as an important marker at the focal point of views along the river.

**“London depends on big ideas to maintain its world status and continue to thrive. Broadway Malyan is hugely proud of its continuing role in promoting compelling ideas that have the potential to make a real and positive difference to the capital's future.”**

*Peter Crossley,  
Director, Broadway Malyan*

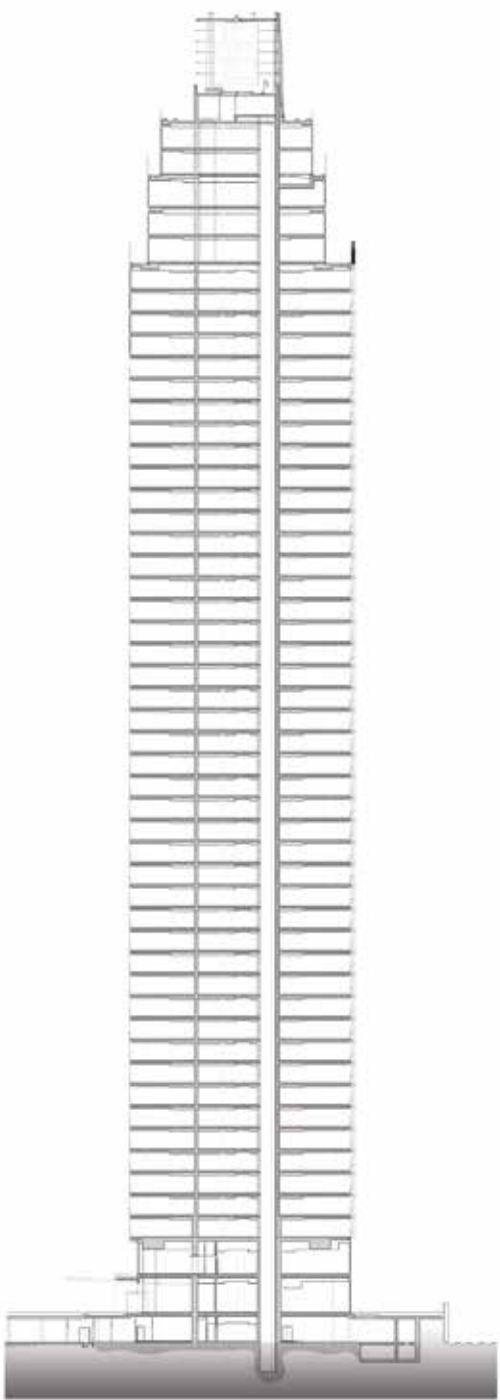
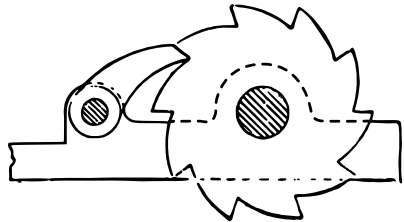






### Elegant simplicity

The building's simple and elegant circular form and floor to ceiling glazing provide staggering 360° views across London. The unique floor plan is based on the form of a ratchet and is typically divided into five apartments per floor with separating walls radiating out from the central core. The step-backs created by the plan house sky-gardens, provide residents with a semi-external space and accentuate the building's verticality when viewed from outside.







Luxury living

The number of apartments on each floor reduce with altitude. Sizes range from one-bedroom units up to penthouses and each apartment is fitted with the highest quality finishes and latest technology. At ground floor a boutique-inspired concierge desk, residents lounges, dining room and screening room feature, with a gym, spa and swimming pool overlooking the River Thames on the first floor.



At ground level, the publicly accessible landscaped space delivers full riverside access, opening up access to the Thames for the first time in over 40 years. The contemporary designed landscape features a granite paved riverside walk and water cascades, interspersed with mature trees and shrubs.



Responsible design

The building has been designed to require significantly less electrical energy for heating, cooling, lighting and ventilation than that of a traditional tall building, with significantly reduced CO<sub>2</sub> emissions over its lifespan.

Energy savings are made through the use of a sophisticated, ventilated cavity façade with motorised interstitial blinds, high-performance solar control and low ‘e’ coatings.

A significant amount of the buildings energy is obtained from renewable sources. For example, a ten metre high wind turbine on top of the building generates sufficient energy to power the lighting in the common areas. The building also draws water from London’s aquifer deep below ground and uses heat exchange technology for heating and cooling.



## A catalyst for regeneration

Located on a brownfield site that had stood derelict for 40 years, The Tower is one of the best connected sites in London, benefiting from five modes of transport interchange. It is the first of a series of emerging tall buildings in the Nine Elms regeneration area and the confidence generated by the success of The Tower has encouraged further investment into infrastructure and local transport, as well as subsequent development of adjacent sites which will collectively deliver benefits in wider social programmes – affordable housing, education and healthcare.

*Client*  
**St. George Plc.**

*Size*  
**181m high**  
**320,000 ft²**

*Services*  
**Architecture,**  
**Landscape Architecture,**  
**Interior Design**

*Awards*  
**Best Luxury Home Winner at the Evening Standard New Homes Award,** Winner of the Large Residential Category at the LABC London Building Excellence Awards.





# Our projects

25	Walton Court, UK	44	St. Moritz, Philippines
28	Milano Residences, Philippines	46	Al Bandar, UAE
31	Trump Tower, Philippines	51	Mann Island, UK
35	The Pier, UK	54	Zegrze Lakeside, Poland
39	Battersea Reach, UK	57	The Boutiq, Singapore
42	Kimaya Greens, India	58	Millbrook Park, UK



# Landmark contemporary living

*Client*  
**Crest A2Dominion**

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*Size*  
**375 homes**

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*Services*  
**Architecture,  
Landscape Architecture**



## Walton Court, UK

Due to issues with the existing HQ building a replacement scheme had to be developed. The aim was to consider the historical essence of the original building without resorting to a poor facsimile.

The new design is centred around a 'jewel' building with an enclosed formal courtyard and seven complementary residential blocks. The 'jewel' building sits at the heart of the development with the other buildings arranged in a surrounding crescent shape. The rhythm of the original HQ's hexagonal façade is reinterpreted using full height angled aluminium components.

The surrounding brick blocks comprise a different massing typology. These are seen as pavilions with low buildings in between, incorporating podium courtyards.

The landscaping reflects the original geometry of the Birds Eye masterplan, with links between buildings created by new streets and open spaces lined with new and existing mature trees and plantings. Feature paving, a reflective pool mirroring the central building's façade, and a lawn at the entrance symbolise a threshold that is crossed upon entering the site.







# Italian tradition inspires 'indoor- outdoor' living

## *Client*

**Century Properties**

## *Size*

**53 storeys, 44,000m<sup>2</sup>**

## *Services*

**Architecture,  
Landscape Architecture**

## *Awards*

**High-Rise Architecture Philippines  
Award (Highly Commended) at the  
International Property Awards Asia  
Pacific**

## Milano Residences, Philippines

Milano Residences is one of several Broadway Malyan designed buildings at the award-winning Century City mixed-use development, one of the largest real estate developments in Asia. The public spaces and interiors are designed by renowned luxury brand Versace Home.

Forming a notable landmark, the 53-storey tower boasts 340 flexible one- to three-bedroom apartments as well as prime units including penthouses, town houses and Italian-inspired 'loggia' lofts that feature private plunge pools and sky gardens. Other amenities include a fitness centre, swimming pool, spa, meditation garden with juice bar, library function room and business centre.

Milano Residences has been designed to embody the character of traditional Italian spaces by fostering 'indoor-outdoor' living through the use of sky loggias, sky piazzas and sky terraces. These are reinterpreted through a series of vertical skycourts and lush gardens that punctuate the tower.

Sustainability has been a key driver in the design, with a passive design approach that employs narrow floor plates and high ceilings optimise daylight penetration and further opportunities for natural ventilation.







# A new landmark for the Manila skyline

## Trump Tower, Philippines

Trump Tower Manila is a prestigious landmark residential project forming the centrepiece of Century City's bold and innovative 4-hectare mixed-use development in Makati City. At 250 metres, it is the tallest residential skyscraper in the Philippines, offering 222 world-class residential units and exclusive facilities over 58 storeys. The tall slender tower creates an instantly recognisable profile on the Manila skyline.

The design is based on the concept of a 'peeled façade', with a series of sky terraces and extended ledges at the top and bottom corners of the tower that peel away and accentuate the dynamic form of the tower. As well as giving a distinctive personality to the building these features function as an effective shading device. An environmentally-responsive skin, featuring light shelves and shading systems to react to the building's orientation in relation to sun's path, will help to improve building performance whilst maximising the spectacular panoramic views of the city.

Lifestyle is central to the concept and a range of different recreational, health and well-being facilities will be positioned throughout the tower. The intermediary skygarden located on the 30th floor will host amenities including an infinity lap pool, juice bar, gym, stylish spa lounge, treatment rooms, sauna and steam rooms, as well as a beauty salon.

*Client*  
**Century Properties**

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*Size*  
**58 storeys / 42,000m<sup>2</sup> GFA**

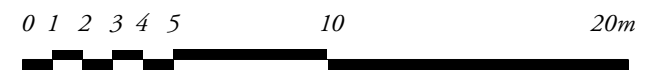
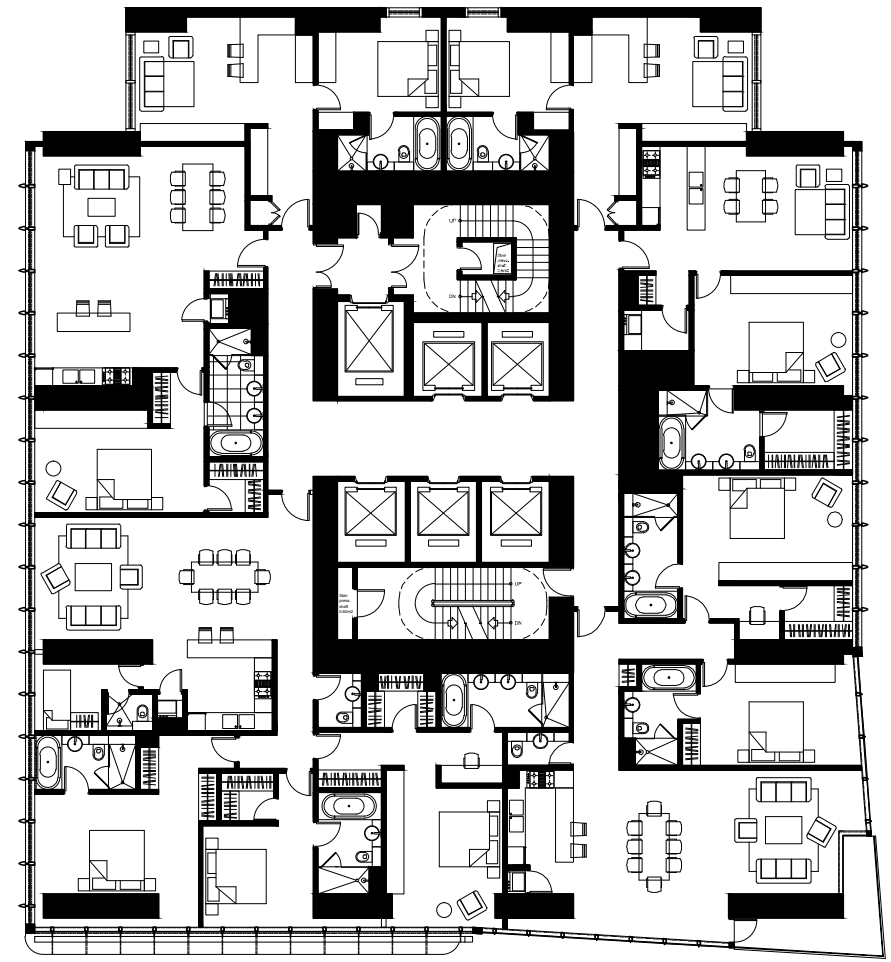
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*Services*  
**Architecture, Landscape Architecture, Sustainability**

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*Awards*  
**Best High-Rise Architecture  
Philippines Award at the International  
Property Awards Asia Pacific**









# Innovative residential development built over the River Thames

## The Pier, UK

Forming the final phase of the successful Ingress Park development at Greenhithe in Kent, The Pier is a 16-storey tower, 20 townhouses and a smaller apartment block situated on a new pier extending more than 30 metres over the River Thames.

The scheme will bring a new heart to Ingress Park with a new landscaped amenity space and new riverside walk with viewing points. The tower curves along the site's frontage with the river, maximising views and sunlight for each apartment, with extensive terraces providing views along the river towards the Ebbsfleet peninsula.

The shape also reflects the new semi-circular public space formed at street level, in combination with earlier phases of development. The tower will also provide space for shops, restaurants and cafes at street and river walk level.

*Client*  
**Crest Nicholson Eastern**

*Size*  
**151 homes**

*Services*  
**Architecture,  
Landscape Architecture,  
Interior Design**

*Awards*  
**Architecture**









# Transformational **riverside** scheme

## Battersea Reach, UK

Battersea Reach is a multi award-winning mixed-use waterfront development, which has transformed what was once London's largest brown-field site into a new and vibrant urban quarter. The development consists of 1,300 apartments spread over 14 separate buildings and built over several stages. The buildings are positioned to maximise views over the river. At the riverside step-backs give the buildings a nautical flavour reminiscent of cruise ships, while providing large terraces for many of the apartments. At ground level on-site amenities provide all the needs for residents and visitors alike.

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### *Client*

**St George South London Limited**

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### *Size*

**1,300 apartments**

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### *Services*

**Architecture,  
Landscape Architecture,  
Interior Design**

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### *Awards*

**Best New Large Development  
at the Evening Standard Homes  
Awards**







# Inspired by the **Himalayan foothills**

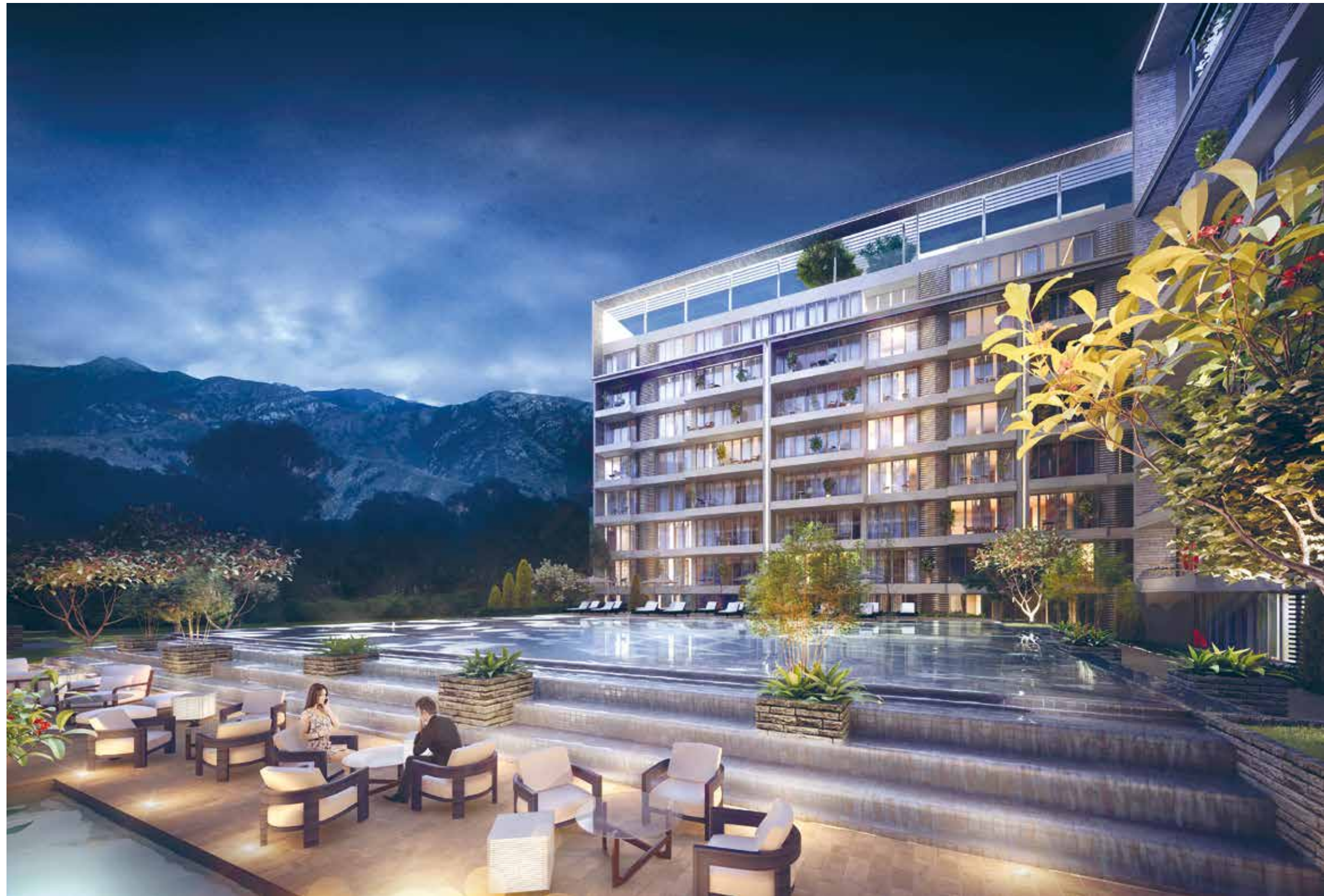
## Kimaya Greens, India

Broadway Malyan was asked by Indian developers, Sikka to deliver the master plan and concept architecture for a luxury housing scheme in the scenic town of Dehradun in northern India. The scheme uses its dramatic setting in the Himalayan foothills as its starting point, with most apartments enjoying mountain views, made possible by a U-shaped plan. The U-shaped plan also frames a large swimming pool, which forms the heart of the scheme and acts as a social space and a reflecting pool, capturing and enhancing the Himalayan backdrop. The project provides 260 units of housing over its seven-stories, with the architecture kept simple and exude a quiet sense of luxury in perfect harmony with nature.

*Client*  
**Sikka**

*Size*  
**7 storeys, 260 units**

*Services*  
**Masterplanning, Architecture,  
Landscape Architecture**





# Low-density luxury living

*Client*  
**Megaworld Corporation**

*Size*  
**44,064m² GFA**

*Services*  
**Architecture**

## St. Moritz, Philippines

St. Moritz Private Estate is a low-density luxury residential estate consisting of two, nine-storey blocks located in McKinley West, a 34.5-hectare high-end township in Taguig City, the Philippines.

St Moritz features well-appointed 2- and 3-bedroom apartments as well as loft-type penthouse units with private pools. All units have balconies accessible from the living spaces and bedrooms, blurring the boundaries between indoor and outdoor spaces and at the same time serving as a shading element to the building. Exclusive leisure and open spaces include a two-level amenity deck on the 8th and 9th levels with an infinity edge swimming pool, children's pool, state-of-the-art fitness centre and games room.

The design of the building is characterised by clean, modern lines. Metal boxframes define the balconies and add an expressive sculptural quality to the otherwise glazed façades.





# Community focused waterside living

## Al Bandar, UAE

Situated within the prestigious Al Raha Beach Development in Abu Dhabi, Al Bandar is a mixed-use island development designed and masterplanned by Broadway Malyan for developer ALDAR. Reached via a causeway, the flagship scheme comprises 511 luxury residential apartments, 5,000m<sup>2</sup> retail and commercial space set among landscaped gardens. Also featured are swimming pools, tennis courts, an exclusive clubhouse and a public marina. The entire island is pedestrian-friendly with cars entering the 900-space underground car park as soon as they arrive on the island, and an extensive water-taxi transport system provided to link with the wider community.

Residential accommodation on the island is divided into two distinct areas, one a gated community of family-orientated apartments in a garden setting with leisure amenities, and the other a trendy neighbourhood of loft-style apartments and duplexes on a promenade which links the water taxi terminal to the entrance of the development. Three sleek apartment buildings project into the water giving the impression of ships leaving port. Designed to reflect ripples of water, the folded façades create balconies giving each apartment a view of the water.



*Client*  
**ALDAR**

*Size*  
**511 apartments, 90,000m<sup>2</sup>**

*Services*  
**Architecture,  
Landscape Architecture**

*Awards*  
**Best Residential Development  
(Built) – Cityscape Awards 2011,**  
Best Development – CNBC Arabian  
Property Awards 2009



# A city oasis

## Acqua, Philippines

Broadway Malyan was commissioned to create an environmentally responsive, mixed-use development with the aim of revitalising Manila’s waterfront. The project consists of six residential blocks with striking views of the Pasig River and the city beyond, as well as a retail podium that adds an outdoor promenade along the water’s edge.

The integrated masterplan approach explores a ring formation, with building blocks framing a central recreational deck that offers a place for social amenities nestled within lush landscaping. A sinuous and low energy recreational waterside clubhouse, ‘Pebble’, provides a focal point for the development.

Integrated sky gardens form key features of the buildings, serving as breathing spaces that step up through the levels of the building, terminating in a roof garden that helps to reduce heat and collects rainwater. Other amenities such as a natural pool with bio-organic cleansers, multi-purpose fitness court, gymnasium, and tropical gardens have been incorporated to create an active environment to support recreation, health and well-being.



*Client*  
**Century Properties**

*Size*  
**150,000m<sup>2</sup> residential, 1,500m<sup>2</sup> retail**

*Services*  
**Masterplanning,  
Architecture**

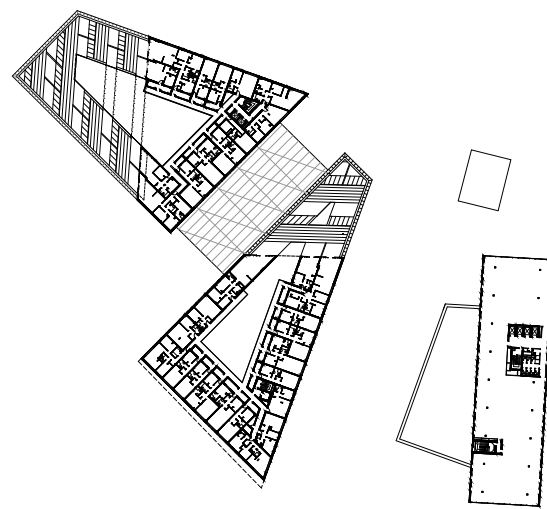
*Awards*  
**Best Condo Development –  
Philippines Property Awards,  
High Rise Architecture Award  
(Highly commended) – International  
Property Awards Asia Pacific**







# Imaginative and sensitive development reconnects city with historic waterfront



*Client*  
**Countryside Neptune LLP**

*Size*  
**12,778m<sup>2</sup> GLA**

*Services*  
**Architecture,  
Landscape Architecture**

*Awards*  
**RIBA North West Award 2015**

## Mann Island, UK

Situated between the ‘Three Graces’ and Albert Dock, Mann Island is a RIBA award-winning mixed-use development which reconnects Liverpool’s city centre to its historic waterfront. The scheme opens up access to a previously enclosed dockland area to create three new public spaces, including a covered winter garden. These spaces are formed by the creation of two residential buildings which rise to a maximum of 14 stories and a third, BREEAM ‘Excellent’ rated 12-storey commercial building. The scheme also includes retail, leisure and exhibition spaces at ground level, helping to re-animate the waterfront. In view of the site’s location at the heart of Liverpool’s UNESCO World Heritage Site, a highly imaginative and sensitive Mann Island, Liverpool, UK for Countryside Neptune LLP design approach was demanded. The two residential buildings form large trapezoidal wedges on the dock edge whilst the commercial building is orthogonal in order to reinforce the Strand’s streetline.

The overlapping roofscapes of the residential blocks are designed to frame key views through to the ‘Three Graces’ whilst their apexes terminate vistas from the city centre and Chavasse Park. The sloping roofs also form a strong relationship with the neighbouring Museum of Liverpool building, while the flush, reflective, black marble cladding creates a clear visual separation between the new buildings and the listed buildings beyond.







An exciting addition to the **residential leisure market**

**Zegrze Lakeside, Poland**

Located on the banks of the Zegrze Lake to the north of Warsaw, the scheme provides 100 residential units ranging from studios to generous double storey apartments, two levels of underground parking, sport and spa facilities a restaurant and marina.

Apartments have been designed to minimise their impact on the landscape by cleverly utilising the natural terrain to ensure that the scheme is only partially visible at eye-level, and by using a simple palette of materials, including brick, black cladding and glazing. Fully glazed walls highlight and frame the beautiful landscape whilst also maximising the natural light offered by their southern orientation. Each individual home has been considered to benefit from a lakeside view.

*Client*  
**Portico**

*Size*  
**100 residential units**

*Services*  
**Architecture**







# Sustainable urban living

## The Boutiq, Singapore

The Boutiq is a luxury residential haven balancing luxury urban living with sustainable development. Built on the site of the historic Mitre Hotel in Singapore, the scheme nestles in to a lush tropical landscape. The project comprises one to two-bedroom apartment units and one- to three-bedroom penthouses, ranging in size from 506 to 2,853 sq ft. A central recreational zone with a signature lap pool, landscaped entertainment pavilion, aqua gym and relaxation garden also feature. The scheme balances the demand for luxury urban living with that of a sustainable development.

*Client*  
**Heeton Holdings**

*Size*  
**10,500m<sup>2</sup>, 130 apartments**

*Services*  
**Architecture,  
Landscape Architecture,  
Interior Design**

*Awards*  
**Merit Award, Residential  
Category, Singapore Landscape  
Architecture Awards**





# Raising the design bar for new residential developments

## Millbrook Park, UK

Millbrook Park will see the creation of 159 homes for private sale along with a further 29 homes for affordable rent. The development forms part of the larger masterplan for the area which will see over 2,000 new homes along with office and retail spaces and a new primary school, to be delivered over the next 10 years. Set on a hilltop location this new community will be characterised by high-quality apartments and houses in a landscaped parkland setting, offering residents far-reaching views across London.

Broadway Malyan’s landscape and architecture teams have worked closely to ensure the gardens and buildings work together and complement each other to create a truly distinctive new community. The design concept is based on a central ‘secret garden’ which is contained by a surrounded edge of residential apartments and villas. Two L-shaped, medium rise apartment buildings are arranged in a ‘horse-shoe’ layout that addresses an open park to the north and the primary streets to the east and west. Four paired town houses and a terrace of modern mews-style houses further enclose the garden. All buildings are clad in a pale brick with bronze detailing.



<i>Client</i>	<b>Prime Place</b>
<i>Size</i>	<b>188 homes</b>
<i>Services</i>	<b>Masterplanning, Architecture, Landscape Architecture</b>







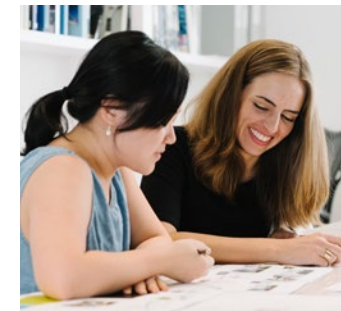


# Creating places. Together.

## *Project locations*

Albania	Malta
Angola	Mauritius
Argentina	Monaco
Armenia	Morocco
Australia	Mozambique
Azerbaijan	Netherlands
Bahrain	Nigeria
Bangladesh	Oman
Brazil	Paraguay
Canada	Peru
Cape Verde	Philippines
Chile	Poland
China	Portugal
Colombia	Qatar
Denmark	Romania
Egypt	Russia
France	Saudi Arabia
Germany	Singapore
Ghana	Spain
Gibraltar	Tanzania
Hong Kong	Thailand
India	Tunisia
Indonesia	Turkey
Iraq	Ukraine
Italy	United Arab Emirates
Kenya	United Kingdom
Korea Republic (South)	USA
Libya	Vietnam
Malaysia	

# A global practice



## *Studios*

Abu Dhabi  
Birmingham  
Dubai  
Jakarta

Lisbon  
London  
Madrid  
Manchester

Mumbai  
Reading  
São Paulo  
Shanghai

Shenzhen  
Singapore  
Warsaw





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