



**Kood**

**at electric boulevard**

battersea power station

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love where you live







CGI of the impressive rooftop gardens

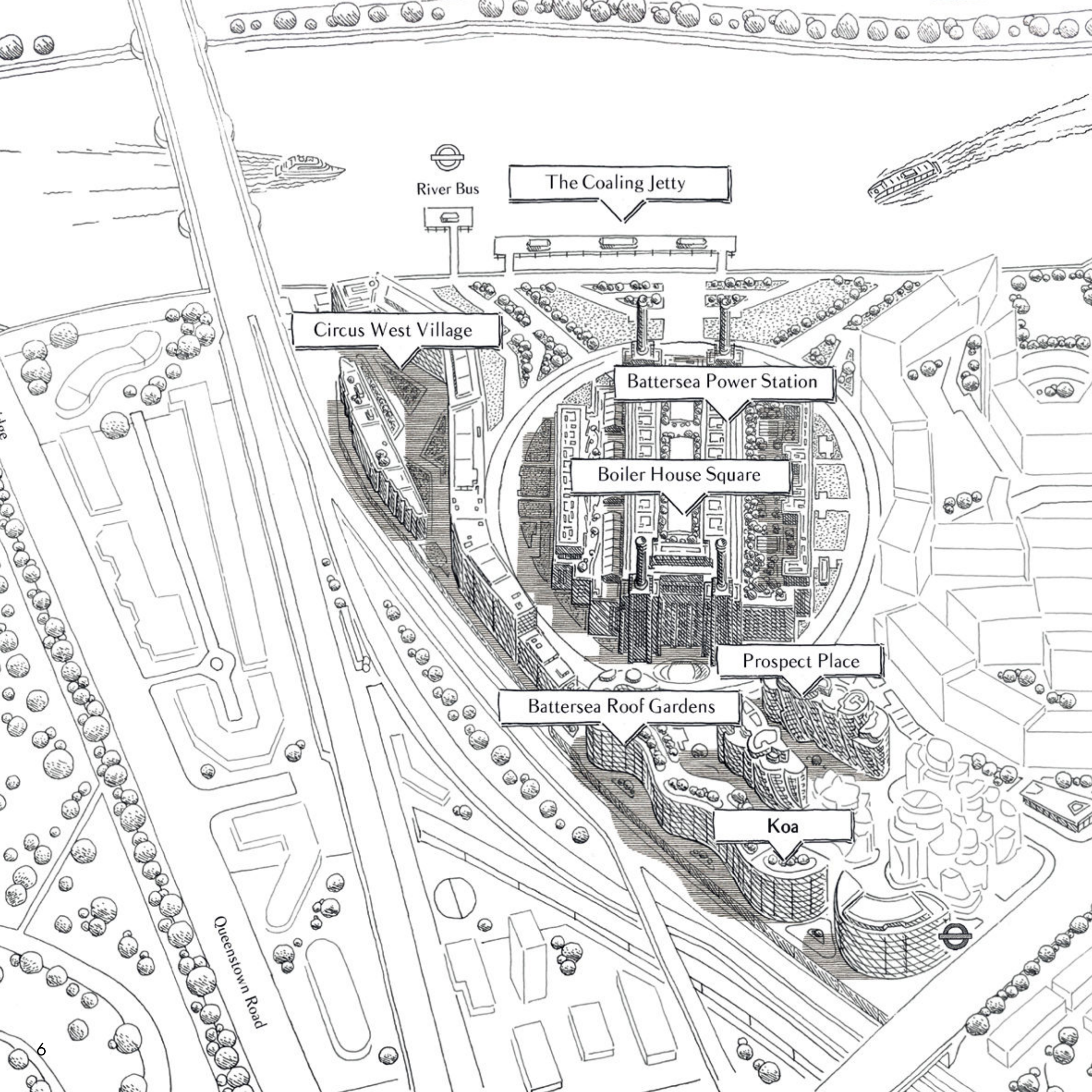


this is a place to fuel the  
**imagination**

Battersea Power Station is London's most vibrant place to be, where history and high-tech meet on the banks of the River Thames. As well as being one of London's most desirable addresses, this established riverside neighbourhood is one of the most exciting retail, leisure, culture and office destinations in London.







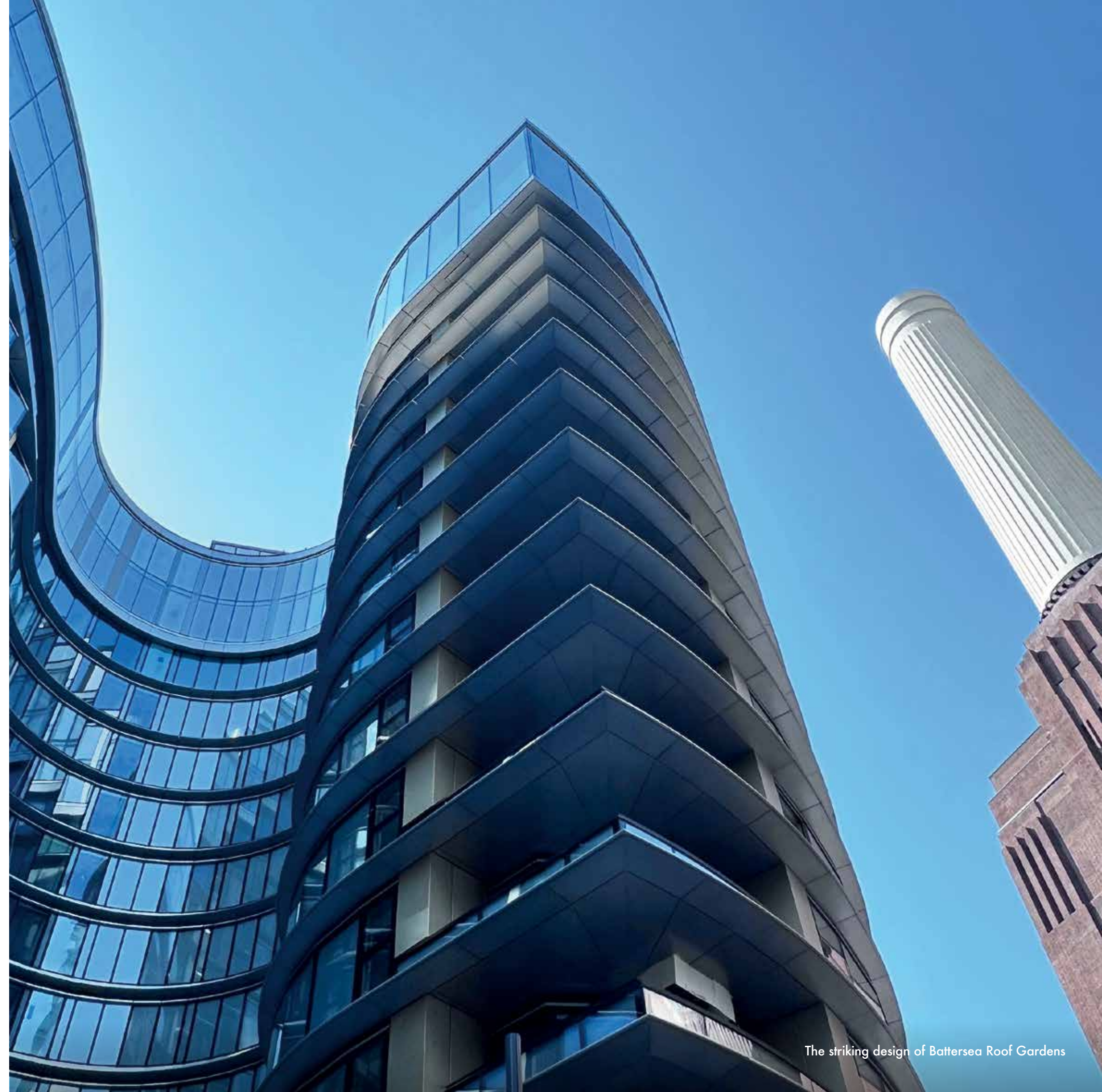
At the centre of this impressive 42-acre estate sits the iconic Grade II\* listed Battersea Power Station, which has been reimaged for a new beginning; the very building which once produced the energy for people to eat, drink, shop and play in London, is now a venue for a new generation to do the same.

For the next chapter, the acclaimed 'starchitects' Gehry Partners and Foster + Partners were commissioned to create Electric Boulevard, a new high street for London, offering a mix of apartments, bars and restaurants, office space, an array of shops, green spaces and an exciting 164 room art'otel.



# archi tecture

Inspiring and dramatic design from one of the world's most renowned architectural practices, Foster + Partners, makes Koa at Electric Boulevard an exciting and unique place to make your home. The rolling facade of Battersea Roof Gardens sweeps down from Sir Giles Gilbert Scott's iconic Power Station and past Gehry Partners' innovative Prospect Place.



The striking design of Battersea Roof Gardens



LONDON  
EYE

HOUSES OF  
PARLIAMENT

CITY OF  
LONDON

THE  
SHARD

CHELSEA  
BRIDGE

CANARY  
WHARF

BATTERSEA  
POWER STATION

US EMBASSY

BATTERSEA  
POWER STATION

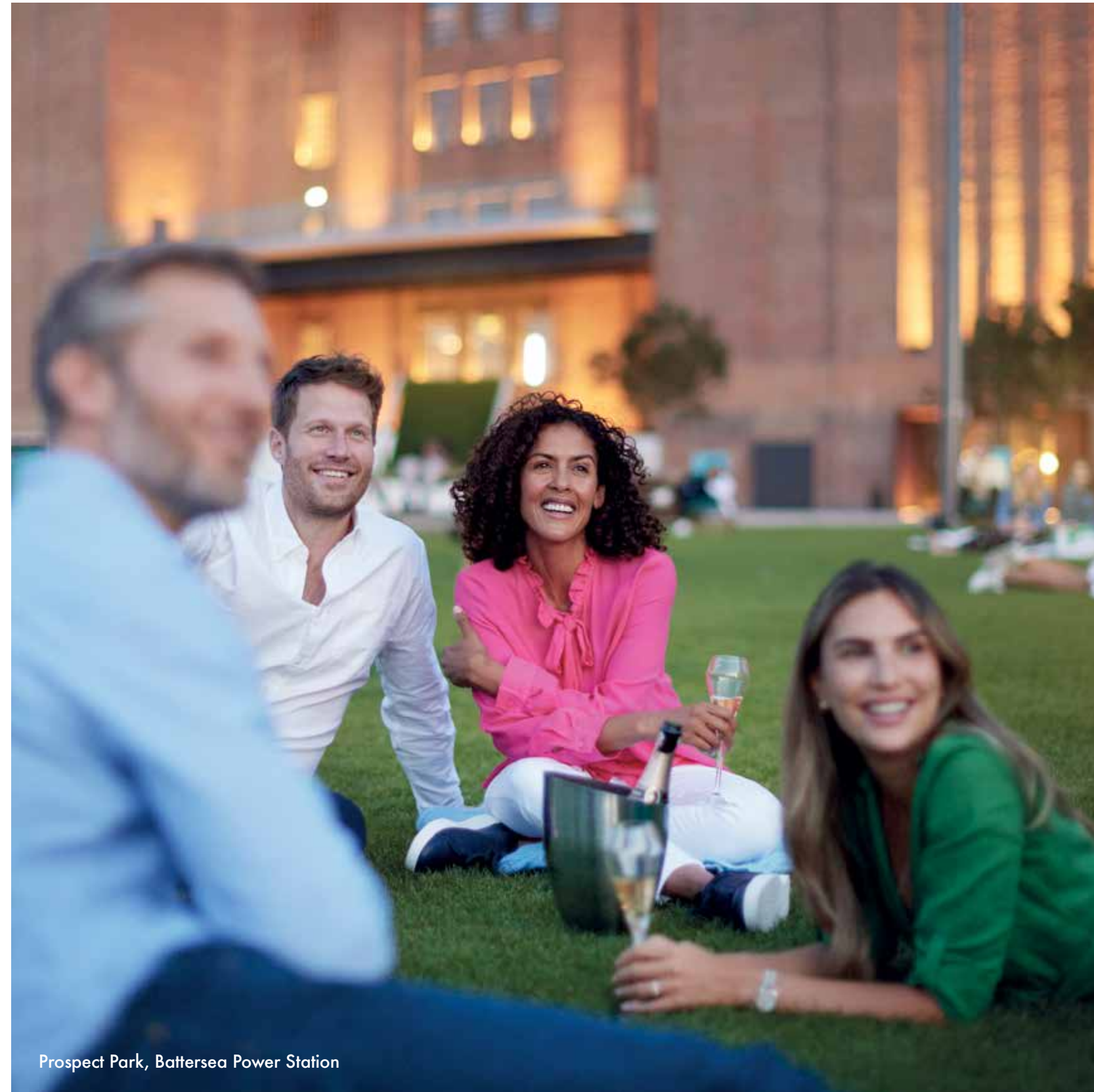
BATTERSEA  
PARK

BATTERSEA  
PARK STATION

# riverside and parks

Battersea Power Station's riverside location sets it apart from other developments, with 1,500ft of river frontage providing an everchanging backdrop to this new neighbourhood.





With 19 acres of open and green space including the six-acre riverside Power Station Park, as well as Prospect Park and its creatively designed children's playground, residents will never need to go far to enjoy the great outdoors.

In addition, one of London's largest and most popular green spaces, the magnificent 200-acre Battersea Park is only a stone's throw away. Its tree-lined walkways, open space perfect for picnics, numerous tennis courts, lakes, cafes and all-weather outdoor sporting arena are just a short walk under Chelsea Bridge, along the banks of the River Thames.

This is a destination that has it all.





Two-bedroom apartment living room and winter garden

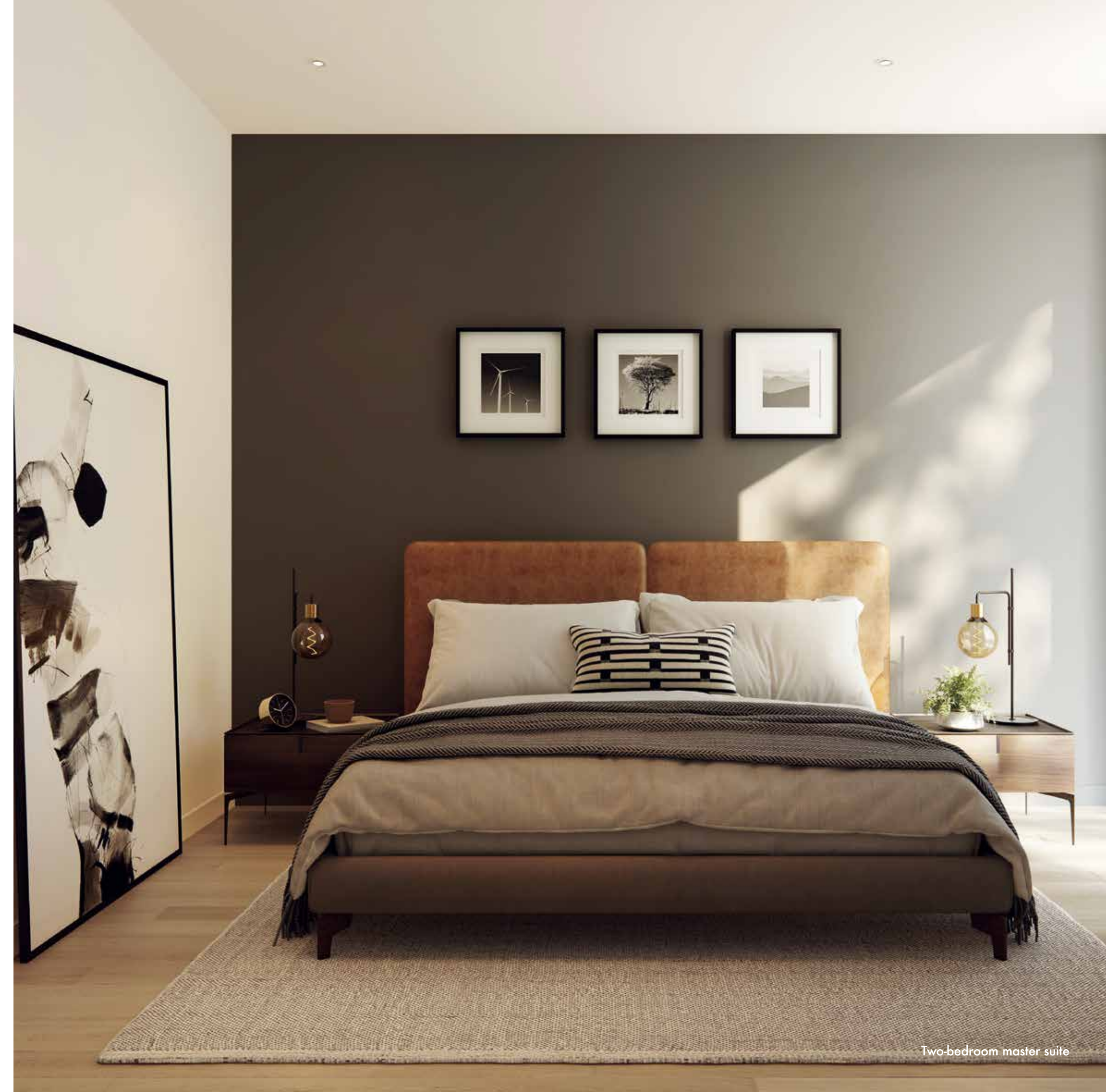
# apartments



Sitting at the southern end of the striking Battersea Roof Gardens and adjacent to the Power Station, is Koa; a collection of studio, one-bedroom and two-bedroom apartments with a contemporary edge, marking the final release of apartments in this impressive building.

Designed for the lifestyle-oriented resident, interiors are built around flexibility and adaptability, including dedicated workspaces where possible.

Apartments are full of character and excitement with fresh, modernist references bringing sophistication to the apartments, combined with top quality finishes and considerable natural light through the winter gardens and balconies.



Two-bedroom master suite





Two-bedroom master suite





One-bedroom kitchen and reception with winter garden

Two carefully designed interior palettes bring distinctly different qualities to the apartments. 'Dawn' takes inspiration from Foster + Partners' bright, linear architecture with white kitchens and light stone tiling providing a series of refreshing spaces. In contrast, 'Dusk' features dark kitchen cabinetry and stone tiling to bathrooms, making a stylish statement and creating signature features that demand attention.





Two-bedroom kitchen and reception with winter garden





Studio apartment in Dawn Palette



Two-bedroom kitchen and reception in Dusk palette



Bathroom in Dawn Palette



Bathroom in Dusk Palette





One-bedroom kitchen and reception with terrace





CGI of concierge drop-off at Beechmore House

# conci erge

Koa at Electric Boulevard has its own dedicated entrance lobby, with residents also benefitting from the experienced concierge team located within Beechmore House at Battersea Roof Gardens. The team will be on hand seven days a week to help with daily needs from arranging laundry service through to theatre tickets and restaurant bookings.

Access to the unique Power Club app, exclusive to Battersea Power Station, allows residents to connect with each other and all that the concierge and neighbourhood has to offer. Join clubs, receive exclusive offers from local bars, restaurants and shops, make bookings for the gym, swimming pool and private dining rooms and more. The app also provides useful information about apartments such as residents' manuals, utilities, maintenance, repairs and key contacts.









CGI of alfresco dining on the roof gardens

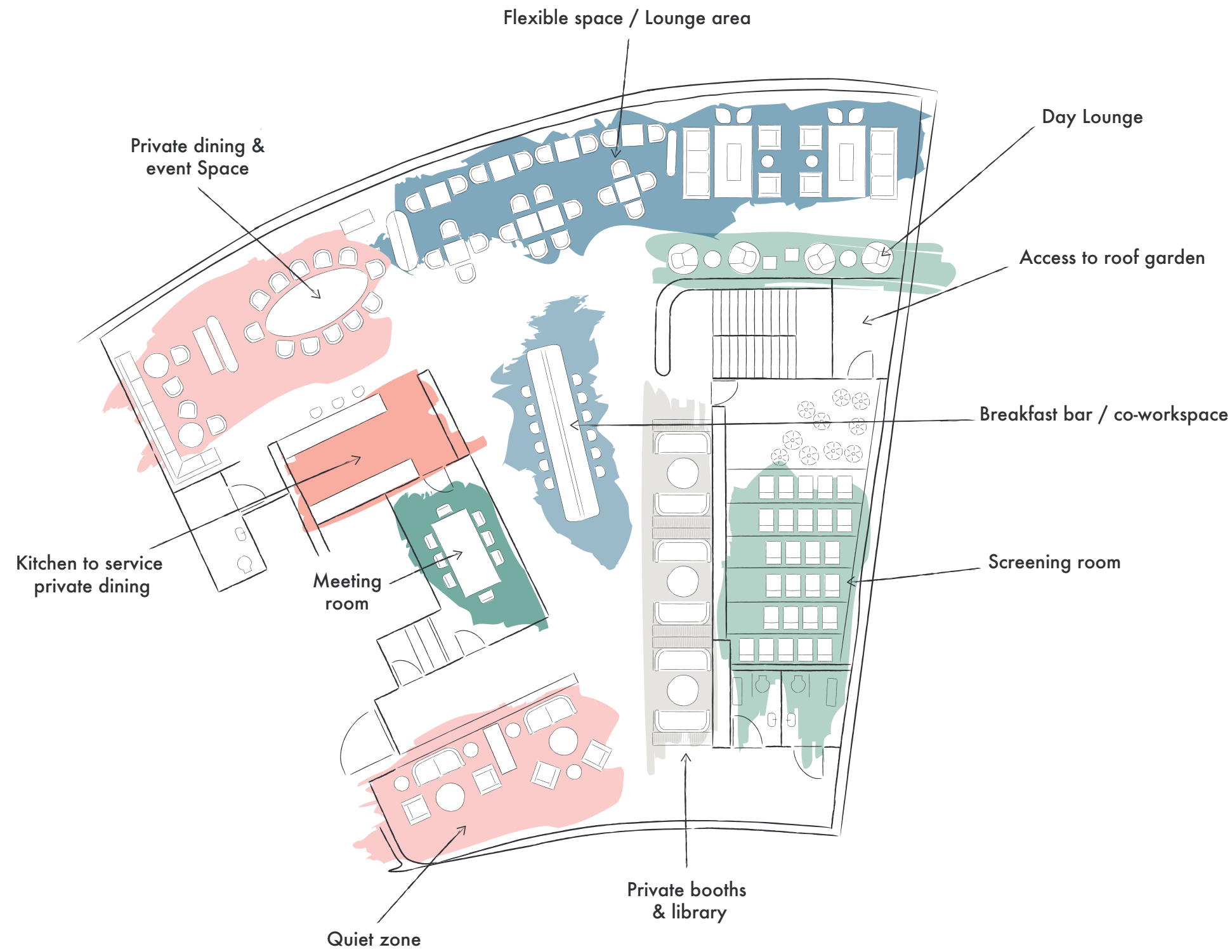
# amenities

Residents can enjoy the unparalleled amenities of Battersea Roof Gardens.

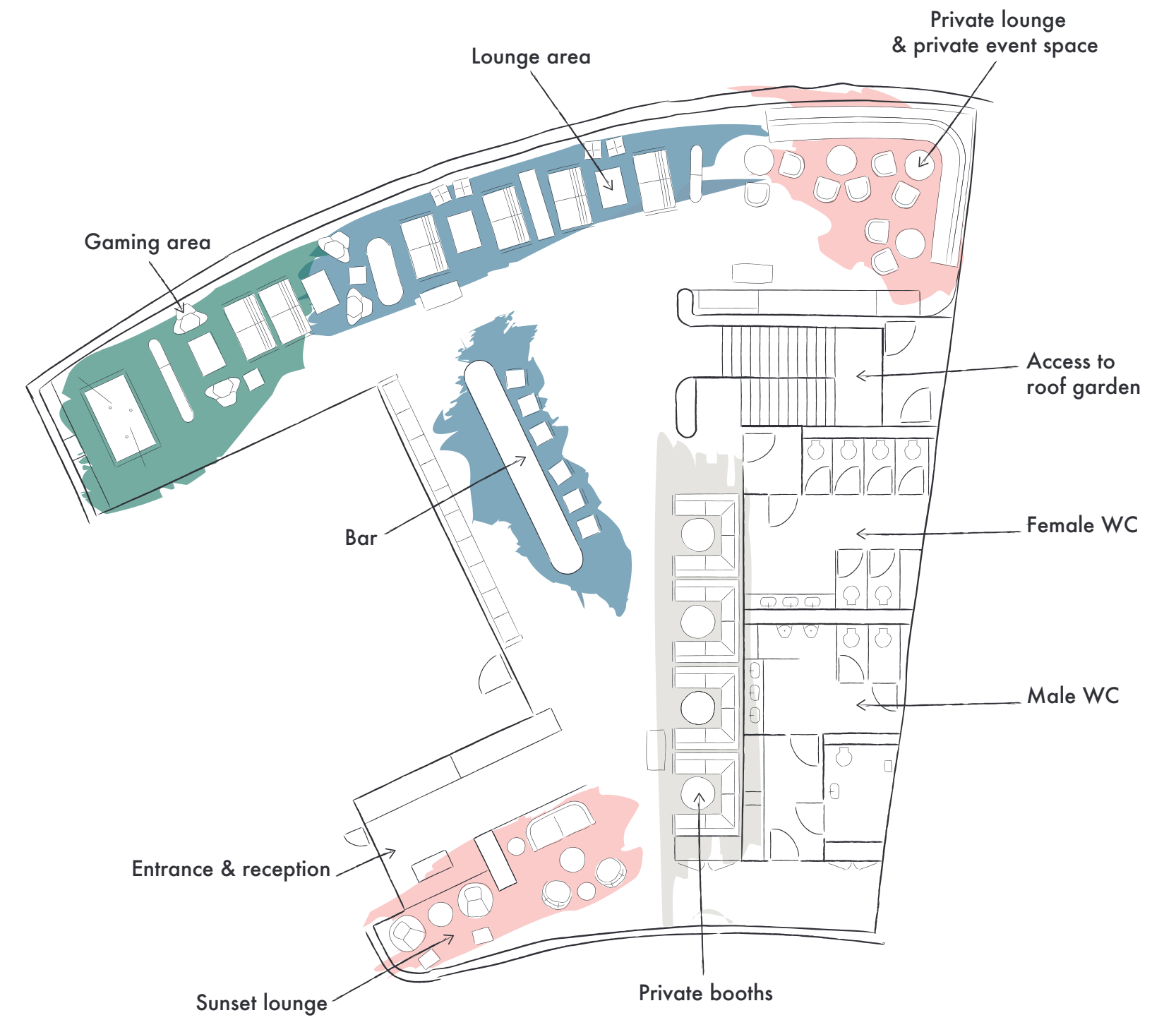
An incredible and expansive rooftop garden stretches the full length of the building, designed by LDA Design and James Corner of Field Operations, the visionary landscape designers behind the famous New York City's High Line. Enjoy BBQs and picnics with family and friends, take a relaxing stroll or simply sit and enjoy the impressive 360-degree views from sunrise to sunset.



14th floor sky lounge floorplan



15th floor sky lounge floorplan









The private Sky Lounge spanning 8,350 sq ft on the 14th and 15th floors with its dramatic views of London's skyline to both the east and west, includes the Sunset Bar, elegant workspaces, a luxurious cinema room and cosy lounges in which to work, relax or entertain.

For a full health and wellbeing experience there is the fully equipped, state-of-the-art gym with views of the historic Power Station and bustling Electric Boulevard below.











CGI of residents' private cinema



CGI of residents' gym



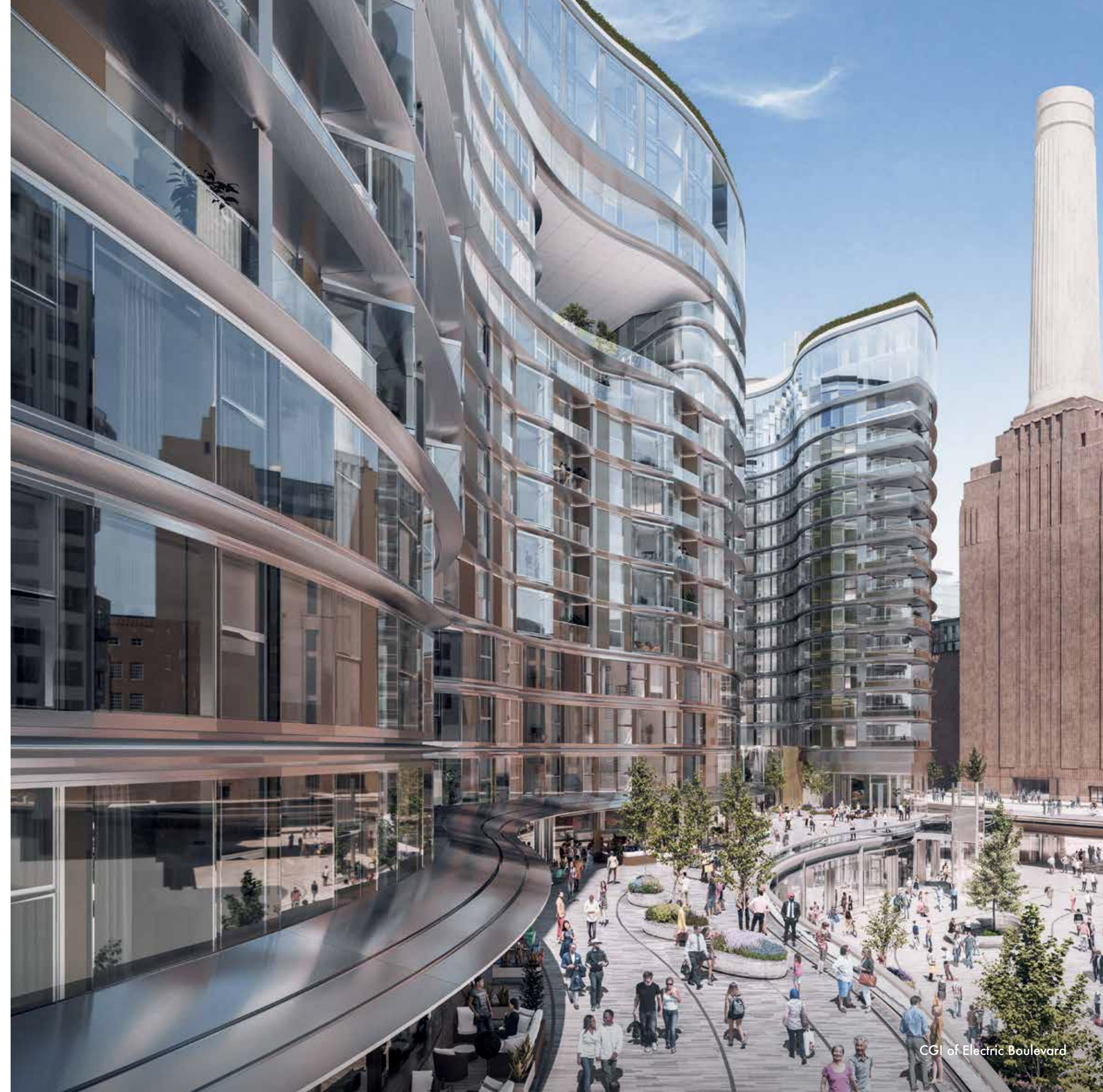




# shopping

The grand pedestrian high street, Electric Boulevard, sweeps up from the new Battersea Power Station Underground to the foot of the iconic Power Station. Below Battersea Roof Gardens sits two levels of cafes, bars and signature restaurants with alfresco dining, alongside an exciting mix of world-renowned retail and leisure brands.

On the opposite side of the boulevard, the dramatically designed double height flagship stores of Gehry Partners' Prospect Place provide numerous opportunities to purchase everything from stylish wardrobe must-haves and fashionable homewares, to fresh groceries and much, much more.



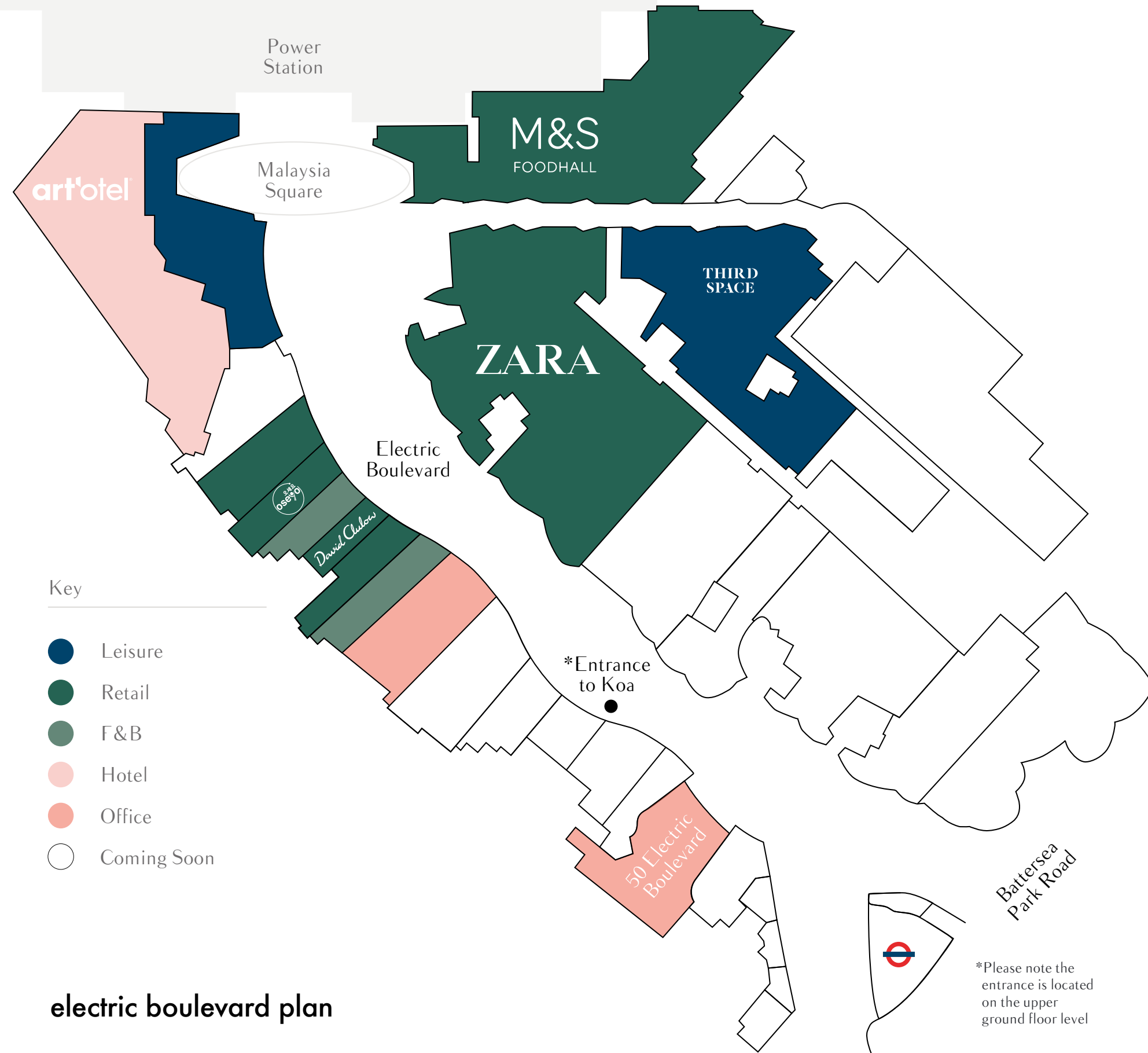




CGIs of the exciting mix of shops on Electric Boulevard



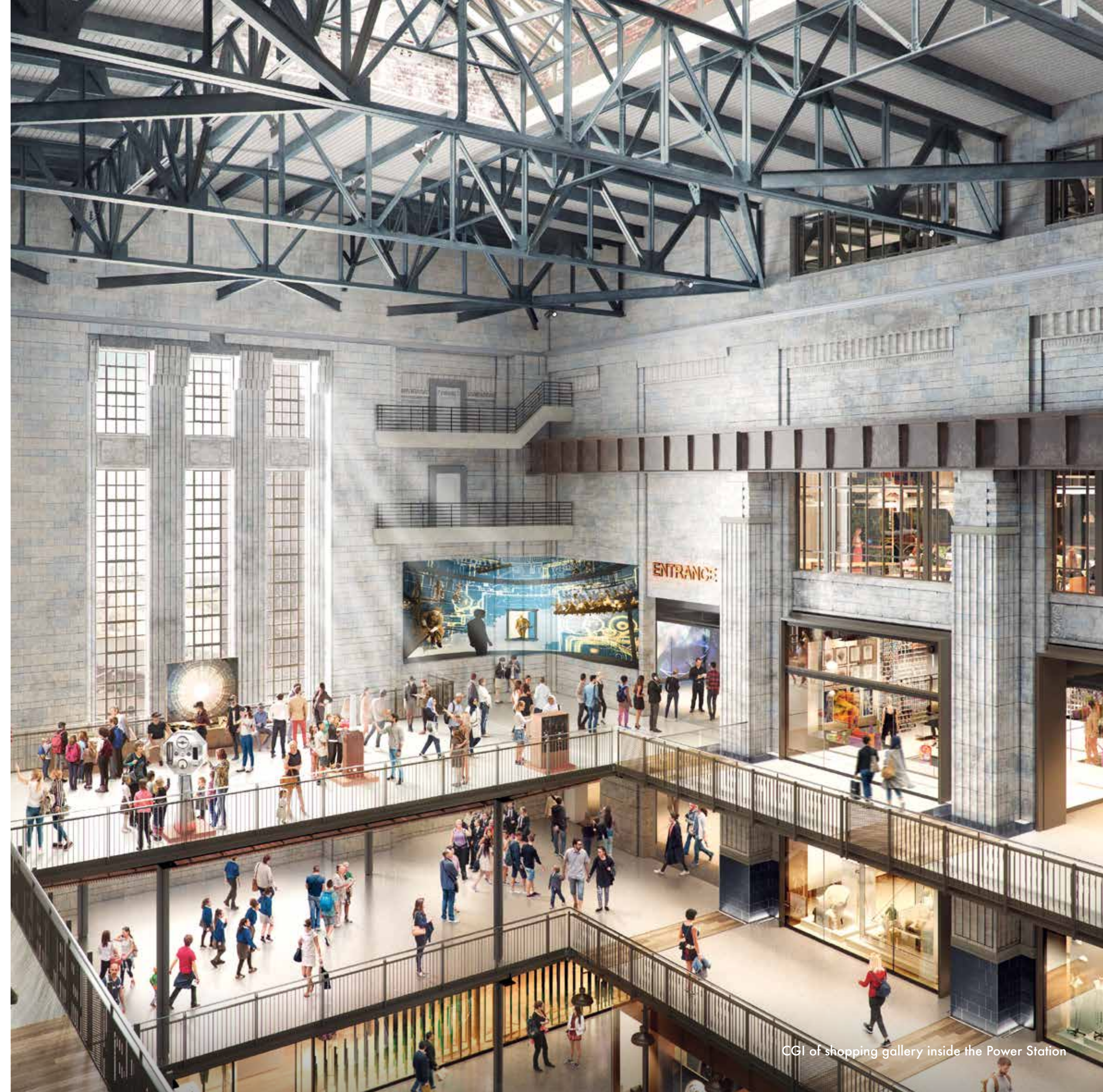






All this in addition to the extraordinary new shopping destination inside the Power Station itself, which brings together an eclectic mix of high-end fashion brands, bars, restaurants, leisure and entertainment venues, including Lift 109, a glass elevator which transports visitors up to the top of the Power Station's north west chimney, offering 360-degree views of the London skyline.

This is a place with scale, drama and an inspirational regeneration story at its core, creating the ultimate shopping experience in central London.



CGI of shopping gallery inside the Power Station



# neighbour hood

Koa at Electric Boulevard brings a new dynamic to the already thriving neighbourhood at Battersea Power Station; shops, dining spots, entertainment venues, wellness centres, a luxury health club and the addition of an exciting new 164 room art'otel, all bring this cosmopolitan quarter to life.

Enjoy a year-round calendar of events held across the estate in the parks, on The Coaling Jetty, and the amphitheatre-like Malaysia Square, with everything from live music and entertainment, open-air cinemas and theatres, to Christmas markets and a host of delicious food festivals.







Year-round events such as the Light Festival



Friendly local stores



Trendy restaurants



Summer Showtime on The Cooling Jetty



Boutique shops





Residents have everything they need on their doorstep; a genuine community where neighbours, business owners and customers know and greet each other; the ultimate live, work, eat, shop and play neighbourhood.



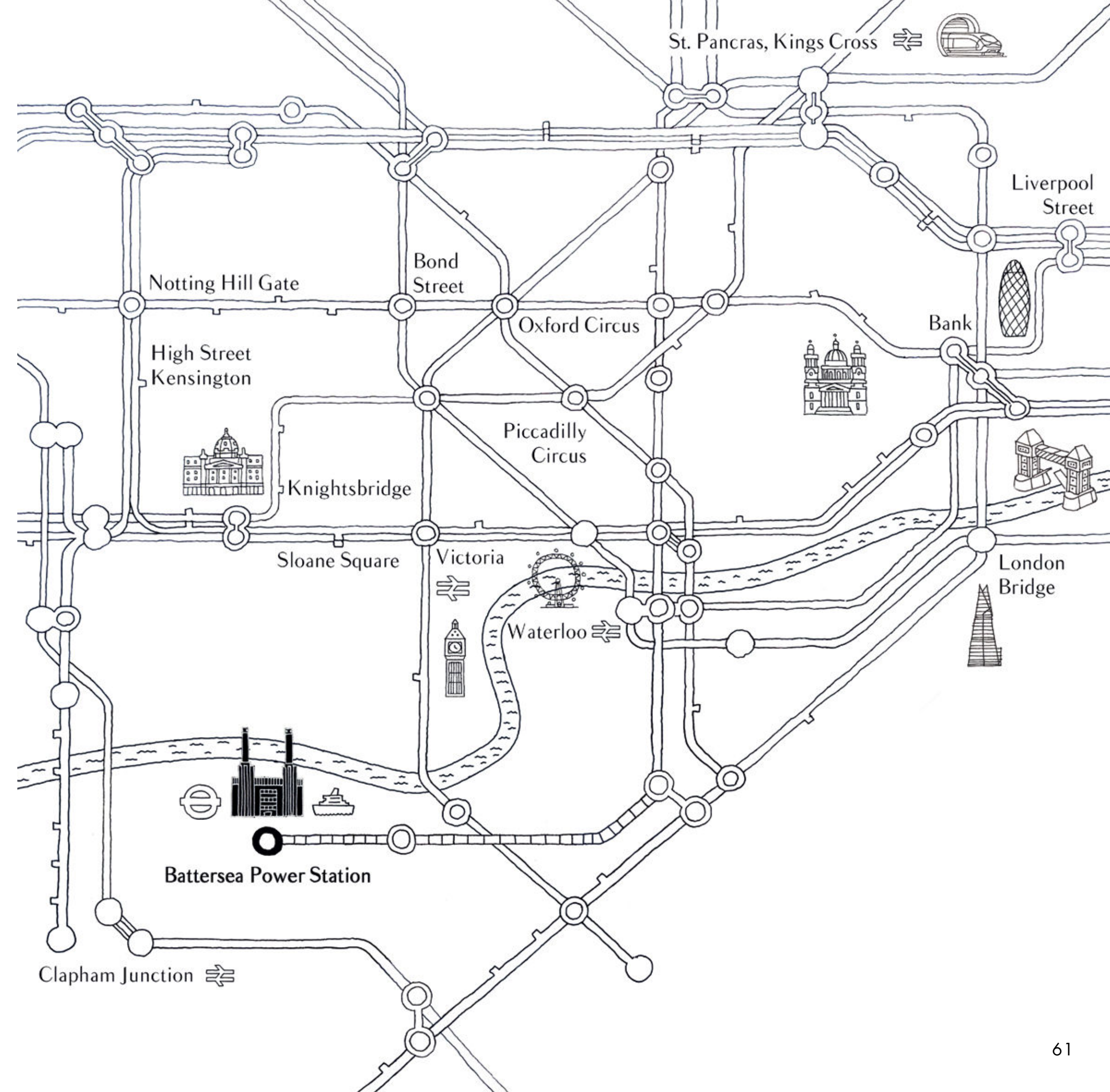
# getting around

Just a stone's throw away is Battersea Power Station's very own Zone 1 Underground station providing high speed connections to the rest of London, with the City and the West End accessible in under 15 minutes.

Sloane Square and Chelsea are a short stroll across Chelsea Bridge, and the Uber Boat by Thames Clippers from Battersea Power Station Pier offers a new way of exploring the capital from the river, or a more leisurely commute to work.

Battersea Park and Queenstown Road stations are also close by, providing rail links into Victoria and Waterloo within five minutes, and once complete, Crossrail will be accessible within 15 minutes.

When it comes to international travel, Heathrow and Gatwick airports are both within easy reach by road and rail.







Battersea Power Station Underground

### underground



The new Zone 1 Underground station on the Northern Line allows for fast and easy access to the most popular parts of London including the West End, Central London, and the City in 15 minutes.

### uber boat



The Uber Boat by Thames Clippers river bus offers a new perspective for exploring the capital or a more leisurely commute to work.

### airports



44 mins to Gatwick Airport  
 52 mins to Heathrow Airport  
 55 mins to London City Airport  
 1h 25 mins to Stansted Airport  
 1h 30 mins to Luton Airport

### crossrail



Crossrail will be accessible via Tottenham Court Road station, which can be reached in under 15 minutes on the Northern Line. Passengers can then directly access both Heathrow to the west in 45 minutes, and Canary Wharf to the east.



# studio of innovation foster + partners

Founded by Norman Foster in 1967, Foster + Partners is a global studio for architecture, urbanism and design rooted in sustainability. Since launching over 50 years ago, this award-winning international architectural design and engineering firm has earned a worldwide reputation for exceptional design.

Projects like the Reading Room at the British Museum, The Gherkin and Beijing Airport Terminal 3, showcase the studios creativity and ambition.





# specifications

## dawn

The dawn palette takes inspiration from Foster + Partners' bright, linear architecture with white kitchens and light stone tiling providing a series of refreshing spaces.

### kitchen

#### CABINETRY

Bespoke full height handleless contemporary kitchen cabinets in white satin matt lacquer finish

#### WORKTOP AND SPLASHBACK

Polished grey quartz countertop with integrated fittings

Backpainted glass splashback in light grey TAP

Contemporary mixer tap in polished chrome LIGHTING

Concealed under-cabinet LED lighting

### appliances

#### OVEN

Siemens electric oven or similar

#### MICROWAVE

Siemens microwave or similar

#### DISHWASHER

Bosch or similar integrated dishwasher

#### FRIDGE/FREEZER

Bosch or similar integrated fridge/freezer HOB

Bosch or similar induction hob

#### WASHER/DRYER

Zanussi or similar combined washer/dryer

#### EXTRACTOR

Siemens extractor or similar

### internal access, walls, doors, floors & fittings

#### INTERNAL WALLS

Plasterboard internal walls in matt white finish

MASTER BEDROOM FEATURE WALL (1 and 2 bedroom apartments only)

Painted in light grey

#### ENTRANCE DOOR

Dark grey painted entrance door with brushed stainless steel lever handles

#### INTERNAL DOORS

Matt white internal doors with matt black lever handles

#### WARDROBES

Bespoke built-in wardrobes in a matt white lacquer finish with contemporary black linear pull handles

#### FLOORING TO LIVING, DINING, KITCHEN AND CIRCULATION AREAS

Engineered timber plank flooring

#### FLOORING TO BEDROOM AREAS

Textured grey wool loop carpet

#### FLOORING TO WINTER GARDEN

Stone coloured porcelain tiles

### bathrooms

#### FLOORING & FEATURE WALL

Light grey porcelain tile floor and feature wall tiles with brushed stainless steel trim WALLS

Matt white porcelain tile on selected walls; remainder painted (waterproof/moisture resistant)

#### CABINETRY

Wall-hung mirrored vanity unit over sink with concealed LED lighting

#### BASIN

Wall-mounted basin

#### BATH

Built-in bath with shower overhead in select apartments

#### SHOWER FITTINGS

Ceiling mounted rain shower plus wall mounted hand shower in polished chrome

#### BRASSWARE

Contemporary taps and mixers in polished chrome

#### WC

Wall-mounted WC with chrome flush plate

#### ADDITIONAL FEATURES

Heated towel rail (excluding powder rooms)

Door-mounted chrome robe hooks

## dusk

The dusk palette features dark kitchen cabinetry and stone tiling to bathrooms, making a stylish statement and creating signature features that demand attention.

### kitchen

#### CABINETRY

Bespoke full height handleless contemporary kitchen cabinets in charcoal grey satin matt lacquer finish

#### WORKTOP AND SPLASHBACK

Polished grey quartz countertop with integrated fittings

Backpainted glass splashback in light grey TAP

Contemporary mixer tap in polished chrome LIGHTING

Concealed under-cabinet LED lighting

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# place makers

Battersea Power Station is being redeveloped by an international consortium with a proven track record. The project is driven by backing from Malaysia's most well respected and successful property development and investment businesses, S P Setia Berhad, Sime Darby Property and The Employees Provident Fund.

**Setia**



## Development Manager

The development is being managed by UK-based Battersea Power Station Development Company (BPSDC). The team of leading professionals at BPSDC bring a huge amount of knowledge to the scheme, together with experience of delivering largescale developments both in London and around the world.

The creation of a multi-functional, mixed-use place that will become an exemplar project in London is the key objective. This unique UK/Malaysian partnership brings with it the financial strength, expertise and commitment necessary to deliver what is one of London's most important and iconic development projects that will set new standards for development in the capital.

## S P Setia Berhad

Since its incorporation in 1974, S P Setia has been a household name in the property development industry. The Group is recognised as one of Malaysia's leading listed real estate players with a portfolio that encompasses townships, eco-sanctuaries, luxury enclaves, high-rise residences, commercial and retail developments.

S P Setia is the only Malaysian developer to have received 15 FIABCI World Gold Prix d'Excellence Awards by the International Real Estate Federation (FIABCI), of which the 14th and 15th wins were in 2022 and 14 FIABCI Malaysia Property Awards to date. In 2020, S P Setia was ranked No.1 in The Edge Malaysia Top Property Developers Awards for a record-breaking 13th time, the only developer to have achieved this feat since the inception of the awards.

The Group is well-established in Malaysia's three key economic centres, namely KlangValley, Johor Bahru and Penang, and has a project in Sabah. Its international reach now includes six countries: Vietnam, Australia, Singapore, China, the United Kingdom, and Japan.

As of 30 June 2022, the Group has 47 on-going projects, with effective remaining land banks of 7,042 acres valued at a GDV of RM120.88 billion and total unbilled sales of RM8.71 billion.

## The Employees Provident Fund

The Employees Provident Fund (EPF) is Malaysia's premier retirement savings fund, created to help its members achieve adequate savings for a comfortable retirement.

This is in line with EPF's vision to help members achieve a better future and its mission to safeguard members' savings and deliver excellent services. The fund has evolved significantly from transaction-centric to a professional fund management organisation with a strong focus on retirement security.

The EPF is guided by a robust and professional governance framework when making investment decisions. It continues to play a catalytic role in the nation's economic growth and seeks to cultivate a savings and investment culture among its members to improve the country's financial literacy level.

## Sime Darby Property

Sime Darby Property is a leading property developer with a strong success rate of developing sustainable communities for 50 years. With 25 active townships/developments, Sime Darby Property has a wide reach that encompasses assets and operations across the country. It marks its presence in the UK as part of a Malaysian consortium to develop the iconic Battersea Power Station Project in central London.

As a responsible corporate player, Sime Darby Property and its philanthropic arm, Yayasan Sime Darby (YSD) actively implement various initiatives to assist underprivileged communities living within and nearby its townships. A multi award-winning property group with numerous international and local accolades, Sime Darby Property is a constituent of the MSCI ACWI Small Cap Index with MSCI ESG Rating of BBB and is rated by the Carbon Disclosure Project. Sime Darby Property is honoured to be recognised with numerous real estate industry awards throughout the years.

In 2021, the Group continues to be recognised as a top property developer in 'The Edge Malaysia's Top Property Developers Awards', achieving the feat for the tenth year running. The Group was also named as 'EdgeProp Malaysia's Responsible Developer: Building Sustainable Development Award 2021', as well as the winner in PwC's 'Building Trust Awards 2021' under the FBM Mid 70 Index category.





CGI of Battersea Power Station and London's famous skyline



## contact us

London

T: +44 (0)20 3432 3429

E: [info@batterseapowerstation.co.uk](mailto:info@batterseapowerstation.co.uk)

E: [sales@batterseapowerstation.co.uk](mailto:sales@batterseapowerstation.co.uk)

Malaysia

T: +603 2282 5225

E: [sales@bpsm.my](mailto:sales@bpsm.my)

## visit us

Battersea Power Station Sales Suite

21-22 Circus Road West, Battersea Power Station,

London SW11 8EZ

 @BatterseaPwrStn

[www.batterseapowerstation.co.uk](http://www.batterseapowerstation.co.uk)

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BATTERSEA  
POWER STATION