

Mass Market and Business Class Property in St. Petersburg

Description of key projects

Mass Market

Tsvetnoy Gorod / Ruch'i

Yuzhnaya Akvatoria

Yuzhny

Antey

Dolgoozyorny

Pulkovsky Posad

Karolina

Fortuna

Business class

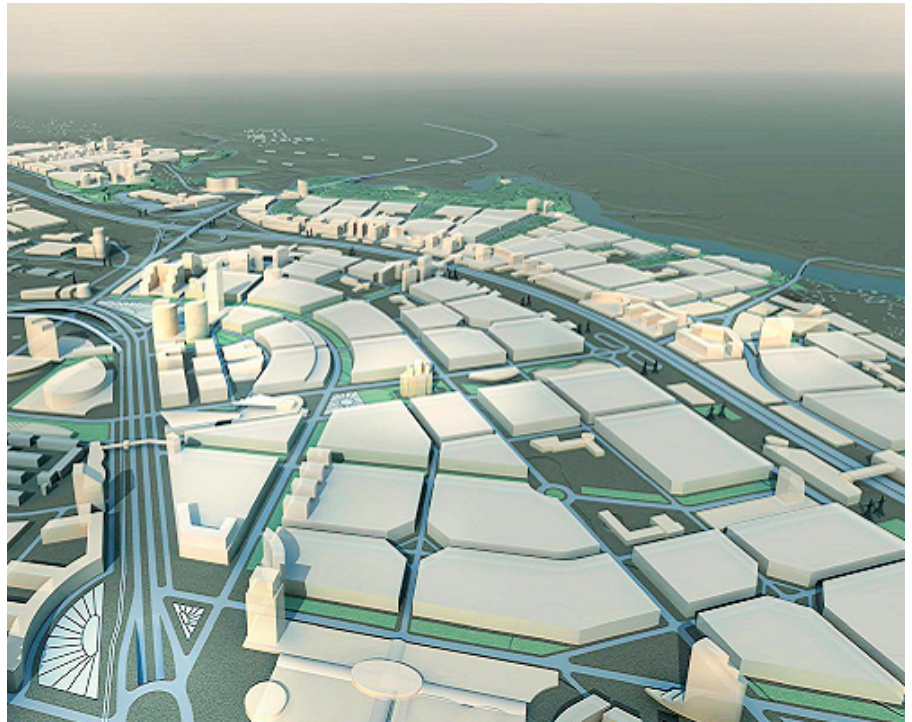
Aurora. Vostok

Komendantskaya Square House

Sophia

Tsvetnoy Gorod / Ruch'i

New comfortable neighbourhood of St. Petersburg



Piskaryovsky Prospekt,
Krasnogvardeysky
Administrative District,
St. Petersburg

Tsvetnoy Gorod (City of Colours) / Ruch'i (Brooks) is one of the largest area development projects in St. Petersburg aiming at the establishment of a new neighbourhood of St. Petersburg. Since its urban planning and architectural concept is developed from scratch, the developer company gets a chance to create a really comfortable living environment in line with a uniform concept and meeting the best modern standards.

The development area is at Piskaryovsky Prospekt, in an environment-friendly part of the city, along a bank of the Okhta River, near the parkland of the Leningrad region. The area is located near major city thoroughfares and the Ring Motorway. The Orlovsky Tunnel currently under construction will connect the new district with the city centre. There is easy access to the Devyatkinno, Akademicheskaya and Grazhdansky Prospekt metro stations. By 2020, a new metro station, Ruch'i is to be completed right on the project site.

Under the implementation plan, development is to be time-phased annually offering housing space of the optimal size to the market. Hence, the project will be highly profitable and will not result in excessive offer of housing in any one part of St. Petersburg. The fact that the plot of land is located within the city limits enhances its investment attractiveness because its market value will definitely keep growing.

The confidence that the project will be a success is based on the fact that OOO GDSK, a real estate development company of LSR Group is vertically integrated with the house building factories of the Group.

Net sellable area: 2,468,000 sq.m

Number of parking spaces: 20,850

Yuzhnaya Akvatoria

Residential compound



The Yuzhnaya Akvatoria (Southern Water Area) project is situated in the southwest of St. Petersburg, Krasnoselsky district, by the Gulf of Finland, away from plants and factories, in an environment-friendly area.

The construction of the Western High Speed Diameter as part of the Ring Road, the Nadex (High Speed Passenger Transportation Line) project and the proposed construction of a new metro line will ensure excellent transport accessibility in the future. Today the district residents can use large thoroughfares such as Leninsky Prospekt and Petergoffskoye Highway, and two metro stations, Prospekt Veteranov and Leninsky Prospekt.

The compound will be fully self-sufficient with a developed social and shopping infrastructure including kindergartens, schools, shopping, service and sports centres.

The project comprises panel houses and brick and cast-in-situ houses as well as a community and business area.

Net sellable area: 424,000 sq.m

Number of parking spaces: 4,410

Doblesty Street,
Krasnoselsky
Administrative District,
St. Petersburg

Yuzhny

Residential neighbourhood



Leninsky Prospekt,
Krasnoselsky
Administrative District,
St. Petersburg

The Yuzhny (Southern) project is located in the Krasnoselsky district of St. Petersburg and occupies several land plots along Leninsky Prospekt and Kazakova Prospekt.

The area to be developed lies in a modern and comfortable residential neighbourhood in the southwest of St. Petersburg, with a spread social and shopping infrastructure.

The project site is close to important city thoroughfares – Leninsky Prospekt and Petergofskoye Highway that ensure reliable connection with the downtown area and the nearby suburbs. It takes ten minutes to get to the Prospekt Veteranov and Leninsky Prospekt metro stations by public transport. The Government of St. Petersburg is planning to build a new metro line along Leninsky Prospekt.

The residential compound will include high-rise panel houses and brick and cast-in-situ houses, with built-in commercial space provided on the ground floors. The flats in panel houses will be delivered to the customers fully fitted out.

Net sellable area: 262,500 sq.m

Number of parking spaces: 203

Antey

Residential compound



The Antey (Antaeus) compound lies along Prospekt Kosmonavtov, a five-minute walk from the Zvyozdnaya metro station.

The Moskovsky district is one of the most convenient and prestigious parts of the city. Easy transportation (including a multi-level flyover at Pulkovskoye Highway to access the Ring Road), a developed social (schools, out-patient clinics, kindergartens and a maternity house) as well as shopping infrastructure, remarkable architectural style, vast park and entertainment areas: Hero Cities Park, Victory Park, squares with fountain ensembles. The largest retail park in St. Petersburg is also situated at Pulkovskoye Highway. The fast progress of country house construction in the southern part of the Leningrad region facilitates trips by Moskovsky district residents to recreation and leisure areas.

Eleven varying height buildings made of panels, brick and brick and cast-in-situ form two closed yards spaces with two-level semi-buried garages. The operational garage roofs accommodate children's playgrounds, sports grounds and recreation areas.

Net sellable area*: 128,000 sq.m

Number of parking spaces*: 536

**including the buildings already completed and the space therein fully sold out*

Prospekt Kosmonavtov,
Moskovsky Administrative
District,
St. Petersburg

Dolgoozyorny

Residential compound



Dolgoozyornaya Street,
Primorsky Administrative
District,
St. Petersburg

The project is situated in the Primorsky district of St. Petersburg. Located near major thoroughfares, it offers good transport accessibility and a well established social structure. The Yuntolovskaya Dacha federal park, the closeness of the Gulf of Finland, the Krestovsky Island parks, and the fact that there are no environmentally-harmful manufacturing facilities in the area ensure its environmental friendliness. Near the compound is an artificial lake, children's playgrounds and bike tracks. The nearest metro stations are Pionerskaya and Komendantsky Prospekt.

The residential compound will include two residential blocks, each one comprising six cast-in-situ and panel buildings. Seamless technology used for the façade of panel buildings improves their heat-retaining properties.

Net sellable area*: 84,000 sq.m

Number of parking spaces*: 109

**including the buildings already completed and the space therein fully sold out*

Pulkovsky Posad

Residential compound



Phases 3 through 7 of the residential compound located in the Moskovsky district of St. Petersburg at the junction of Pulkovskoye Highway and Dunaisky Prospekt. Nearby is a retail park, the largest of its kind in St. Petersburg, with hypermarkets, shopping and entertainment centres and recreation areas, as well as the green area of the Hero Cities Park.

The land plot lies near important city thoroughfares and has good access to public transport. The Zvyozdnaya metro station is just a walking distance away.

The residential compound will comprise 14 varying height buildings of panels as well as bricks and cast-in-situ, and forming a convenient closed yard. The flats in panel houses will be delivered to the customers fully fitted out.

Net sellable area: 66,200 sq.m*

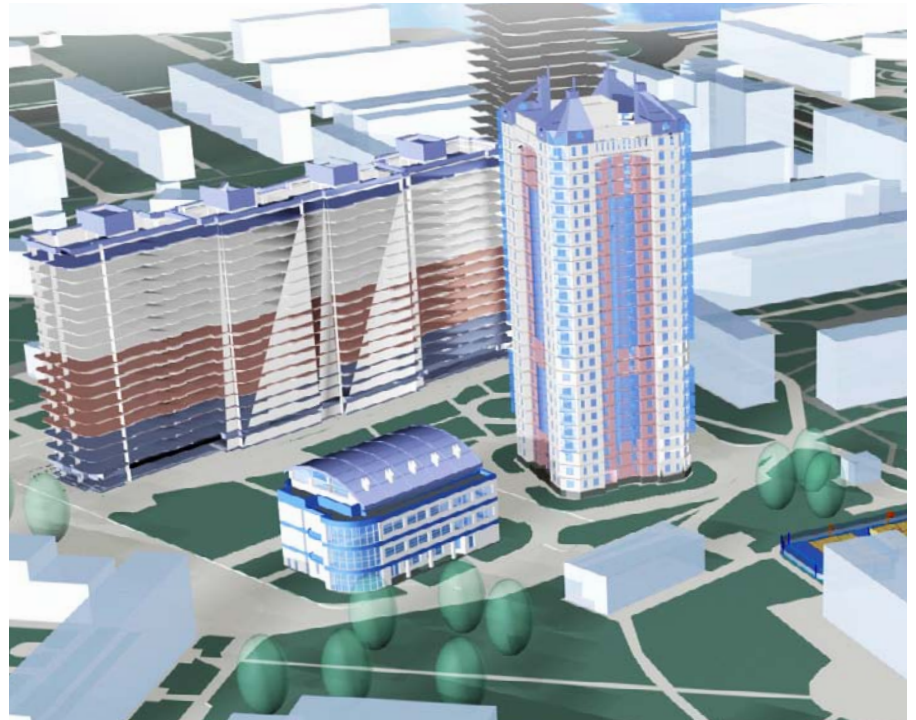
Number of parking spaces: 296*

**excluding the buildings of Phases 1 and 2 already completed and fully sold out*

Pulkovskoye Highway,
Moskovsky Administrative
District,
St. Petersburg

Karolina

Residential compound



Narodnaya Street,
Nevsky Administrative
District,
St. Petersburg

The project is situated in the southeast of St. Petersburg, in the Nevsky district, in a well-established neighbourhood offering an excellent social and shopping infrastructure. The Neva River flows nearby.

The compound has good access to public transport, a short way from the site are major thoroughfares of the city such as Narodnaya Street, Prospekt Bolshevikov and Oktybrskaya Embankment.

Under the metro development plan, by 2016 the Narodnaya metro station located within a five-minute walk from the compound is scheduled to be completed.

The residential compound will include houses: a panel house and a brick and cast-in-situ house, and also a fitness centre.

Net sellable area: 33,000 sq.m

Number of parking spaces: 154

Fortuna

Residential compound



The project is under construction in a new neighbourhood situated in the Primorsky district, on the coast of Lake Lakhtinsky Razliv along Shuvalovsky Prospekt. A short way from the construction site is the Yuntolovskaya Dacha federal park.

The site is near major city thoroughfares providing for good transport accessibility. A modern social and shopping infrastructure is being developed in the neighbourhood to ensure comfortable living for its residents.

The compound will include four 13-storied panel buildings. The use of seamless technology for house façades guarantees high heat-retaining properties. There is an underground semi-buried parking lot with an operational roof in the yard of each building as well as children's and sports grounds.

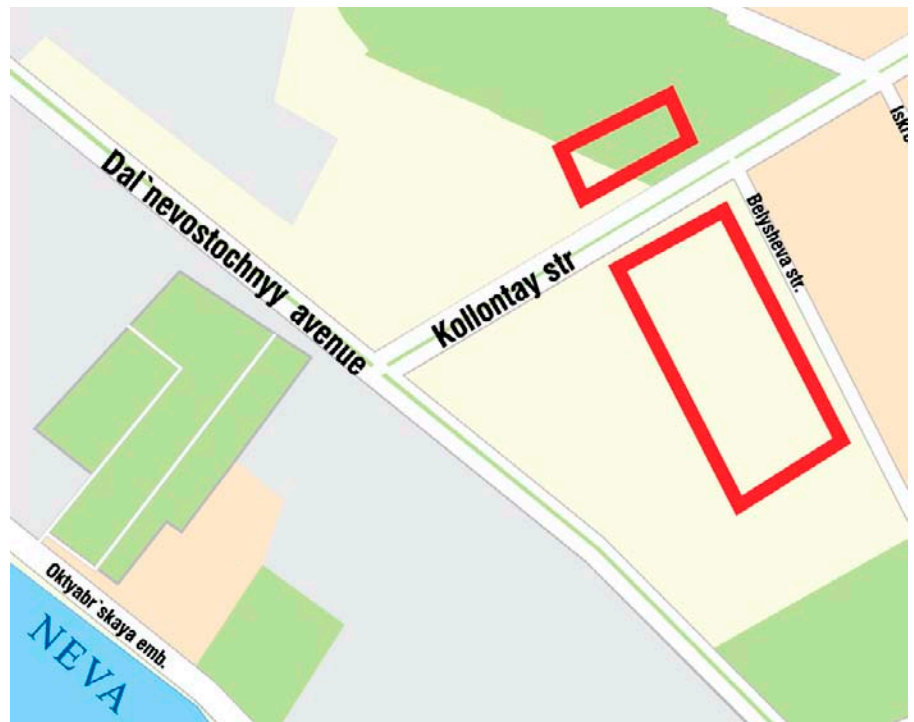
Net sellable area: 69,000 sq.m

Number of parking spaces: 290

Mebelnaya Street,
Primorsky Administrative
District,
St. Petersburg

Aurora. Vostok

Residential compounds



Belysheva Street,
Badaeva Street,
Nevsky Administrative
District
St. Petersburg

The sites to be developed are located in the south-east of St. Petersburg, in the most highly prices part of the Nevsky district, along Kollontai and Belysheva Streets.

It a dynamically growing and comfortable neighbourhood with a spread infrastructure and excellent transport: a 15-minute walk to the Prospekt Bolshevikov and the Ice Palace, the main landmark in the Nevsky district. It is easy to travel downtown (a 20-minute trip to Nevsky Prospekt) or out of town (a 15-minute drive to reach the Ring Road).

In close vicinity are a park area, a retail park with the new multi-purpose Felicita shopping and entertainment complex, Karusel and Kastorama hypermarkets etc.

The Aurora residential compound is distinguished for its comprehensive development resulting in an integrated comfortable living environment, with its kindergartens and schools, sports grounds and recreation areas.

The Vostok (East) residential compound is opposite the Aurora compound within a new neighbourhood under development. It forms a logical continuation of the existing buildings. In addition to kindergartens, a secondary school and out-patient clinics it is planned to build a music school and a youth arts centre.

Net sellable area: 317,650 sq.m

Number of parking spaces: 860

Komendantskaya Square House

Residential compound



The apartment houses at 48-49 Komendantsky Prospekt will crown the development of the Komendantskaya Square House residential compound in the Primorsky district of St. Petersburg.

The project site lies close to the Komendantsky Prospekt metro station.

The environmental situation in the area is one of the best in town due to the fact that there are no factories there, and a short distance away is the Gulf of Finland and the Yuntolovskaya Dacha federal park. The locality all around offers kindergartens, schools and out-patient clinics, several large shopping centres and supermarkets.

The ground floor of the residential compound will accommodate built-in retail outlets to be used as shops, cafes and public services. The compound will also have a built-in underground garage with heating.

*Net sellable area**: **32,000 sq.m**

*Number of parking spaces**: **56**

* including House 48A already completed and the space therein fully sold out

48A, 49 Komendantsky
Prospekt,
Primorsky Administrative
District,
St. Petersburg

Sophia

Residential compound



Yuzhnoye Highway,
Frunzensky Administrative
District,
St. Petersburg

The compound is situated in the southern part of the Frunzensky district. The development site is surrounded by Greenfield areas – bordering on the site are the Internationalists Park and artificial lakes frequented by the residents of the Frunzensky district.

All modalities of city transport are well developed in the district. A new metro station, Mezhdunarodnaya, just next to the Sophia compound, is to be completed there by 2010. The new compound resident can also use the existing Kupchino metro station. The key thoroughfare in the district, Prospekt Slavy links the district with a number of other city districts. Once the Nadex (High Speed Passenger Transportation Line) project is implemented the transport links with the Moskovsky, Krasnoselsky and Nevsky districts will improve.

The residential compound will include a series of varying height buildings while the ground floors are intended for built-in retail outlets. In addition, the Nadex line will facilitate the trips of local dwellers southwards, out of town, to their garden plots and summer cottages.

The compound is going to be fully self-sustained, with its own social, shopping and sports infrastructure. The adjacent lake area is being landscaped to create a park zone for district residents' recreation.

Net sellable area: 360,000 sq.m

Number of parking spaces: 3,000