



Real Estate in Moscow

Description of key projects

Grunwald

New Balchug

58 Leningradskoye Highway

Grunwald

Residential development



Zarechiye,
Odintsovsky District,
Moscow Region

The Grunwald premium class residential compound is situated in an environment-friendly part of the Moscow region, a short way from the estate of Zarechiye. It is surrounded by a park and has a developed social infrastructure. The compound is within a 1 km range from the Moscow Ring Motorway and has a good link with Moscow's centre via the Skolkovskoye Motorway. The neighbourhood comprises a series of detached low-rise buildings. Each house has a personality of its own but all together they form a uniform architectural ensemble. The building exteriors and interiors conform to two key principles: functionality and rationalism. Each of the Grunwald houses has no more than twenty flats with a winter garden, fireplace room, French balconies and panoramic glazing. The design also provides for large flats of 330 sq.m each occupying the whole of the floor with access to usable roof spaces.

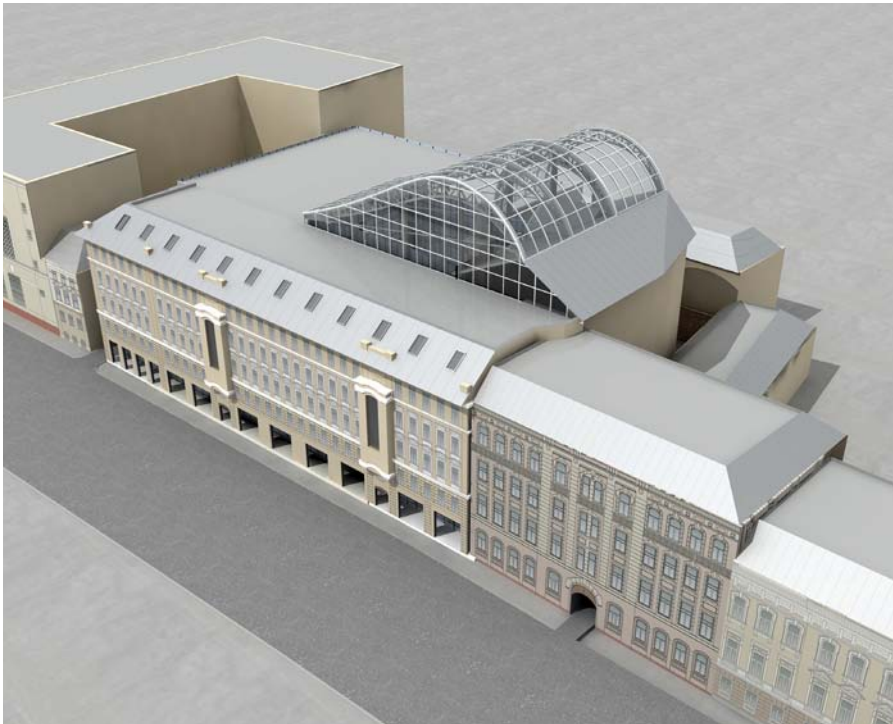
In Grunwald, the entire territory without any buildings is a leisure area. Around the compound boundaries a circular promenade alley is built. The alley that leads to the Setun River is lit up during the dark hours, it has perennial and one-year flower beds as well as trees of different species.

Net sellable area: 23,500 sq.m.

Number of parking spaces: 261

New Balchug

Multi-purpose business centre



New Balchug, a development project involving the construction of a multi-purpose business centre of Class A is located in the very centre of Moscow, 500 m away from Red Square. The office windows provide picturesque views of the Kremlin and Raushskaya and Sadovnicheskaya embankments. The business environment of the compound includes the Bank of Russia and Rosneft, and the fashionable Balchug Kempinski hotel complex.

New Balchug is conveniently located both for motorists and those travelling by metro. Transport access is provided by Sadovoye Ring and Boulevard Ring as well as the nearest metro stations, Novokuznetskaya and Tretiakovskaya.

The project comprises a business centre and a 3-level underground garage for 170 vehicles. The building will consist of sections with different numbers of floors and its look and configuration will be modeled, as much as practicable, after the 19th century buildings in the area. The project will also involve the restoration of the façades of the palaces located in the area. The business centre will be a uniform self-contained complex with an indoor yard space.

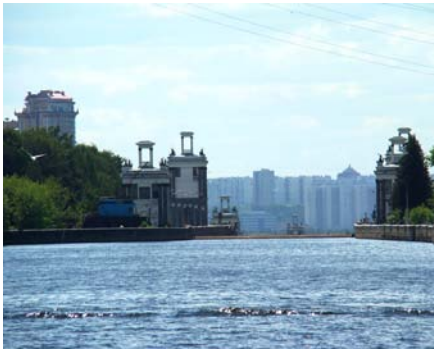
Net sellable area: 16,000 sq.m.

Number of parking spaces: 170

9 Sadovnicheskaya Street,
Central Administrative
District,
Moscow

58 Leningradskoye Highway

Residential compound



58 Leningradskoye Highway,
Northern Administrative
District,
Moscow

The original intention was to develop a multi-purpose business centre. At the end of 2008, in view of the changed business environment, it was decided to convert the site into a residential property project the more so that the site is perfectly located (with a metro station nearby, convenient car access, a water reservoir in the vicinity etc.) for residential development just as well.

The design provides for the construction of a residential high-rise compound of business class in the rapidly developing Northern district of Moscow.

The architectural ensemble comprises two modern buildings: a 40-storied tower and a house with a varying number of floors. The total area of the compound is approx. 97,000 sq.m.

The site location is very convenient: 500 m away from the Vodny Stadion metro station, 12 km away from the downtown and 15 km away from the Sheremetievo International Airport. The flyover currently under construction at Pulkovskaya Street will ensure free exit to the Leningradskoye highway in any direction. The social infrastructure developed in the Northern district will guarantee true comfort to the future residents.

Opposite the proposed residential development is the Khimkinskoye reservoir, with beautiful views of the reservoir opening from the apartments in the upper part of the building.

The compound will have an underground garage for 990 vehicles.

Net sellable area: 49,000 sq.m

Number of parking spaces: 990