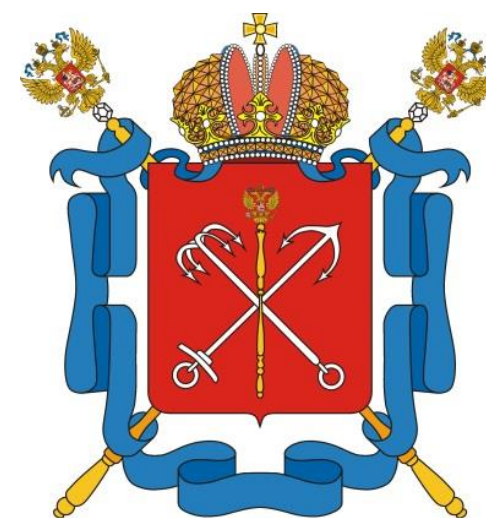
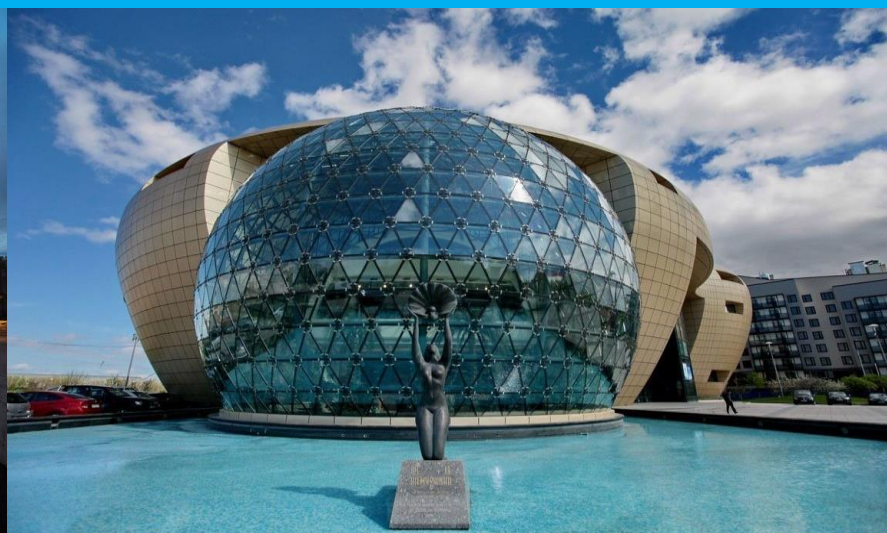
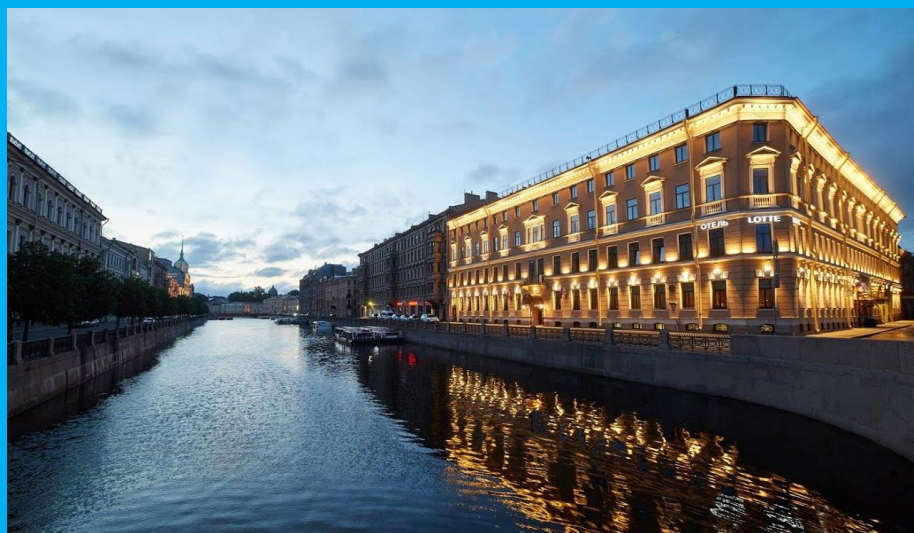


LAND PLOTS FOR REALIZATION IN TRADES FOR THE CONSTRUCTION OF TRADE OBJECTS, INDUSTRY AND HOTEL INFRASTRUCTURE



**GOVERNMENT OF
SAINT-PETERSBURG**

LAND PLOTS' LOCATION

1. Admiralteysky district
2. Vasileostrovsky district
3. Vyborgsky district
4. Kalininsky district
5. Kirovsky district
6. Kolpinsky district
7. Krasnogvardeisky district
8. Krasnoselsky district
9. Kronshtadtsky district
10. Kurortny district
11. Moscovsky district
12. Nevsky district
13. Petrogradsky district
14. Petrodvortsovy district
15. Primorsky district
16. Pushkinsky district
17. Frunzensky district
18. Central district



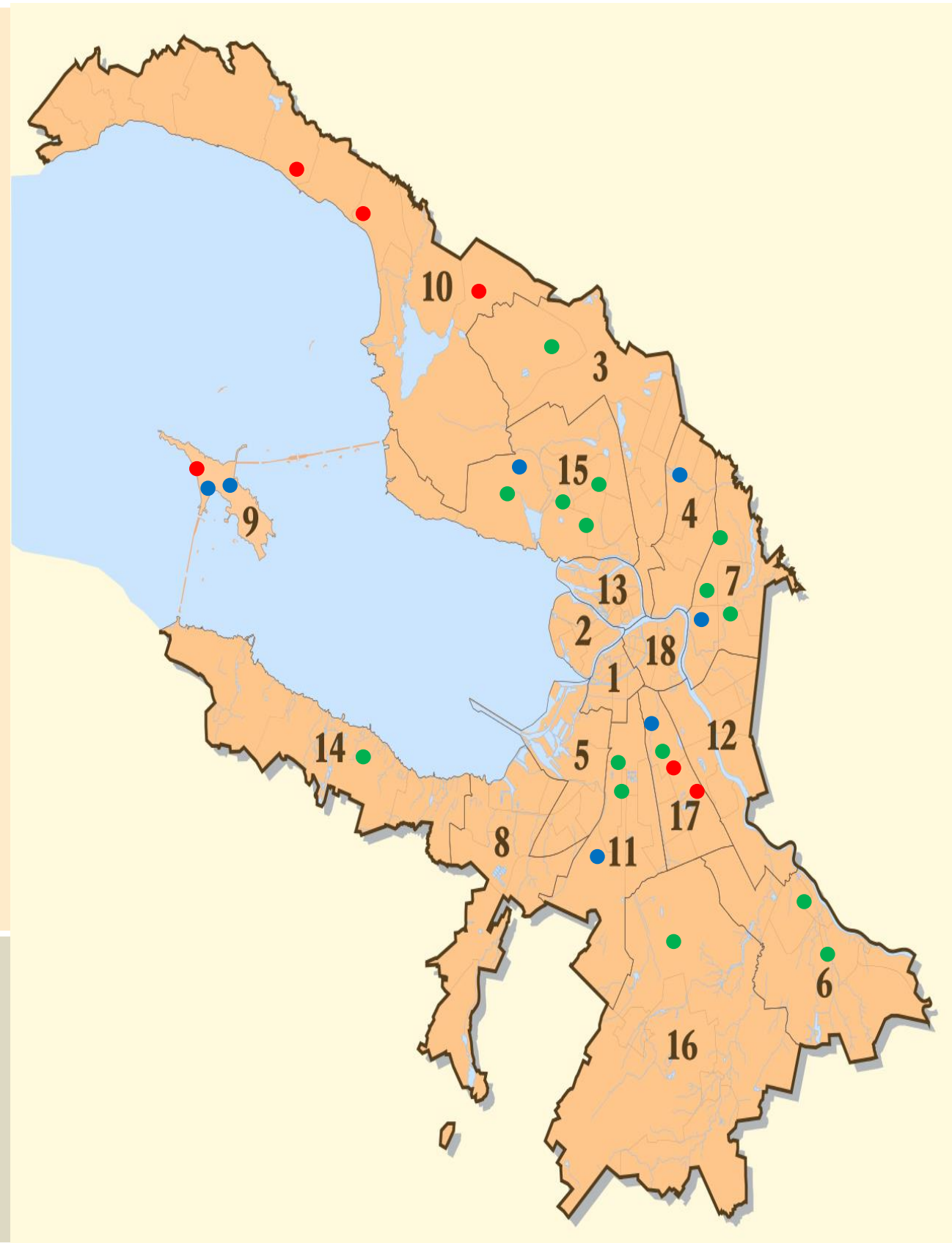
Hotels



Industrial objects



Trade objects



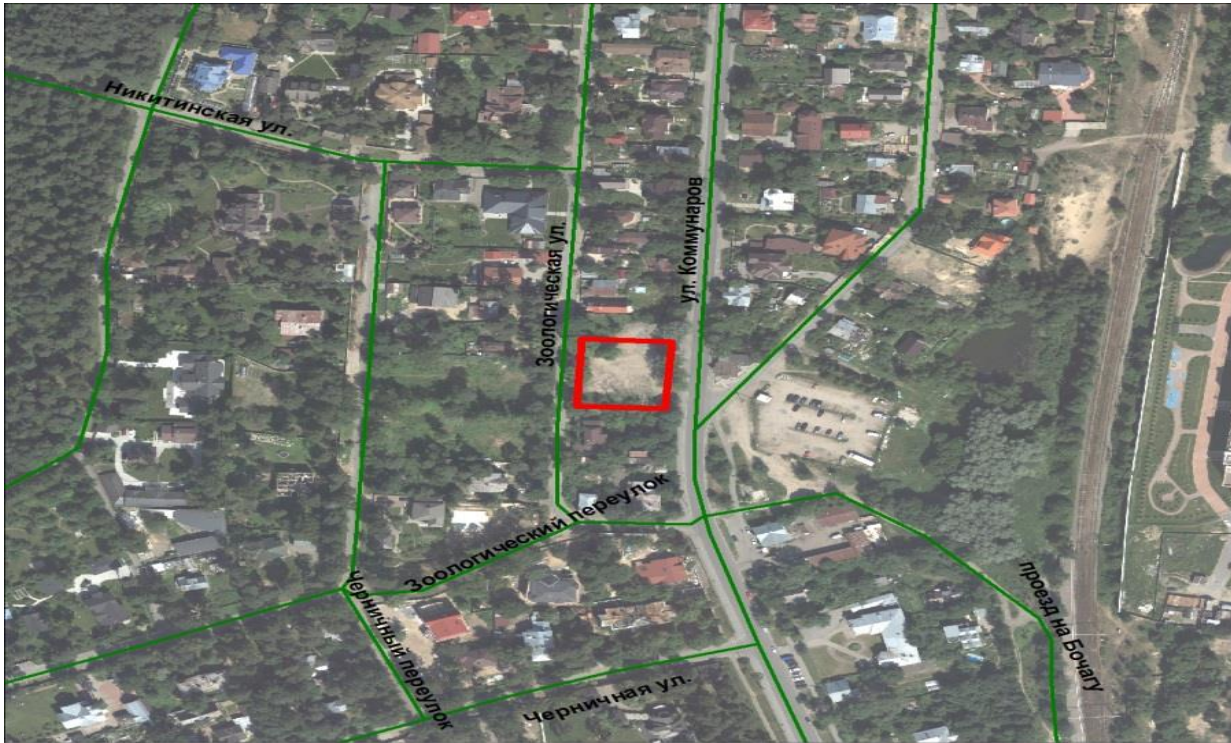
BIDDING FOR THE CONSTRUCTION OF HOTEL INFRASTRUCTURE



According to Saint Petersburg Strategy of socio-economic development by 2030 the number of tourists should be about 10 million people a year and that will require at least doubling the number of rooms in the city. According to this fact, one of the most important tasks for the city is to attract and support investors in the implementation of projects of modern hotel infrastructure construction.



Kurortny district



The site is located in Kurortny district of Saint Petersburg. It's not far from the Nizhniy park and the Gulf of Finland. The nearest railway station "Sestroretsk" is 6-minute walk from the site.

Main characteristics of the site:

- Cadastral number: **78:38:1112709:1029**
- Plottage: **1 604 m²**
- Area of buildings to be constructed : **2 800 m²**
- Initial bid price (annual rent): **3 800 000 rub.**
- Construction period: **16 months**
- Lease contract period: **32 months**
- Preliminary estimate of investment outlay: **200 million rubles**
- Good transport availability
- Supplied by engineering infrastructure

LAND PLOT FOR HOTEL ACCOMMODATION
ADDRESS: Saint Petersburg, Zelenogorsk, Plyazhevaya st. 1
(southeast of the intersection with Primorsky sh.)



Kurortny district



The site's location is bounded by Plyazhevaya street, Primorskoye Highway, 4th Plyazhevaya street and 2nd Plyazhevaya street in the Kurortny district. The site is close to the Gulf of Finland and the Zelenogorsk Recreation park.

Main characteristics of the site:

- Cadastral number: **78:38:0022441:21**
- Plottage: **7 629 m²**
- Area of buildings to be constructed : **1 900 m²**
- Initial bid price (annual rent): **19 900 000 rub.**
- Construction period: **16 months**
- Lease contract period: **32 months**
- Preliminary estimate of investment outlay: **190 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed



LAND PLOT FOR HOTEL ACCOMMODATION
ADDRESS: Saint Petersburg, Zelenogorsk, Plyazhevaya st. 1
(southeast of the intersection with the 1st Plyazhevaya st.)

Kurortny district



The site's location is bounded by Plyazhevoy street, Primorskoye Highway, 4th Plyazhevoy street, 2nd Plyazhevaya street, in Kurortny district. The site is close to the Gulf of Finland and Zelenogorsk recreation park.

Main characteristics of the site:

- Cadastral number: **78:38:0022441:20**
- Plottage: **19 341 m²**
- Area of buildings to be constructed : **4 760 m²**
- Initial bid price (annual rent): **49 600 000 rub.**
- Construction period: **16 months**
- Lease contract period : **32 months**
- Preliminary estimate of investment outlay: **420 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

LAND PLOT FOR HOTEL ACCOMMODATION
ADDRESS: Saint Petersburg, Ligovsky Prospect, Section 1
(southwest of the intersection with Prilukskaya street)

INVEST IN SPB

Я ИНВЕСТИРУЮ
В САНКТ-ПЕТЕРБУРГ

Frunzensky district



The site's location is bounded by Prilukskaya street, Ligovsky Prospect, Rasstannaya street, Voronezhskaya street. It is also situated in the historical central districts of Saint Petersburg.

Main characteristics of the site:

- Cadastral number: **78:38:0007315:16**
- Plottage: **840 m²**
- Area of buildings to be constructed : **3 900 m²**
- Initial bid price (annual rent): **5 400 000 rub.**
- Construction period: **16 months**
- Lease contract period : **32 months**
- Preliminary estimate of investment outlay: **250 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

LAND PLOT FOR HOTEL ACCOMMODATION
ADDRESS: Saint Petersburg, Rasstannaya street, Section 1
(east of House 2b, letter G on Rasstannaya street)

INVEST IN SPB

ИНВЕСТИЦИОННОЕ
ОБЩЕСТВО С ОГРАНИЧЕННОЙ
ОТВЕТСТВЕННОСТЬЮ
В САНКТ-ПЕТЕРБУРГЕ

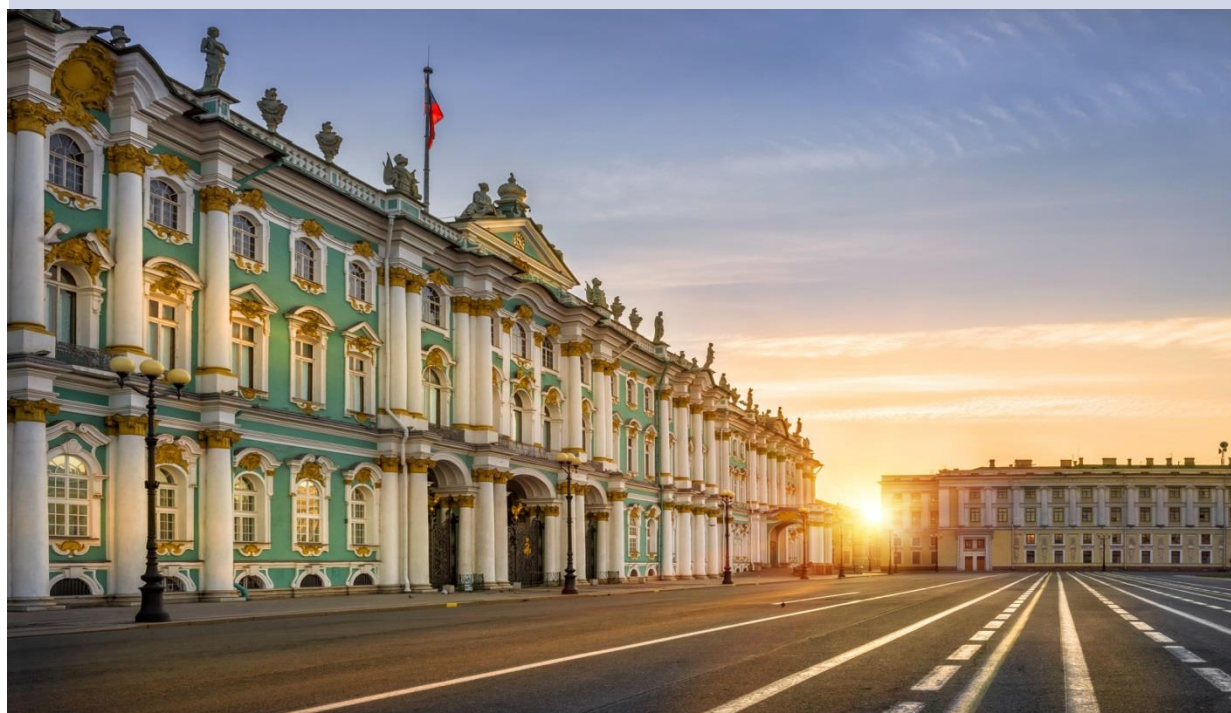
Frunzensky district



The site's location is bounded by Borovaya street, Prilukskaya street, Voronezhskaya street, Rasstannaya street. It is also situated in the historical central districts of Saint Petersburg.

Main characteristics of the site:

- Cadastral number: **78:13:0007314:20**
- Plottage: **1 180 m²**
- Area of buildings to be constructed : **6 800 m²**
- Initial bid price (annual rent): **17 900 000 rub.**
- Construction period: **19 months**
- Lease contract period : **38 months**
- Preliminary estimate of investment outlay: **440 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed



LAND PLOT FOR HOTEL ACCOMMODATION

ADDRESS: Saint Petersburg, Kronshtadt, Kronshtadt highway, section 56

INVEST IN SPB

Я ИНВЕСТИРУЮ
В САНКТ-ПЕТЕРБУРГ

Kronshtadtsky district



The site's location is bounded by Litke street, Citadelskoe highway, projected by passage № 2, the coastline of the Neva Bay, projected by passage № 4, Admiral Greig street, designed by passage № 5, projected by passage № 6, Kronshtadt highway, in the close proximity of the Gulf of Finland.

Main characteristics of the site:

- Cadastral number: **78:34:0010236:3147**
- Plottage: **14 100 m²**
- Area of buildings to be constructed : **6 000 m²**
- Initial bid price (annual rent): **6 900 000 rub.**
- Construction period: **12 months**
- Lease contract period : **38 months**
- Preliminary estimate of investment outlay: **360 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed



Production areas are designed to accommodate industrial facilities of different hazard classes. It is allowed to place objects of transport and logistics, warehouse and engineering infrastructure, objects of social and business development associated with their maintenance, in production zones.

In total 19 000 hectares or 13.6% of the total area of the city belong to the industrial lands of Saint Petersburg.



LAND PLOT FOR WAREHOUSE CONSTRUCTION

ADDRESS: Saint Petersburg, Krasnogvardeisky district, municipality Rzhevka, Bratskaya street, section 25

INVEST IN SPB

Я ИНВЕСТИРУЮ
В САНКТ-ПЕТЕРБУРГ

Krasnogvardeisky district



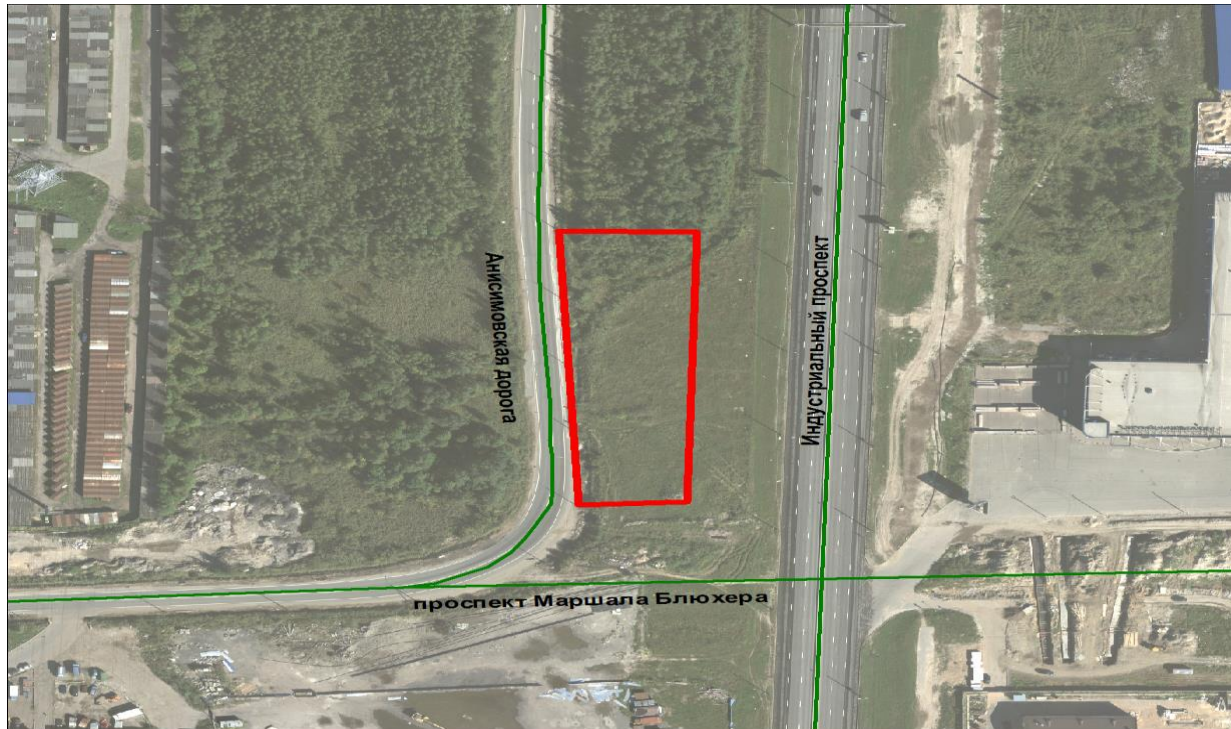
The site's location is bounded by Bratskaya street from the north and Lesoparkovaya street from the South, in the industrial zone Rzhevka. It is also surrounded by production and warehouse purposes' objects. The nearest railway station "Rzhevka" is 5 minutes walk from the site.

Main characteristics of the site:

- Cadastral number: **78:11:0613802:1097**
- Plottage: **3 070 m²**
- Area of buildings to be constructed : **430 m²**
- Initial bid price (annual rent): **4 200 000 rub.**
- Construction period: **9 months**
- Lease contract period : **18 months**
- Preliminary estimate of investment outlay: **30 million rubles**
- Good transport availability
- Supplied by engineering infrastructure



Krasnogvardeisky district



The site is located within the territory of industrial zone “Rzhevka”, limited by the projected highway, the Ladoga direction of the railway, projected street № 1, projected street № 8, the right bank of the Ohta River, projected street № 9, Khimikov street, Revolution Highway; The Rzhevka and Piskarevka railway stations are located near the site.

Main characteristics of the site:

- Cadastral number: **78:11:0612301:1069**
- Plottage: **8 454 m²**
- Area of buildings to be constructed : **51 000 m²**
- Initial bid price (annual rent): **3 000 000 rub.**
- Construction period: **42 months**
- Lease contract period : **84 months**
- Preliminary estimate of investment outlay: **1 810 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

Kolpinsky district



The site is located within the territory bounded by the North Passage, the Central Passage, the road to Metallostroy, in the village of Metallostroy, the Metallostroy industrial zone. The nearest surrounding is represented by industrial, warehouse and municipal facilities.

Main characteristics of the site:

- Cadastral number: **78:37:1741003:1176**
- Plottage: **10 000 m²**
- Area of buildings to be constructed : **1 000 m²**
- Initial bid price (annual rent): **9 000 000 rub.**
- Construction period: **9 months**
- Lease contract period : **18 months**
- Preliminary estimate of investment outlay: **60 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

LAND PLOT FOR WAREHOUSES CONSTRUCTION

ADDRESS: Saint Petersburg, municipal district Zvesdnoe, Moskovskiy highway, section 1291

INVEST IN SPB

ИНВЕСТИРУЮ
В САНКТ-ПЕТЕРБУРГ

Moscovsky district



The site is located within the territory bounded by Pulkovskiy Highway, Dunayskiy Avenue, Moskovskiy Highway and the southern Semi-Ring of the Oktyabrskiy Railway. The plot is situated in the industrial zone located along the Moskovskiy Highway that is close to the Ring Road.

Main characteristics of the site:

- Cadastral number: **78:14:0007691:15487**
- Plottage: **2 383 m²**
- Area of buildings to be constructed : **1 000 m²**
- Initial bid price (annual rent): **2 700 000 rub.**
- Construction period: **9 months**
- Lease contract period : **18 months**
- Preliminary estimate of investment outlay: **50 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

LAND PLOT FOR THE HEAVY INDUSTRY OBJECT CONSTRUCTION

ADDRESS: : Saint Petersburg, Kolpino, Izhora plant, section 1
(north of the liter Sh of the Izhora plant)

INVEST IN SPB

ИНВЕСТИЦИИ
В САНКТ-ПЕТЕРБУРГ

Kolpinsky district



The site is located within the territory bounded by projected street № 1, projected by highway № 1, the right way of the Moskovskiy railway, projected street № 2. The site surroundings are represented mainly by production and warehouse buildings.

Main characteristics of the site:

- Cadastral number: **78:37:0017212:5039**
- Plottage: **12 203 m²**
- Area of buildings to be constructed : **22 000 m²**
- Initial bid price (annual rent): **4 300 000 rub.**
- Construction period: **33 months**
- Lease contract period : **66 months**
- Preliminary estimate of investment outlay: **800 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

LAND PLOT FOR THE OBJECT OF THE MOTOR ENGINEERING INDUSTRY CONSTRUCTION

ADDRESS: Saint Petersburg, Ninth of January Avenue, section 1
(opposite building No. 19A, along the Ninth January Avenue)

INVEST IN SPB

ИНВЕСТИРУЮ
В САНКТ-ПЕТЕРБУРГ

Frunzensky district



The site is located within the territory bounded by the 9th of January Avenue, Freight passage and the railway. The closest transport highway Ring Road is located next to the site; the surroundings of the site are represented mainly by production and warehouse development.

Main characteristics of the site:

- Cadastral number: **78:13:0747702:5**
- Plottage: **5 500 m²**
- Area of buildings to be constructed : **5 000 m²**
- Initial bid price (annual rent): **5 400 000 rub.**
- Construction period: **16 months**
- Lease contract period : **32 months**
- Preliminary estimate of investment outlay: **190 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

LAND PLOT FOR OBJECT OF INDUSTRIAL ACTIVITY CONSTRUCTION
ADDRESS: Saint Petersburg, Peterhof, Gostilitskoe highway, section 86
(west of the intersection of Astronomical street)



Petrodvortsovy district



The site is located in a section, bounded by Ulyanovskaya Street on the North, Gostilitsky Highway on the South, by intra quarterly passage on the West, by Astronomicheskaya street on the East. The site's surroundings are represented by production and storage facilities and a forest-park zone.

Main characteristics of the site:

- Cadastral number: **78:40:1932901:1063**
- Plottage: **9 500 m²**
- Area of buildings to be constructed : **6 000 m²**
- Initial bid price (annual rent): **6 400 000 rub.**
- Construction period: **19 months**
- Lease contract period : **38 months**
- Preliminary estimate of investment outlay: **240 million rubles**
- Good transport availability
- Supplied by engineering infrastructure

Primorsky district



The site is located in a block bounded by a forest-park zone from the North and East, by an industrial zone from the South and West. The site's nearest surroundings are represented by production and storage facilities.

Main characteristics of the site:

- Cadastral number: **78:34:0004603:3061**
- Plottage: **16 863 m²**
- Area of buildings to be constructed : **6 000 m²**
- Initial bid price (annual rent): **12 200 000 rub.**
- Construction period: **19 months**
- Lease contract period : **38 months**
- Preliminary estimate of investment outlay: **250 million rubles**
- Good transport availability
- Supplied by engineering infrastructure

LAND PLOT FOR THE OBJECT OF INDUSTRIAL ACTIVITY CONSTRUCTION

ADDRESS: Saint Petersburg, 4th Verkhniy pereulok, section 1
(to the west of building 7A on the 4th Verkhniy pereulok)

INVEST IN SPB

ИНВЕСТИЦИИ
В САНКТ-ПЕТЕРБУРГ

Vyborgsky district



The site is located in the quarter bounded by the 5th Verkhniy pereulok from the North, Domostroitelnaya street from the East, 4th Verkhniy pereulok from the South, Engels Avenue from the West. The nearest surroundings of the site are represented by industrial objects. The site is not far from the Railway station "Parnas".

Main characteristics of the site:

- Cadastral number: **78:36:0005575:42**
- Plottage: **13 912 m²**
- Area of buildings to be constructed : **1 671 m²**
- Initial bid price (annual rent): **10 900 000 rub.**
- Construction period: **16 months**
- Lease contract period : **32 months**
- Preliminary estimate of investment outlay: **100 million rubles**
- Good transport availability
- Supplied by engineering infrastructure

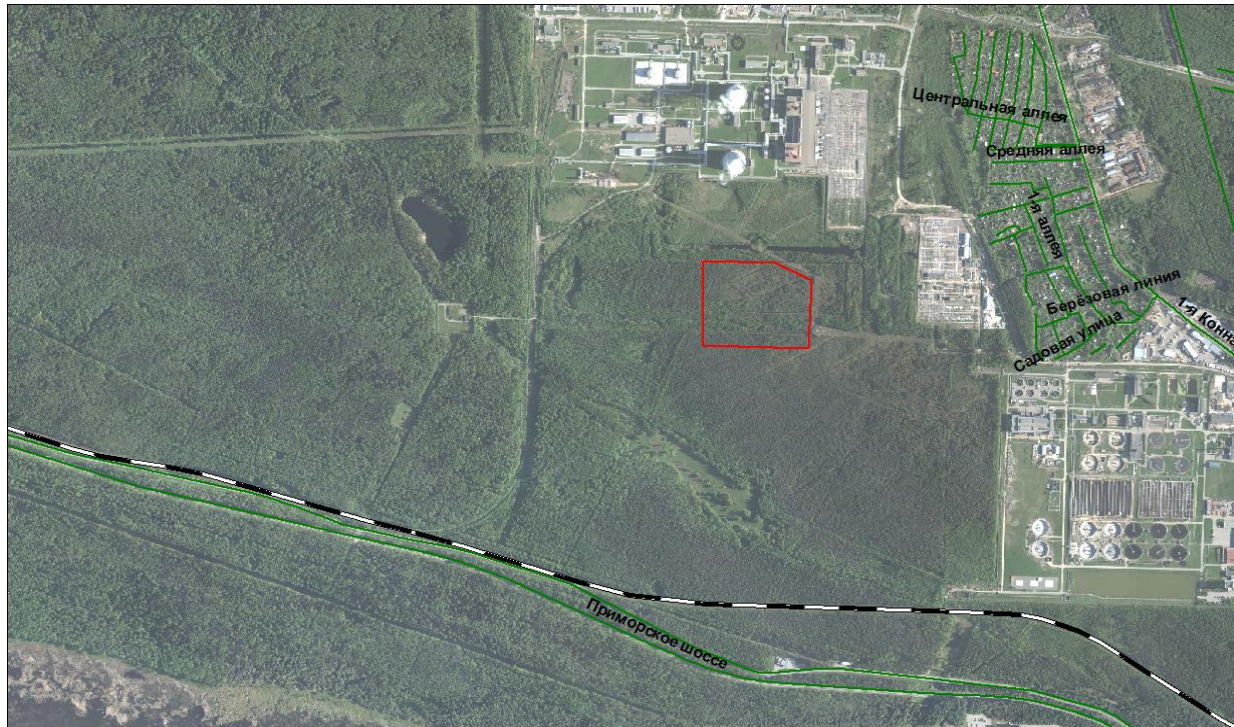
LAND PLOT FOR THE OBJECT OF INDUSTRIAL ACTIVITY CONSTRUCTION

ADDRESS: Saint Petersburg, municipal district Lakhta-Olgino, 3rd Konnaya Lakhta street, section 55

INVEST IN SPB

Я ИНВЕСТИРУЮ
В САНКТ-ПЕТЕРБУРГ

Primorsky district



The site is located in a block bounded by the industrial zone from the North and East, by the forest park zone from the South and West. The surroundings of the site are represented by objects of industrial warehouse buildings.

Main characteristics of the site:

- Cadastral number: **78:34:0004601:1448**
- Plottage: **98 075 m²**
- Area of buildings to be constructed : **21 900 m²**
- Initial bid price (annual rent): **35 500 000 rub.**
- Construction period: **33 months**
- Lease contract period : **66 months**
- Preliminary estimate of investment outlay: **970 million rubles**
- Good transport availability
- Supplied by engineering infrastructure

LAND PLOT FOR THE OBJECT OF INDUSTRIAL ACTIVITY CONSTRUCTION

ADDRESS: Saint Petersburg, Novo-Nikitinskaya street, section 1
(north-west of d. 14Ж on Novo-Nikitinskaya street)

INVEST IN SPB

ИНВЕСТИЦИИ
В САНКТ-ПЕТЕРБУРГ

Primorsky district



The site is located on the territory of industrial zone bounded by Shuvalovsky Prospect, Parachute Street, Novonikitinskaya street. The site's nearest surroundings are represented by industrial, warehouse and utility facilities.

Main characteristics of the site:

- Cadastral number: **78:34:0412006:1001**
- Plottage: **9 586 m²**
- Area of buildings to be constructed : **20 000 m²**
- Initial bid price (annual rent): **3 900 000 rub.**
- Construction period: **33 months**
- Lease contract period : **66 months**
- Preliminary estimate of investment outlay: **730 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

LAND PLOT FOR CONSTRUCTION OF THE OBJECT OF INDUSTRIAL ACTIVITY

ADDRESS: Saint Petersburg, Makulturniy proezd, section 1
(northeast of house 7A along the Makulturniy proezd)

INVEST IN SPB

А ИНВЕСТИРОВАТЬ
В САНКТ-ПЕТЕРБУРГ

Primorsky district



The site is located on the territory of industrial zone "Kolomyagi", bounded by Shuvalovsky continuation of Shuvalovsky Avenue, Dolgouzernaya street, Novo-Nikitinskaya street, Avtobysny Lane, Avtobysny street, street of Marshala Novikova, Verbnaya street, Parachute street, Repishcheva street. The nearest surroundings are represented by production and storage facilities.

Main characteristics of the site:

- Cadastral number: **78:34:0004120:29**
- Plottage: **2 844 m²**
- Area of buildings to be constructed : **4 200 m²**
- Initial bid price (annual rent): **2 300 000 rub.**
- Construction period: **16 months**
- Lease contract period : **32 months**
- Preliminary estimate of investment outlay: **160 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

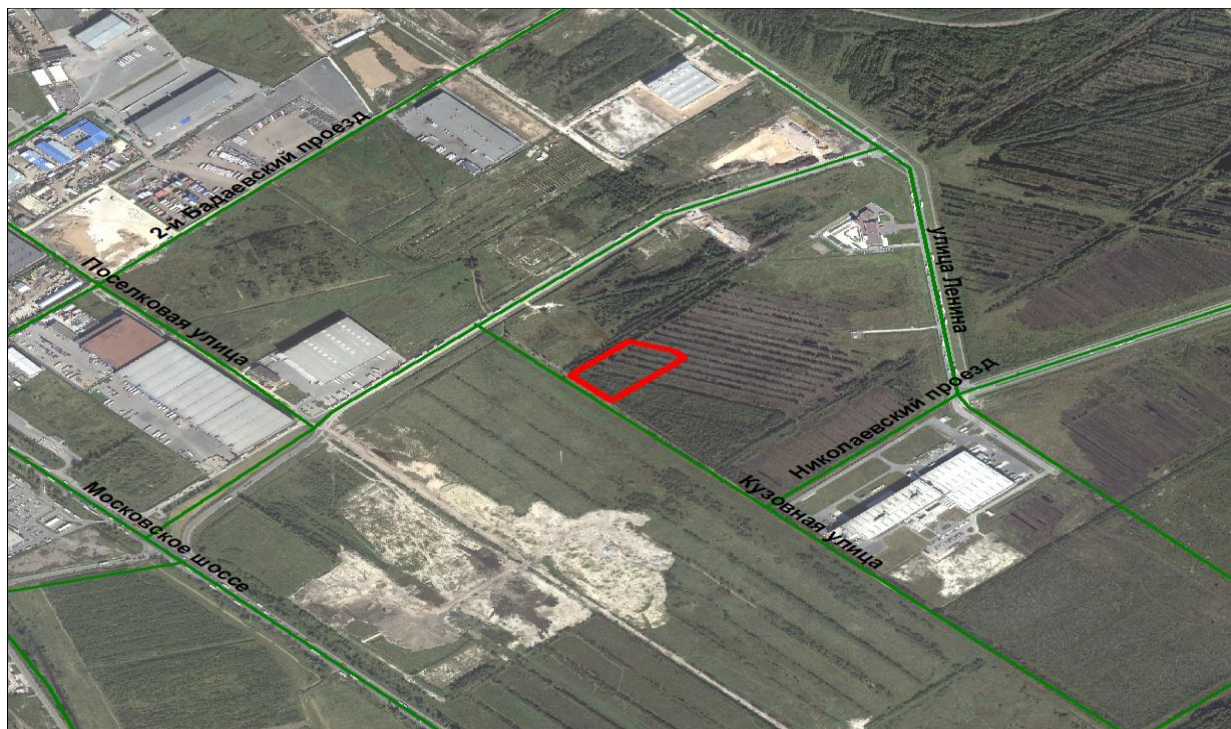
LAND PLOT FOR THE OBJECT OF INDUSTRIAL ACTIVITY CONSTRUCTION

ADDRESS: : Saint Petersburg, poselok Shushary, Lenin street, section 1
(southwest of the intersection with the 3rd Badayevsky proezd)

INVEST IN SPB

ИНВЕСТИЦИИ
В САНКТ-ПЕТЕРБУРГ

Pushkinsky district



The site is located within the territory of the industrial zone “Shushary-2”, bounded by the Southern railway semi ring, continuation of Sofiiskaya street, Yuzhnaya street, highway № 1, highway № 4 and passage № 1. The nearest surroundings of the site are ready-made and under construction objects for production and warehouse purposes.

Main characteristics of the site:

- Cadastral number: **78:42:1511501:346**
- Plottage: **14 390 m²**
- Area of buildings to be constructed : **15 500 m²**
- Initial bid price (annual rent): **4 500 000 rub.**
- Construction period: **27 months**
- Lease contract period : **54 months**
- Preliminary estimate of investment outlay: **570 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

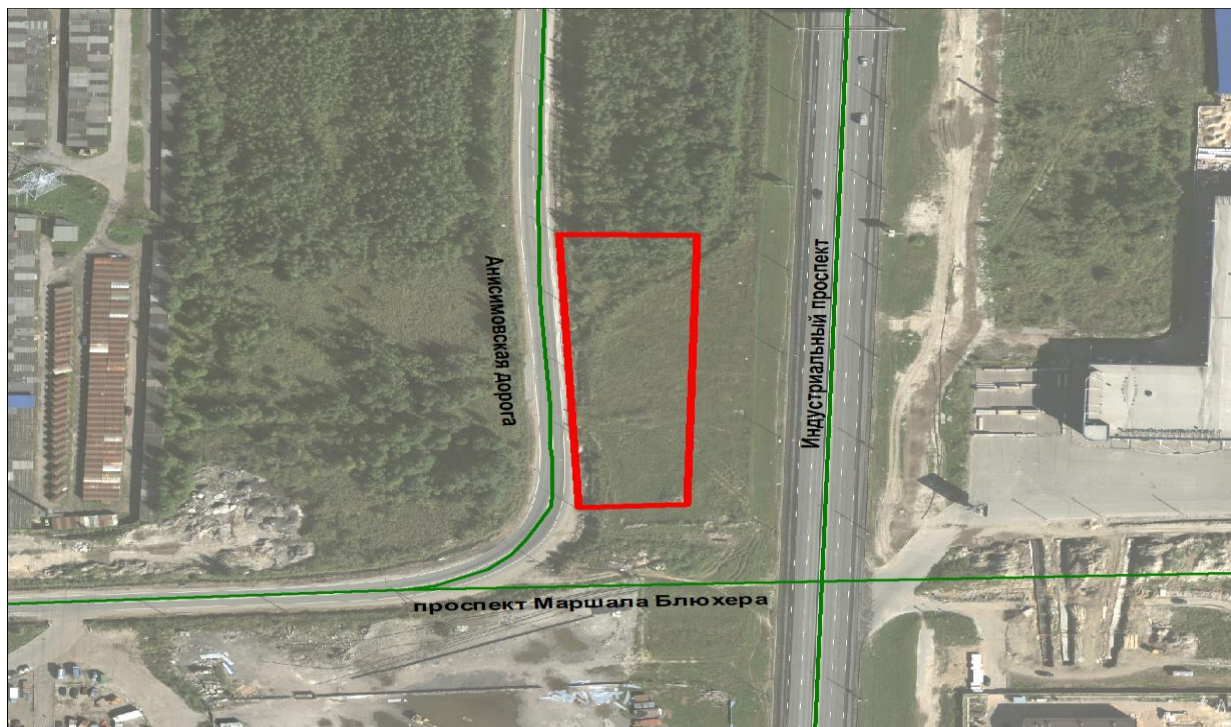
LAND PLOT FOR FOOD INDUSTRY OBJECT CONSTRUCTION

ADDRESS: Saint Petersburg, Anisimovskaya road, section 1
(northeast of 17A on the Anisimovskaya road)

INVEST IN SPB

ИНВЕСТИРУЮ
В САНКТ-ПЕТЕРБУРГ

Krasnogvardeisky district



The site is located within the territory of the industrial zone “Rzhevka”, banded by the projected highway, the Ladoga direction of the railway, projected by street 1, projected by street 8, the right bank of the Ohta River, projected street number 9, Khimikov street, Revolution Highway. The railway stations Rzhevka and Piskarevka are located near the site. The site’s nearest surroundings are completed and under construction objects for production and warehouse purposes.

Main characteristics of the site:

- Cadastral number: **78:11:0006124:48**
- Plottage: **5 113 m²**
- Area of buildings to be constructed : **30 600 m²**
- Initial bid price (annual rent): **1 200 000 rub.**
- Construction period: **42 months**
- Lease contract period : **84 months**
- Preliminary estimate of investment outlay: **1 080 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed



In the medium term, one of the most popular ways to revitalize and improve the format of outdated trading objects in Saint Petersburg will be the measures construction of shopping facilities. According to the improvement in the sphere of residential real estate and in order to meet the demand of the population, new shopping facilities will be required in the format of small and medium-sized shopping centers.



LAND FOR SHOP CONSTRUCTION

ADDRESS: Saint Petersburg, Yuri Gagarin Avenue, section 2
(East of building 34A on the Yuri Gagarin Avenue)

INVEST IN SPB

Я ИНВЕСТИРУЮ
В САНКТ-ПЕТЕРБУРГ

Moscovsky district



The site is located within the territory of district 7 to the East of the Yuri Gagarin Avenue bounded by Tipanova street, prospect Kosmonavtov, Ordzhonikidze street, Yuri Gagarin Avenue. In the nearest surroundings there are industrial-warehouse, public and business and trade buildings.

Main characteristics of the site:

- Cadastral number: **78:14:0007677:64**
- Plottage: **3 453 m²**
- Area of buildings to be constructed : **1 100 m²**
- Initial bid price (annual rent): **16 400 000 rub.**
- Construction period: **9 months**
- Lease contract period : **18 months**
- Preliminary estimate of investment outlay: **70 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

LAND FOR SHOP CONSTRUCTION

ADDRESS: Saint Petersburg, Kronshtadt, Kronshtadt highway, section 46

INVEST IN SPB

ИНВЕСТИЦИОННОЕ
ОБЩЕСТВО
С ОГРАНИЧЕННОЙ
ОТВЕТСТВЕННОСТЬЮ
В САНКТ-ПЕТЕРБУРГЕ

Kronshtadtskiy district



The site is located within the area bounded by Litke street, Citadelskiy Avenue, the projected passage № 2, shoreline of the Neva Bay, projected passage № 4, Admiral Greig street, of the projected passage № 5, projected passage № 6. Surrounding of the site are represented the objects of residential buildings.

Main characteristics of the site:

- Cadastral number: **78:34:0010218:3009**
- Plottage: **4 778 m²**
- Area of buildings to be constructed : **1 400 m²**
- Initial bid price (annual rent): **12 800 000 rub.**
- Construction period: **9 months**
- Lease contract period : **18 months**
- Preliminary estimate of investment outlay: **80 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed



LAND FOR SHOP CONSTRUCTION

ADDRESS: Saint Petersburg, Kronshtadt, Kronshtadt highway, section 45

INVEST IN SPB

А ИНВЕСТИЦИЮ
В САНКТ-ПЕТЕРБУРГ

Kronstadtskiy district



The site is located within the territory bounded by Litke street, Citadelskiy Avenue, the projected passage № 2, the coastline of the Neva Bay, the projected passage № 4, Admiral Greig street, the projected passage № 5, the projected passage № 6, Kronshtadt highway in Kronshtadt. The surrounding of the site is represented by residential buildings.

Main characteristics of the site:

- Cadastral number: **78:34:0010218:3008**
- Plottage: **2 222 m²**
- Area of buildings to be constructed : **1 500 m²**
- Initial bid price (annual rent): **8 700 000 rub.**
- Construction period: **16 months**
- Lease contract period : **32 months**
- Preliminary estimate of investment outlay: **90 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

LAND FOR SHOP CONSTRUCTION

ADDRESS: Saint Petersburg, prospect of Marshala Bluchera, section 99
(West of the intersection with the Laboratornaya street)

INVEST IN SPB

А ИНВЕСТИЦИЮ
В САНКТ-ПЕТЕРБУРГ

Kalininsky district



The site is located within the territory of 24-27 area of Polyustrovo. The nearest surrounding are municipal warehouse and residential development. The prospect of Marshala Bluchera is characterized by high intensity of traffic and pedestrian flows.

Main characteristics of the site:

- Cadastral number: **78:10:0005123:3294**
- Plottage: **4 234 m²**
- Area of buildings to be constructed : **2 500 m²**
- Initial bid price (annual rent): **11 500 000 rub.**
- Construction period: **16 months**
- Lease contract period : **32 months**
- Preliminary estimate of investment outlay: **140 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

LAND PLOT FOR OBJECT OF TRADE BUILDING
ADDRESS: Saint Petersburg, Karpatskaya street, section 1
(West of the intersection with the Skladskoy proezd)



Frunzensky district



The site is located within the boundaries of the territory bounded by Malaya Karpatskaya street, Dunajskij prospect, Karpatskaya street, Oleko Dundicha street. The surrounding buildings are represented by industrial, public-business, commercial, residential and transport facilities.

Main characteristics of the site:

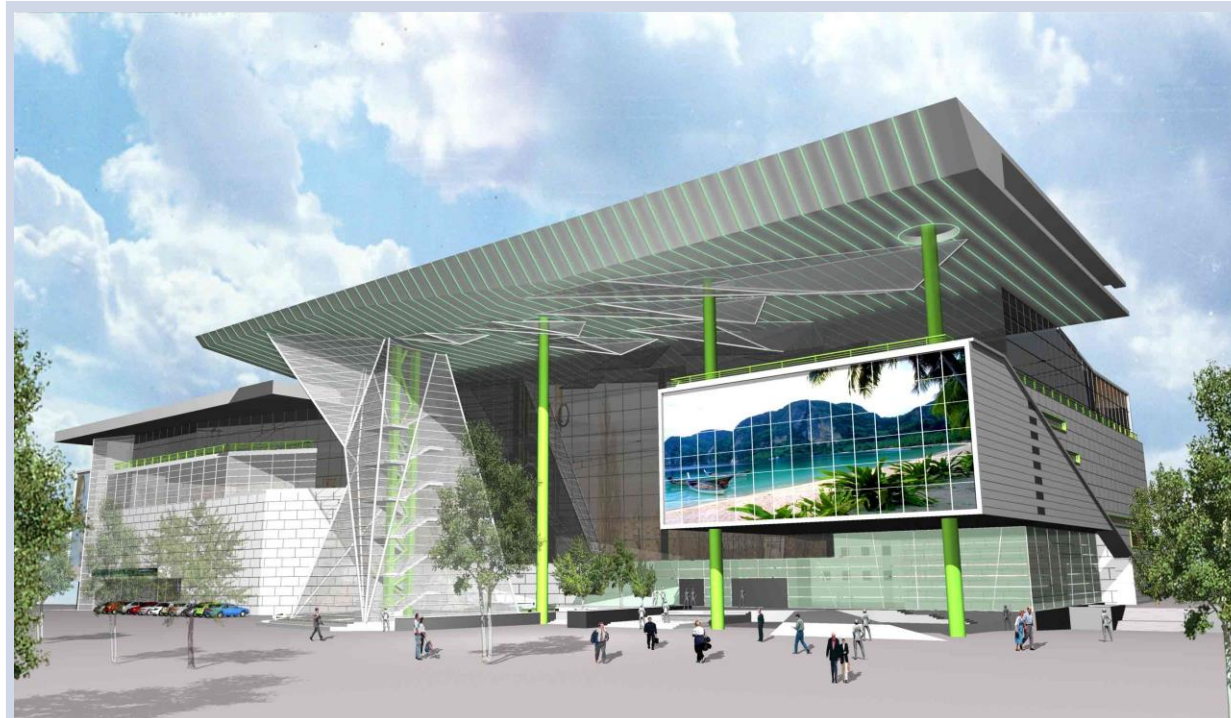
- Cadastral number: **78:13:0007444:6**
- Plottage: **12 238 m²**
- Area of buildings to be constructed : **12 180 m²**
- Initial bid price (annual rent): **21 900 000 rub.**
- Construction period: **27 months**
- Lease contract period : **54 months**
- Preliminary estimate of investment outlay: **650 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed

Part of the rent is set in the form of an obligation of the auction winner at the end of construction to transfer to the property of Saint-Petersburg adjacent non-residential premises with a total area of at least 1000 sq. m.

LAND PLOT FOR OBJECT OF TRADE BUILDING
ADDRESS: Saint Petersburg, Ryabovskoe highway, section 7
(quarter 67 district Rzhevka-Porokhoviye, near the building 2)



Krasnogvardeisky district



The site is located within the boundaries of the territory bounded by Ryabovsky highway, street Commune, the coastline of the Lubyra River and the border of the functional zone "ZZHD".

The plot is surrounded by commercial and residential development.

Main characteristics of the site:

- Cadastral number: **78:11:0006167:3**
- Plottage: **2 665 m²**
- Area of buildings to be constructed: **9 585 m²**
- Initial bid price (annual rent): **3 800 000 rub.**
- Construction period: **19 months**
- Lease contract period : **38 months**
- Preliminary estimate of investment outlay: **450 million rubles**
- Good transport availability
- Supplied by engineering infrastructure
- Urban planning documentation is confirmed