













MOSCOW – ST. PETERSBURG HIGHWAY

Автодорога «М-10-С» будет платной





HIGH SPEED TRAIN ST.PETERSBURG-MOSCOW









АЭРОПЛАЗА

33 37

MINI
COOPER S



BMW X5

Лето. Правильный курс в Авиамотор
1 евро = 32 рубля

































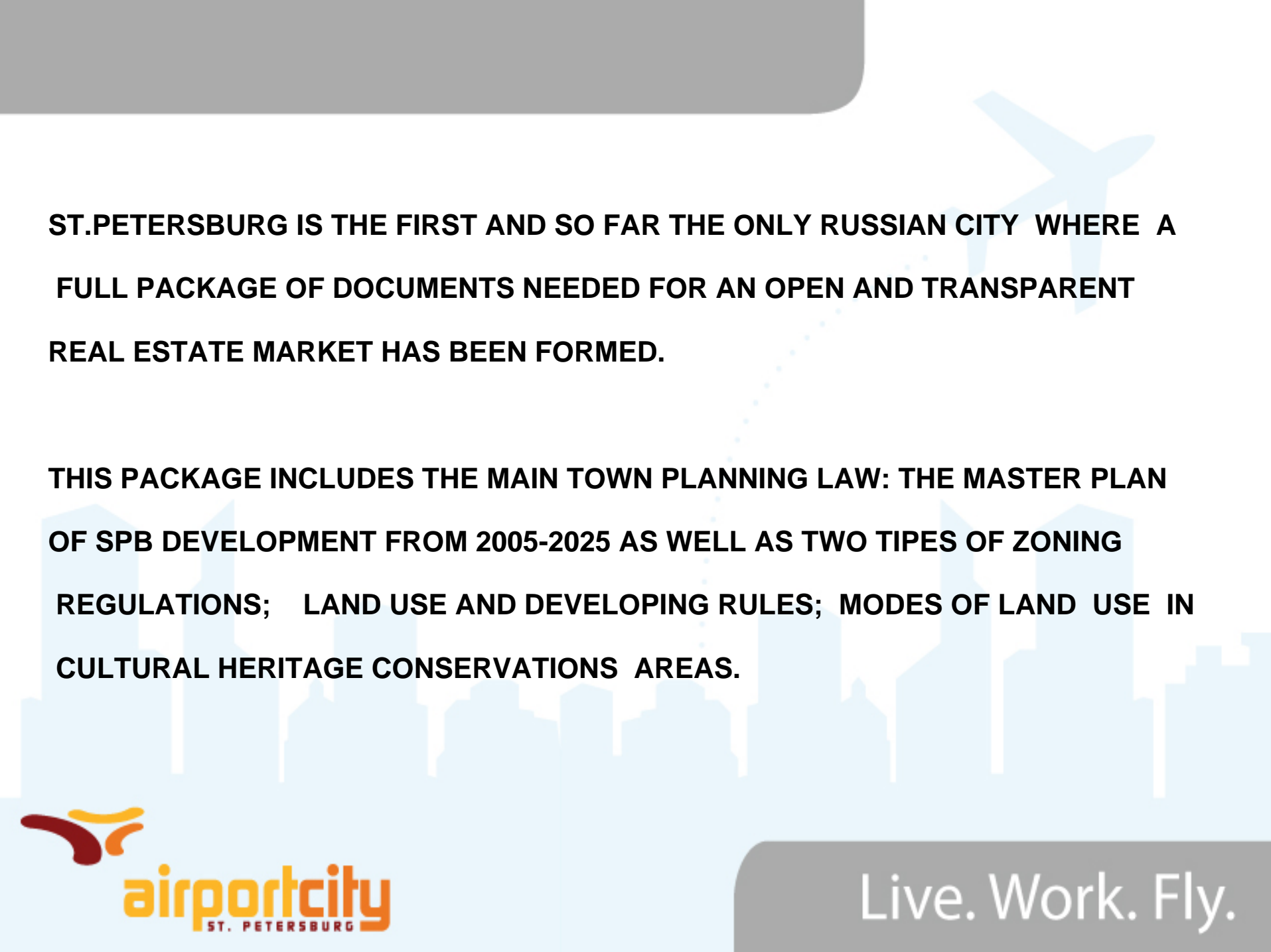


DEVELOPMENT OF AREA AROUND PULKOVO AIRPORT

WWW.AIRPORTCITY.SPB.RU



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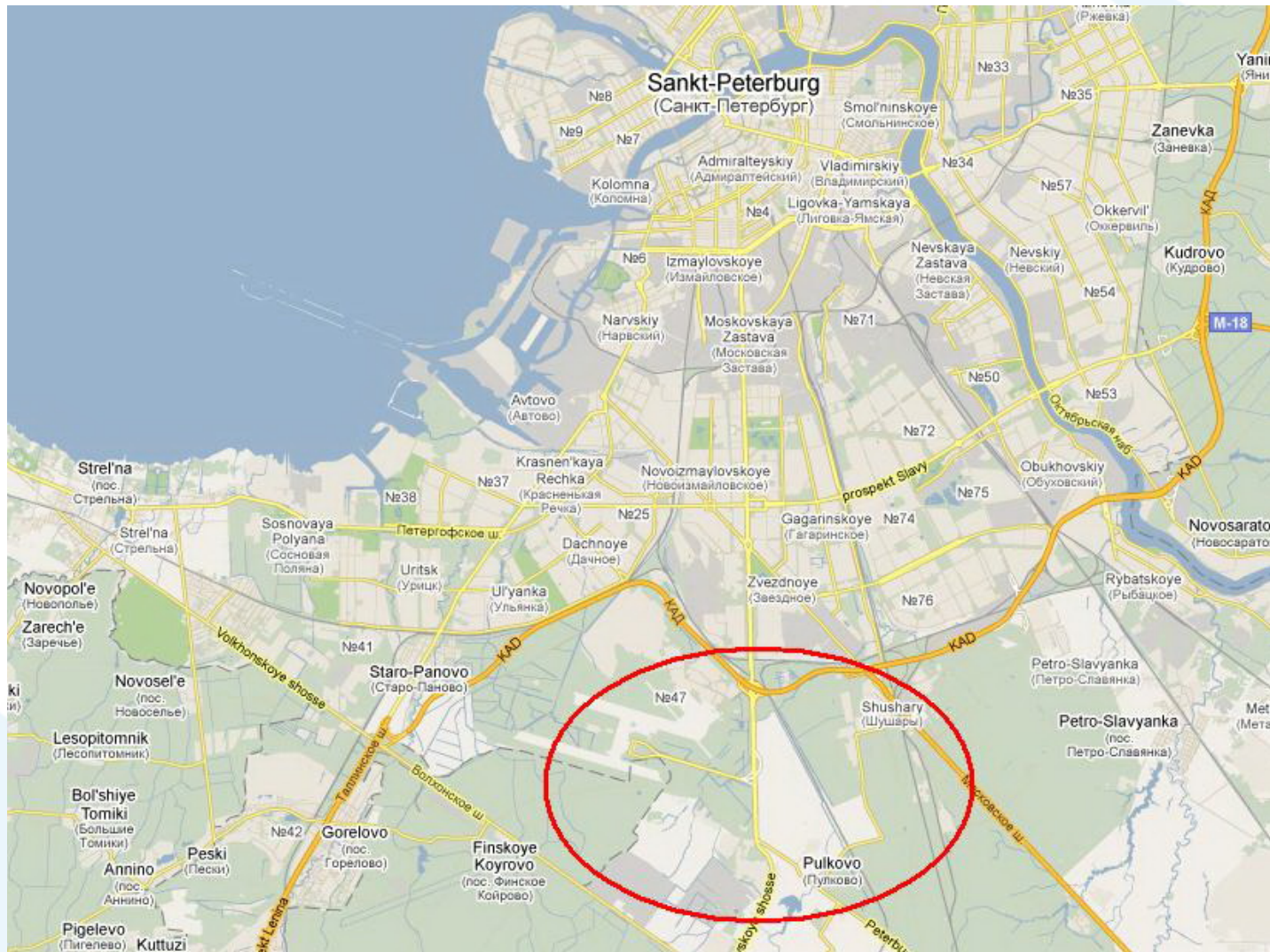
ST.PETERSBURG IS THE FIRST AND SO FAR THE ONLY RUSSIAN CITY WHERE A FULL PACKAGE OF DOCUMENTS NEEDED FOR AN OPEN AND TRANSPARENT REAL ESTATE MARKET HAS BEEN FORMED.

THIS PACKAGE INCLUDES THE MAIN TOWN PLANNING LAW: THE MASTER PLAN OF SPB DEVELOPMENT FROM 2005-2025 AS WELL AS TWO TYPES OF ZONING REGULATIONS; LAND USE AND DEVELOPING RULES; MODES OF LAND USE IN CULTURAL HERITAGE CONSERVATIONS AREAS.

ATTRACTIVITIES OF PULKOVO

1. **SHORT DISTANCE TO AIRPORT NORMALLY ACCOMPANIED WITH SUITABLE ROAD JUNCTIONS, RAIL CONNECTIONS ETC.**
2. **REAL TRANSPORT INFRASTRUCTURE IS NOT PERFECT BUT BEST IN THE CITY**
3. **NEW CONVENTIONAL & EXHIBITION AREA DEVELOPMENT**
4. **IMMEDIATE PROXIMITY TO PALATIAL & PARK ENSEMBLES OF PUSHKIN , PAVLOVSK, PETERHOF, GATCHINA**
5. **NEW BUSINESS CENTERS IN PULKOVO OFFERS TO IT'S CLIENT LATEST PROGRESS IN OFFICE SPACE ARRANGEMENT AND ENGINEERING**

PULKOVO BUSINESS AREA



airportcity
ST. PETERSBURG

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INFRASTRUCTURE PROJECTS

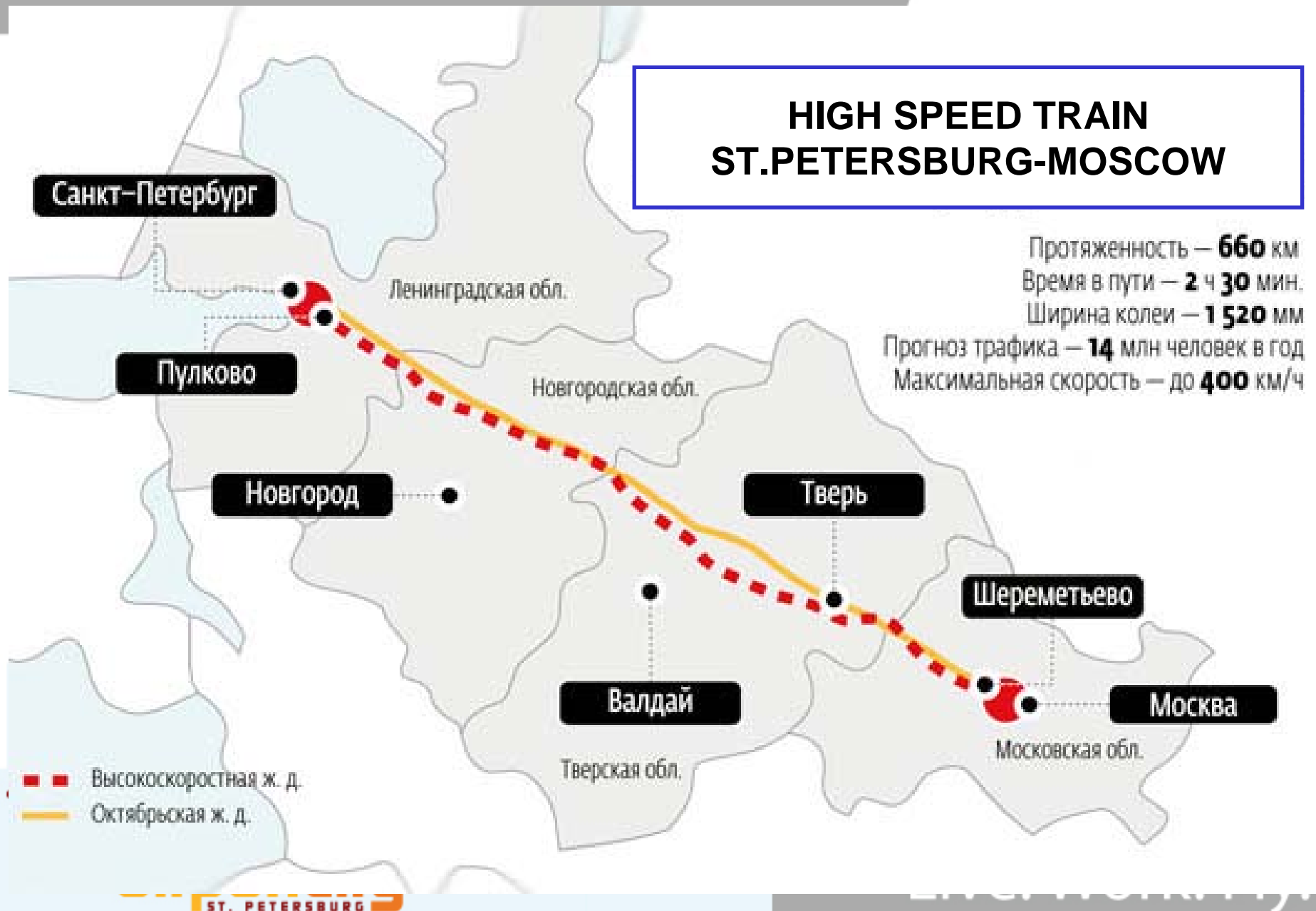
1. **St.Petersburg Ring Road with junctions in Pulkovo and Shushary**
2. **Moscow- St.Petersburg Highway**
3. **High-speed train St.Petersburg-Moscow**
4. **Nadex. Light-rail transport Nevskiy prospect – Airport Pulkovo**
5. **Air Express City Center – Airport Pulkovo**
6. **High-voltage substation 110 kV Aviagorodok**
7. **New terminal Pulkovo 1**

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REAL ESTATE PROJECTS

1. **“Leto” shopping center**
2. **“Technopolis Pulkovo”**
3. **Technopark “Pulkovo Sky” Business Center**
4. **“Airoplaza” Business Center**
5. **“Kulon - Pulkovo” Warehouse complex**
6. **“Pulkovo 3” Entertainment Center**
7. **“ExpoForum” International Convention & Exhibition Center**
8. **Residential project “Planetograd”**
9. **“ Airportcity St.Petersburg” multifunctional complex**















DEVELOPMENT OF AREA AROUND PULKOVO AIRPORT

INDUSTRIAL PROJECTS

1. Toyota new Car Plant
2. GM new Car Plant
3. Magna auto parts plant
4. Hewlett Packard assembly line
5. Coca-Cola plant
6. “Russian Standart” Vodka plant
7. Wrigley plant
8. Gillette plant













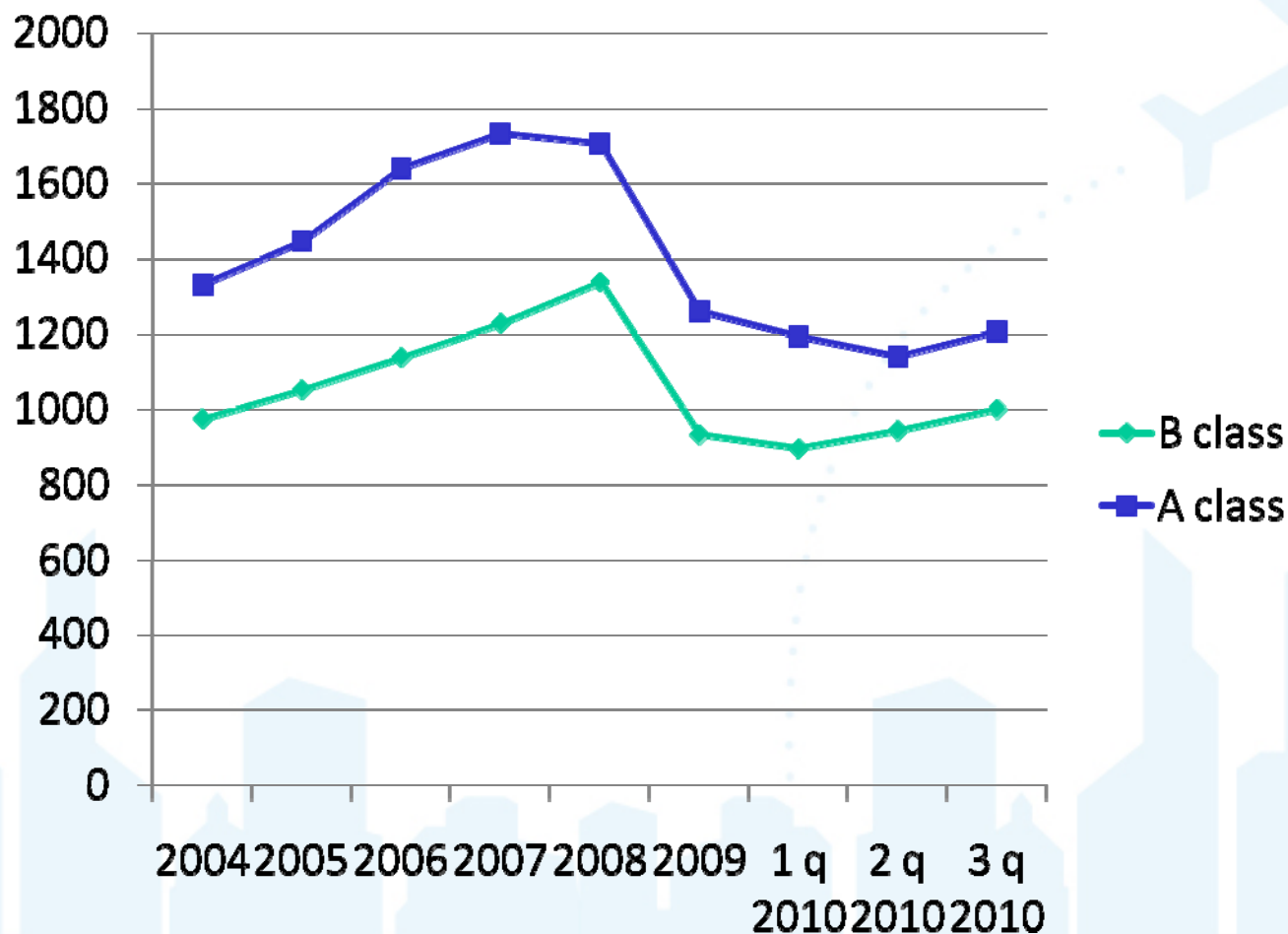
PULKOVO REAL ESTATE MARKET

SEGMENT OF THE MARKET	CURRENT LOCAL MARKET VOLUME	PERSPECTIVE OFFER OF LOCAL MARKET VOLUME
OFFICE PREMISES	127 000 m2	200 000 m2
RETAIL	145 000 m2	130 000 m2
HOTEL	840 rooms	1000 rooms
LIVING AREAS	155 000 m2	400 000-3 500 000 m2
INDUSTRIAL PLANTS	120 000 m2	100 000 m2
CONFERENCE PREMICES		150 000 m2

INTERNATIONAL EXPERIENCE IN DEVELOPMENT OF AIRPORT SURROUNDINGS

	PULKOVO 2010	PULKOVO 2015	ATHENS	VIENNA	MELBURN	VANTAA	ZURICH
Passenger traffic, mln	7,0	13	16,5	19,7	24,3	13,4	22,1
Offices, m2	127 000	200 000	54 000	129 000	69 000	118 000	136 000
Hotels, m2	0	69 000	17 250	22 500	50 450	87 900	57 000
Convention , m2	0	3 000	986	8 680	8 228	3 280	10 858
Exhibitions, m2	0	100 000	50 000	10 000	0	8 200	30 000
Retail, m2	145 000	160 000	93 200	34 590	51 500	147 000	35 000

The dynamics of rents in offices of St.Petersburg RUR/month





THE MAIN IDEA OF THE PROJECT AIRPORTCITY

Both the hotel and business centers, situated on one base close to comfortable road and air links, provide the clients with the best opportunities for comfortable work and rest.

In our opinion CROWNE PLAZA hotel is the core of our project and the business area itself. In connection with quality offices of AIRPORTCITY ST.PETERSBURG the hotel will attract foreign companies and develop it's business contacts of around the world.



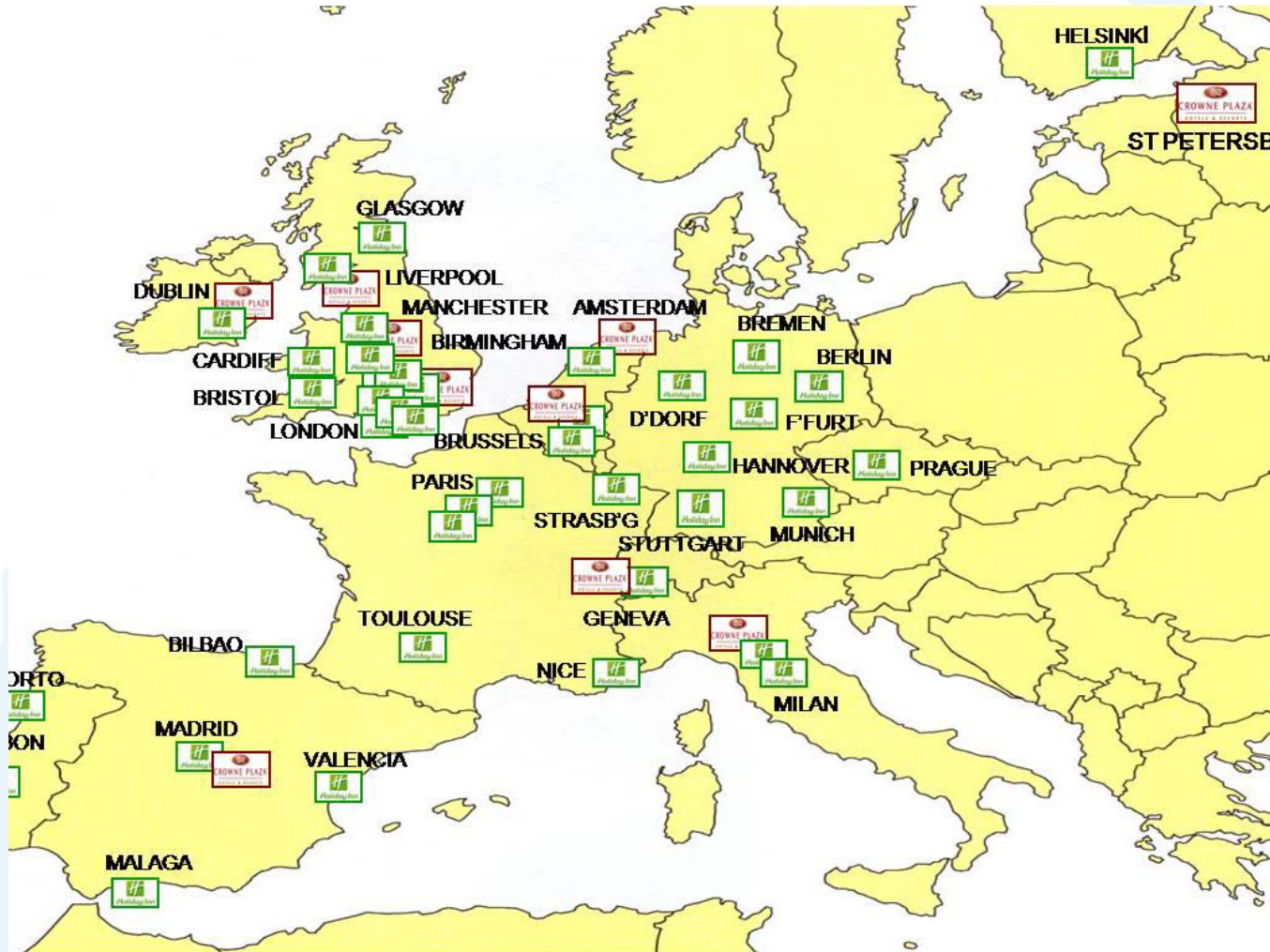
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The CROWNE PLAZA HOTEL is a part of the “AIRPORTCITY ST.PETERSBURG” multifunctional complex situated in Pulkovo 3 that represents the fast developing business area

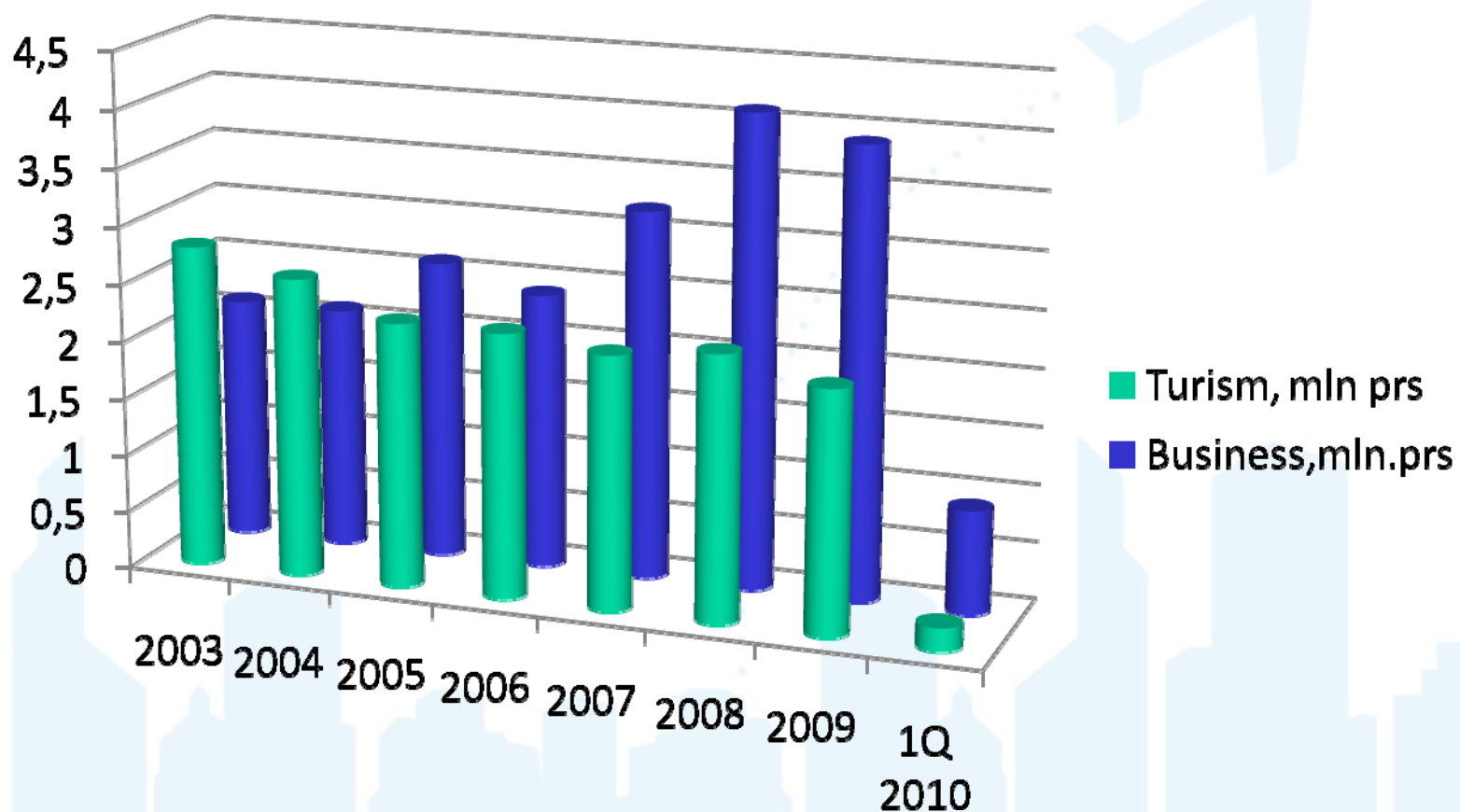
- 294 Rooms
- Restaurant 300 seats
- Café and Bar 285 seats
- Lounge Bar 100 seats
- Ball Room
- Conference rooms 700 seats



A Major operator of European airport Hotels



Dynamics of foreigner visits to Russia

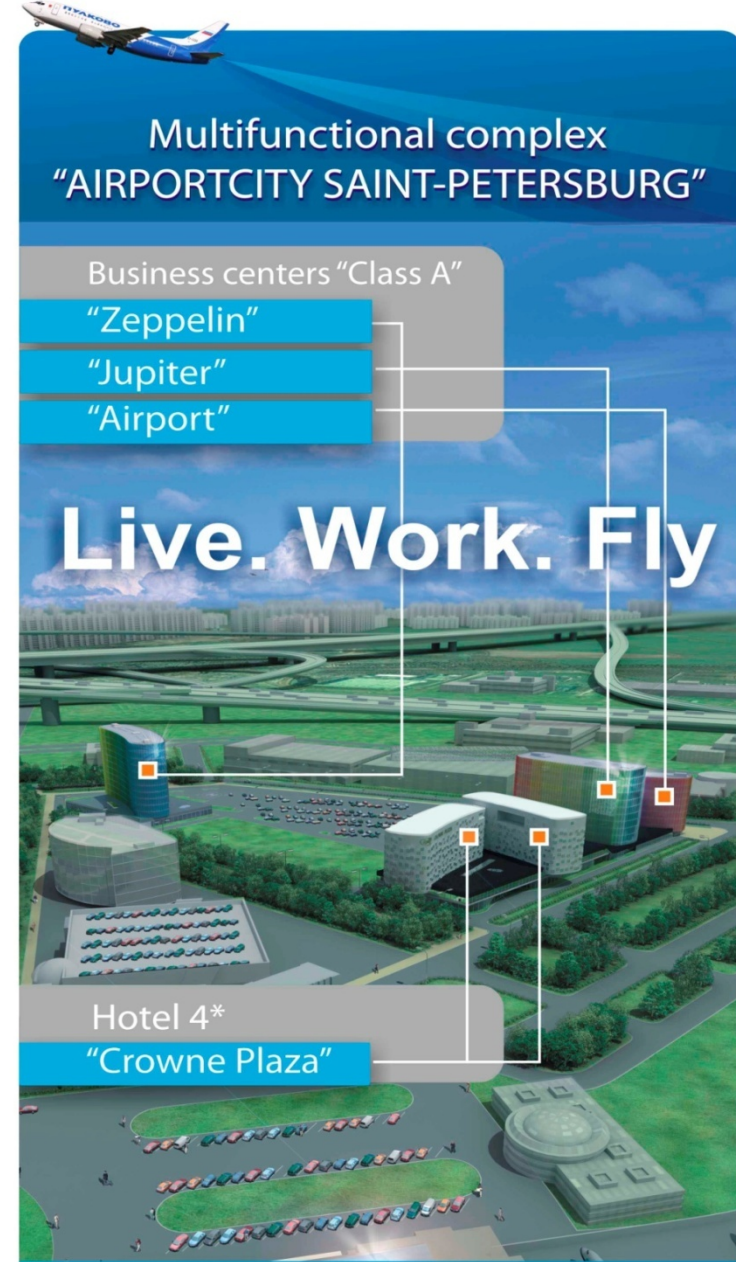


AIRPORTCITY INCLUDES :

Hotel CROWNE PLAZA 294 rooms

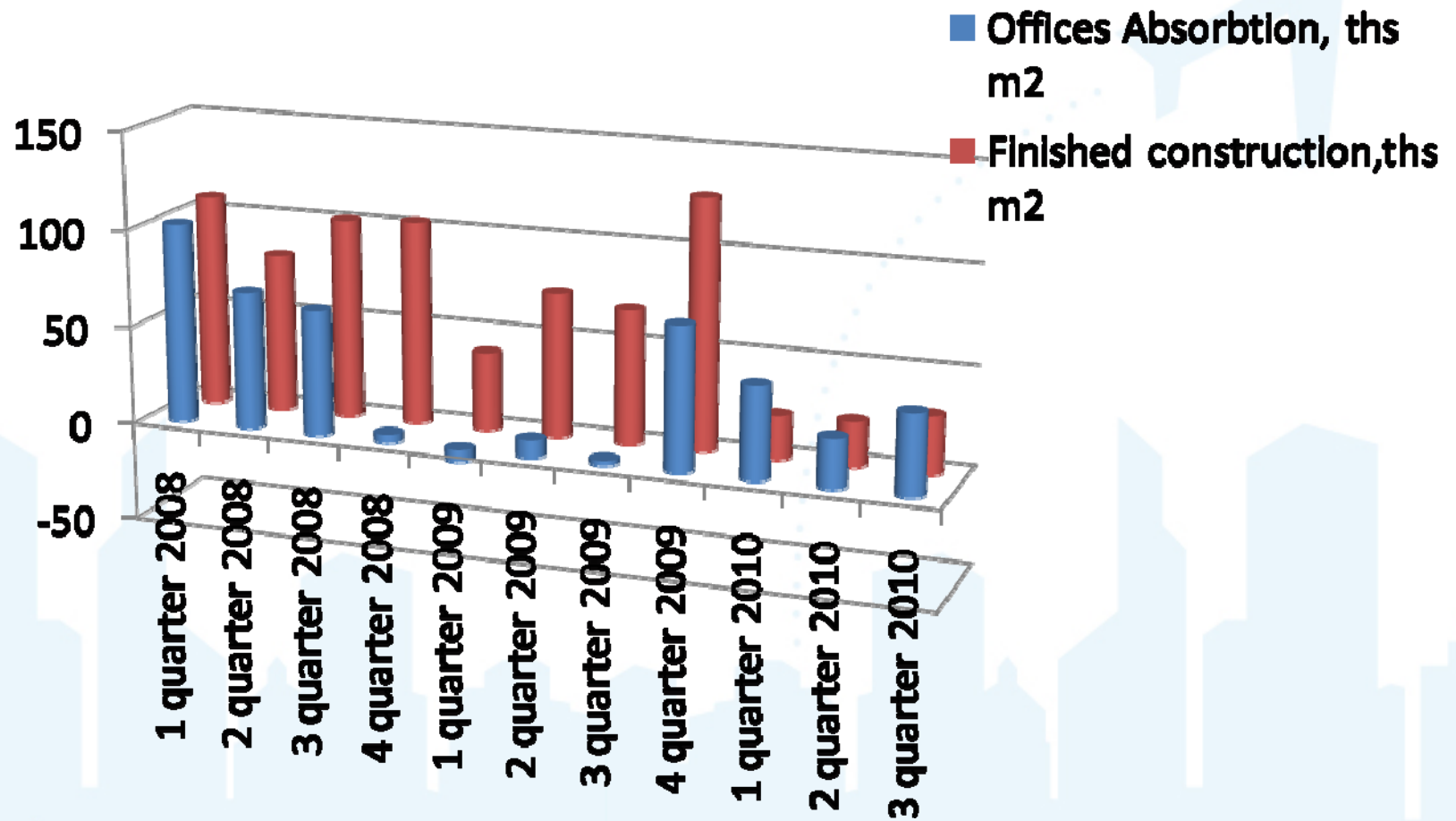
3 business centers:

- **Zeppelin** **13 200 m2,**
 - **Jupiter** **5 000 m2**
 - **Airport** **9 900 m2**
-
- **Retail zone of 1500 sqm,**
 - **Fitness center,**
 - **Conference halls**
 - **Spacious parking 960 cars**



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The dynamics putting into operation and absorbing of offices



SUMMARY

1. **Developing in St.Petersburg is not as mach complicated as one can think about it.**
2. **Participation of both Russian and Europeans in the development will resulted in better valued commercial property for quality and functionality of the assets meet requirements of potential clients or buyers both in Russia and abroad**



And you ? Could you fly away by plane
directly from your office ?!



+7 (812) 611 0707

www.airportcity.spb.ru



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