

LOCATION AND PROJECT DESCRIPTION

LOCATION

Land plot is situated in Serpukhov district, Moscow region, **60 km away from MKAD by Simferopolskoe highway**- one of the developed and demanded directions.

Possible developments:

- cottages,
- residential complex with own infrastructure,
- logistic complex.

Site has **smooth relief, surrounded by forest**. Village Petrovskoe is in immediate vicinity to the land plot.

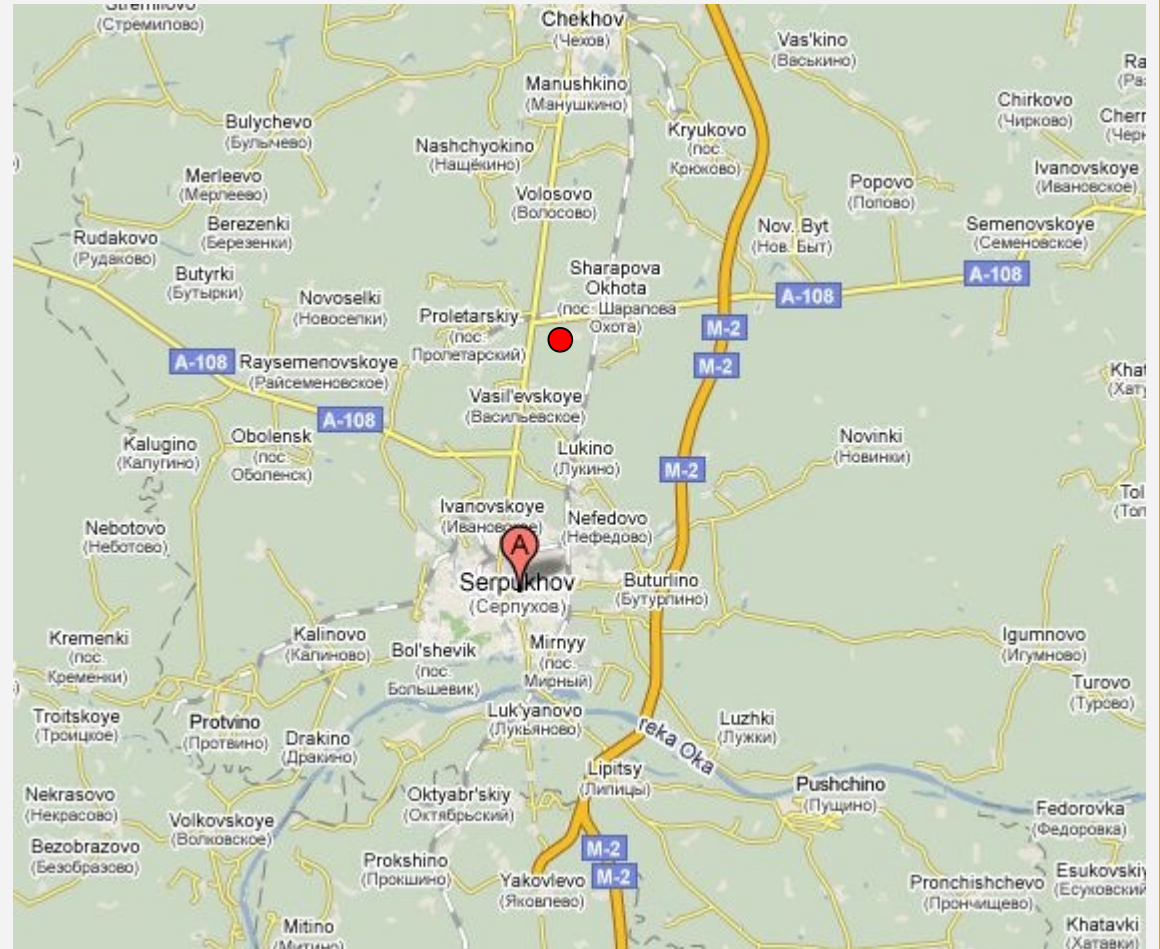
Serpukhov district has good transport access. **2 federal highways** pass trough the city **M-2 “Krym”** (Moscow-Ukraine board) and **A-108 Moscow Big Ring** (MBK).

The Moscow- Serpukhov railway has south direction, which helps to connect with south regions of the country.

Serpukhov district industry has 12 large and middle enterprises. Recently, the most important economic industry is food industry, by 01.01.2008 its volume comprise 75% from total production.

Serpukhov district currently holds one of the last places (28th out of 39) when ranked the gross air pollution in the region.

Total area of the forest in Serpukhov district is 54 142 ha, where 45 482 ha belong to OLH “Russkyi les” and 4 945 ha belongs to Priorsko-Terrasnyi state biosphere preserve.



LAND PLOT FOR MULTIFUNCTIONAL PURPOSE

SIMFEROPOLSKOE HIGHWAY, MOSCOW REGION

KEY DIMENSIONS

BASIC ADVANTAGES OF THE PROJECT:

- region has stable ecological situations;
- convenient transport access, developed highway and railway traffic;
- developed infrastructure: hotel complex, sport complex, some manufactures;
- agreements in connection main networks. Electric take-over point is 2 000 m away from the site; gas is on the site.

PROJECT

Land plot area: **89.54 ha**

Land functionality (category) - agricultural.

Permitted use – cottage development.

Based on additional agreement the Project Owner can help to change site category and permission use, prepare permission documentation.

FINANCIALS

Project acquisition price: **429 792 000 RUB.**
(48 000 RUB per 100 sq.m.)

PROPOSAL

Land plot sale at the current Greenfield stage.

Plot can be divided.

Ownership certification for the land plot.

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