

LOCATION AND PROJECT DESCRIPTION

LOCATION

Land plot is located in **Kopeysk, Chelyabinsk region, 6 km** away from Chelyabinsk.

The land plot without any buildings, has oblong trapezoid shape with smooth relief.

The site is in the south way of Chelyabinsk city, where **M5** highway (Ural) intersects **M36** (Ekaterinburg-Chelyabinsk-Kazakhstan) highway and Circumferential road by pass Chelyabisk city.

Possible development:

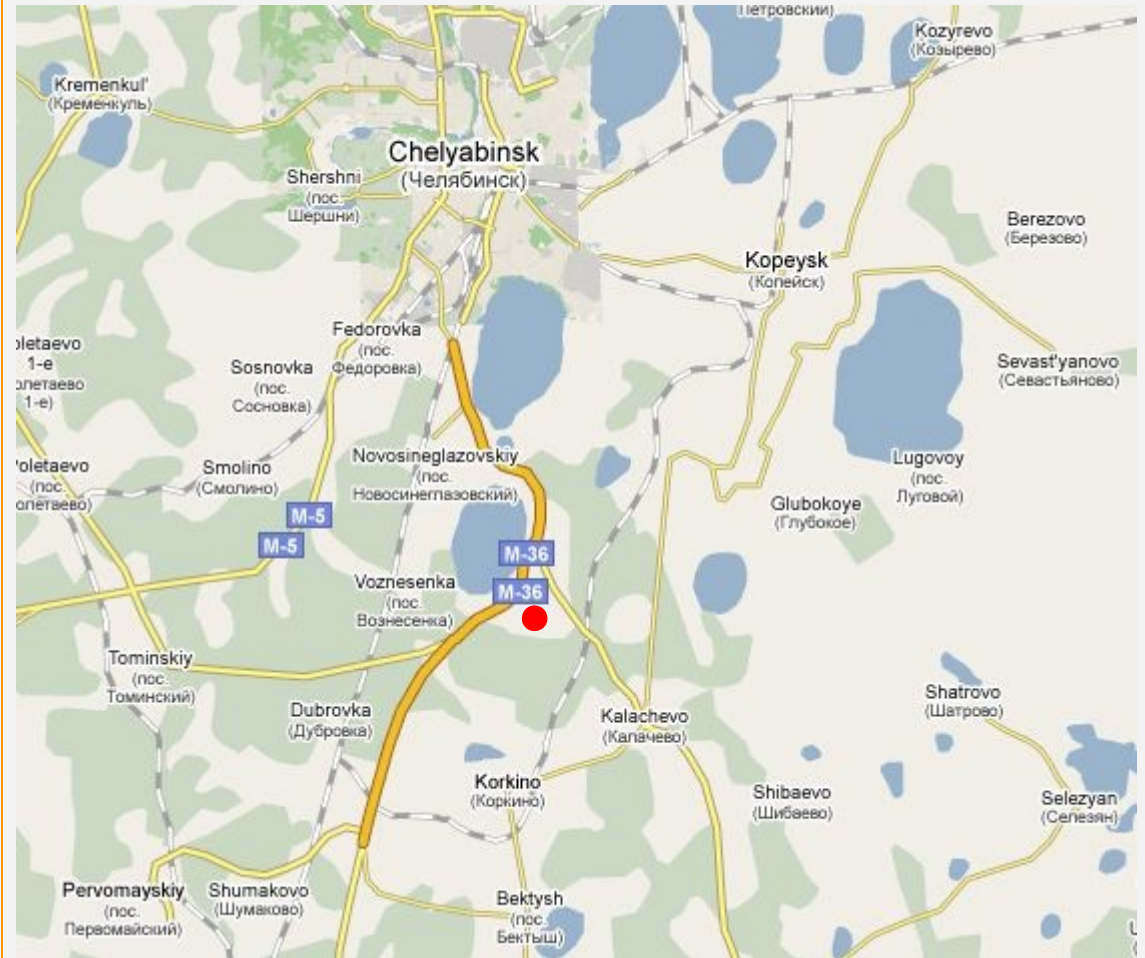
- Manufacturing complex;
- Logistic complex
- Shopping center

Chelyabinsk territory comprise **87 900 sq.m.** Bordered on the North by Sverdlovskaya region, on the East by Kurganskaya region, on the South-East by Kazakhstan, on the South Orenburg region and on the West Bashkortostan Republic.

Key industries: ferrous metallurgy, engineering industry and metal-working, power industry and non-ferrous metallurgy. 830 active large and middle enterprises, relative density in production 97.4%.

Stretch of road with hard deposition is 8 933 km. Strategic highways pass through the region: **Moscow - Chelyabinsk, Kazakhstan - Ekaterinburg.** Goods traffic is 89.7 million ton, turnover of goods - 58541.9 million ton.km. Railway extension – **1 793** km. South-Ural railway passes through the region, which intersects European and Asian continents.

Region has **2 international airports** in Chelyabinsk and Magnitogorsk. Annual passenger turnover is 510 000 people, turnover of goods – 1 700 ton. Regular flights to Germany, charter flights to Europe and Asia countries.



LAND PLOTS

BASIC ADVANTAGES OF THE PROJECT:

- Strategic location for logistic complex, convenient transport access;
- Land plot has access from two highways;
- Main communications along plots board

PROJECT

Land plot area: **32.8 ha**

Possibility to increase land plot by **12 ha**.

Land functionality (category) - settlement.

Based on additional agreement the Project Owner can change VRI, receive technical conditions and permission documentation.

FINANCIALS

Project acquisition price: **360 800 000 RUB.**
(110 000 RUB per 100 sq.m.)

PROPOSAL

Land plot sale at the current Greenfield stage.

Ownership certification for the land plot.

CONTACTS

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CHELYABINSK CITY



