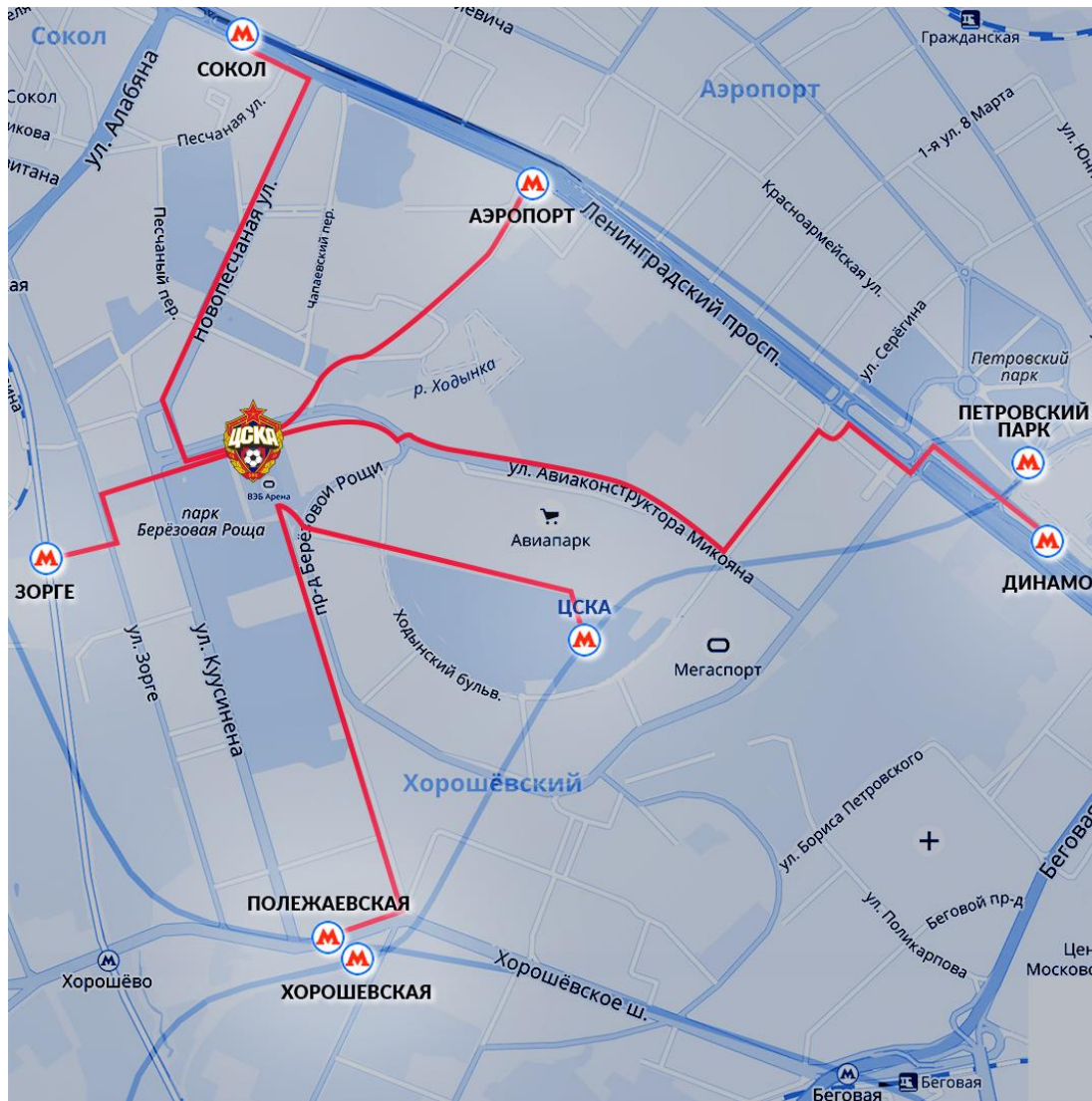




WORK. ⚽
DREAM. ⚽
DISCOVER. ⚽



Location



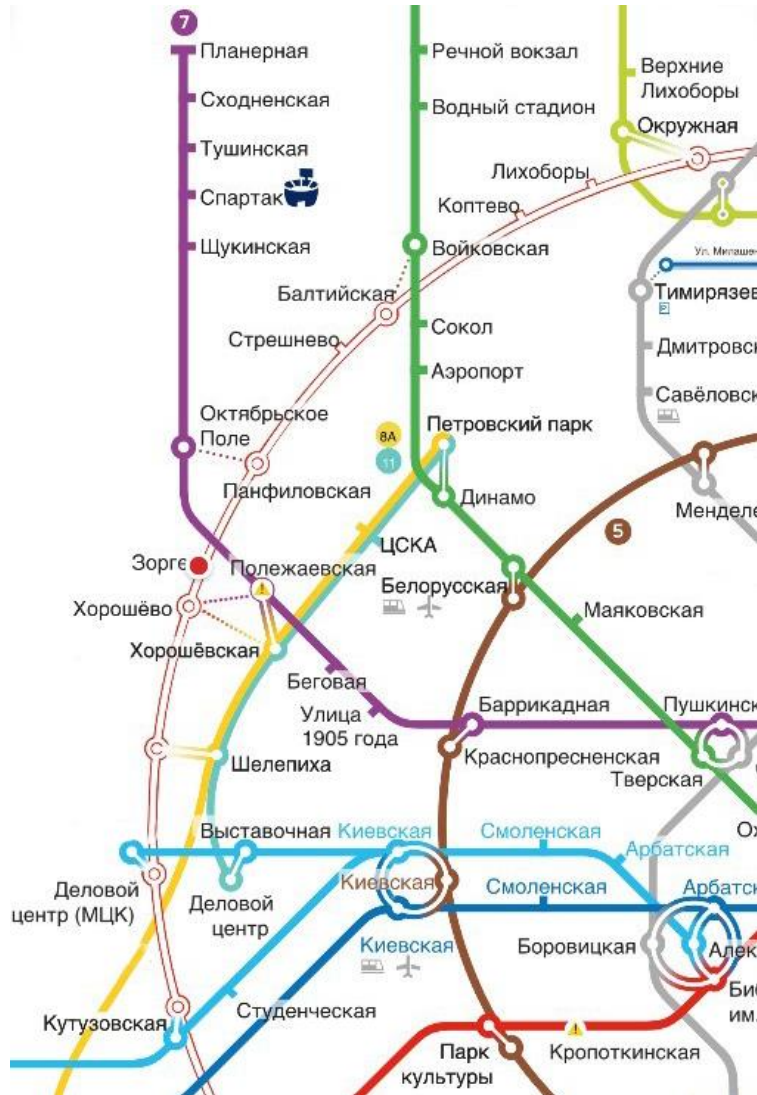
The nearest valid metro stations

- Sokol 1,5 km
- Polezhaevskaya 1,7 km
- Aeroport 1,5 km
- Dinamo 2,8 km
- CSKA 1,4 km

900 m to MCC station Zorge



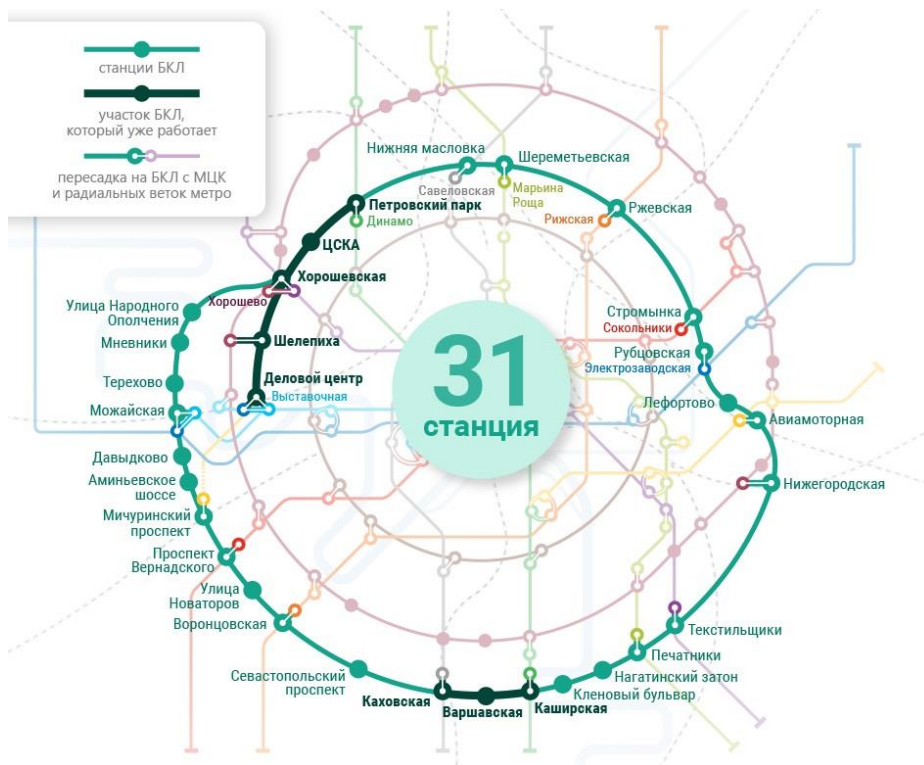
Metro development



- The CSKA station is open and the section of the Moscow Central Circle is functioning from «Petrovsky Park» to «Delovoy Centr»
- 10 minutes to Moscow City



Metro development



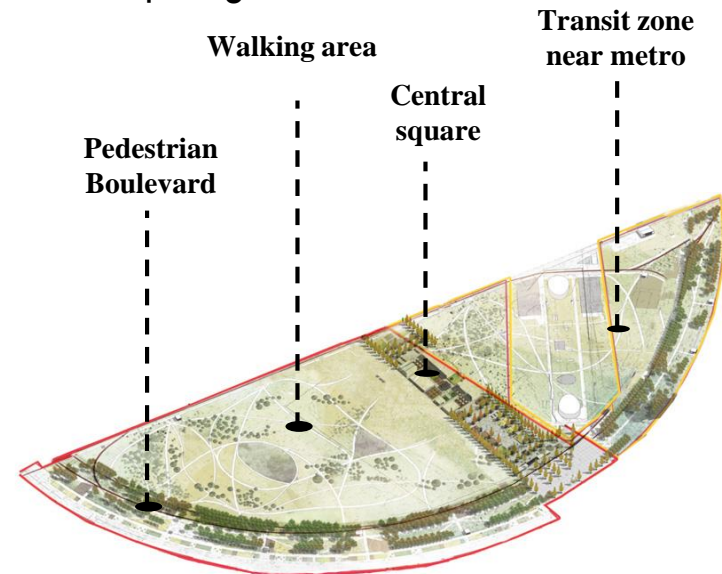
- Construction of the third metro interchange contour will be finished in 2021.
- Transfer transport junction «Khodynka» will be build near MCC



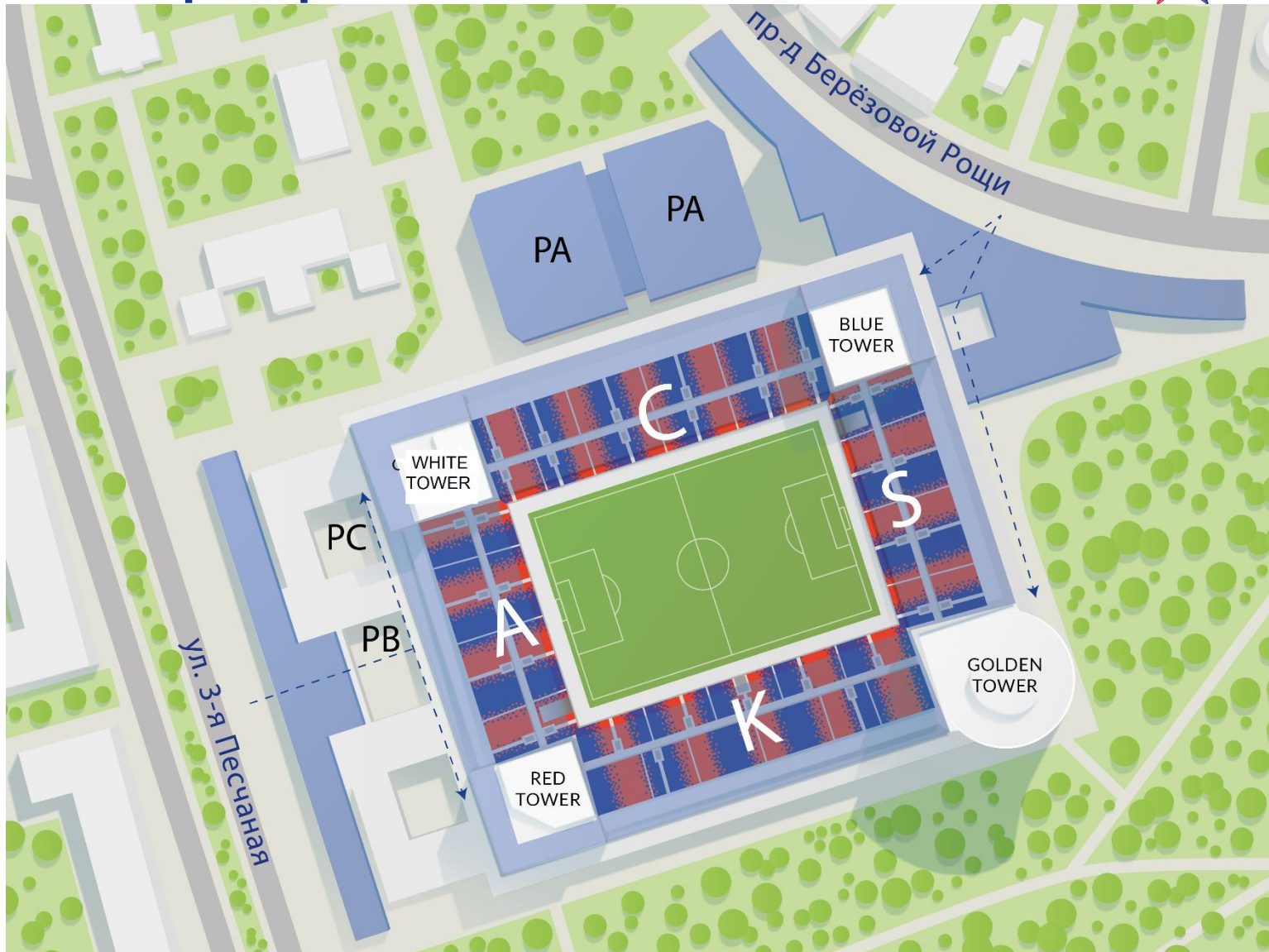
Khodynka park Moscow



- The road from CSKA metro station to complex will be through Khodynskiy park.
- The park will be finished in 2019.
- There will be interactive zone open stage and amphitheater, sport ground, cafes, kids center, co-working zone.

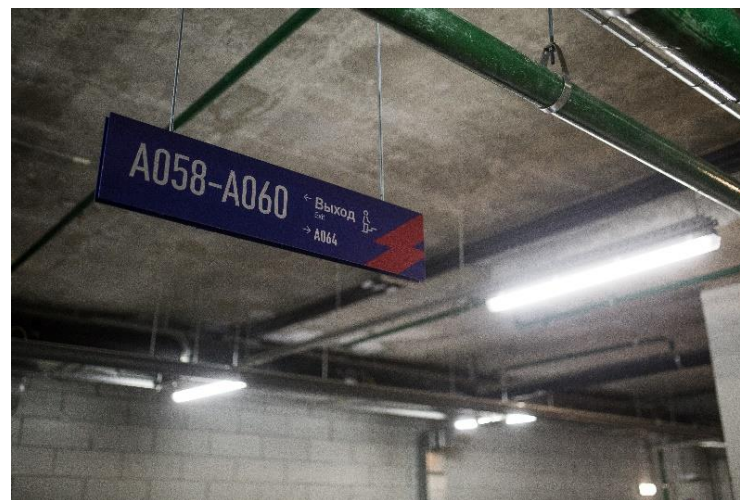
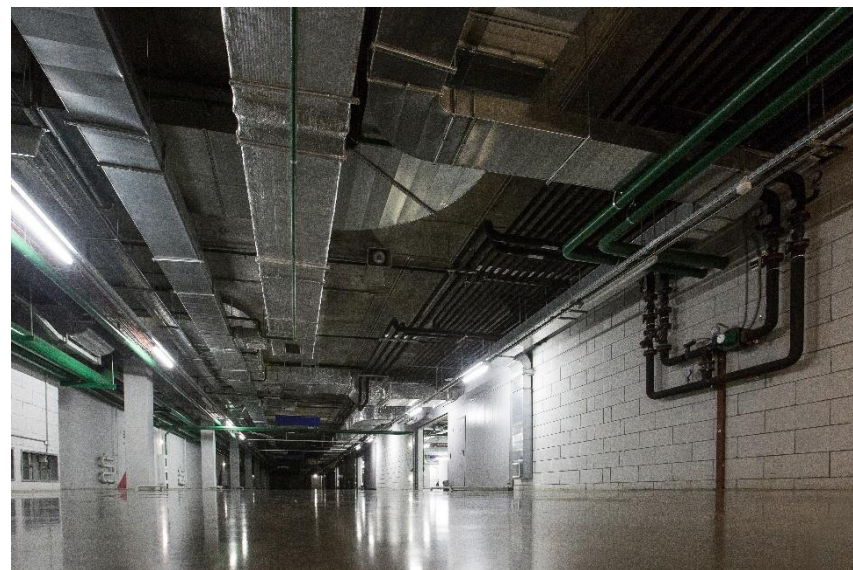
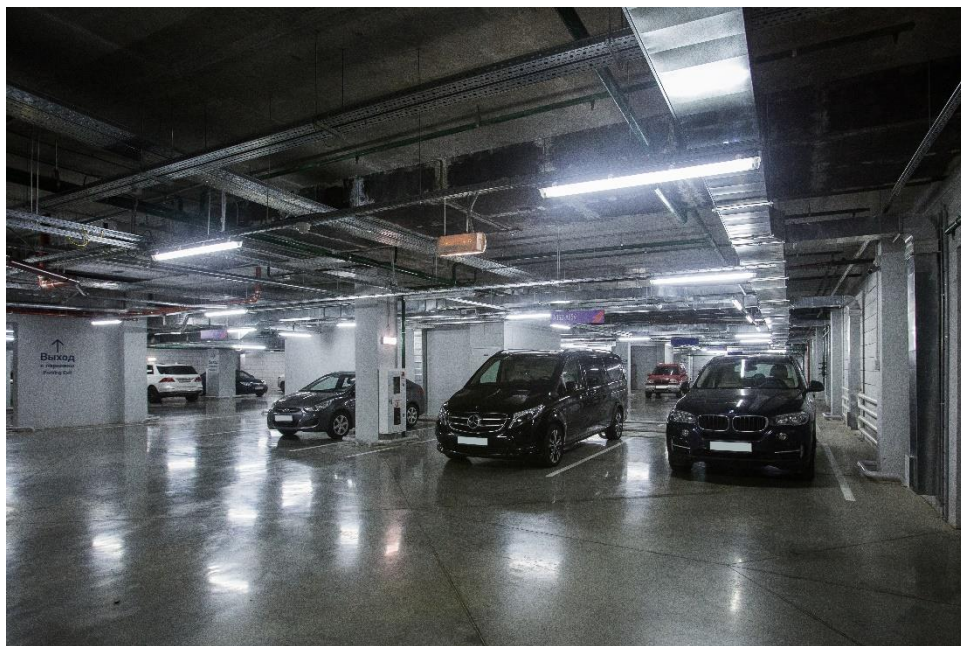


Whole complex plan



Parking

- Underground parking for 650 lots
- Multilevel parking for 750 lots
- Surface parking for 50 lots
- Parking ratio **1/35**



General information and technical characteristics



- Complex total area – 171 700 sq m
- Elevators – OTIS
- Central air-conditioning and ventilation systems
- Ceiling height- 3,6 m
- Access to building - 24/7
- Security, CCTV, fire alarm system
- Telecom providers – Megafon, Beeline, MTS, Gars-Telecom, Tele2,
- Canteen by Maison Dellos Cafe «Pushkin», «Matryoshka» Restaurant, Cafe network «Mu-Mu»
- Property management – Ltd «Trans Assets»
- State commissioned on August 17, 2016
- Ownership title received on September 1, 2016



CSKA office photo

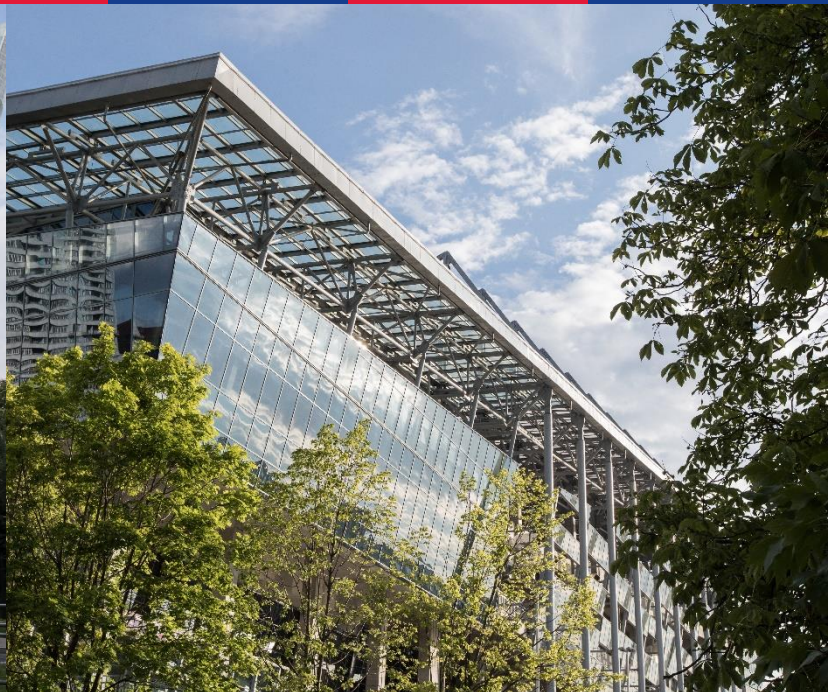
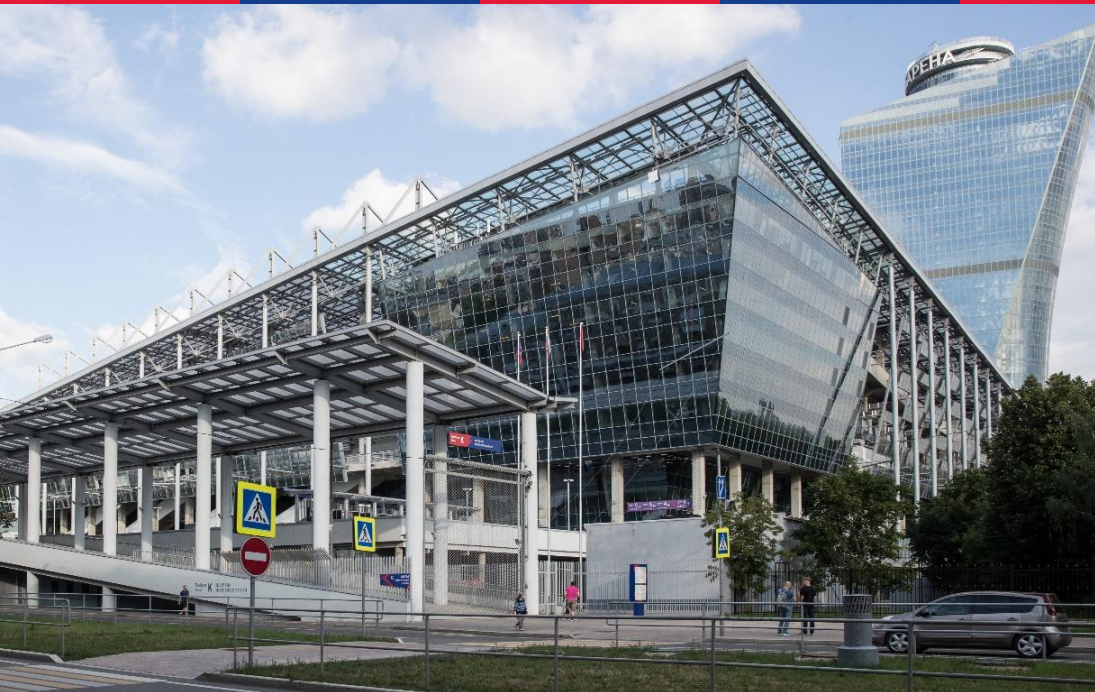


CSKA office photo



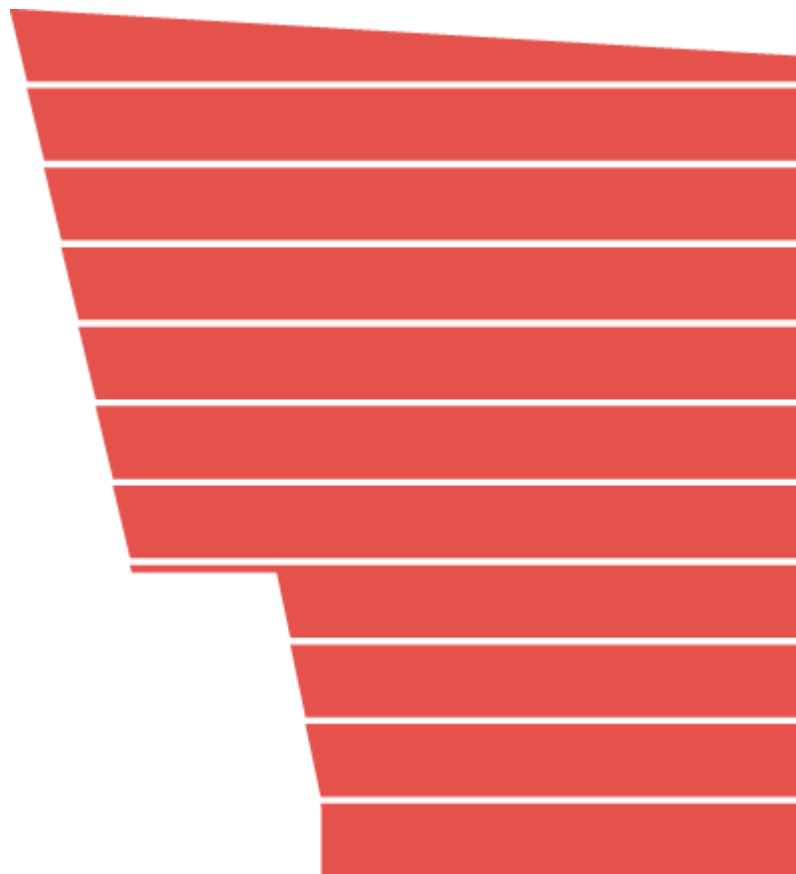
CSKA office photo





**Red Tower,
White Tower**

Red Tower



10 floor - CSKA office

9 floor – leased

8 floor – leased

7 floor – **859,7** sq m

6 floor – **1 296,02** sq m

5 floor – leased

4 floor – leased

3 floor – CSKA office

1-2 floors – for CSKA needs

- 10 floor
- Total area – 6 897,6 sq m
- 2 elevators OTIS
- Shell&core

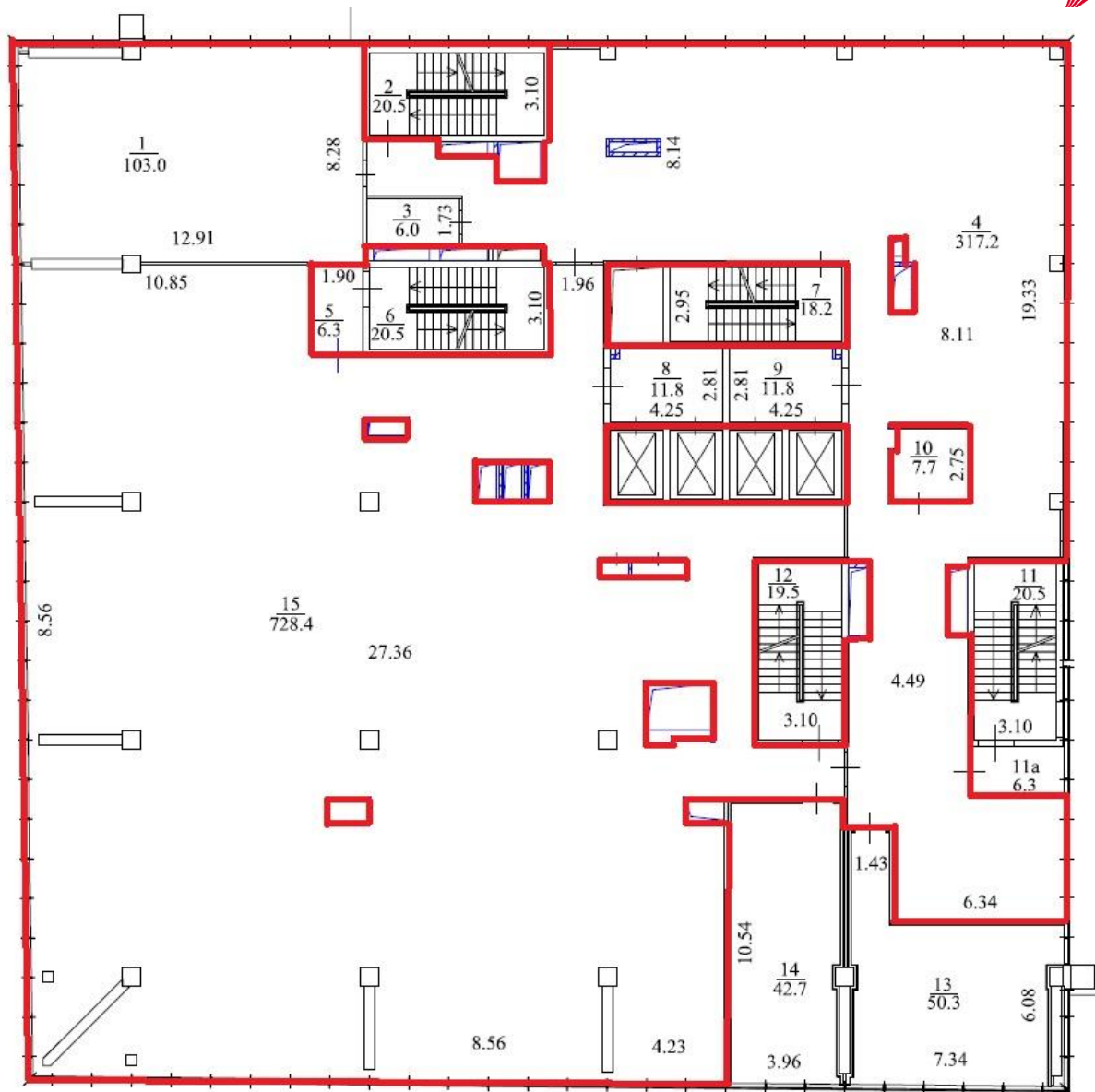


6th floor plan

Red Tower



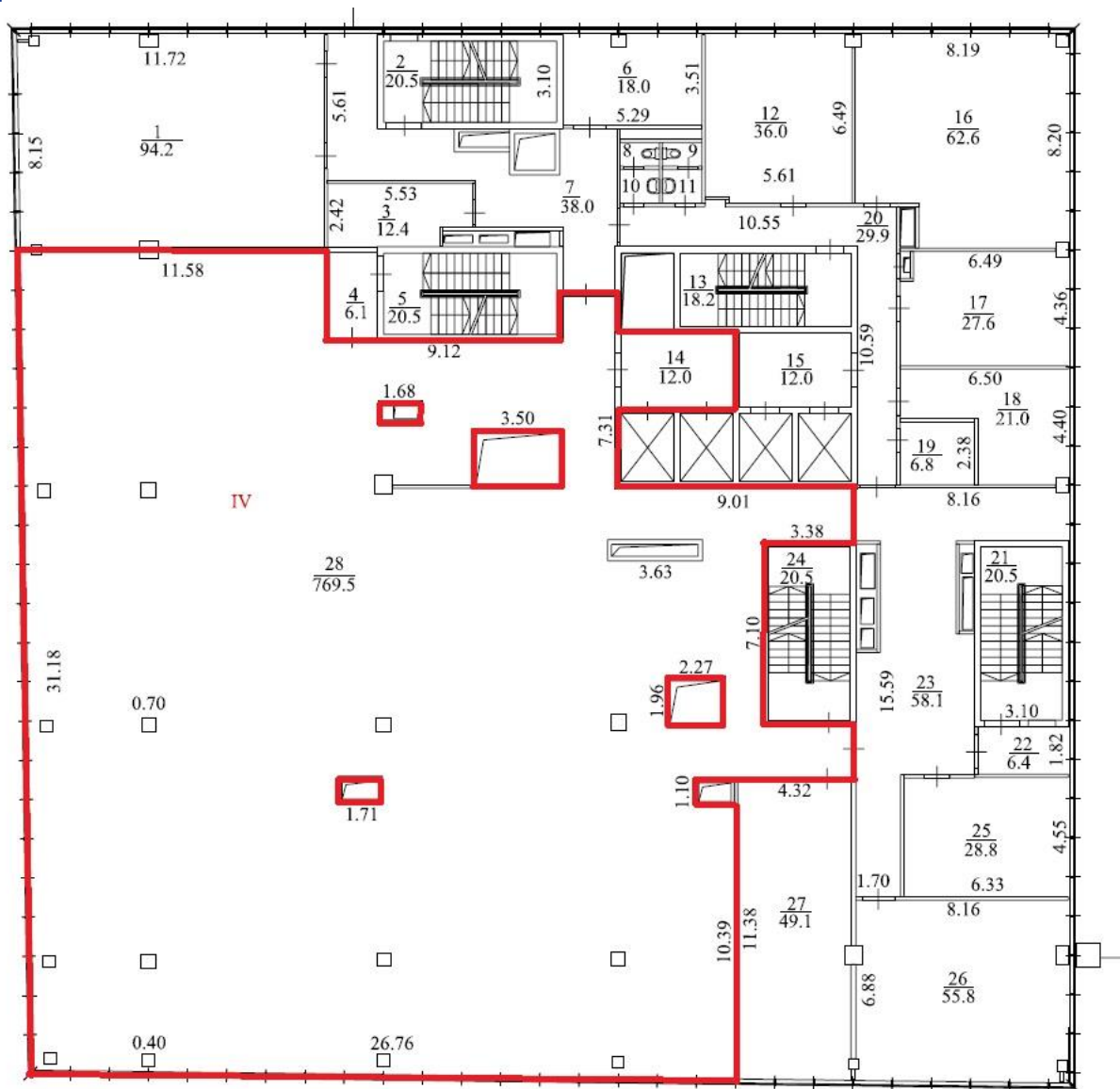
6 floor: 1 296,02 sq m



7th floor plan

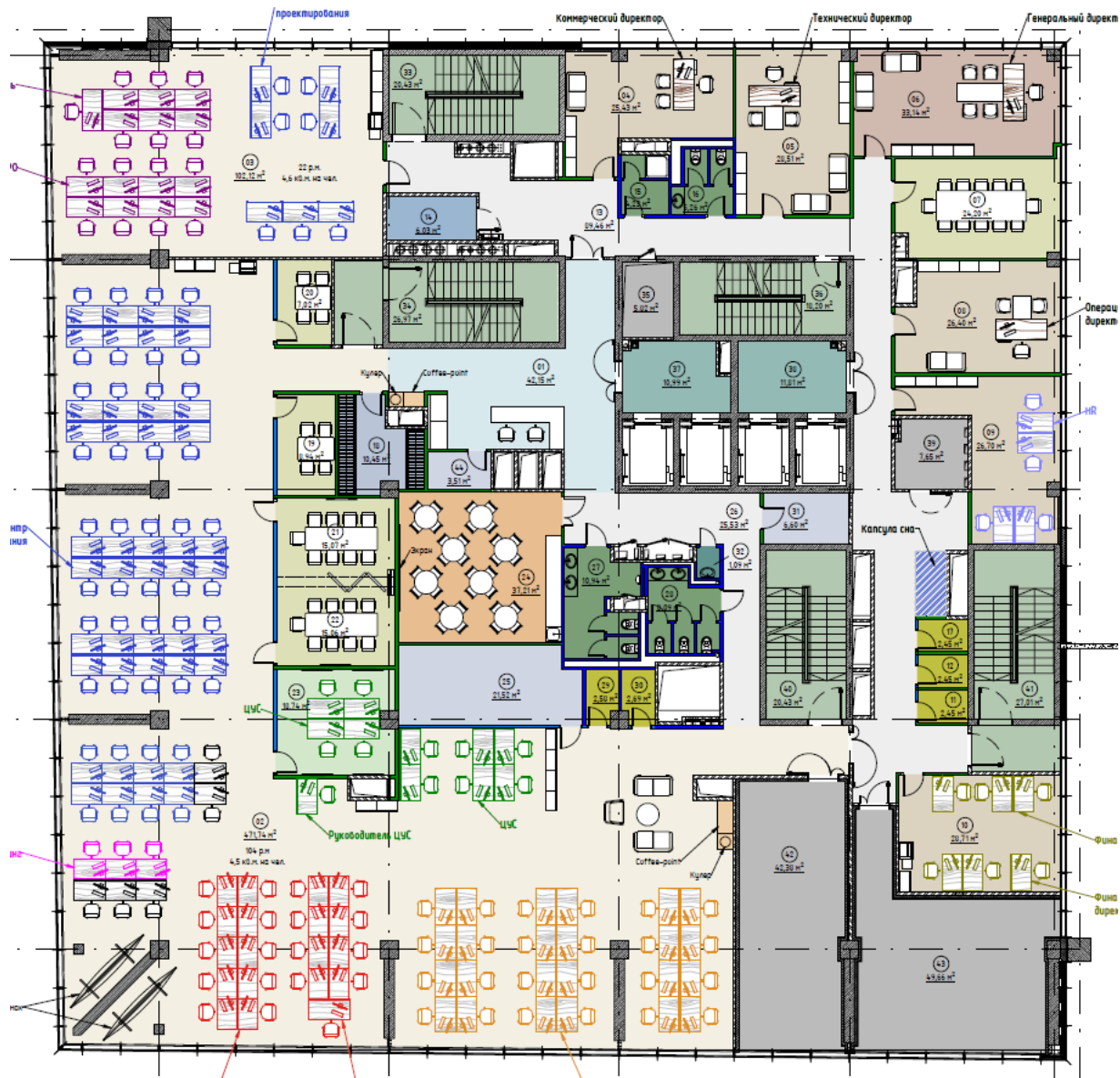
Red Tower

7 floor: 859,7 sq m

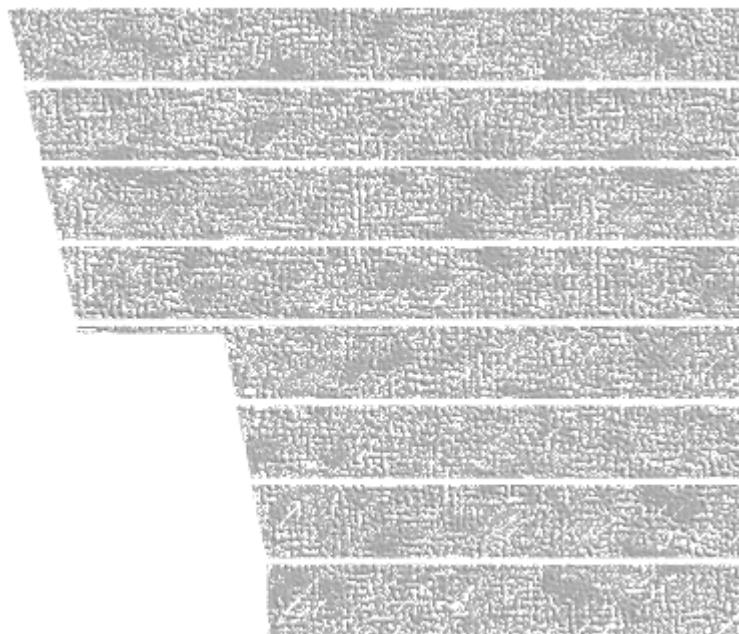


Test sit cabinet layout

Red Tower



White Tower



8 floor – technical floor

7 floor – **1 302,29** sq m

6 floor - **1 545,39** sq m

5 floor – **1 501,61** sq m

4 floor – **560,45** sq m

3 floor – **536,69** sq m

2 floor – **232,65** sq m

1 floor – **220,88** sq m

- 8 floors 5 899,96 sq m
- 2 elevators OTIS
- Shell&core

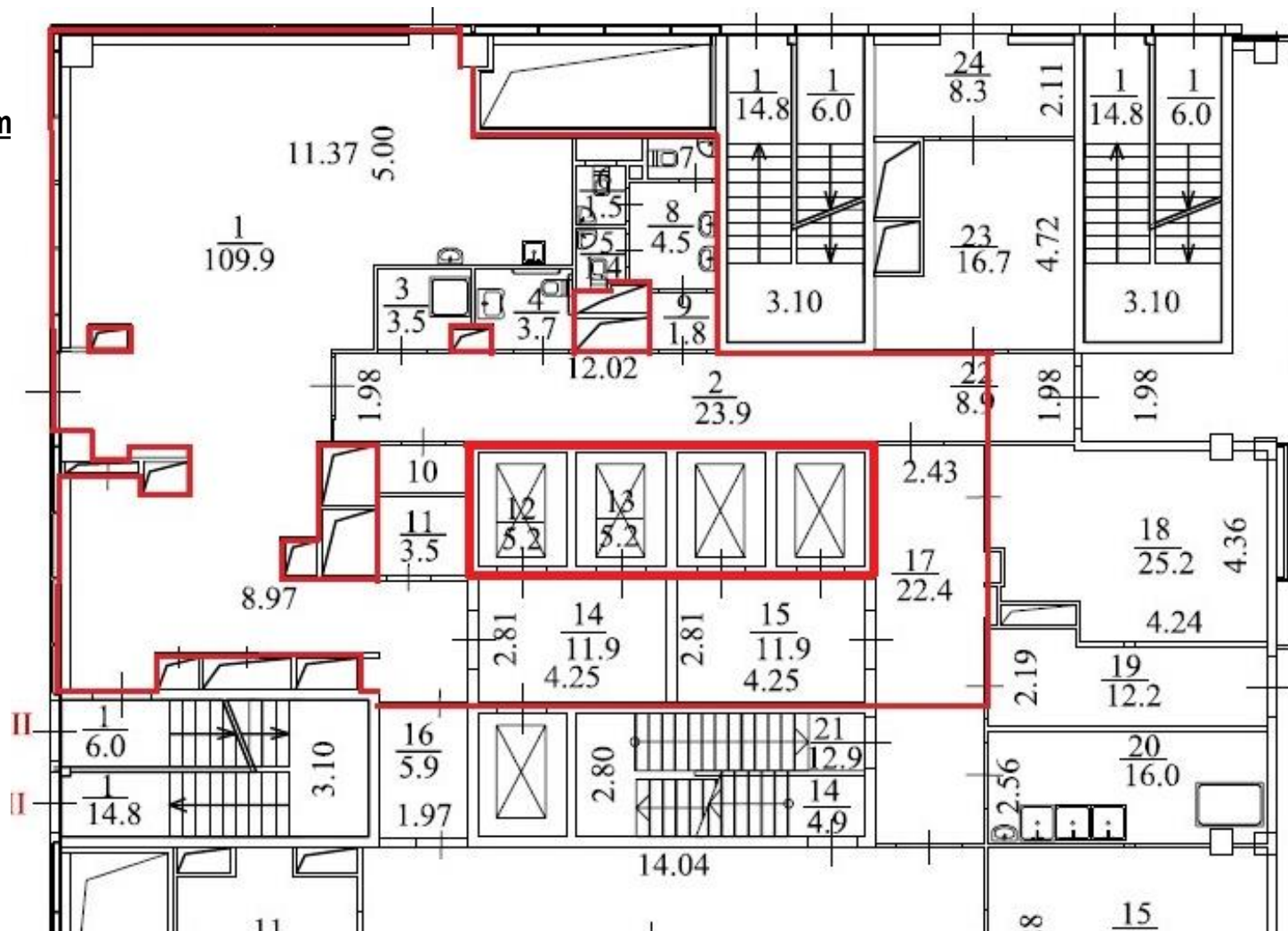


1st floor plan

White Tower



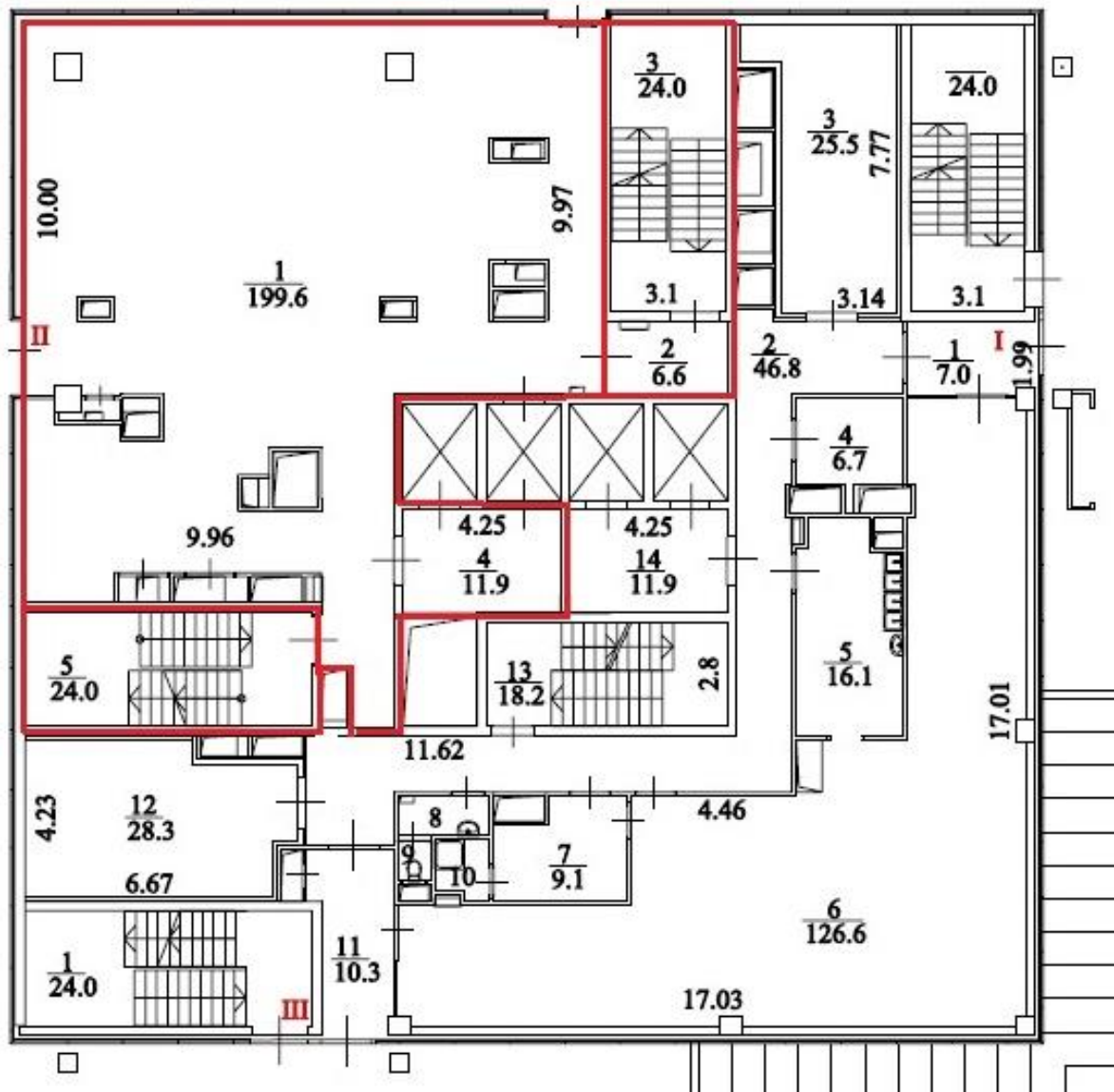
1 floor: 220,88 sq m



2nd floor plan

White Tower

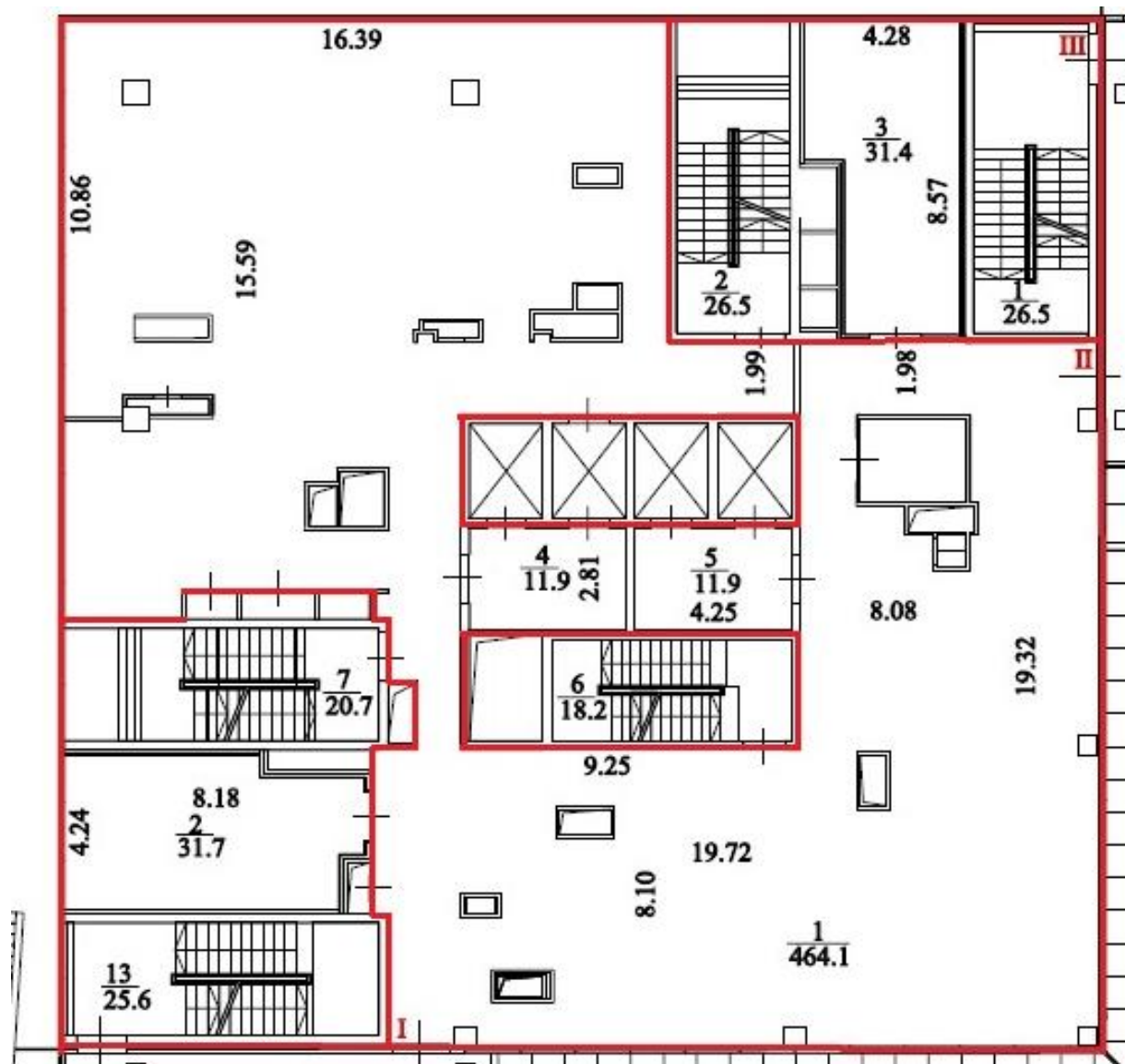
2 floor: 232,65 sq m



3rd floor plan

White Tower

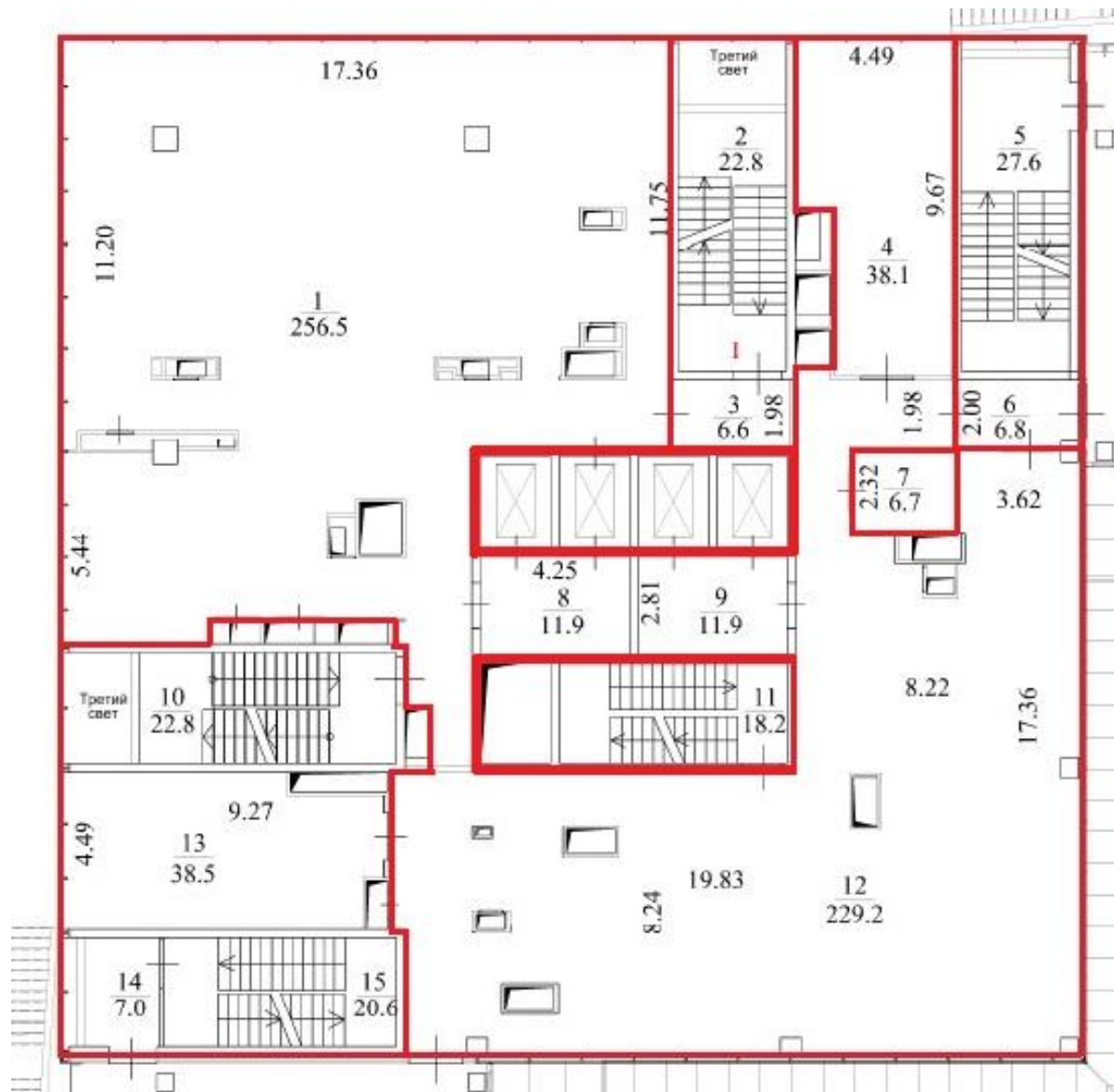
3 floor: 536,69 sq m



4th floor plan

White Tower

4 floor: 560,45 sq m

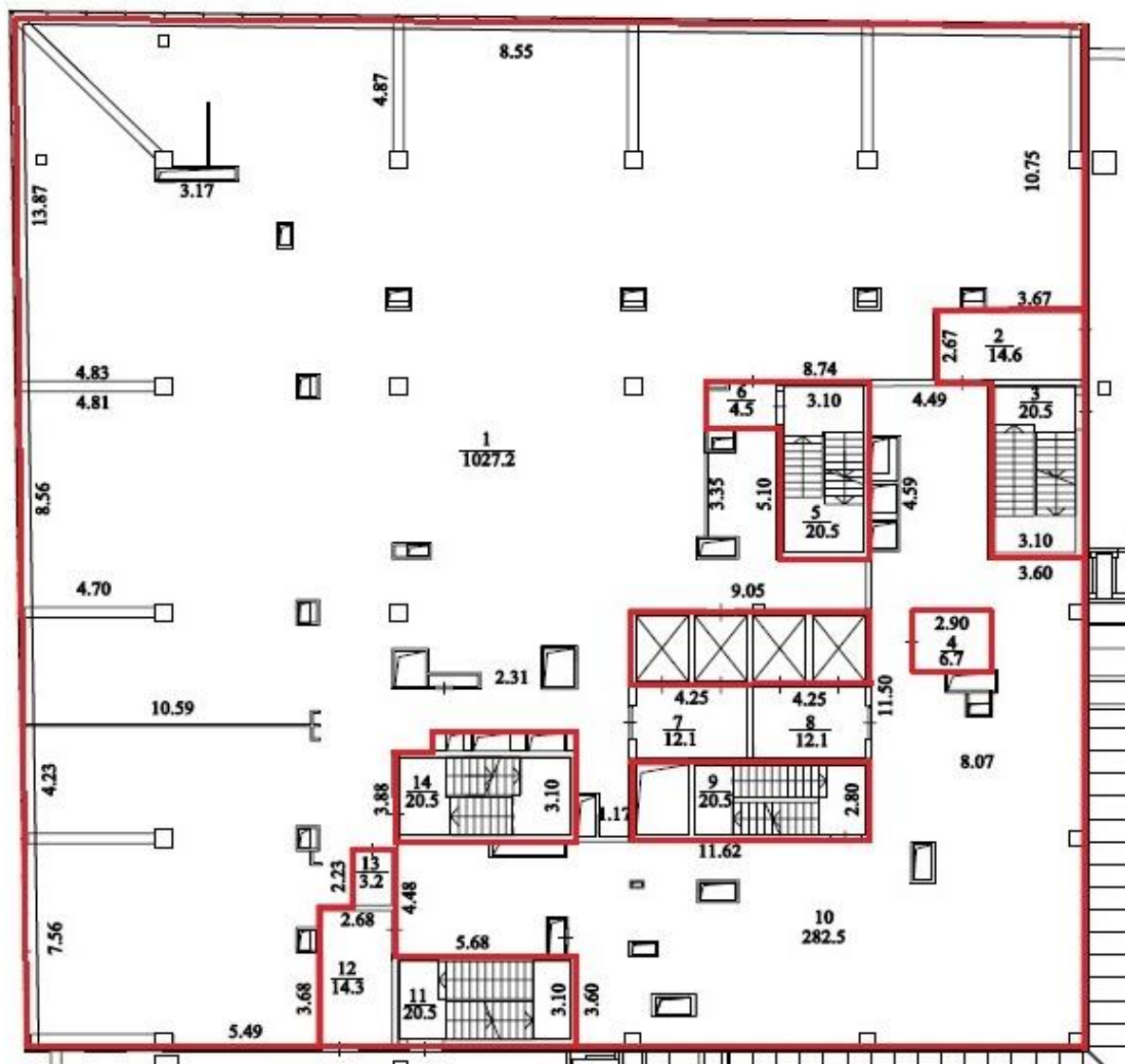


5th floor plan

White Tower



5 floor: 1 501,61 sq m



6th floor plan

White Tower



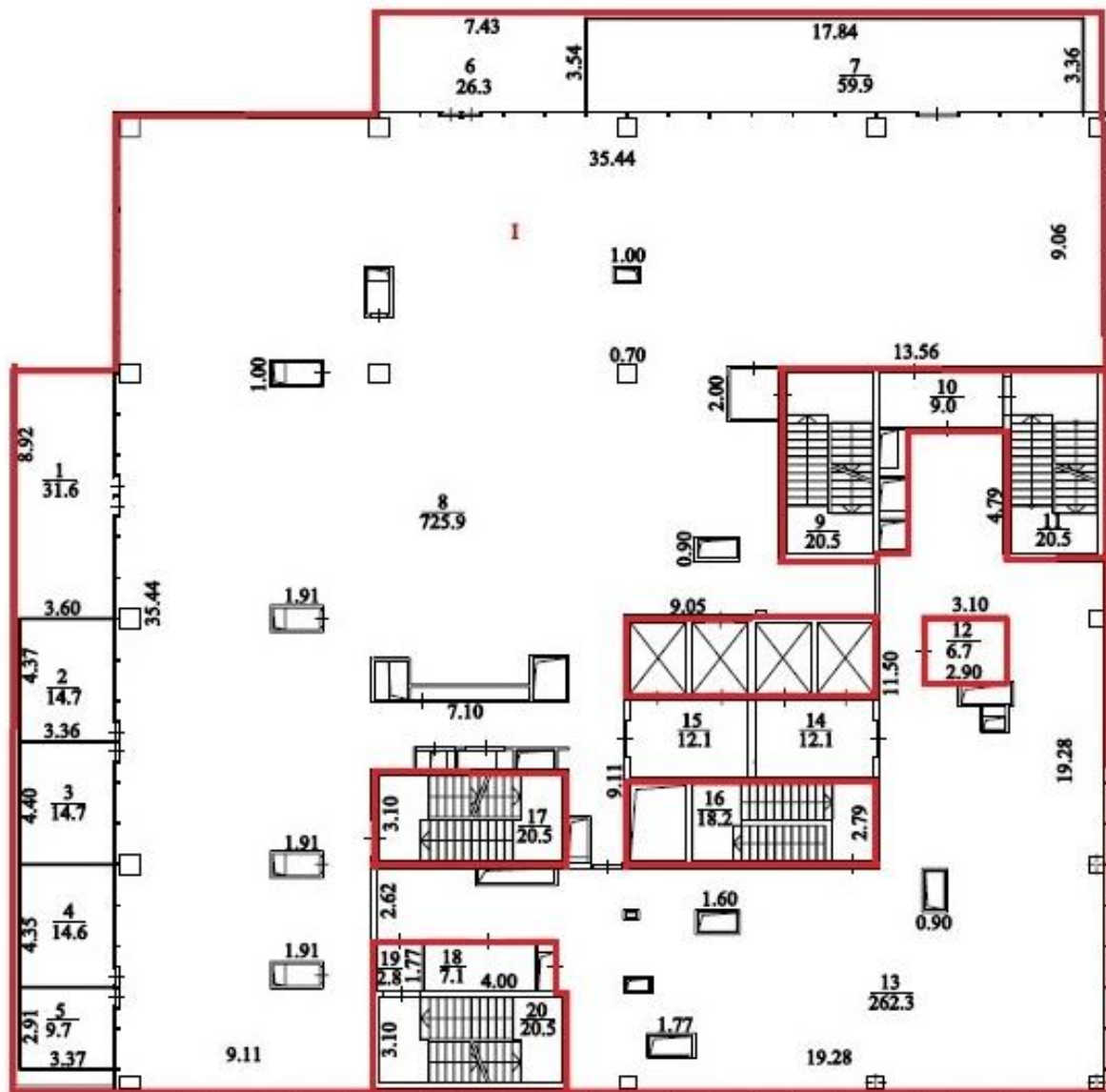
6 floor: 1 545,39 sq m



7th floor plan

White Tower

7 floor: 1 302,29 sq m



Test sit cabinet layout

White Tower





Golden Tower

Golden Tower



37-38 – technical floors

36 floor – 884,6 sq m

35 floor – 1004,6 sq m

34 floor – 1147,5 sq m

33 – technical floor

32 floor – 1708 sq m

31 floor – 1605,1 sq m

30 floor – 1510,3 sq m

29 floor – 1421,2 sq m

28 floor – 1337,7 sq m

27 floor – 1250,3 sq m

26 floor – 1181,7 sq m

25 floor – 1115,7 sq m

24 floor - 1057,7 sq m

23 floor – 1004,5 sq m

22 – technical floor

21 floor – 869,1 sq m

20 floor – 798,3 sq m

19 floor – 761,2 sq m

18 floor – 733,5 sq m

17 floor – 709,9 sq m

16 floor – 689,8 sq m

15 floor – 679,5 sq m

14 floor – leased

13 floor – leased

12 floor – leased

11 floor – leased

10 – technical floor

9 floor – 732,9 sq m

8 floor – 755,3 sq m

7 floor – 783,2 sq m

6 floor – 819,6 sq m

5 floor – 849,8 sq m

4 floor – 944,2 sq m

3 floor – 927,85 sq m

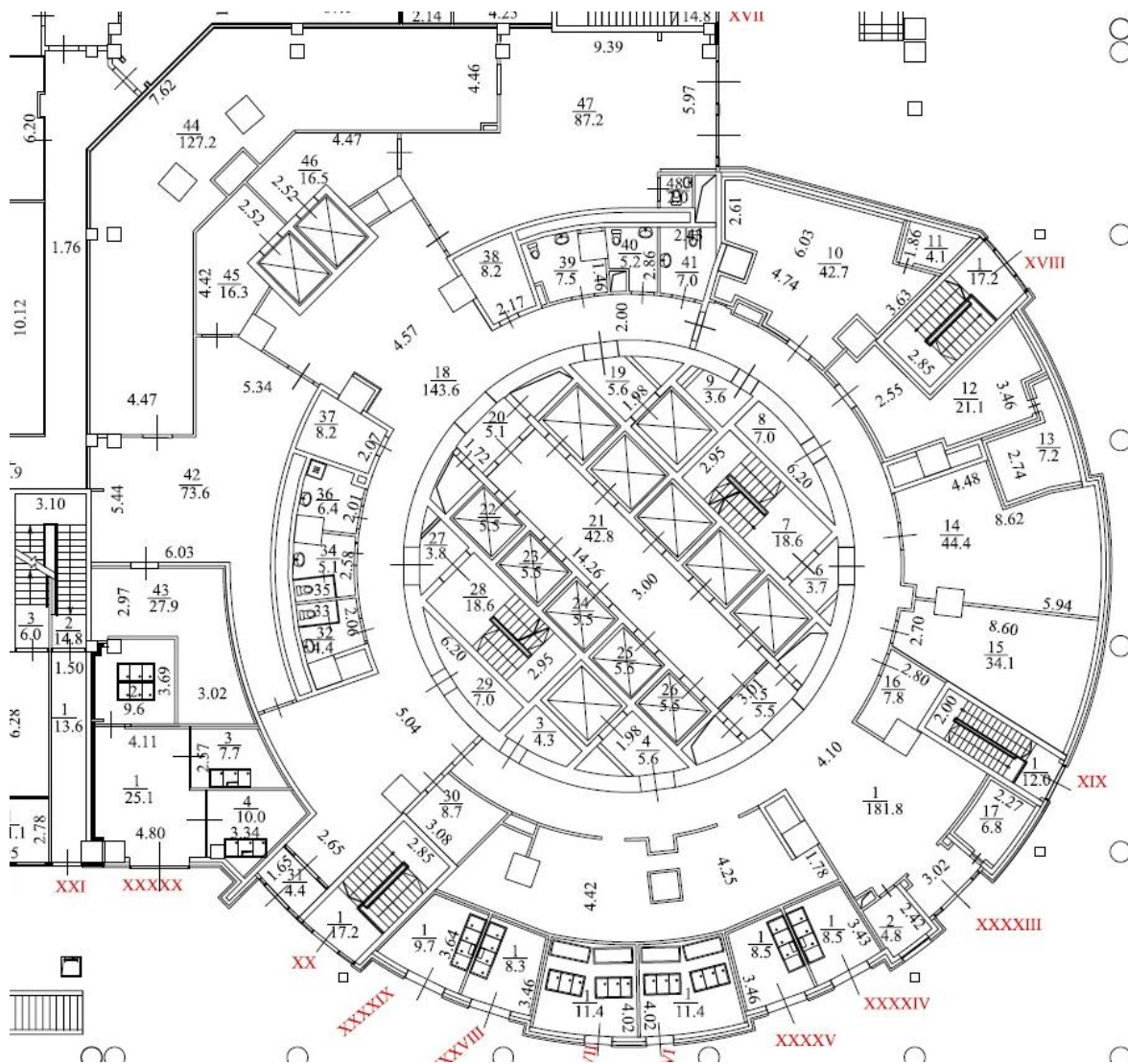
1-2 floors – for CSKA needs

- 38 floors
- Total area – 32 122,1sq m
- Typical floor: 700-1500 sq m
- 12 elevators OTIS
- Shell&core



1st floor plan этажа

Golden Tower



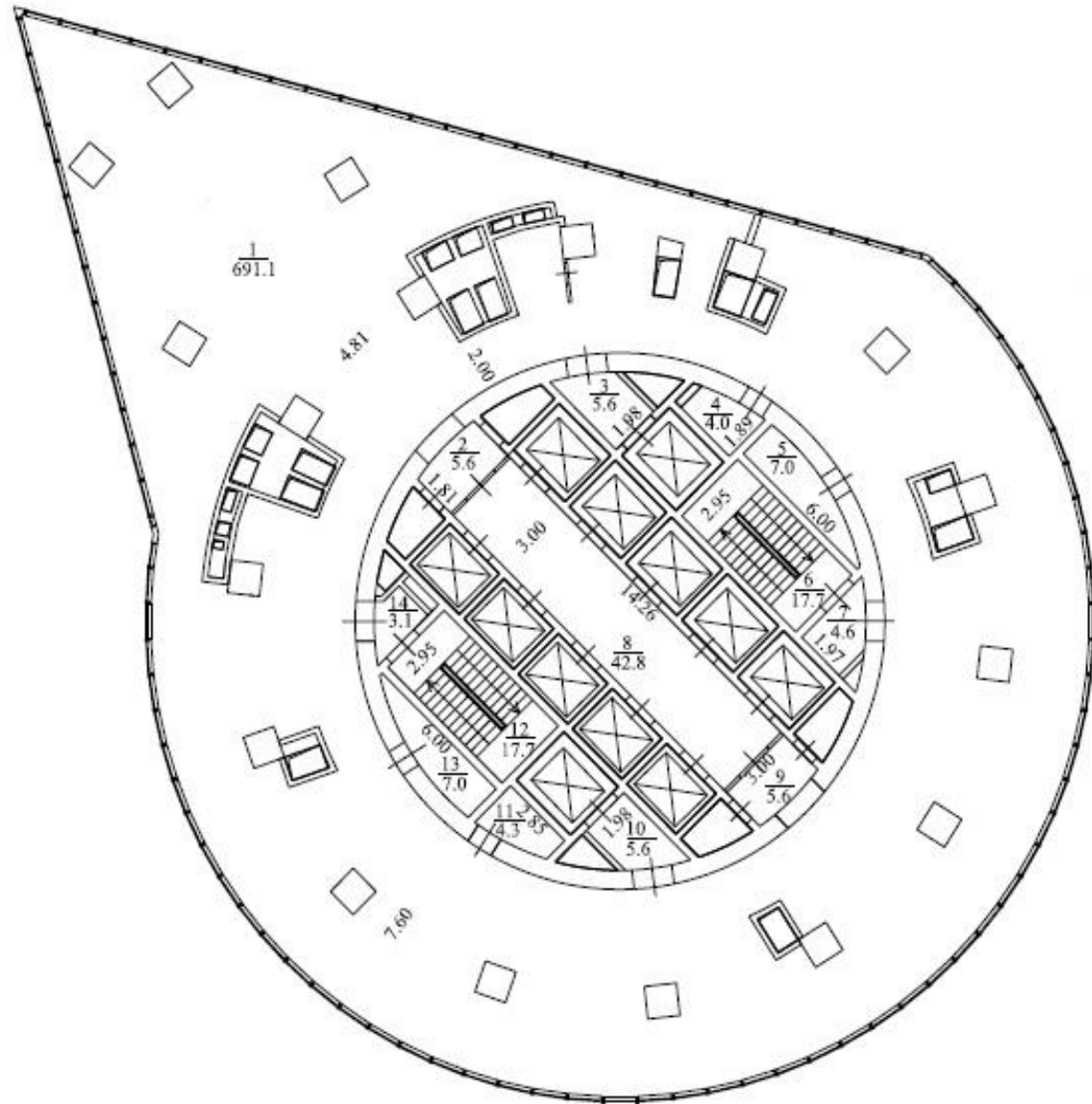
4-21 floors plan

Golden Tower

Typical floor plate (4-21 floors)
6 floor: 819,6 sq m



APEHA

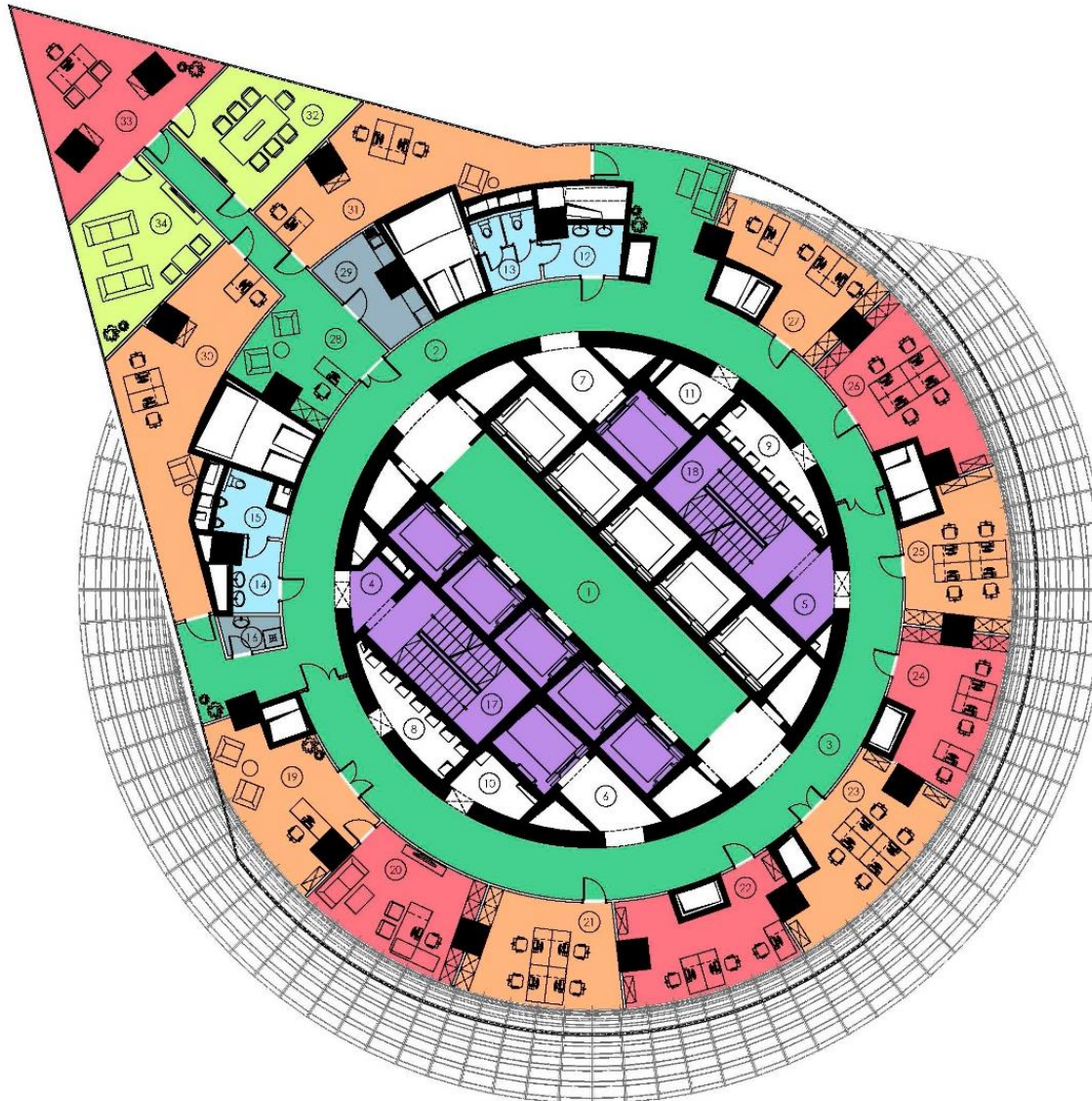


4-21 floors plan

Golden Tower



Test sit cabinet layout (19nd floor)
For 41 people

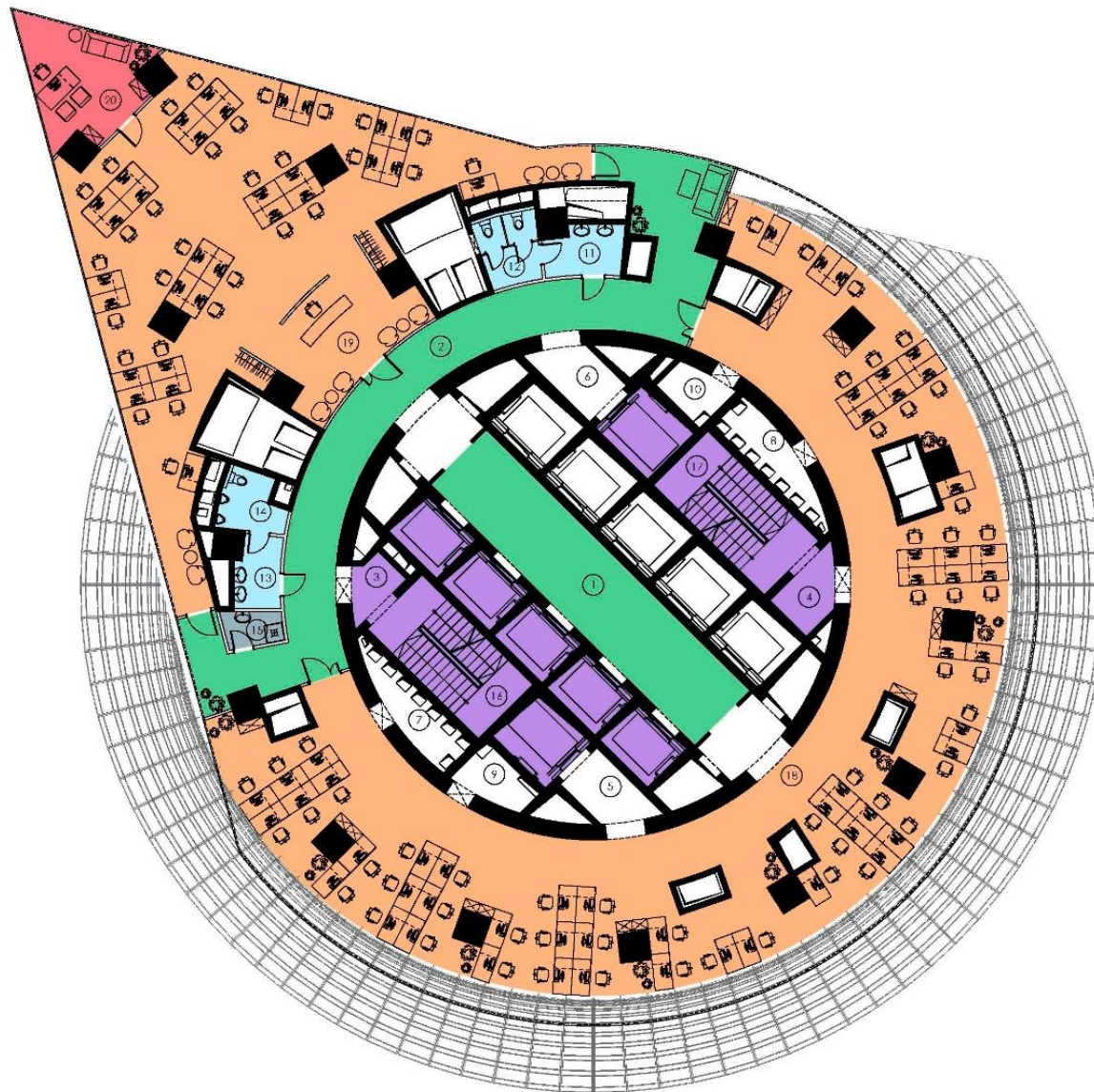


4-21 floors plan

Golden Tower



Test sit open layout (19nd floor)
For 85 people

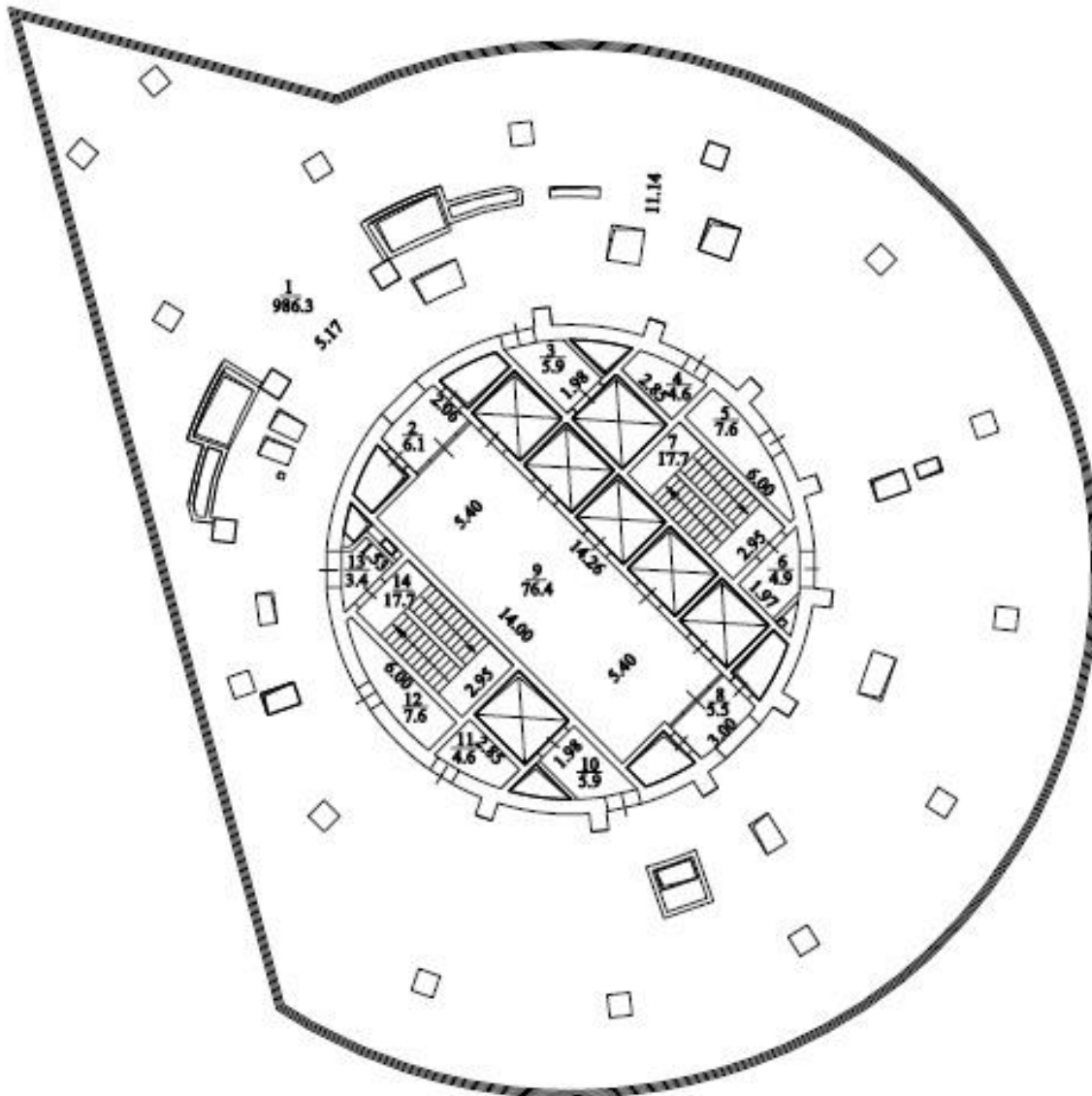


23-28 floors plan

Golden Tower

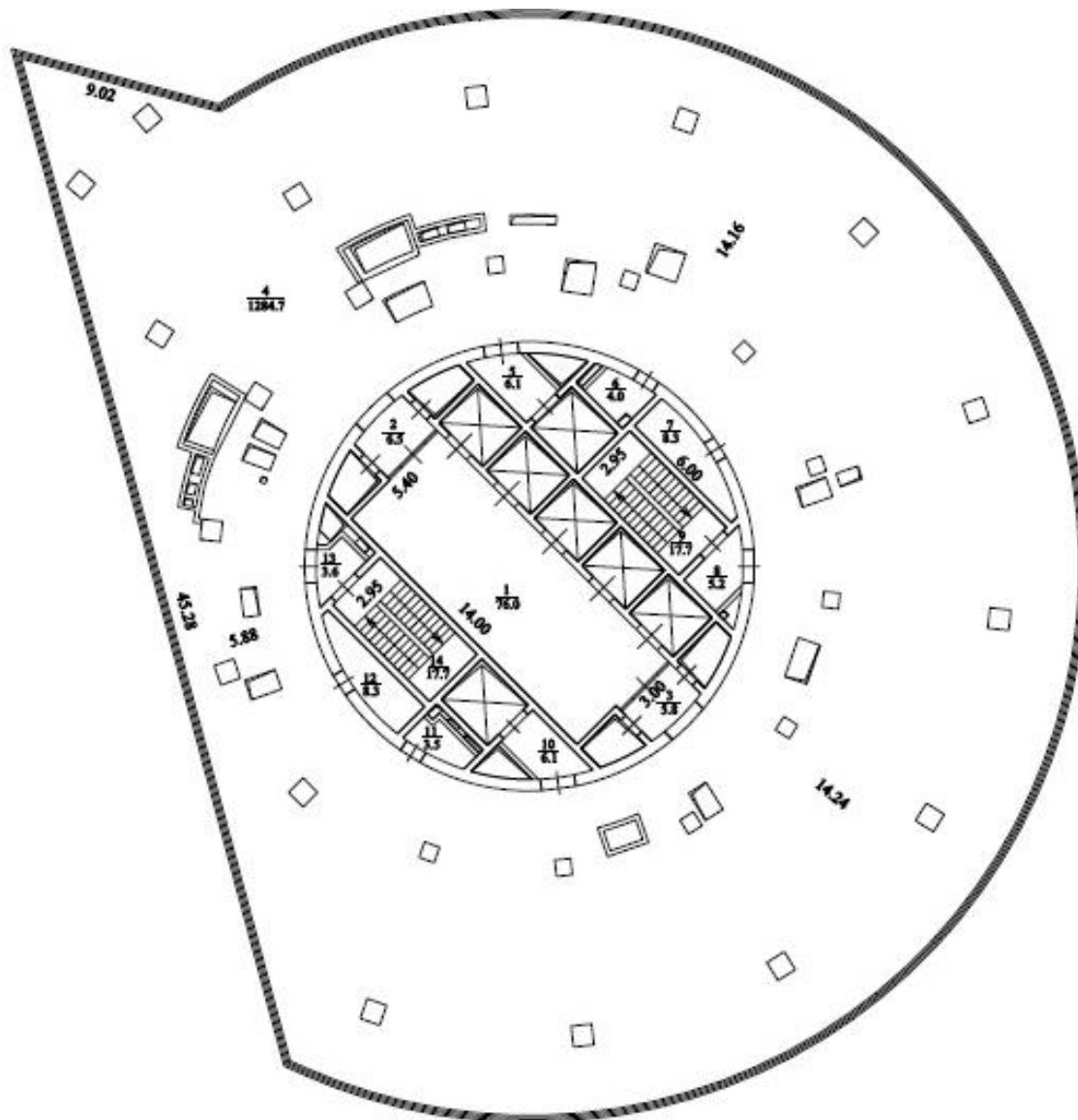


Typical floor plate (23 – 28 floors)
36 floor: 1 181,7 sq m



29-32 floors plan

Golden Tower



Typical floor plate (29 – 32 floors)
30 floor: 1 510,3 sq m

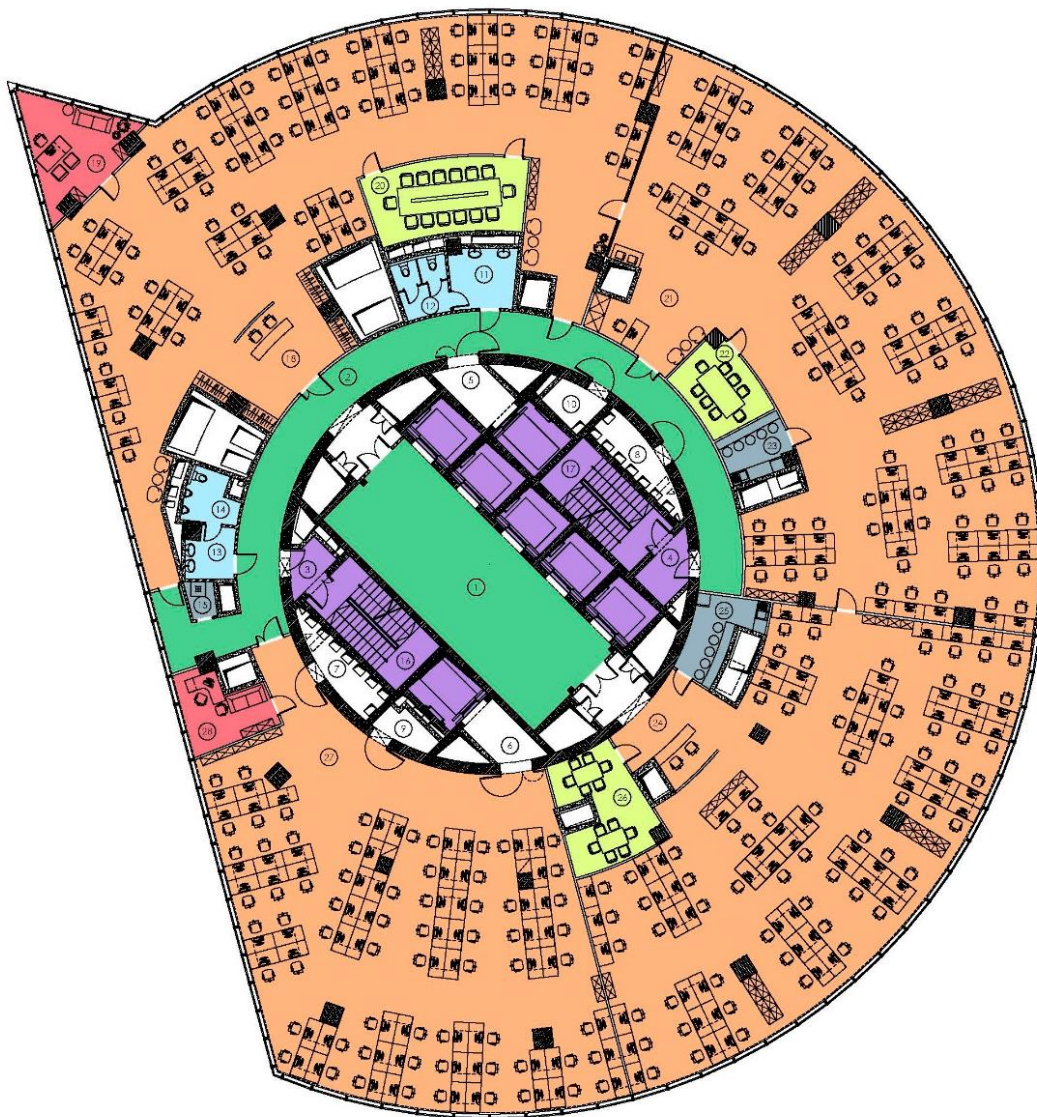


29-32 floors plan

Golden Tower



Test sit open layout (32nd floor)
For 263 people

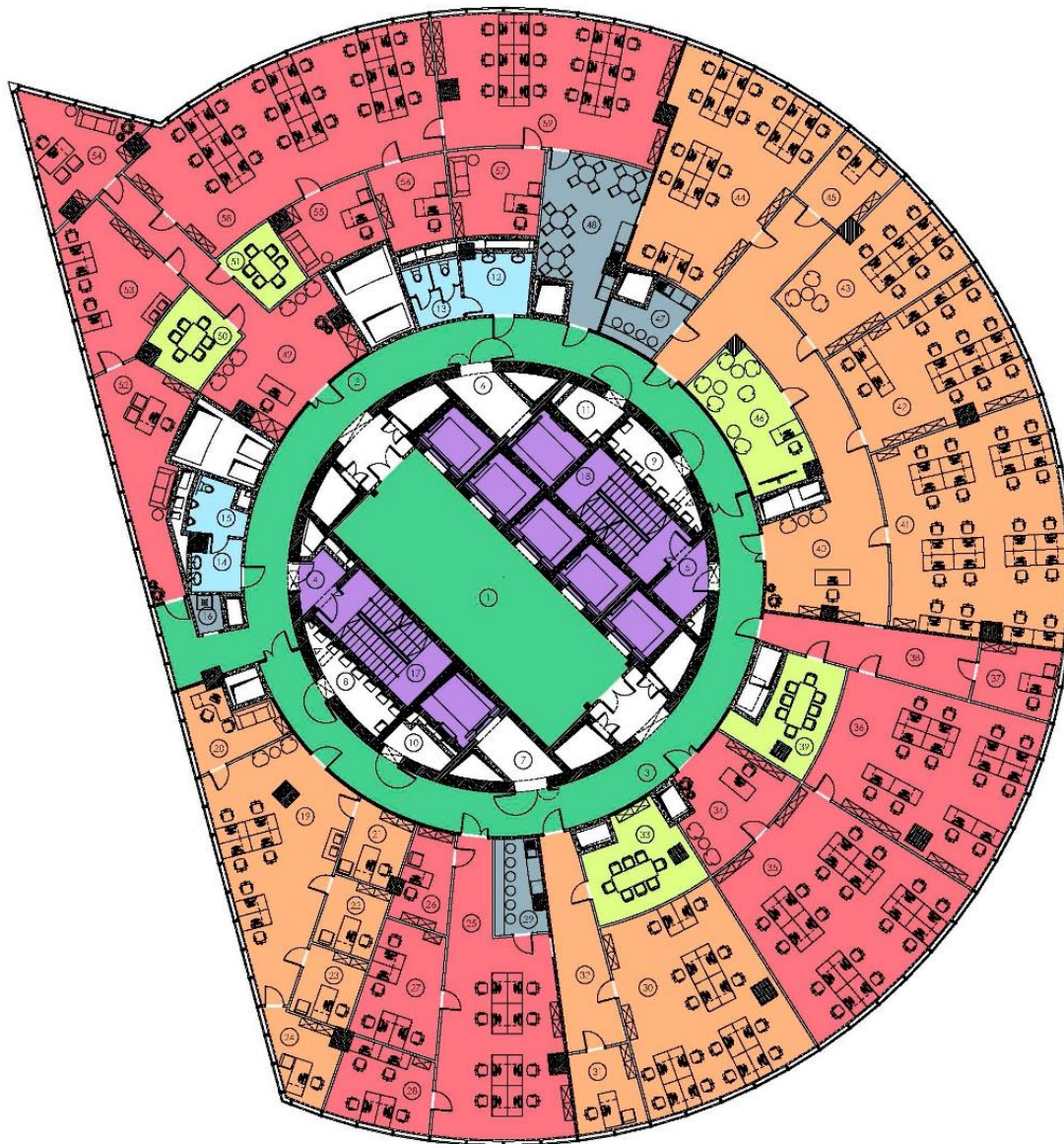


29-32 floors plan

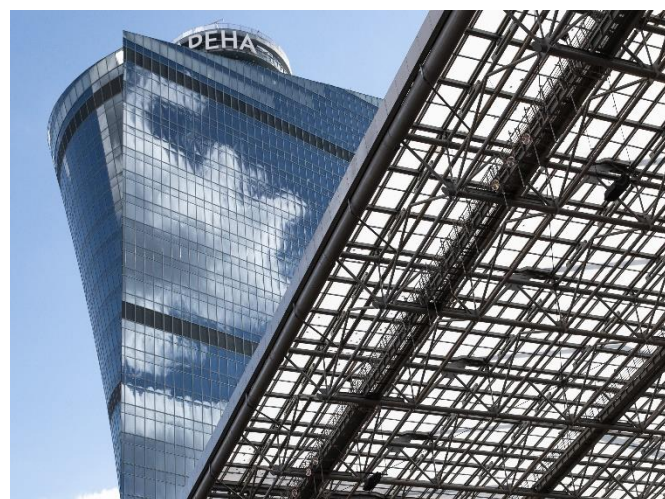
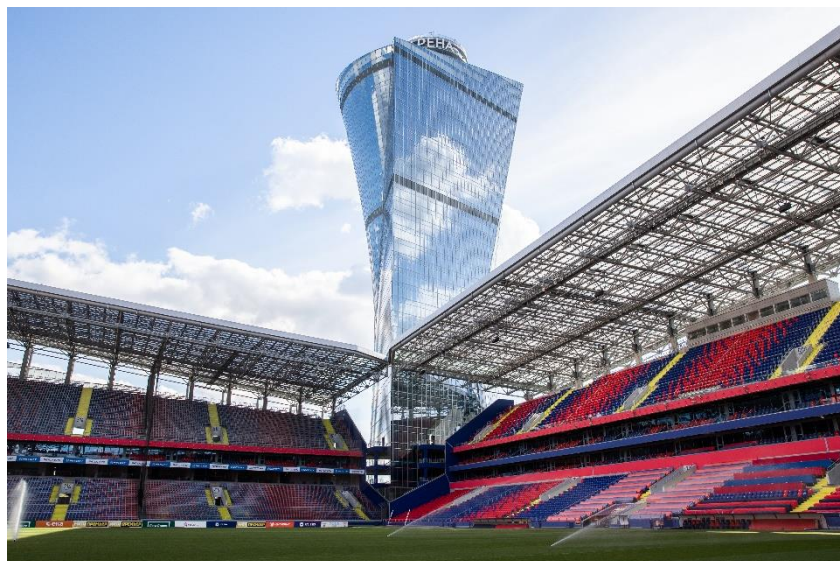
Golden Tower



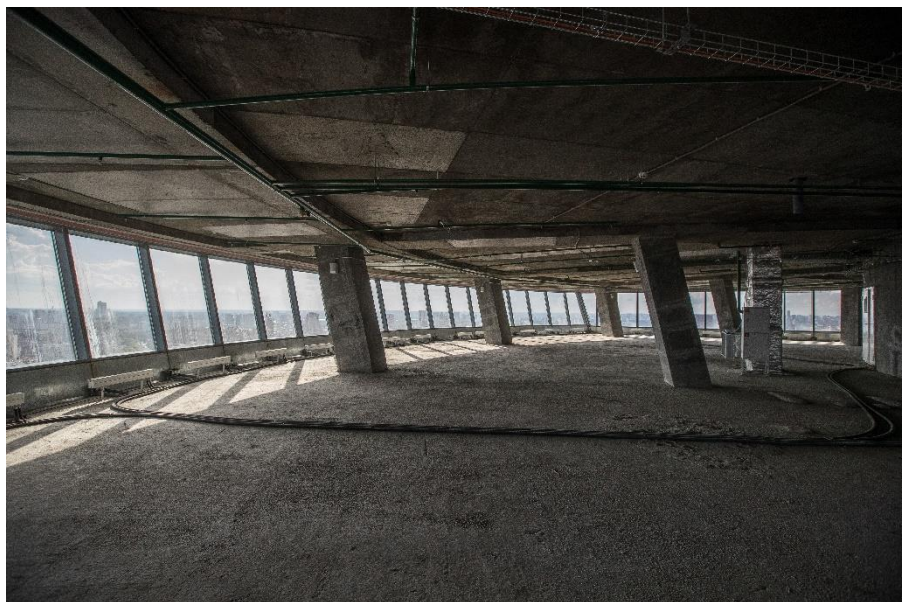
Test sit cabinet layout (32nd floor)
For 167 people



Photos



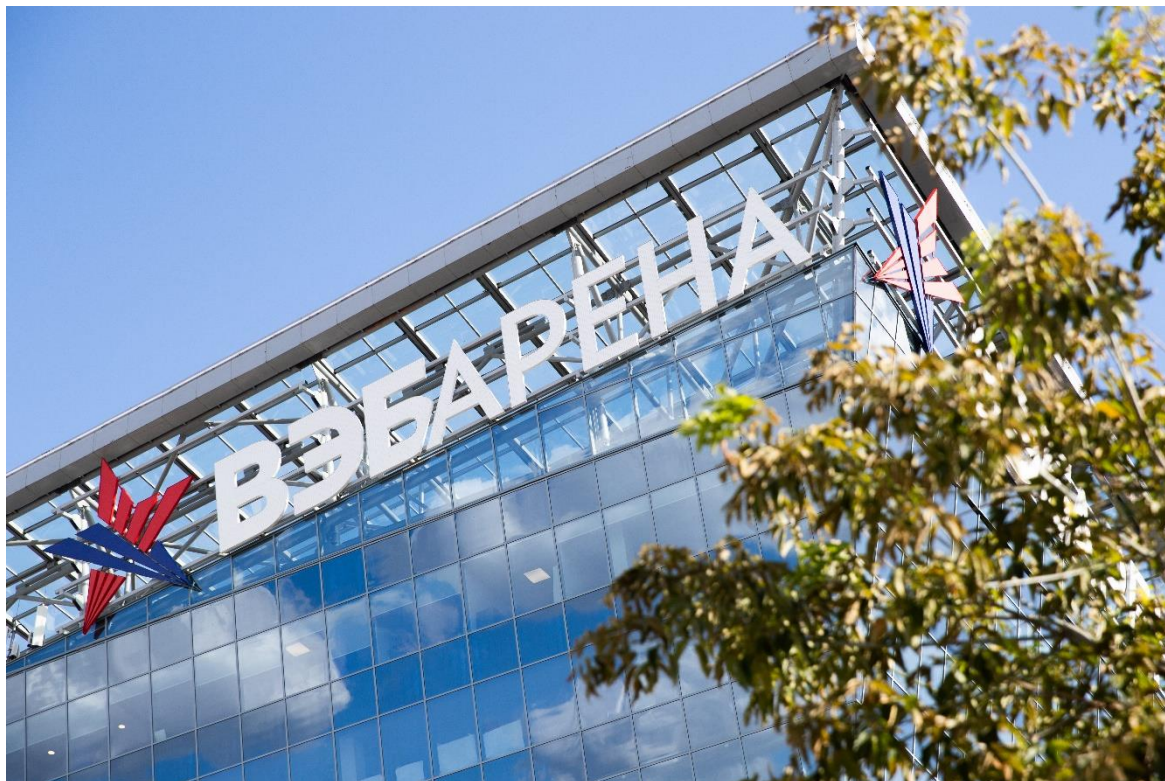
Shell&Core



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