

Investment proposal (real estate)

1. General Information			
Name	<p>High-status property complex. The territory of the complex includes:</p> <ol style="list-style-type: none"> 1. 3-storey reception house – total floor area of 2156,7 m², includes 13 guest rooms, a meeting room, a billiard room, a fireplace room, a sauna, a swimming pool, a fully equipped kitchen, a dining room, a laundry room; 2. One-storey guest house with an attic floor, total area – 210.7 m², includes 2 guest rooms, a fireplace room, a kitchen, a wine vault. The reception house and the guest house are fully furnished and equipped. 3. Service and security staff building, total area – 62.1 m². 4. Boiler-house (gas substation). 5. Shelter and an open parking lot, a pavilion with a wood-fired grill (barbecue), a pond, recreation area. <p>The complex is fenced on all the sides with a capital concrete fence, the whole periphery is equipped with CCTV cameras. For reference: The real property is registered in the Unified State Register of Rights to Real Estate and Transactions Therewith at Moscow Regional Office of Federal Registration Service and is owned by Naftan, OJSC.</p>		
Location	Country	Russian Federation	
	Region	Moscow Region	
	District		
	Town	Balashiha, N 55°46'13", E 37°55'16" Latitude 55.7703, longitude 37.9212	
	Address	12, Profsoyuznaya St., Residential Area Saltykovka, Balashiha, Moscow Region, Russian Federation	
Owner's name	Open Joint Stock Company "Naftan"		
Ownership	<input checked="" type="checkbox"/> private		<input type="checkbox"/> state
Purpose of use	<input type="checkbox"/> industry	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> other (specify) (private use, corporate recreation, reception house for delegations, holiday hotel, recreation centre)
	<input type="checkbox"/> service	<input type="checkbox"/> logistics	
Land plot area (ha)	<ol style="list-style-type: none"> 1. Land plot for allocation of a holiday hotel – 0.9048 ha (cadastral number in the Unified State Register of Rights to Real Estate and Transactions Therewith 50:15:030107:0002) 2. Land plot for a reception house allocation – 0.0718 ha (cadastral number in the Unified State Register of Rights to Real Estate and Transactions Therewith 50:15:030107:0003) 		
Means of use	<input checked="" type="checkbox"/> lease	<input checked="" type="checkbox"/> sale	<input type="checkbox"/> other (specify) _____
Property cost	Demand analysis		

2. Property description		
Year of construction	1999, 2001	
Walls material	Brick, monolithic concrete	
Interior finish	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Water piping	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Sewerage	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Ventilation system	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Lighting	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Electricity supply	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Heating system	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Water supply	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Hot water supply	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Wells	<input checked="" type="checkbox"/> Yes Artesian well, depth - 135 m	
Gas supply	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Other	Phone network, elevator	
3. Transport connection		
	Destination from the property (km)	Name
Highway	5 km from Moscow ring road (MKAD) along Gorky highway	
Airport	Moscow airports	
Railway	Moscow railway stations	
Access roads	<input checked="" type="checkbox"/> Yes	
Regional center	Moscow	
Other (incl. adjoining infrastructure: industrial enterprises, raw material sources)	Holiday village	

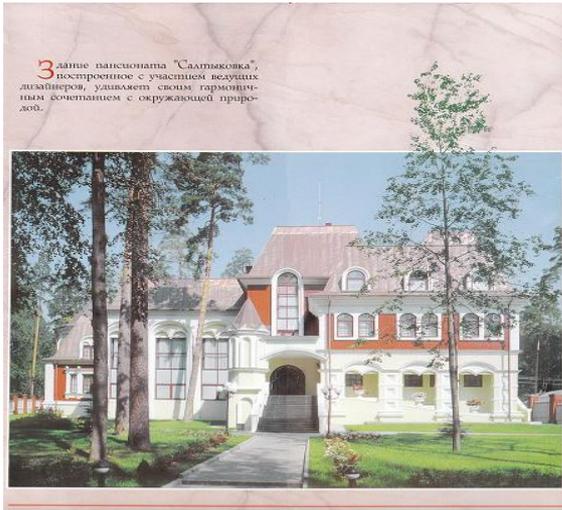
4. Contact information	
Contact person (position)	Alexander V. Behunov
Phone	+ 375 214 59 81 58, +375 33 398 07 19
E-mail	ABehunov@naftan.vitebsk.by



1. Reception house



2. Reception house (view from the porch)



3. Reception house



4. Guest house



5. Reception house (entrance)



6. Meeting room



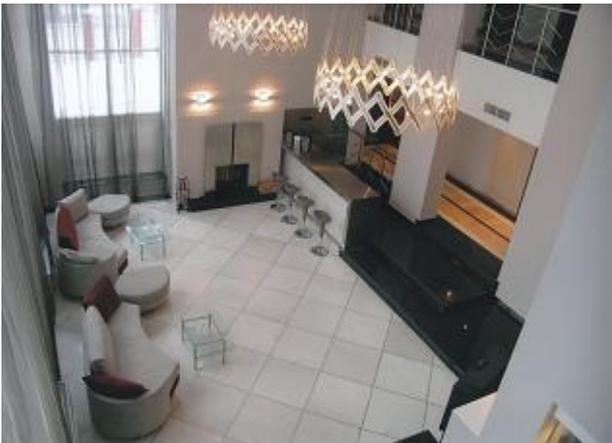
7. Conference room



8. Hall



9. Billiard room

10. Hall (view from the 3rd storey)



11. Billiard room



12. Guest room



13. Guest room



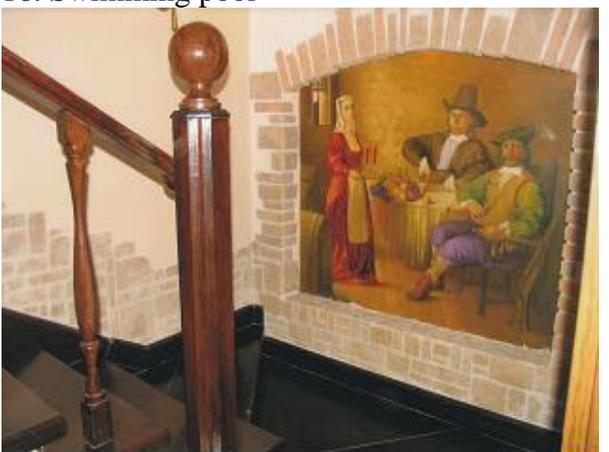
14. Dining room



15. Fully equipped kitchen



16. Swimming pool



17-18. Wine vault



19. Room in the guest house

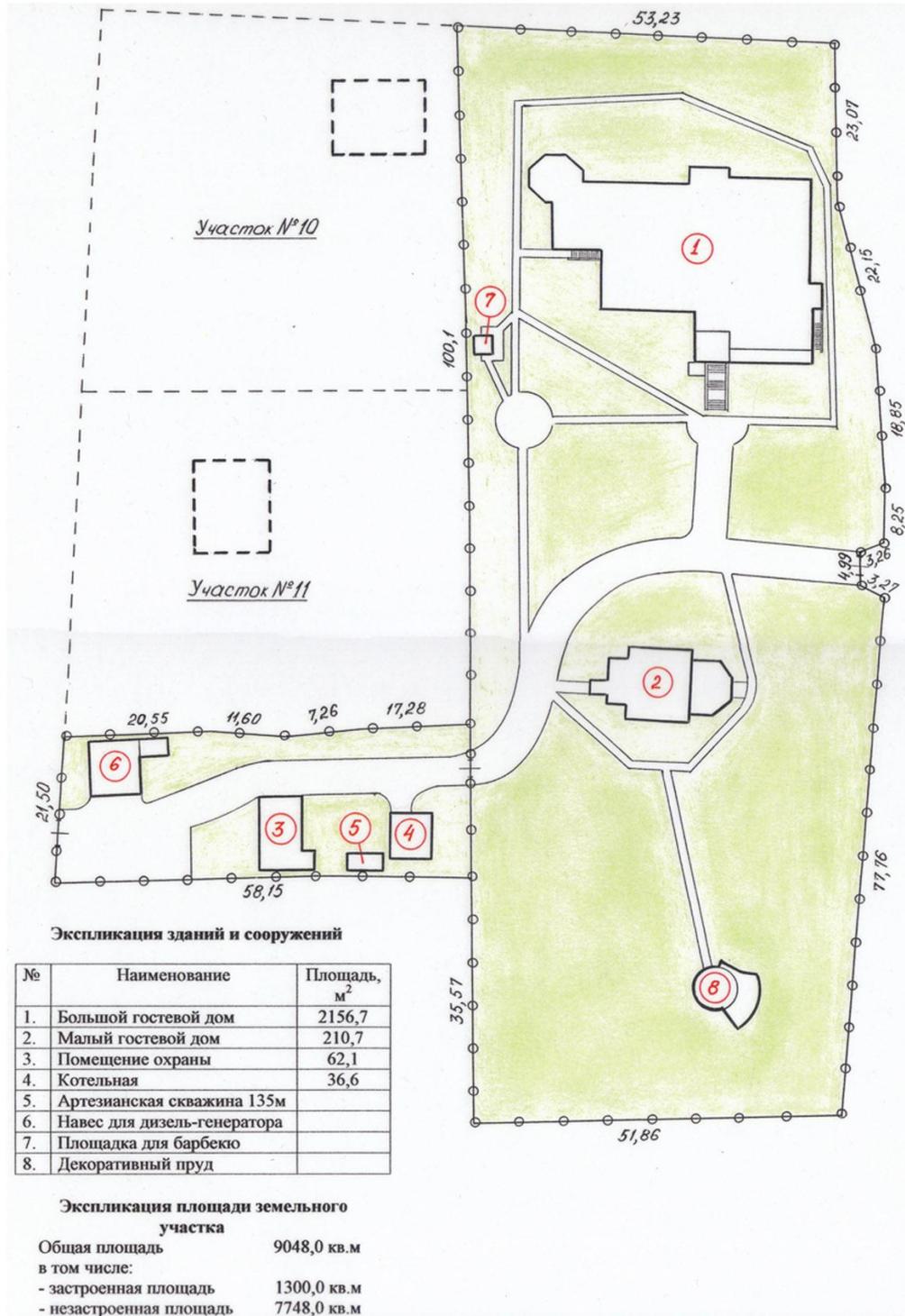


20. Fireplace room in the guest house



21. Fireplace

СИТУАЦИОННЫЙ ПЛАН
 земельного участка, расположенного по адресу:
 Московская область, г. Балашиха, мкр. Салтыковка,
 ул. Профсоюзная, д.12



SITE LAYOUT PLAN

LOCATION PLAN

Driving directions

via ш. Энтузиастов/М7 **28 min**
14 min without traffic · Show traffic 10.0 km

gorod Moskva, Russia
M7

↑ Head east on ш. Энтузиастов/М7 toward ул. Сталеваров

Take Разинское ш. (Никольско-Архангельский) to your destination
6 min (3.3 km)

Profsoyuznaya ulitsa (Saltykovka), 12
Balashikha, Moskovskaya oblast', Russia

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

The map displays a route starting from the M7 highway (Moscow Ring Road) and heading east. A callout box indicates a 28-minute drive for 10.0 km. The route follows the highway through the Metallurg-1 area and then turns south onto Разинское ш. (Никольско-Архангельский) to reach the destination at Profsoyuznaya ulitsa (Saltykovka), 12. Other visible streets include Stroyka, Reutov, and various residential streets in the Saltykovka area.