



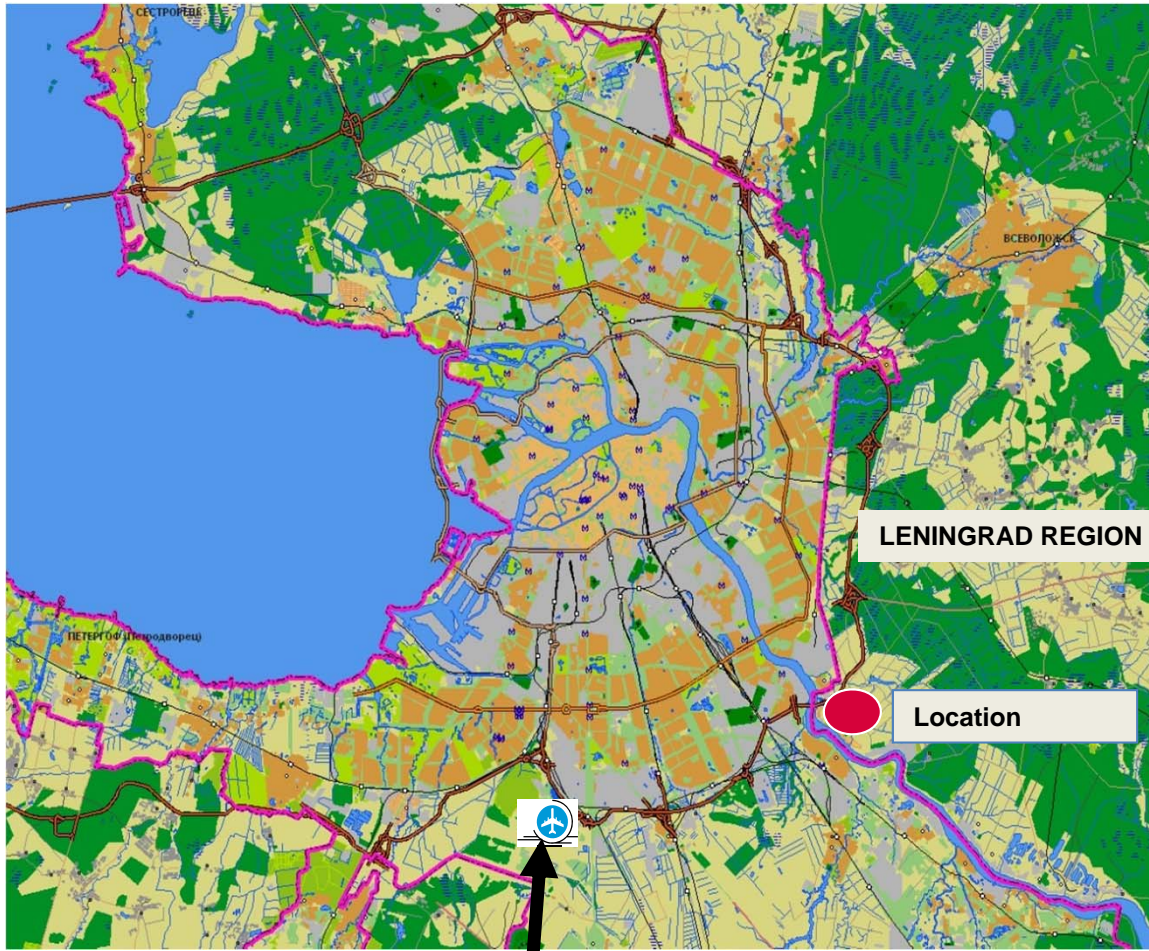
OFFERS

**PRIME RETAIL, COMMERCIAL AND
INDUSTRIAL –ZONED SITES
READY FOR YOUR INVESTMENT**

In Leningrad Region

EuroRus Management & Investment Services ERMS

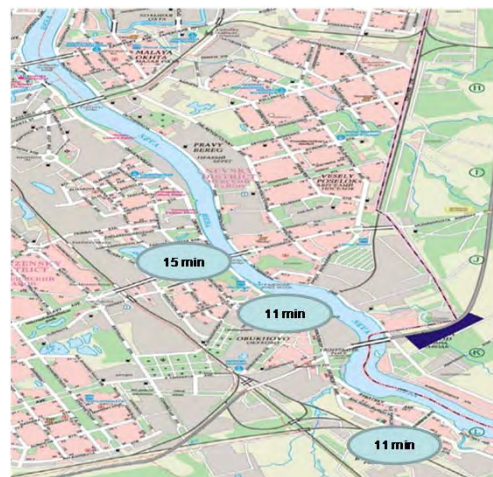
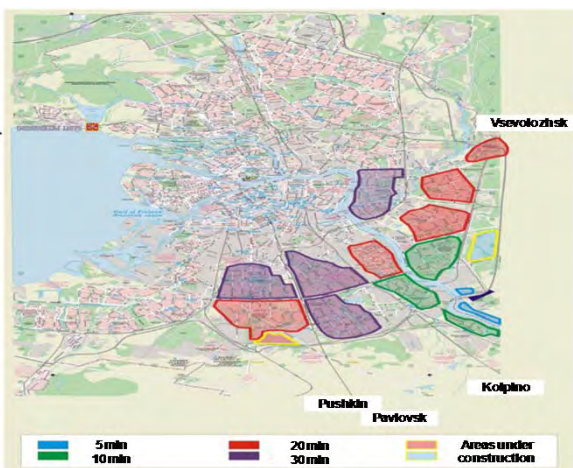
INTRODUCTION



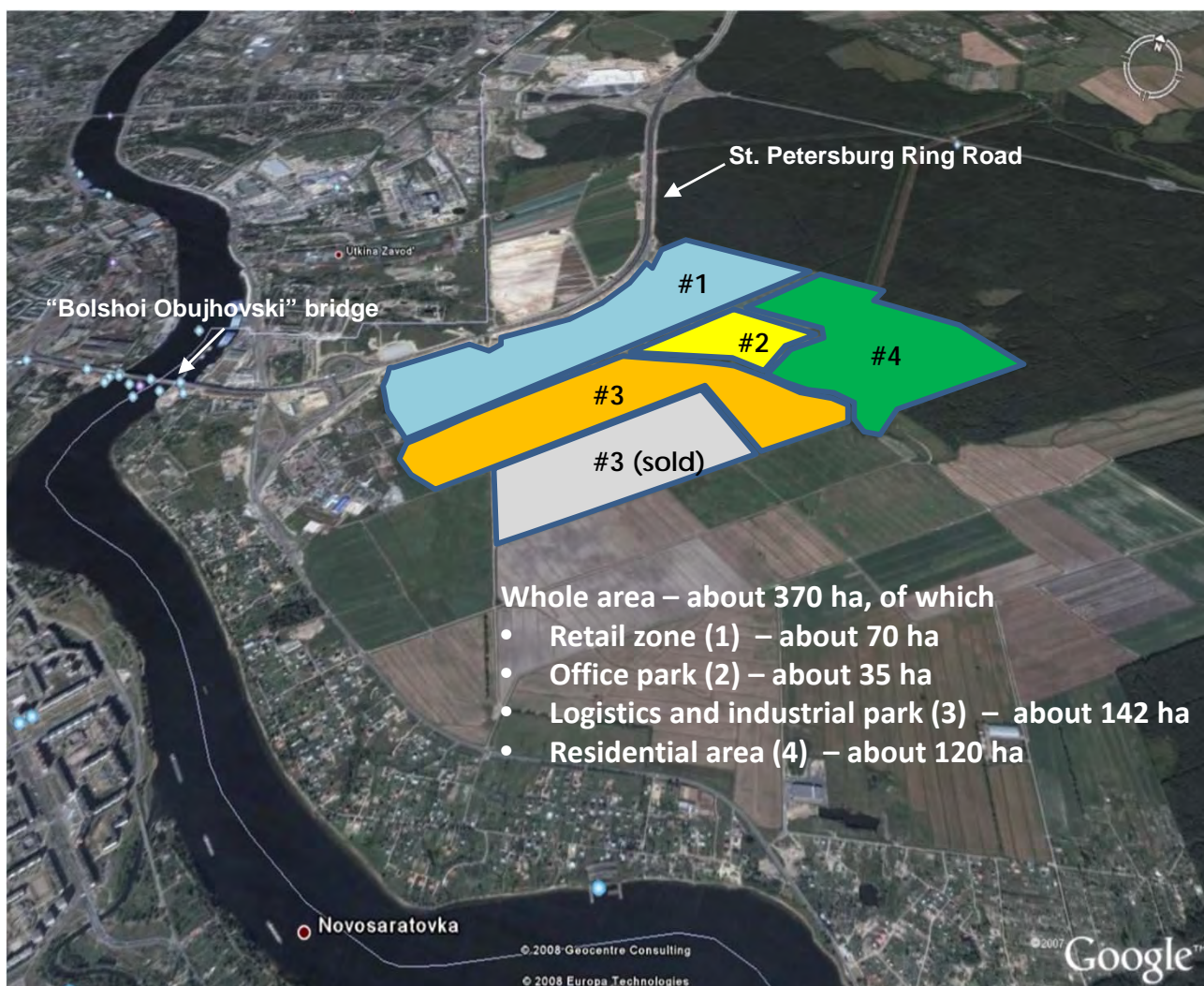
Pulkovo airport

The **UZ Development** area is located in Vsevolozhsk district, in Leningrad region near the cable-braced “Bolshoi Obujhovski” bridge, not far from the main industrial areas of the city and the Pulkovo airport

The **UZ Development** area offers good accessibility to and from St. Petersburg using the major highways and 3 metro stations within 11 minute walking distance.



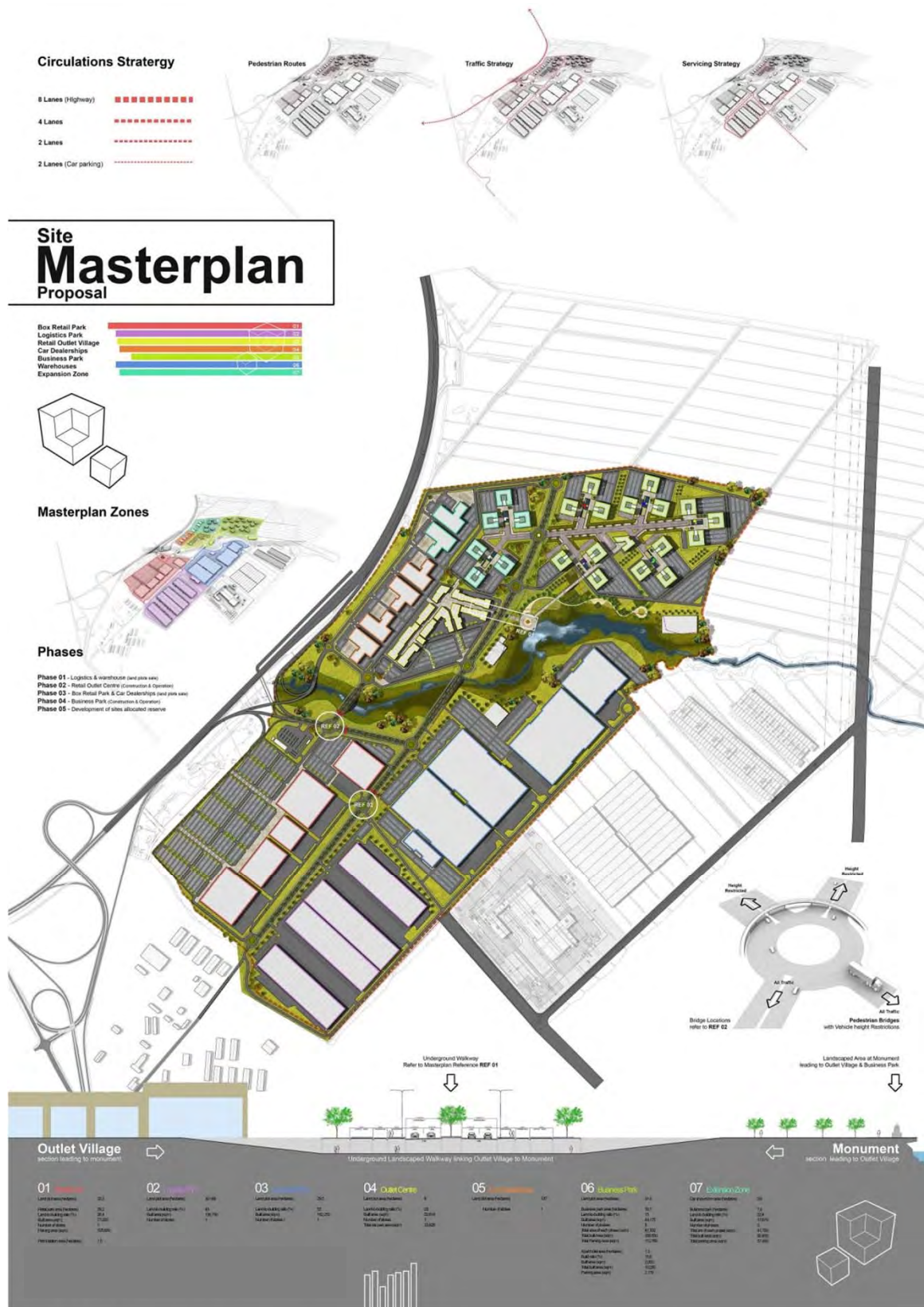
INTRODUCTION



The entire **UZ Development** development area is about 370 ha.

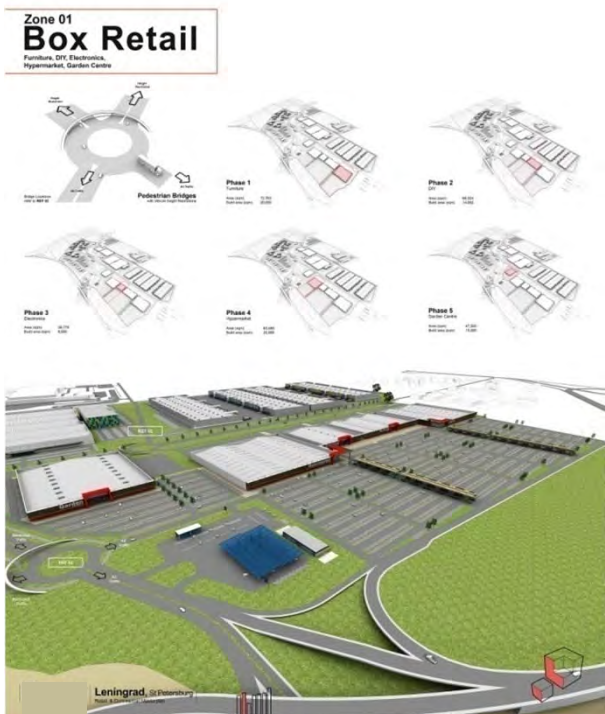
The development will consist of residential, office, retail and logistic & light industrial zones.

MASTER PLAN



The Master plan for **UZ Development** area is prepared by a professional English architect and design company to meet all the needs and requirements of even the most demanding investors.

UZ RETAILS AND BUSINESS PARKS FOR YOUR BETTER BUSINESS



The **UZ Retails Park** has a total area of 67,5 hectares and is located in the first row of the area with excellent visibility and access from the St. Petersburg ring road.

The Park is planned to have Retail (market and hypermarket), Car Dealer and a Discount Centre (Factory Outlet) areas and amusement facilities offering visitors not only shopping opportunities, but also possibilities for spending free time

The **UZ Business Park** zone is located in the northern part of the territory and has a total area of 35 hectares.

The zone is planned to have over 200.000 m² of constructed space, including offices and a hotel.

Both Retail and Business parks are ready for investments.



UZ - THE NEW LOGISTICS AND INDUSTRIAL PARK IN THE GROWTH MARKET OF ST. PETERSBURG

General Information



The **UZ Logistics and Industrial Park** in Vsevolozhk District in Leningrad region is ideally situated on the St. Petersburg ring road southeast of the city centre.

The new UZ Logistics and Industrial Park is a part of the development of the UZ area, which will be carried out during 2009 – 2012.

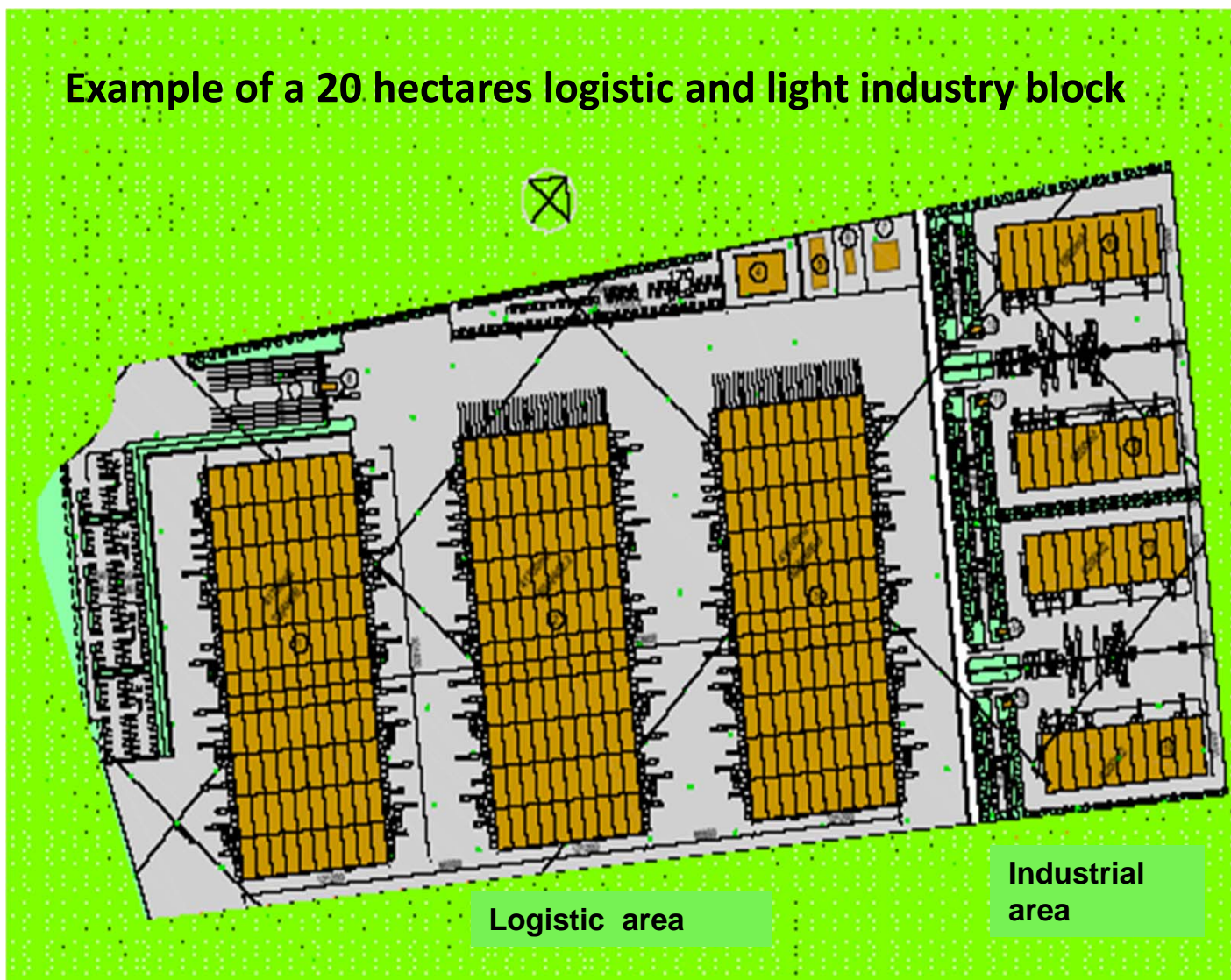
The first logistics and industrial investment projects ready to use and lease will be commissioned at the beginning of 2011 (forecasted).

It is expected that the entire retail and logistics - industrial areas developments will be completed in 2014 - 2015.

The construction of the retail and logistic - industrial premises will be carried out based on individual technical requirements presented and agreed with the future investors/owners and tenants (e.g. taking into account tenant's requirements for layouts, façades, etc.).

UZ - THE NEW LOGISTICS AND INDUSTRIAL PARK IN THE GROWTH MARKET OF ST. PETERSBURG

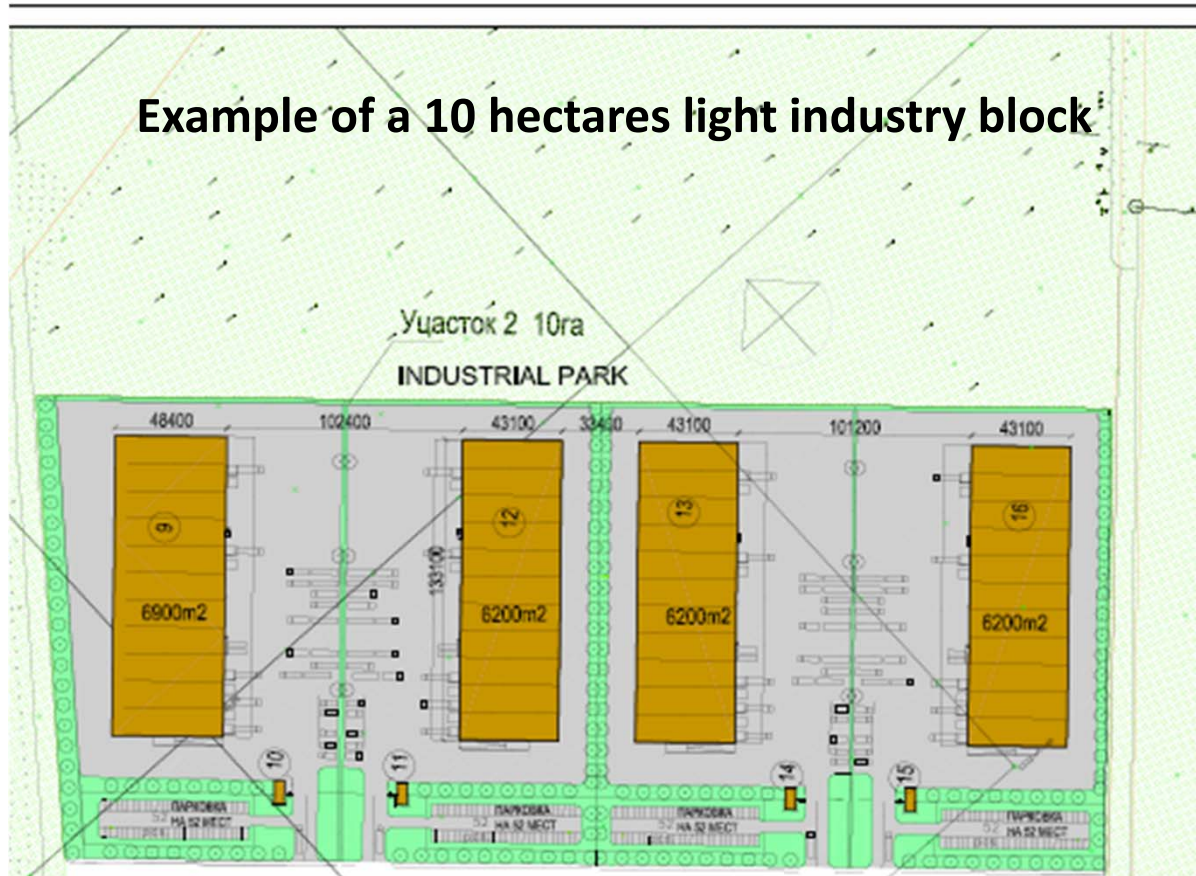
Example of a 20 hectares logistic and light industry block



The UZ Logistics and Industrial Park has a total land area of 142 hectares, of which 76 hectares is already sold to end-users.

The Park is open for development as one investment project or it can be divided into separate investment projects for the needs of different investors and/or end-user owners.

UZ INDUSTRIAL PARK



The Example block of the Industrial Park consists of four modern multifunctional industrial buildings suitable for different light industries.

One building has a gross floor area of 6.900 m² and the remaining three buildings each have a gross floor area of 6.200 m². Each building will have a separate yard of its own, an entrance from the road and a parking lot.



UTILITIES AND SERVICES

- **Agreed technical conditions for connections and quotas for electricity supply.**
- **Temporary electricity supply can be arranged immediately.**
- **Water from city pipelines.**
- **Sewage connection to operating aeration system.**
- **Heating by connection to existing heating pipelines or from own local heat supply unit.**
- **Received confirmation from the gas supply company for technical possibilities for connection to the gas distribution pipeline.**

ERMS offers you a full-service land purchasing and / or tailored development package meeting your needs.

FOR FURTHER INFORMATION CONTACT US



EuroRus Management & Investment Services ERMS

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