

# Hospitality of premium class

Hotel complex  
in Vladivostok



The Auction House of the Russian Federation

Date of the  
auction –

**14<sup>th</sup> July**

Starting price –

**4,153,240,100** RUR





# Hotel complex on the Burny Cape

The place for construction of the hotel complex is selected not far from the center of Vladivostok, where the city is washed by Amursky Bay, on the cape, far ahead spreading into the sea. The hotel's architecture reminds a cruise ocean liner by a berth in a port. Similarity is increased by parking for yachts and boats located nearby.

A combination of such factors as a nice panoramic view of the bay, the territorial isolation and high transport accessibility to the business and historical center of the city are the undeniable advantages for choosing a territory for the resort hotel of premium segment.

Отель будет иметь в своем составе СПА-центр, предлагающий различные классотерапии, бассейн LUX





Total area of the complex  
buildings – 46,726.5 sq. m

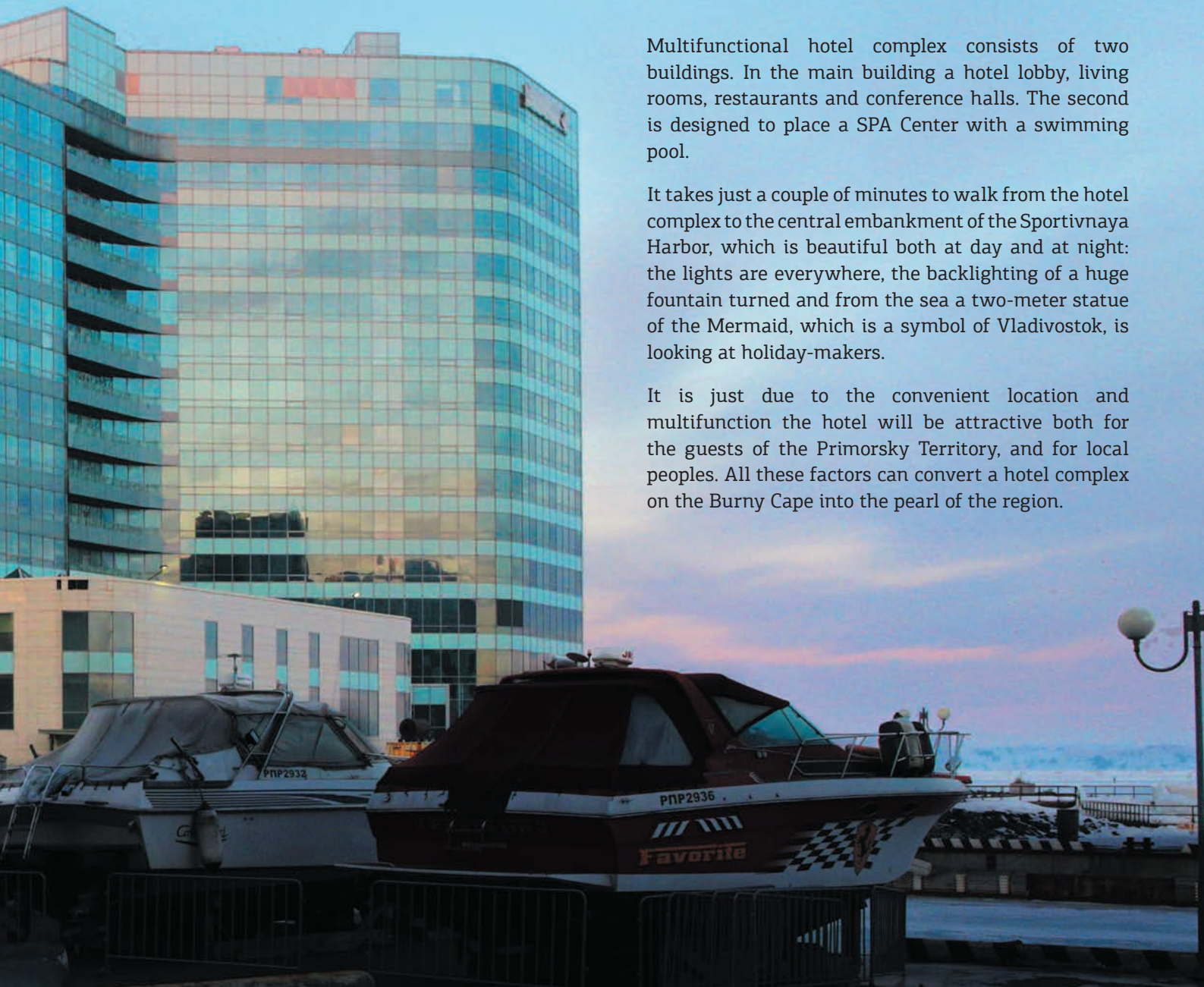
Land plots area – 31,278 sq. m

Area of a land plot for  
construction – 1.0933 ha

Multifunctional hotel complex consists of two buildings. In the main building a hotel lobby, living rooms, restaurants and conference halls. The second is designed to place a SPA Center with a swimming pool.

It takes just a couple of minutes to walk from the hotel complex to the central embankment of the Sportivnaya Harbor, which is beautiful both at day and at night: the lights are everywhere, the backlighting of a huge fountain turned and from the sea a two-meter statue of the Mermaid, which is a symbol of Vladivostok, is looking at holiday-makers.

It is just due to the convenient location and multifunction the hotel will be attractive both for the guests of the Primorsky Territory, and for local peoples. All these factors can convert a hotel complex on the Burny Cape into the pearl of the region.





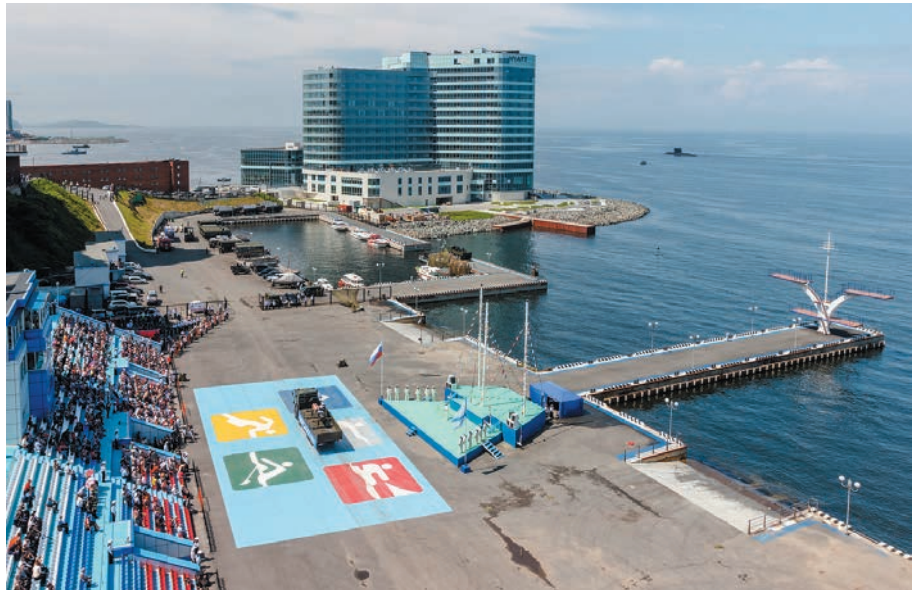
# Architectural and planning concept



The complex project is carried out by RMJM – an architectural bureau founded in 1956 in Edinburgh, which offices are currently located in London, Edinburgh, Glasgow, Cambridge, Dubai, Hong Kong, Shanghai, Bangkok, Beijing, Singapore, Doha, Abu Dhabi and Moscow.

Notable projects of the company – the Falkirk Wheel and the building of the Parliament of Scotland. Among the current projects in Russia – the Evolution Tower – a multifunctional skyscraper, which is located in MIBC Moscow-City, famous for its unusual twisting form, reminding a DNA molecule. In Northern Capital a social and business center with headquarters of Gazprom Group will be opened in 2018 – Lakhta Center. In the concept of the complex the basic architectural motifs of Saint Petersburg are represented. This is the theme of the lonely spire in a horizontal landscape and inclined buildings of a podium part, symbolizing the ship's hull.





The configuration, location and number of floors of each detached building are dictated by the configuration of the plot and the preservation of a favorable insolation mode. Two buildings of the complex connected by a joint podium and by a glass junction.

The project provides a high level of improvements on the adjacent to the complex territory: marina, beach, footpaths and playgrounds.



# Technical and economic performance



The Hotel building – 36,478.50 sq. m (of them usable area – 30,081.92 sq. m).

Name	Number	Average area, sq. m
<b>Room stock</b>		
Double room with one bed	111	40
Superior room	8	55
Double room with two beds	20	40
Double room with one bed Regency Club	25	40
Superior room Regency Club	2	55
Double room with two beds Regency Club	4	40
Junior suite	33	80
Business suite	12	120
Presidential suite	1	160
<b>Apartments</b>		
For General Manager	2	191
For long-term staying	58	These rooms are given out from the room stock by the Operator on his own pat
<b>In total the room stock consists of 218 rooms with total area of 11,993.4 sq. m</b>		





### Conference zone

Name	Total area, sq. m
<b>Conference zones, including hall, guest WC, cloakroom, among them:</b>	<b>965,7</b>
multifunctional hall	393
conference hall	73,8
banquet showroom	30,5
<b>Rooms for negotiations with all associated premises, including:</b>	<b>927,4</b>
6 rooms for negotiations	from 33 to 96,8





In the hotel a restaurant and a lobby bar on the first floor, a full service restaurant, as well as a panoramic restaurant on the 14th floor are provided. In the SPA centre a café will be equipped. The total seating capacity of all catering facilities in the hotel will reach up to 400 seats. Restaurants and bars will be the main place of eating of the hotel guests and the city residents, as well as participants of congresses and other events held in the hotel's conference rooms.







### Other premises of the hotel complex

Name	Number of seats	Total area, sq. m
Boutiques	-	50,9
Company's restaurant	120	334,5
Regency Club restaurant	45	148,4
Full service all-day restaurant	130	510,3
Staff canteen	100	190







The multifunctional hotel complex has a SPA Center, including four above-ground floors and one underground level, where the parking located. The total area of the SPA Center is 10,248 sq. m (of them usable area 6,968 sq. m).

- In the first floor a pools and café are provided.
- The second level includes engineering and utility services rooms and staff premises.
- In the third floor of the SPA Center two swimming pools and Thalassotherapy department are located.
- The fourth level is a multi-purpose fitness hall, where several treatment rooms, cloakrooms, back offices, beauty salon, as well as engineering and utility services rooms will be located.
- On the ground floor of 77 parking spaces are provided, in addition to this – 64 parking spaces on the surface parking.

The SPA building is designed so, that the hotel guests and Vladivostok local residents can visit it at the same time. One-time capacity of the complex – 170 peoples.



**In Spa Center building area provided:**

- Reception zone with phyto-bar.
- Medical cabinet.
- Kid's playing room.
- Thalassotherapy swimming pool.
- Balneological cabinets.
- Cloakrooms with shower units and WCs.
- Russian baths, saunas, recreation zones and Turkish bath.
- Gym with cloakrooms, shower units and utility premises.
- Beauty salon, consisted of four cabinets and two halls.
- Back rooms.
- Staff rooms.

**SPA zone:**

- Japanese bath.
- 3 cabinets for SPA treatment.
- Jacuzzi block.





# Information on construction progress



**From 21/02/2014 and until now the works at the Object have been suspended. The Object is protected. A minimum necessary maintenance of the Object is carried out.**

For the moment of work suspension and currently, at the Object:

**Building 1 (letters A, A1, A2.):**

concrete frame of the building is 100% ready; works on roofing completed; glazing and covering of the facade of the building are made; fully installed 16 elevators, works for partition walls installining are completed and finishing works are partly completed on different floors and in various zones of the Object.

**Building 2:** concrete frame of the complex is 100% ready, work on roofing completed, assembling of the complex dome completed, glazing of façade done, works on well development for the complex completed.

**Conference zone:** concrete frame of the building is 100% ready, works on facade covering and glazing completed, it is necessary to carry out finishing works.

**Car parking:** done by 95%.

**Improvement:** done by 80%.



# Engineering services and utilities.

## External utilities



### **Electric power supply:**

- The Object connected on the basis of temporary scheme.
- By permanent electric power supply: external circuits – 100%, Transformer Plant – 40%.

### **Heat supply:**

- The Object is connected to heating system.
- Reconstruction of a heating chamber is carried out and external heating system is 100% paved.

### **Low-current systems:**

- Communication cabling is carried out with the assistance of the Ministry of Defense.

### **Water supply and sewerage:**

- Works on ring water conduit completed.
- Pressure of laid plots is carried out.
- Water meter unit assembled by 100%.
- External water supply pipeline system DN 500 mm constructed from the Red Banner Avenue to the MFHC for putting the Object into operation.



# Location of the hotel complex



The territory of the hotel complex at Burny Cape borders on a large pedestrian zone, known as the Sportivnaya Harbor, which is a seaside embankment, traditional for resort cities – one of the oldest and favorite places of Vladivostok inhabitants.

Once upon a time the first baths located there. A real well-maintained beach with boat houses, solarium, sports grounds and recreational complex was established here in 1953. Since then this place has been called the Sportivnaya Harbor or the shore of health – how the locals called it. Later on the embankment promenade alleys were created, a cafés with open summer terraces were built, the retaining walls were covered with a





marble and the promenade zone – with paving stones.

On the territory of the embankment a children's amusement park and a Ferris wheel (also known as the Carousel Culture and Recreation Park) located. At the end of the embankment there is the Olympian Sports Complex, where one can visit the swimming pool, play billiards and so on.



Before reaching the sports complex a Museum of Vladivostok Fortress located. On the territory of the fortress there are defenses, built in the early XIX century. Inside the fortress a lot of given pieces of weapons – from ancient to modern – are exhibited.

Next to the Museum of Vladivostok Fortress there is an Oceanarium, in which almost the entire underwater world of the Sea of Japan. There nearby the Pacific Ocean Yacht Club located, where there are different yachts and



boats. Typically, from June to the end of September it is possible to order a walk around the bay, including a walk to the bridge via the Russkiy Island.

Directly over the embankment one of the best cinemas of the city – the Ocean - situated. One can eat in a spacious cafe on the second floor of the theater with a view of the embankment and the Amursky Bay.

On Sportivnaya Embankment annually the Day of the Fisherman is celebrated with theatrical performances, which smoothly passed to the central square. During the festive events the fireworks are launched from the embankment.







# Business of hospitality

Vladivostok, quaintly spread out on the slopes of the hills, descending to the sea, is one of the most colorful and attractive cities in Russia. Not in vain it is called a continuous observation area: the breathtaking panorama view from the height of the hills – the main point of interest of the seaside capital.

Vladivostok is unique also due to the port availability, which is located on the coasts of the picturesque Golden Horn Bay. It is a city on the water, which lives its own special life: by the berths ocean-going vessels, returned after long voyages, white-winged yachts are rhythmically rocking on the waves, cranes and winches are roaring.





Vladivostok is attractive for tourists also due to its nature – absolutely unique, which you will not see in any other corner of the planet. Seascapes of Improbable beauty, azure emerald coves, mysterious mountains and ridges, conservation areas, where the rare animals inhabit and the Red Book plants grow...

In the region there is an annual increase in the number of foreign visitors, wishing to visit the Primorye for tourism purposes. The priority areas of the hospitality business could become the eco-tourism and the opening of the Primorye integrated entertaining resort zone.





# Floor layouts











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