

Investment proposal (real estate)

I. General Information

<p>Name</p> <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.</p> <p>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 Naftun, 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 "Naftun"		
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)
Land plot area (ha)		<ol style="list-style-type: none"> 1. Land plot for allocation of a holiday hotel – 0.9048 ha (cadstral 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 (cadstral 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		