

Benefits of developing business in the Kaliningrad region

- Rich investment potential of the Kaliningrad region (located in the heart of Europe, developed transport system, priority development of energy sector, nuclear power plant and pipelines are under-construction);
- Rich tourist attractions (the tourist and recreational zone, the Curonian Spit National park, the federal-value health resorts of Svetlogorsk and Zelenogradsk, gaming zone);
- The Federal Government concern with the development of the Kaliningrad region (FTP of Development of the Kaliningrad Region up to the Year 2014);
- The involvement of the Kaliningrad region in the Government Program of resettlement for compatriots residing abroad;
- The whole territory of the Kaliningrad region is the Special Economic Zone (SEZ).

The residents of the SEZ:

- A legal entity, registered in the Kaliningrad region;
- The amount of capital not less than RUR 150 million is to be implemented in a period not exceeding three years from the date of inclusion of a legal entity in the register of SEZ residents
- Special procedure for payment of tax on the profit of organisations and tax on the assets of organisations (the first 6 years - at a rate of 0%, from 7 to 12 years - at a rate of 50% of the all-Russian rate for the respective period);
- The custom regime of a free customs zone.

Group of the companies "Terra West", OOO Azimuth: variety of services

- The formation of land plots;
- Preparation of all necessary documents for transfer land category from one into another;
- Topographic and geodetic survey of a plot of land;
- Harmonization of land plots borders;
- Organization of a land allocation file;
- Investigation of land plots location, ownership identification;
- Law assistance to register lapse of right for the land plot ownership in the Federal Registration Agency in Kaliningrad region;
- Complex analysis on land market in Kaliningrad region.

Kaliningrad region.

Layout project of a housing complex having an area of 250 000 m²



Contact:

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Azimuth

The explanatory note

The projected territory is located 3 km away from the coast of the Baltic Sea, along the highway border from Kaliningrad to Svetlogorsk.

The location of the ground area intended for building can be characterized by the following items (distance to the nearest settlements):

— Kaliningrad – 35 km

The Baltic Sea coast:

- Otradnoe – 3 km,
- Pionerskiy (here is the location of the future Residence of the Russian Federation President) – 8 km,
- Yantarny (a Gambling Zone) – 20 km,
- Zelenogradsk - 28 km,
- The Curonian Spit (National Park) – 28 km.

The highway Kaliningrad-Svetlogorsk (35 km) serves for transport connection with the construction site. On the level of the Kaliningrad Regional Government there was made a decision to build four-lane highway ("the Seaside ring") in immediate proximity from borders of the ground area (1 km) that is the favourable advantage which defines the general accessibility of the area. The ground area adjoins Svetlogorsk city district in the north, in the north-east there passes the asphalt highway Kaliningrad - Svetlogorsk, in the south it is limited by a stream.

The pulling down of green plantations is not required.

The layout project of a housing complex with an area of 250 000 m², located on the 50 hectares ground area and adjoining the Svetlogorsk resort 3 km away from the Baltic Sea.

In 2008 population of Svetlogorsk was 11 000 people. Svetlogorsk has got the Federal resort status and is located 3 km away from the Baltic Sea. The town has the developed social and tourist infrastructure.

Features of the projected territory are:

- A favourable geographical location,
- Possibility to use an artesian well,
- Favourable ecological conditions,
- Transport availability.

The offered 50 hectares ground area is in private ownership. Both middle-storeyed and individual houses are planned to be built. A total area of the housing estate will make 250 000 m².

By now the land surveying project and the lay-out project have already been approved, a gas pipeline passes through the territory and the 7 million m³ limit of gas consumption has been approved.

2 electric mains (110 kw and 15 kw) are located on the ground area, the central sewerage is 6 km away from the ground area.

