



CLEVER
2025. Gold



CITYDEL
BUSINESS CENTER

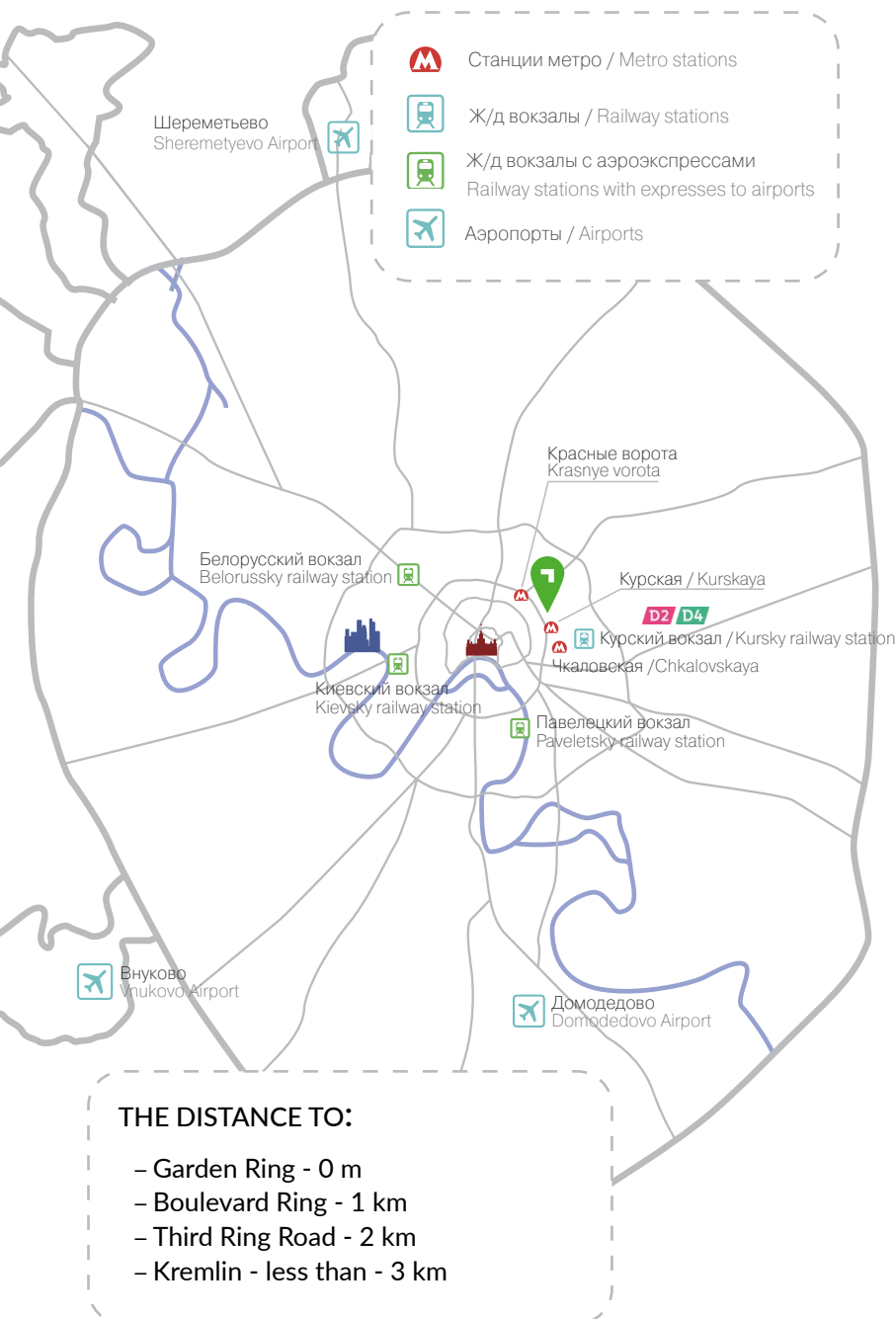
Moscow, Zemlyanoy Val, 9
8 (495) 800 80 80

ADVANTAGES



- ✔ One of the largest Class A complexes on the 1st line of the Sadovoe Koltso in the central business district of Moscow
- ✔ Winner of the "Green Brick in Office Real Estate 2022" award in the 2022 Commercial Real Estate Awards
- ✔ Certified according to the Clever 2025 system (In-Use methodology). Gold certification level
- ✔ Certified according to the BREEAM In-Use 2016-2021 standard with a rating of Very Good in the sections of Asset Performance (Building Technical Condition) and Building Management (Building Management)
- ✔ Holder of the annual Earth Hour environmental action certificate
- ✔ New common areas and landscaping
- ✔ Formed, developed infrastructure: fitness center with World Class swimming pool, cafes, restaurants, corporate dining room, supermarket, beauty salon, dry cleaning, minimarket, and related infrastructure
- ✔ Metro within walking distance (Koltsevaya, Arbatsko-Pokrovskaya, and Lyublinskaya lines) - 5 minutes on foot
- ✔ Convenient public transportation accessibility

LOCATION



CONVENIENT AND EASY TRANSPORT ACCESS VIA BOTH PUBLIC AND INDIVIDUAL TRANSPORT:

- Located at: 9, Zemlyanoy Val Street, Moscow, first line of the Garden Ring.
- 5 minutes walk to Kurskaya Metro station (ring line), Kursky train station and MCD-2, MCD-4.
- Quick and convenient access to the Boulevard Ring and to the historic center of Moscow.
- Location on the Garden Ring and proximity to the Third Transport Ring Road connecting with the main thoroughfares of Moscow.
- Easy and convenient access via Kurskaya Metro station to Paveletskaya, Belorusskaya and Kievskaya Metro stations connecting (less than an hour) to all Moscow international airports.

CITYDEL - CONNECTION TO ALL MOSCOW INTERNATIONAL AIRPORTS:

- 2 Metro station away from Paveletskaya (Aeroexpress to International Domodedovo Airport. Travel time is 45 minutes).
- 3 Metro stations away from Belorusskaya (Aeroexpress to International Sheremetyevo Airport. Travel time is 35 minutes 5).
- 5 Metro stations away from Kievskaya (Aeroexpress to International Vnukov).

SPECIFICATIONS



- Spacious lobby and common areas.
 - KONE high-speed elevators (17 elevators – 900-1000 kg / 13 persons).
 - Central building management system.
 - Centralized HVAC. Air conditioning is carried out in round - the-year mode from chillers (dry coolers) and dry cold installations.
 - First category of electricity supply for elevators and fire safety systems.
 - Access control and video surveillance system.
 - Centralized sprinkler and fire alarm system.
 - Fiber optic.
 - Snow melting system at the entrances to the business center.
 - MTS, Vypelkom (beeline business), Orange Business Services, Rostelekom, Mastertel, Nathan Rus.
 - External international facility management services provider - Sawatzky.
- | | |
|--------------------------------------|--|
| Floors: 13 | Parking ratio: to 1:150 |
| Gross area: 63 500 m ² | Parking: 344 parking spaces |
| Rentable area: 54 310 m ² | Class A office premises, with high quality fit-out |

RENTERS OF CITYDEL DC

	I BLOCK	II BLOCK	III BLOCK	IV BLOCK	V BLOCK	
12						12
11	LVMH					11
10	P/D					10
9						9
8						8
7						7
6						6
5						5
4						4
3						3
2						2
1						1

CITYDEL - CITYDEL - ONE OF THE BEST TENANT MIXES, INTERNATIONAL AND RUSSIAN COMPANIES, LEADERS IN ITS INDUSTRIES.

- Office tenants
- Infrastructure tenants

INFRASTRUCTURE

CITYDEL IS ONE OF THE FEW CLASS A BUSINESS CENTERS ON THE GARDEN RING WITH MAXIMUM DEVELOPED INFRASTRUCTURE



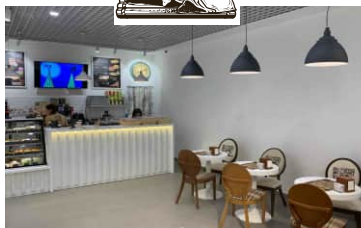
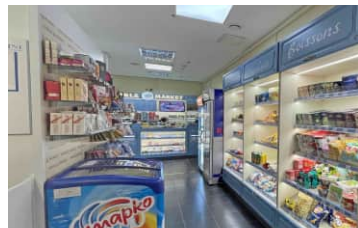
Japmen Sushi Space

NOMO

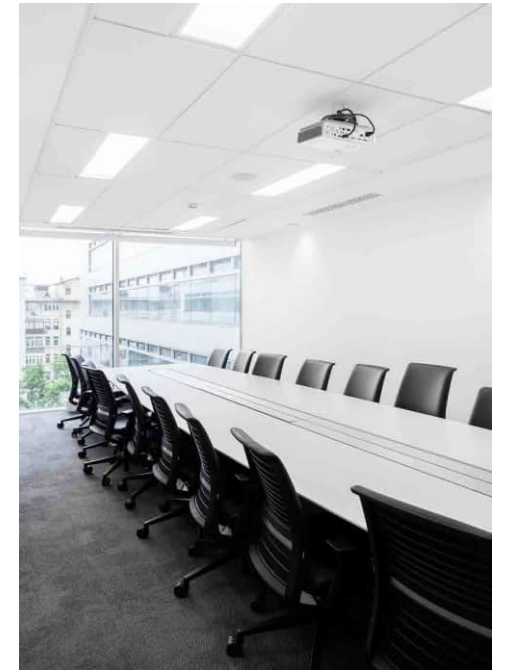
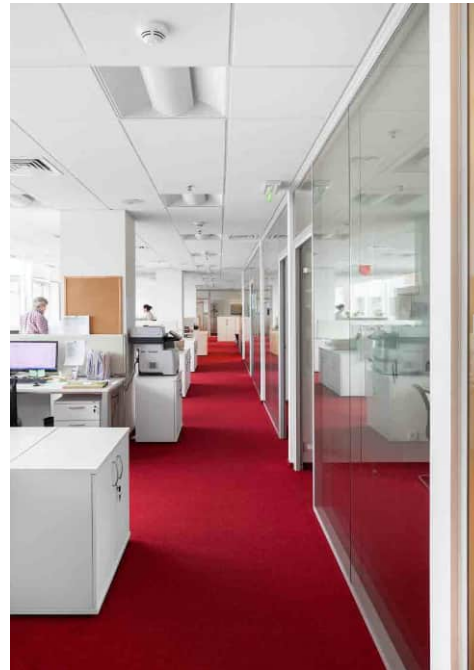
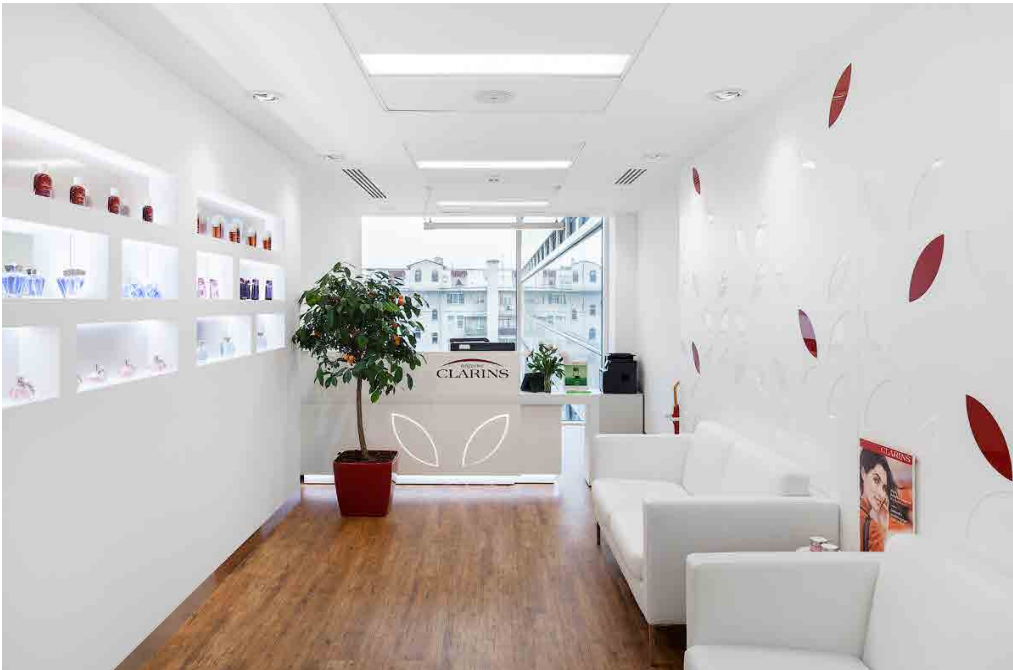
D СТАНЦИЯ
Земляной Вал, 9А



.оригинал



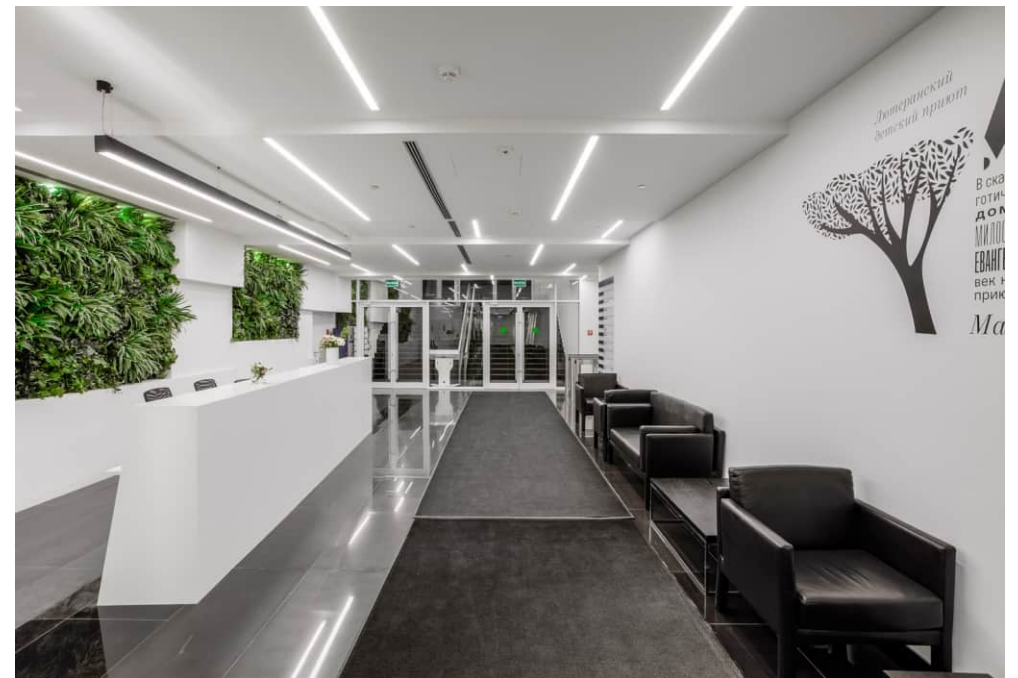
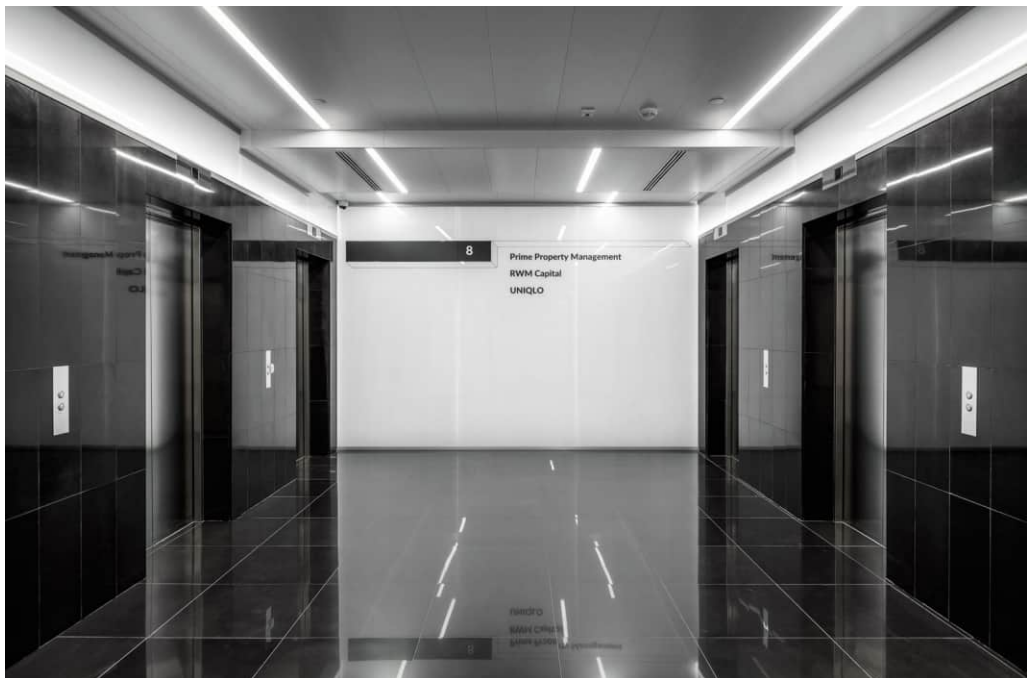
EXAMPLES OF COMPLETED FIT-OUT PROJECTS



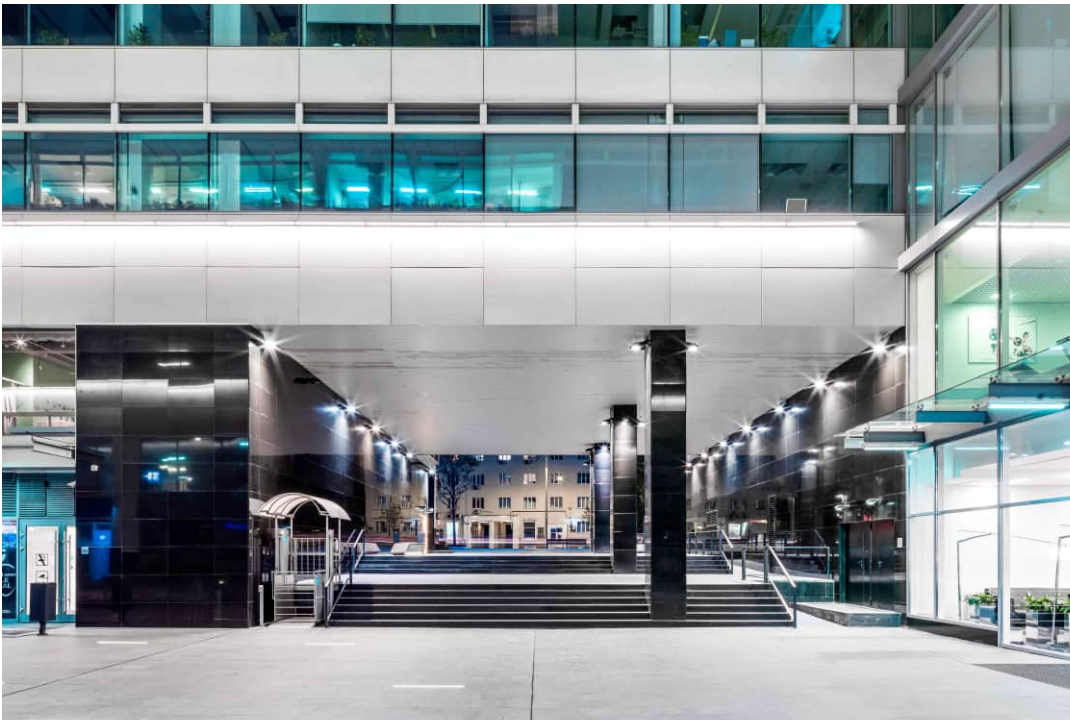
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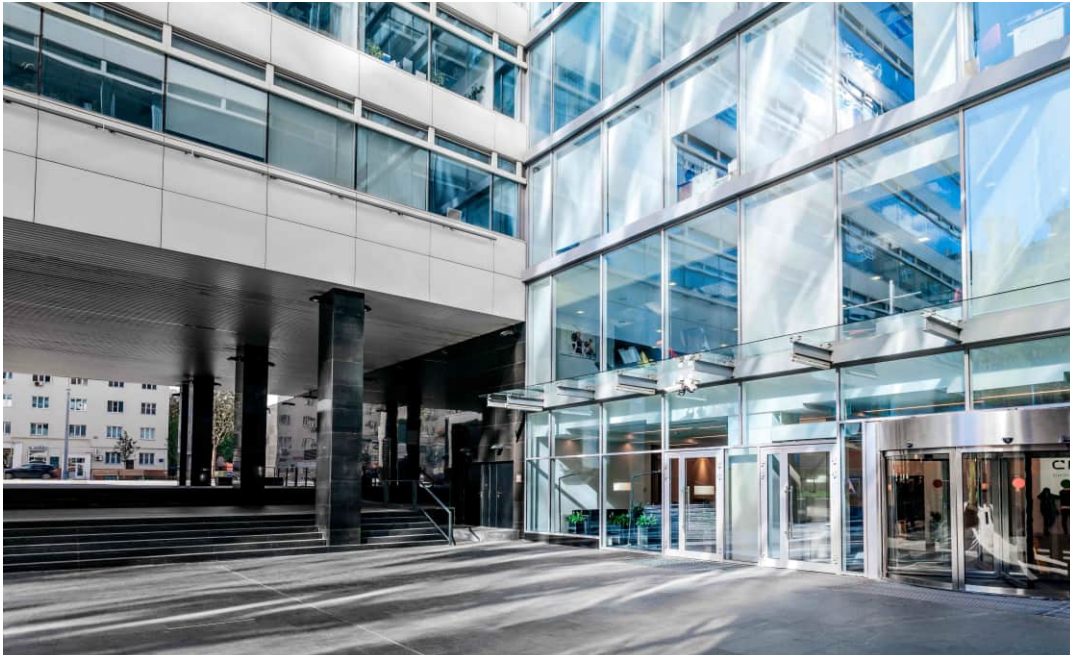
NEW LOOK OF CITYDEL: LOBBY AND COMMON AREAS



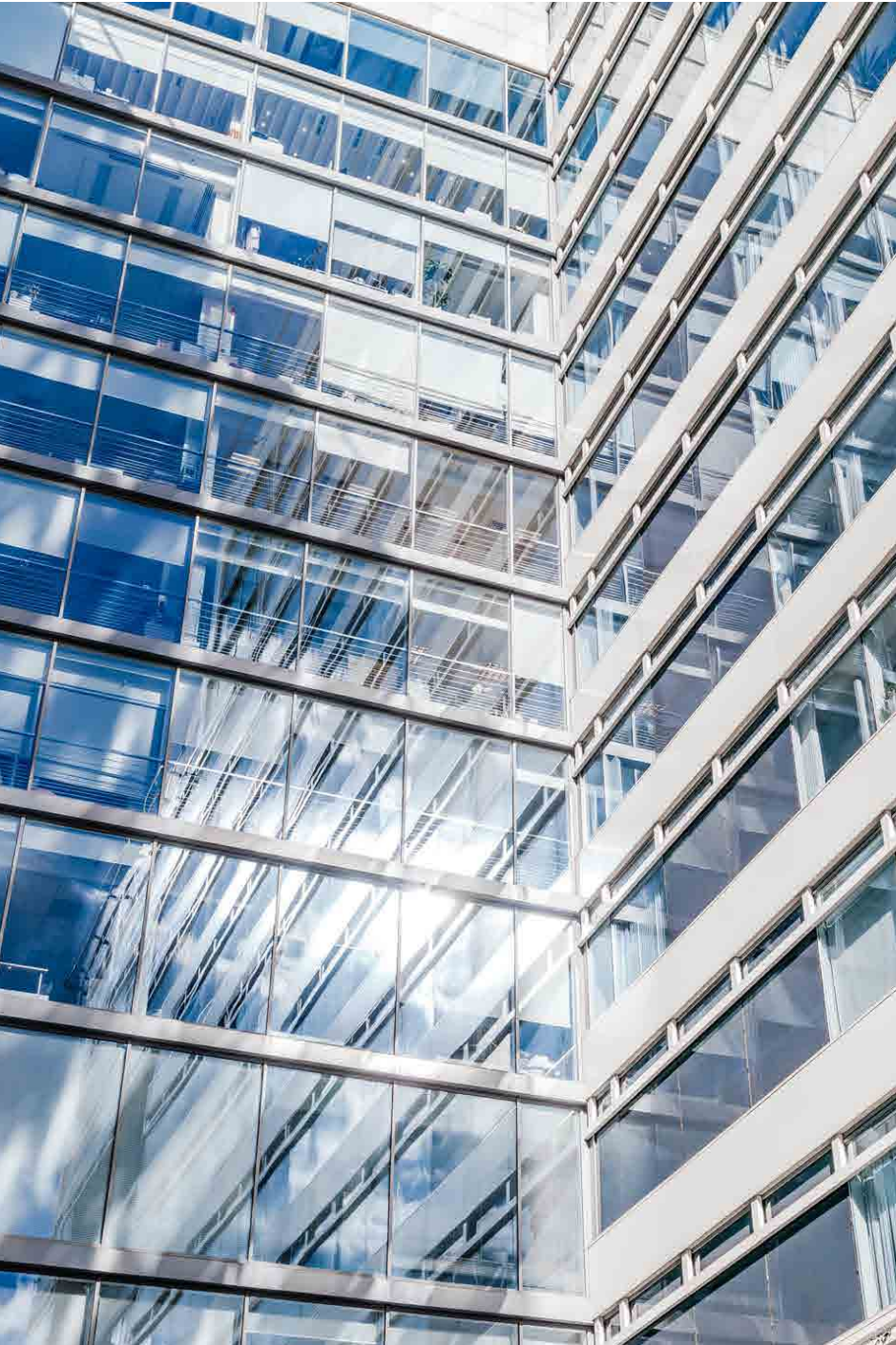
LANDSCAPING



LANDSCAPING



PROJECT TEAM



Management company

**PRIME
PROPERTY**
MANAGEMENT

Facility Management

Sawatzky

Common areas

ABD *architects*

Landscaping

**MOM
ENT
UM.**



**PRIME
PROPERTY** 
MANAGEMENT

Sergey Zotov

+7 (903) 005 05 82 + 7 (495) 800 80 80

sergey_zotov@primepm.ru