



CITYDEL⁷
BUSINESS CENTER

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

ADVANTAGES



- ✔ One of the largest Class A estates in the First Line of Garden Ring in the central business area of Moscow.
- ✔ Winner of the **Green Brick Award – Office** nomination of the professional Commercial Real Estate Awards 2022.
- ✔ **BREEAM In-Use 2022 Certified Very Good 2022** in Asset Performance and Building Management.
- ✔ Certificate of the **Earth Hour 2022** Environmental Campaign.
- ✔ New lobby common areas and landscaping.
- ✔ Developed infrastructure – fitness-center with swimming pool World Class, 3 cafes, 1 restaurant, dry-cleaner, beauty salon, corporate canteen Tarelka, minimart, Miratorg supermarket with barbecue area.
- ✔ First line of the Garden Ring – high recognizability.
- ✔ Metro is in the walking distance (Circle line, Arbatsko-Pokrovskaya, Lublinskaya line) - 5 minutes walk.
- ✔ Convenient transport accessibility by public and private transport.
- ✔ Efficient layout – rectangular shape of the floor, maximum natural light.

ADVANTAGES



- Floors: 13
- Gross area: 63 500 m²
- Rentable area: 54 310 m²
- Blocks: from 374.07 m² to 11 998.14 m²
- Parking ratio: to 1:150
- Parking: 344 parking spaces
- Class A office premises, with high quality fit-out, ready for move-in

[3D tour of the DC CITYDEL entrance group](#)

LOCATION



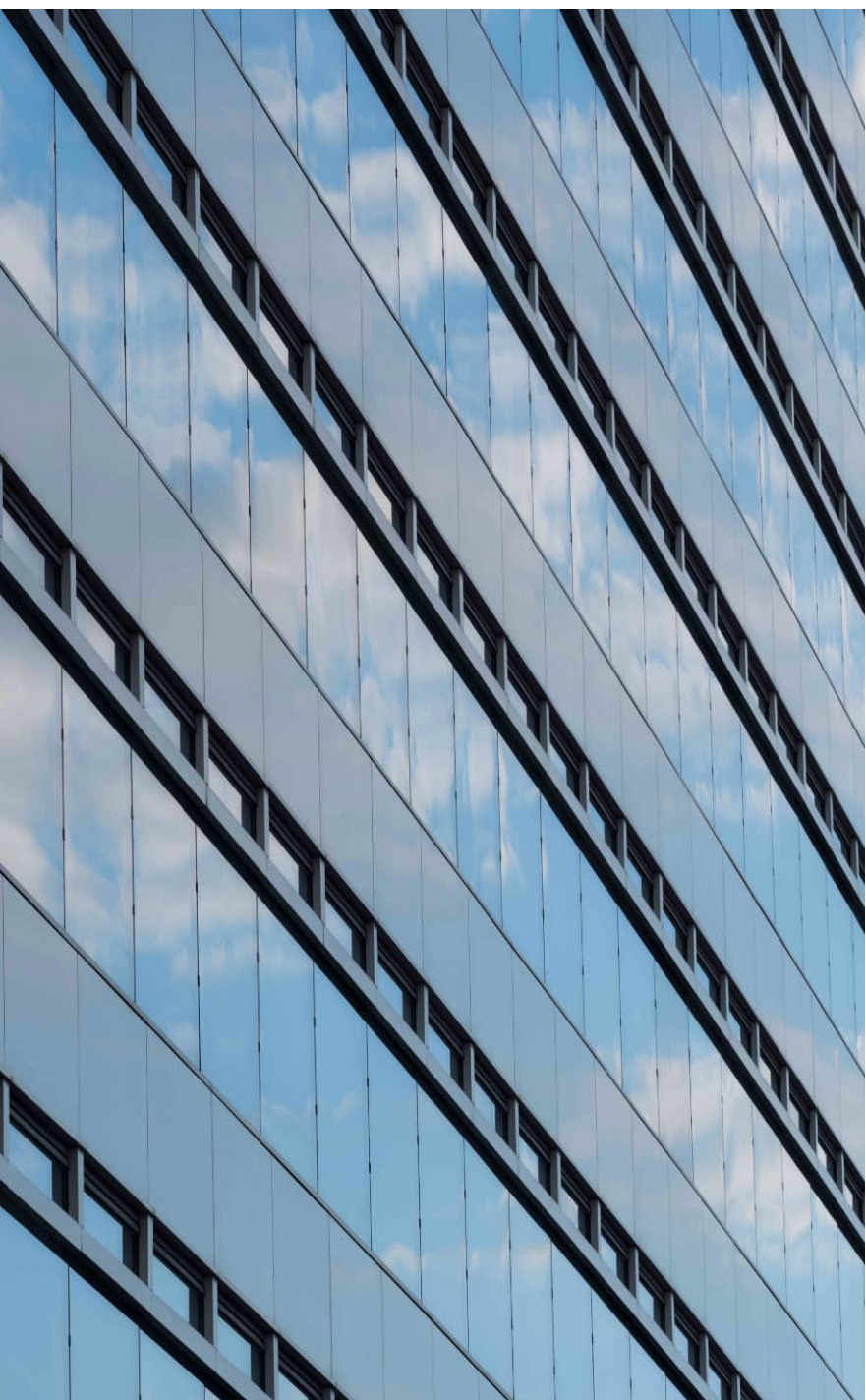
CONVENIENT AND EASY TRANSPORT ACCESS VIA BOTH PUBLIC AND INDIVIDUAL TRANSPORT:

- 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.
- 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).












LOCATION



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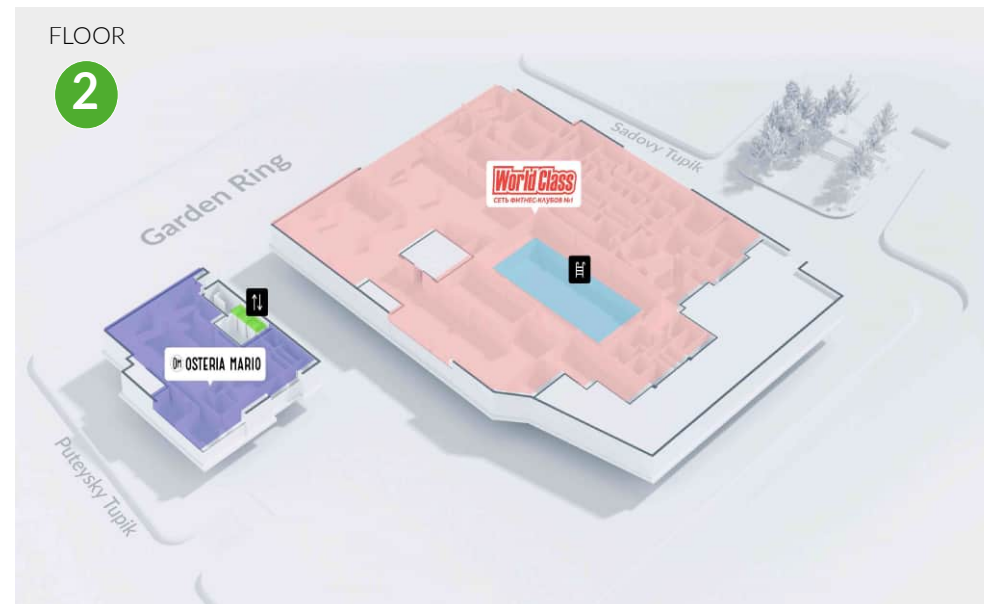
SPECIFICATIONS



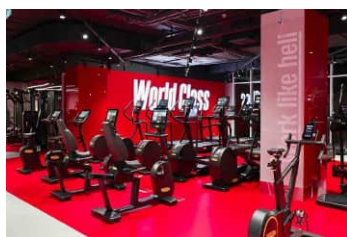
-  Spacious lobby and common areas.
-  KONE high-speed elevators (17 elevators – 900-1000 kg / 13 persons).
-  Central building management system.
-  Centralized HVAC. Air conditioning is carried out in round - the-year mode from chillers (dry coolers) and dry cold installations.
-  First category of 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.

INFRASTRUCTURE

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



World Class
СЕТЬ ФИТНЕС-КЛУБОВ №1



OSTERIA MARIO



Soul & Bowl
RAW VEGAN



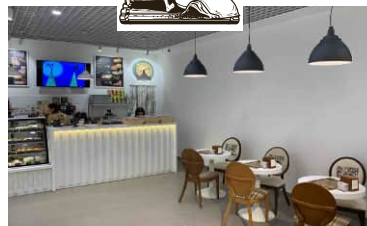
МИРАТОРГ



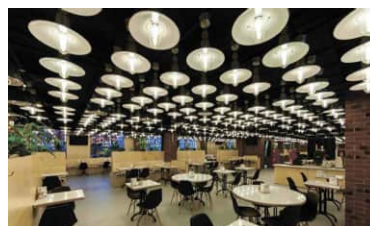
PARLE MARKET



COFFEE PORT



тарелка
ЗАВТРАК • ОБЕД • УЖИН



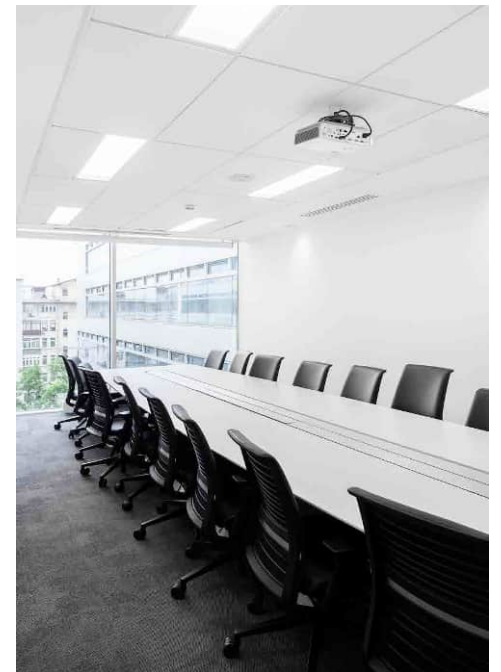
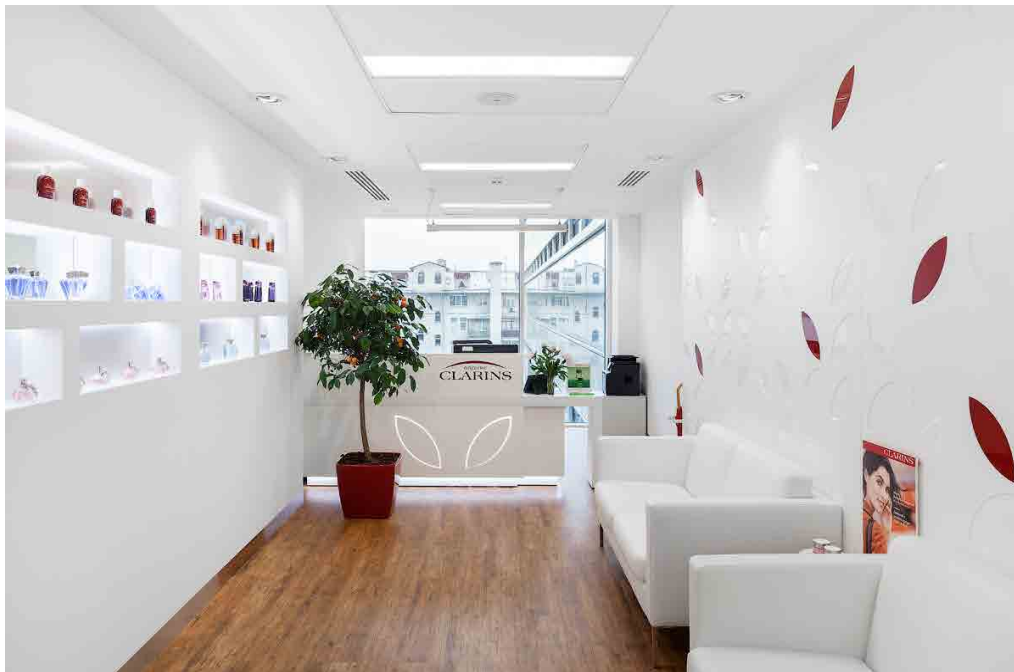
PRIME
natural food



Studio Perfect Nails



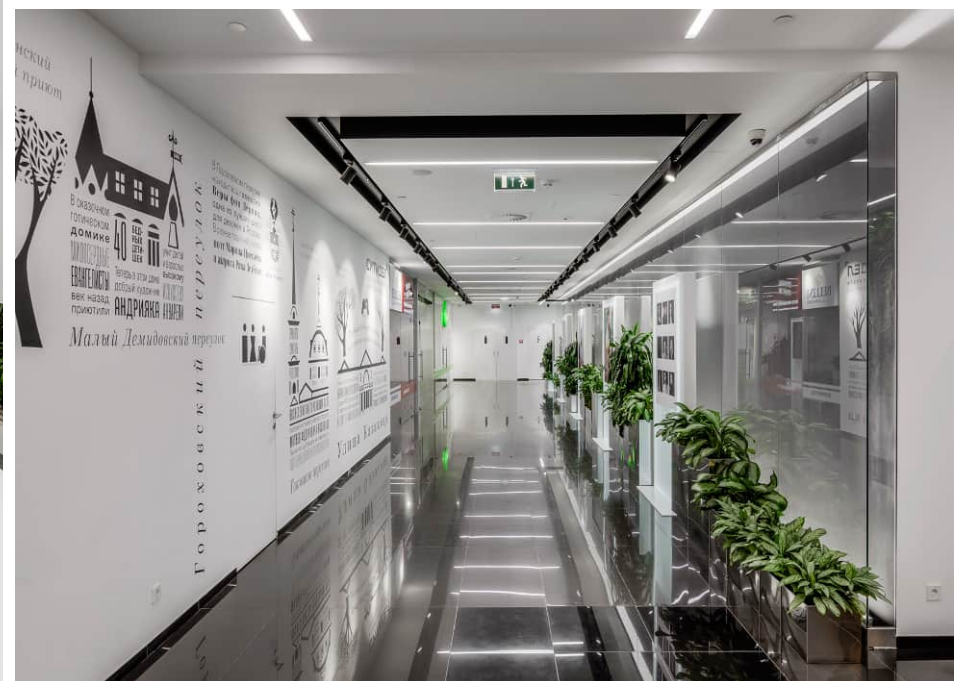
■ EXAMPLES OF COMPLETED FIT-OUT PROJECTS



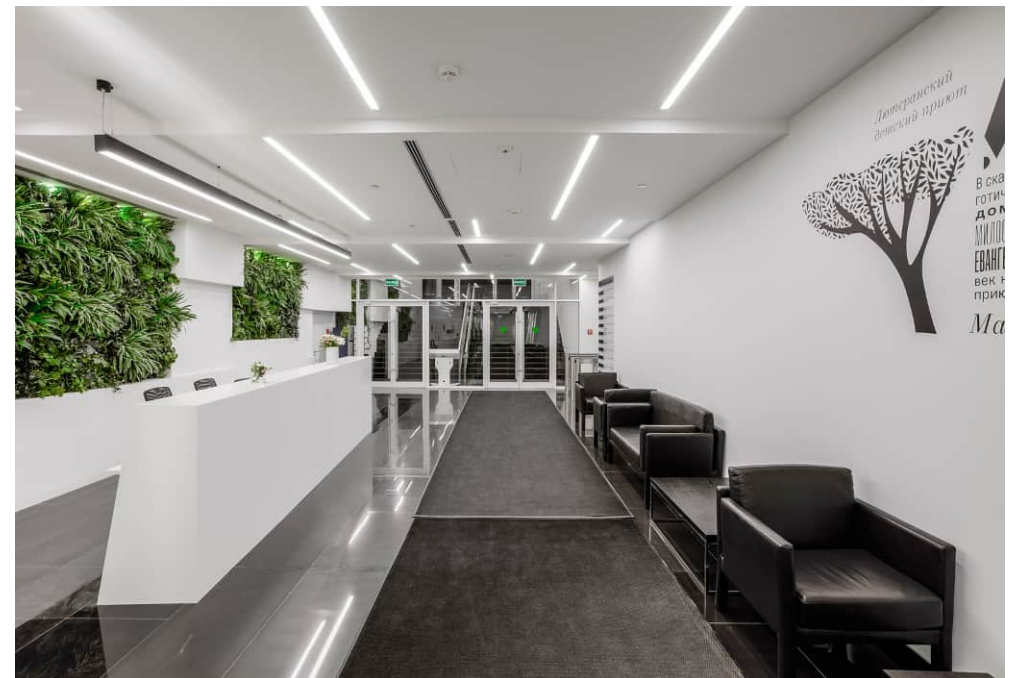
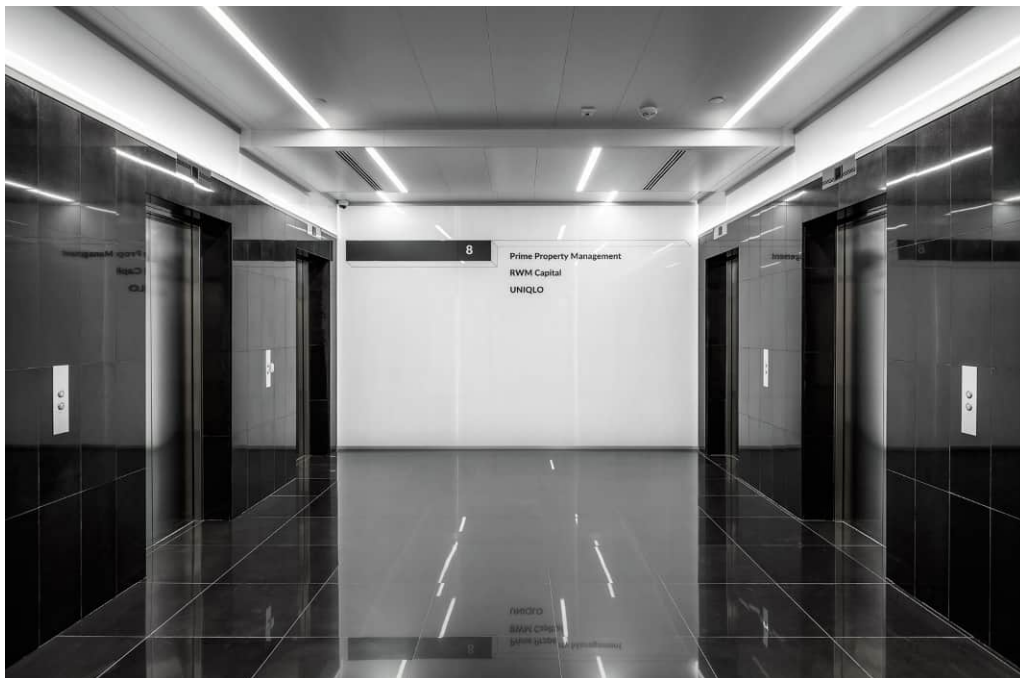
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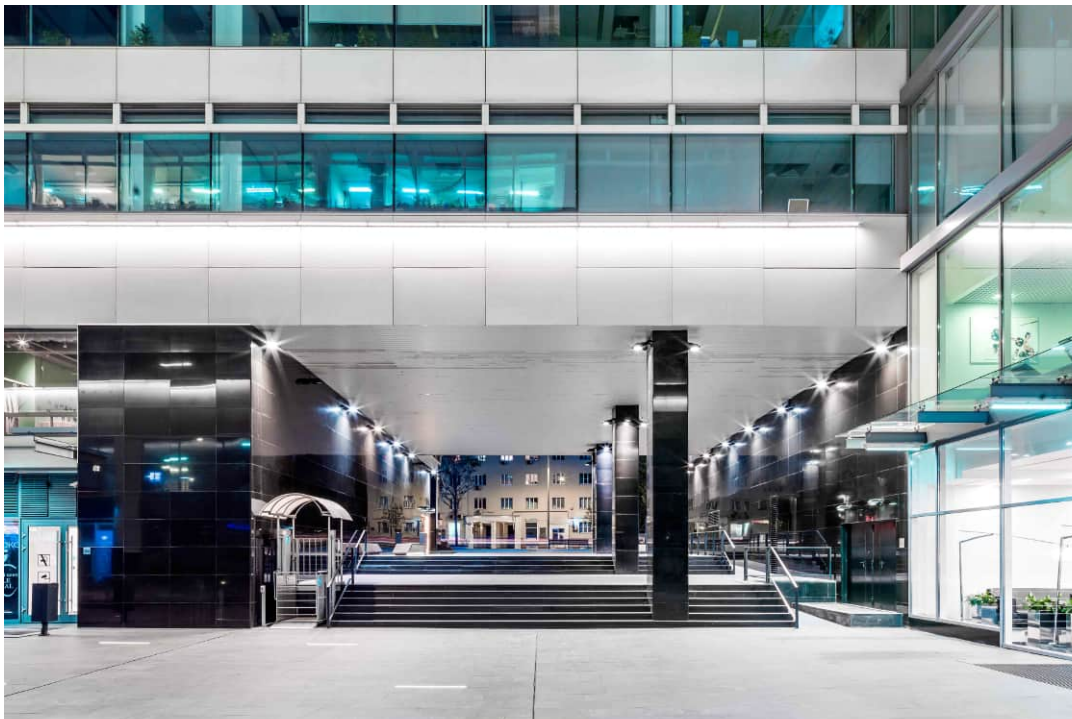


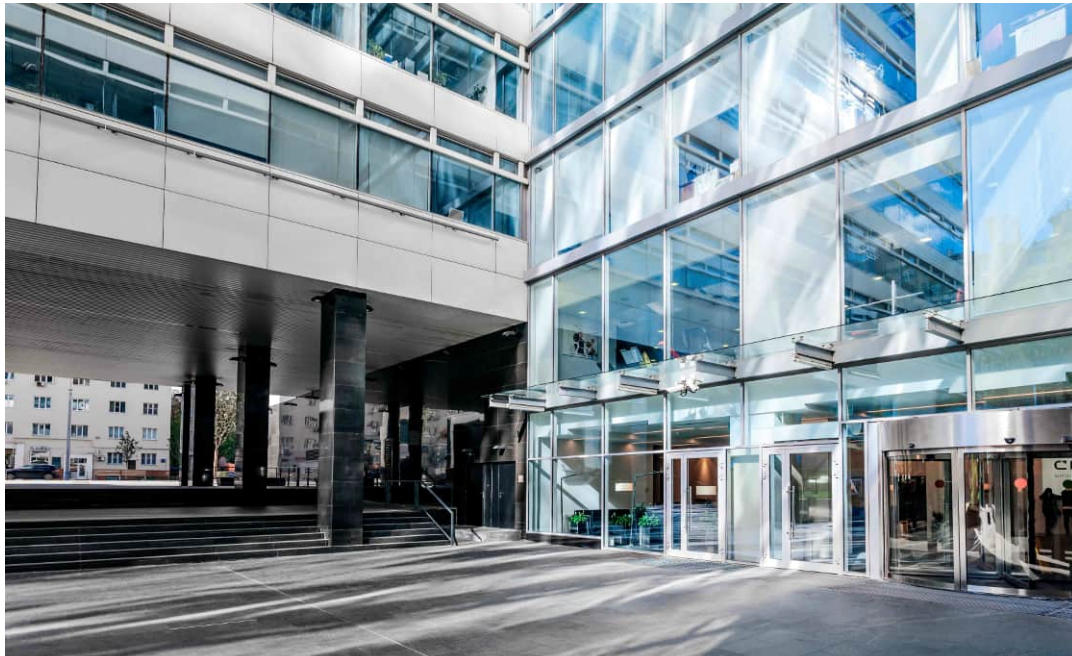
NEW LOOK OF CITYDEL: LOBBY AND COMMON AREAS

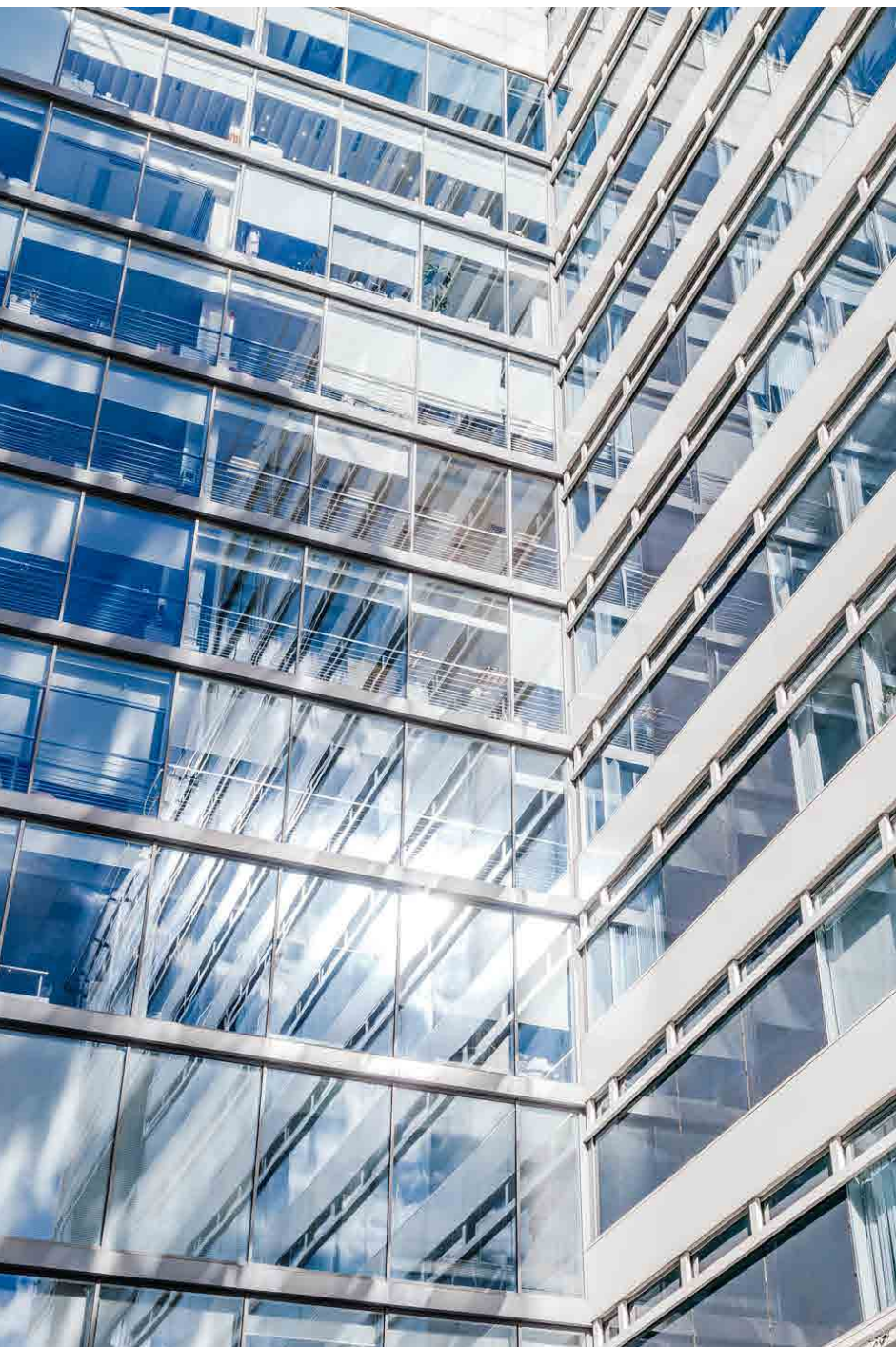


NEW LOOK OF CITYDEL: LOBBY AND COMMON AREAS









Management company

**PRIME
PROPERTY**
MANAGEMENT 

Facility Management

Sawatzky

Common areas

ABD *architects*

Landscaping

**MOM
ENT
UM.**



**PRIME
PROPERTY**
MANAGEMENT 

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