
AREAL-DEVELOPMENT

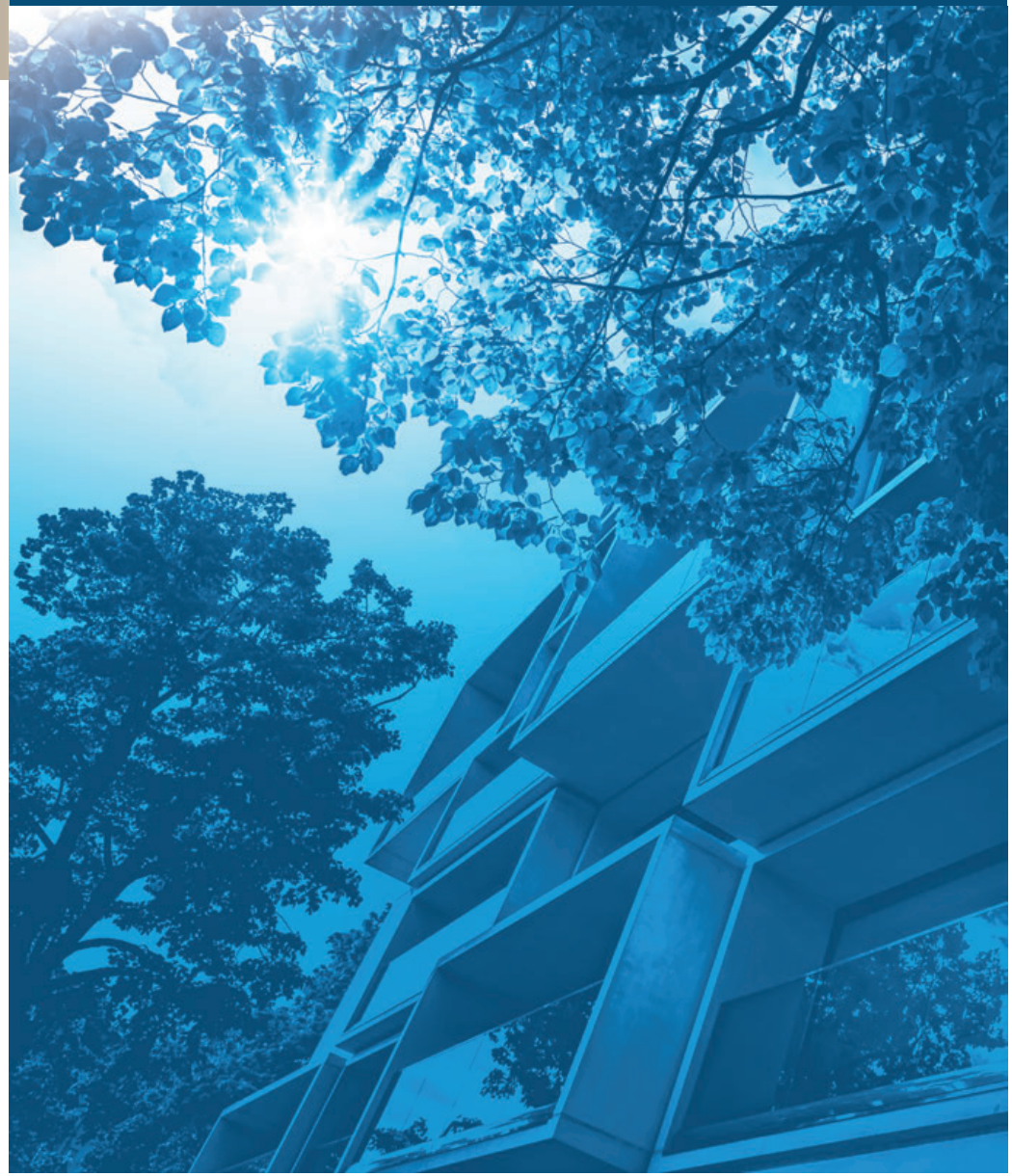
AREAL-DEVELOPMENT

Experience. Knowledge.

Integrated approach

Areal-Development provides a full range of development services, including investment and asset management. The company is focused to meet the interests of project investors and their profit-earning.

Areal-Development is, first of all, a team of professionals successfully applying international experience in developing and implementing projects in retail and residential property.



AREAL-DEVELOPMENT

Business mission

Our mission is to transform the architectural, investment and infrastructure landscape of our region by putting knowledge, using experience and attracting international-class experts to create high-quality projects in the Far East of Russia and the Asia-Pacific region, balancing the interests of society, partners and clients.

We are a balanced team of professionals with rich and diverse experience, which allows us to work on projects of any complexity.



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Our services

- Analysis and valuation of land parcels
- Engagement of consultants and brokers in the project
- Legal support at all stages of the project
- Development of a feasibility study and business plan for the project
- Development of architectural and commercial concept
- Obtaining of technical requirements for utility connection
- Engineering surveying, design and documentation expertise
- Approval and obtaining of permits
- Financing and development of the project's construction budget
- Development of tender assignments and organization of contract tenders
- Construction management and supervision
- Brokerage and marketing
- Facility operation and management
- Sale of the facility



Company management

AREAL-DEVELOPMENT

“We strive to make Vladivostok, Primorsky Region and the entire Far East of Russia a focal point for the best architectural and technological solutions in Europe and Asia”



Alexander S.
Shmidt

Director General

Our team

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Tatyana A.
Nikolaeva

Financial Director



Evgeniy V.
Khokholkov

Commercial Director



Igor G.
Vasyuchkov

Director for Construction

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Our team



Larisa N.
Divakova

Chief Accountant



Alexey V.
Skripilev

Head of Maintenance Department

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Our projects
Malyi GUM

Total: 8,814 sq. m
Commercial: 6,120 sq. m

45, Svetlanskaya str.,
Vladivostok

2010
2012

Restoration and adaptation for modern use of a cultural heritage object

Preparation of a feasibility study for the project.

Engineering surveying and examination of the buildings.

Development of the retail and entertainment centre concept.

Preparation of the project of restoration and adaptation for modern use of the cultural heritage object.

Preparation of and undergoing a historical and cultural expert examination of the project.

Obtaining an affirmative expert review of the project documentation and construction permit.

Development of tender assignments and organization of general contract tenders.

Construction management on turnkey basis.

Brokerage, formation of retail tenants' pool of global and federal brands, conclusion of lease agreements.

Start-up and opening.

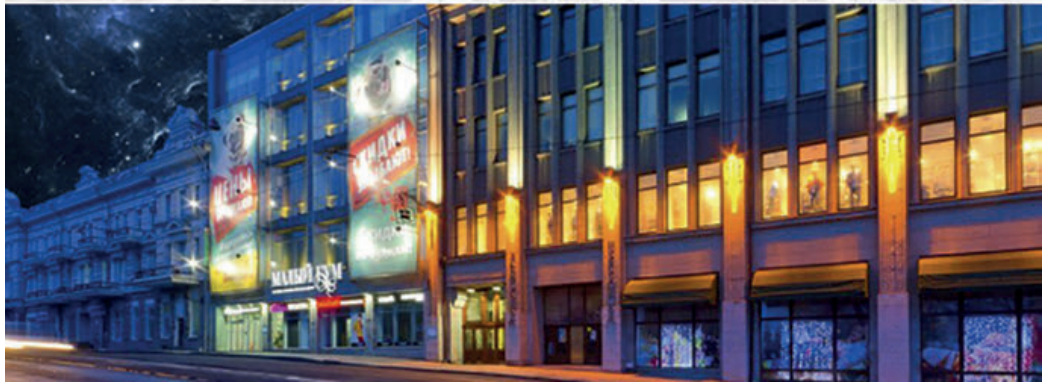
Operation and maintenance.

Rental relationships management and interaction with tenants.

Facility promotion and positioning management.







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Our projects

Vladivostokskiy GUM

Total: 41,000 sq. m
Commercial: 27,000 sq. m

33 and 35, Svetlanskaya str., Vladivostok

2013
2015

Restoration and adaptation for modern use of a cultural heritage object

Preparation of a feasibility study for the project.

Engineering surveying and examination of the buildings.

Preparation of a renovation project (together with Storm Properties): restoration of the existing buildings with full preservation of the historical appearance, construction of a modern shopping gallery on the interior of the complex, integration into the modern infrastructure.

Preparation of and undergoing a historical and cultural expert examination of the project.

Obtaining an affirmative expert review of the project documentation and construction permit.

Conclusion of a long-term lease agreement with a flagship store ZARA.

Construction management.

Start-up of the facility at 35, Svetlanskaya str. and opening of ZARA store.

Operation and maintenance.

Rental relationships management and interaction with tenants.

Facility promotion and positioning management.



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Our projects

House of Books

Total: 9,800 sq. m
Commercial: 7,520 sq. m

43, Svetlanskaya str., Vladivostok

2014
2015

Restoration and adaptation for modern use of a regional cultural heritage object (Tenement house of V.P. Pyankov)

Preparation of a feasibility study for the project.

Engineering surveying and examination of the buildings.

Development of architectural and commercial concept and integration of the facilities.

Obtaining and approval of technical requirements for utility connection.

Preparation of the project of restoration and adaptation for modern use of the cultural heritage object.

Preparation of and undergoing a historical and cultural expert examination of the project.

Obtaining an affirmative state expert review of the project documentation.

Preliminary brokerage of the facility, formation of brand names' pool of global and federal brands.

Marketing plan and operational activities development.







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Our projects

RC Marinist

Total: 33,000 sq. m
Residential: 15,095 sq. m

3, Fontannaya str.,
Vladivostok

2017
2019

Construction of a business class residential complex of four buildings with a variable number of storeys for 166 apartments

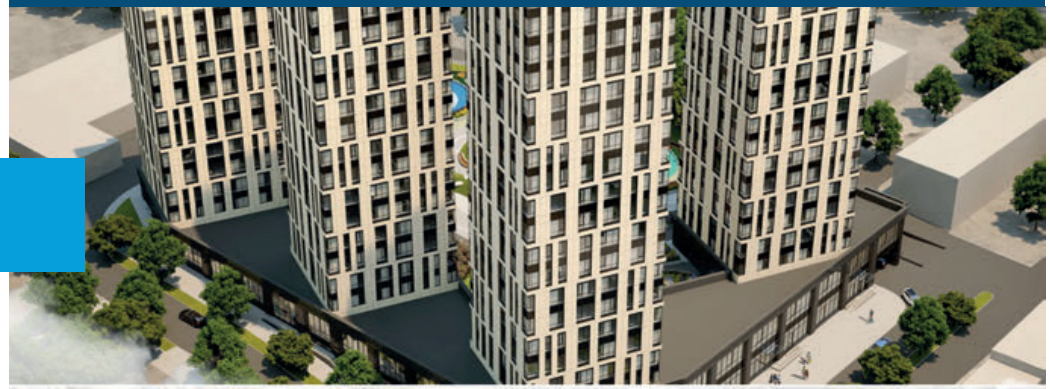
A unique business class residential complex Marinist near the Sportivnaya Naberezhnaya (“Sports Embankment”) lies within a few-minute walk from the finest diners, boutiques, sports, entertainment and educational facilities.

The complex is remote from noisy motorways, and has its own private area and underground parking. These and many other factors make it possible to call the complex one of the best in its class at the moment.

The complex consists of four separate buildings of 11 to 18 storeys. The apartments offer magnificent views of the city, bridges and the sea.

The project provides for public premises located on the two floors of the substructure with an area of 423 to 658 sq. m. These have separate exits to Fontannaya and Zapadnaya streets.

маринист.рф







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Our projects
Vladivostok Golf Club & Resort

310 Ha

Alekseyevka settlement, Nadezhdinsky municipal district

2020
2024

A multi-functional eco-project of a land plot development: golf club, real estate, recreational zone

The implementation of the project will take place in separate sequential parts due to the project being large-scale and multi-format.

In the first stages of the project, it is planned to create a full-fledged golf club, followed by a rich recreational and entertaining component.

The total duration of development of the site will be 22 years, split into five main time phases.

The project concept is not only efficient for the project's developer, but also has a considerable effect on the economy of the region due to the significant volume of investments and creation of new jobs.



vlgolf.ru

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Our projects

25B, Oktyabrskaya str.

Total: 25,484 sq. m
Residential: 13,406 sq. m

25B, Oktyabrskaya str.,
Vladivostok

2020

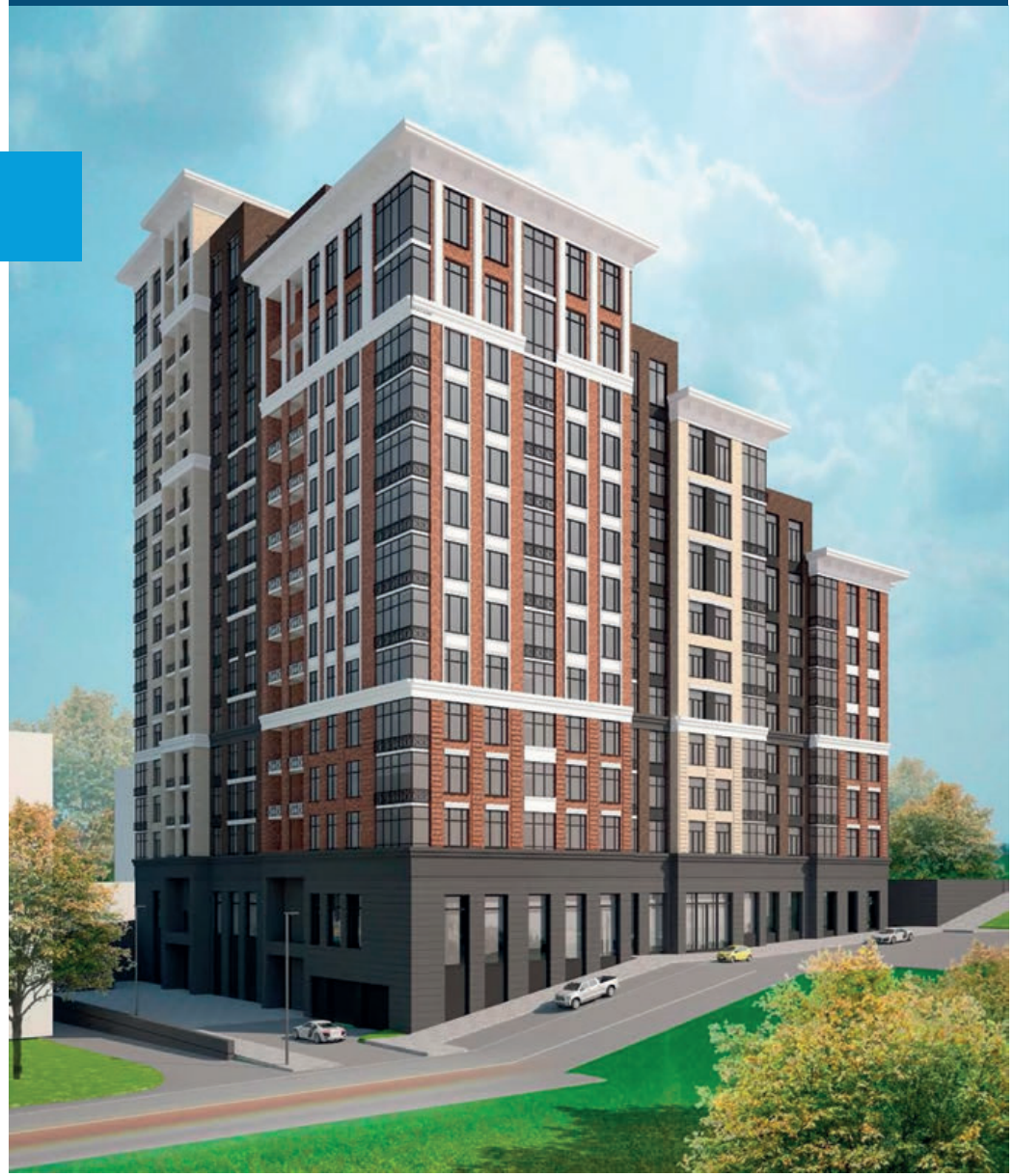
A business class apartment complex for 156 apartments, with built-in and attached premises and parking

A business class residential complex with non-residential first floor and two-level underground parking for 143 cars.

The complex is designed with a terraced L-shaped shape. This decision was prompted by the intention to provide as many apartments as possible with good views on the Amur Bay and to give the complex a expressive silhouette.

The number of residential floors of the complex is variable, large apartments with terraces are located on floors 9 to 17.

The location of the residential complex creates a partially enclosed area of the courtyard, fenced off the surroundings and noises of the city. Landscaping of the residential yard is organized in the form of lawns, flower beds, playgrounds for children and recreation for adults.



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Our projects

Novatoria

Total: 47,200 sq. m
Residential: 25,070 sq. m

65A, Aleutskaya str.,
Vladivostok

2020
2024



An apartment complex for 374 apartments, with built-in and attached premises and parking.

A comfort+ residential complex has its own closed territory. The first floors provide commercial premises for various purposes. The complex includes a three-level underground parking designed for 293 cars.

The project provides three types of finishes to choose from in three different buildings (finishing, rough, white box).

Work accomplished on the project:

1. Preparation of the preliminary design and architectural concept of the residential complex.
2. Development of visual brand identification (naming, brand book).
3. Development of the project design (visual component and layout concepts).

Under the Decree of Vladivostok Administration No. 3523 dated December 17, 2018, a territory layout design in the area of Oktyabrskaya street is being developed, aimed at improving transport accessibility and infrastructure provision of the residential complex.

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Our partners

Engineering, architecture, design

GROUP-ARCH

STUDIO T·A·
TERRITORY OF ARCHITECTURE

ÖNCÜOĞLU + ACP

группа проектных компаний
АРГУС-АРТ • АРТ-ПРОЕКТ
ARGUS-ART / ART-PROJECT
Project Company Group

ATTA GROUP
АРХИТЕКТУРНО-ПРОЕКТНЫЙ ХОЛДИНГ
ARCHITECTURE AND DESIGN HOLDING

GolfArk
JARI RASINKANGAS GOLF ARCHITECTURE

storm properties

Construction

КФК
KFK

GUARDIAN GLASS

SCHÜCO

LAMINAM

Finances

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FAR EAST DEVELOPMENT CORPORATION

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SBERBANK

ГАЗПРОМБАНК
GAZPROMBANK

ВТБ
VTB

ДОМ РФ БАНК
Bank DOM.RF

Marketing, branding, advertising

Summit MOTORS VLADIVOSTOK

RRG

Knight Frank

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