

## Purpose of the Project

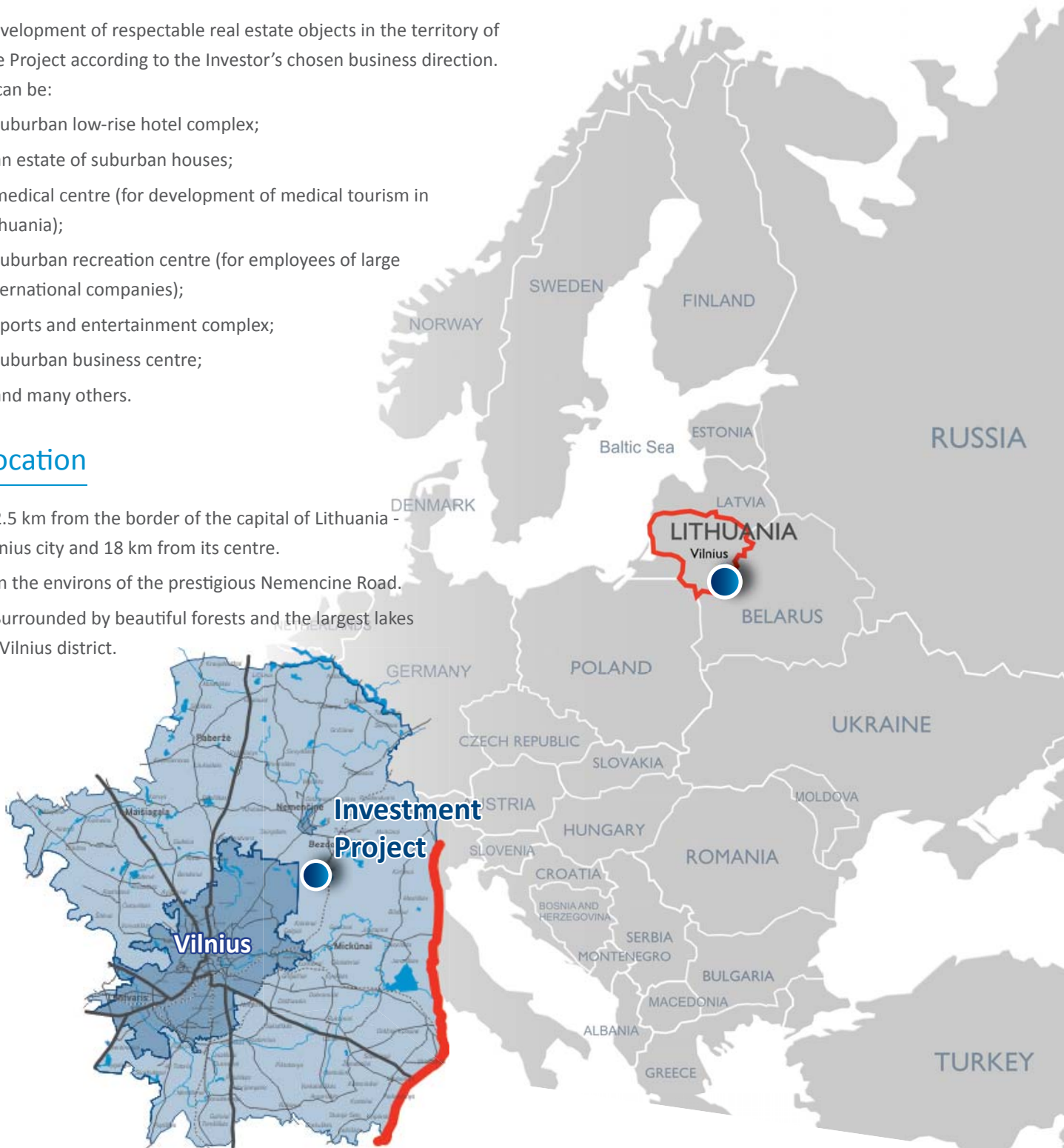
Development of respectable real estate objects in the territory of the Project according to the Investor's chosen business direction.

It can be:

- > suburban low-rise hotel complex;
- > an estate of suburban houses;
- > medical centre (for development of medical tourism in Lithuania);
- > suburban recreation centre (for employees of large international companies);
- > sports and entertainment complex;
- > suburban business centre;
- > and many others.

## Location

- > 2.5 km from the border of the capital of Lithuania - Vilnius city and 18 km from its centre.
- > In the environs of the prestigious Nemencine Road.
- > Surrounded by beautiful forests and the largest lakes of Vilnius district.





## The Contents of the Investment Project

- › Property rights to an area of 39 hectares.
- › Package of approved documentation of initial permits.
- › Package of approved design and construction documentation.
- › Permits for construction.
- › Landscape project.
- › Architectural and planning solutions for buildings.
- › Marketing concept.

*Project Logo. Surrounded by centuries - old oak trees and forest lakes, the land plot gave the name of Ažuolė to the Project - an old Lithuanian woman's name, derived from the word "Oak".*

## Main Characteristics

The Project area covers 39 ha, which contains:

- › a residential construction (up to 50,000 sqm) area of 23.3 ha;
- › a commercial construction (up to 35,000 sqm) area of 4.1 ha;
- › an engineering communications area of 5.2 ha;
- › parks, artificial water bodies and recreation zones - 4.2 ha;
- › forests - 2.1 ha.

## The Project Team

- › This is a creative team of leading Lithuanian specialists in the field of architecture, engineering design and territorial planning with extensive practical experience in implementing work orders of the Lithuanian elite.



## The Uniqueness of the Project

- › Chief architect of the Project is a well-known architect of Lithuania - the author of many prestigious projects.
- › The Project territory is located in a green zone of Vilnius, in the environs of the most prestigious north-east direction - Nemencine Road, near the elite areas, including residencies of the heads of the state.
- › The refinement and environmental friendliness of the surrounding nature (the centuries-old oak trees, forests, lakes).
- › High quality technical and architectural solutions.
- › The Project is one of the largest developments in Vilnius district of Lithuania.
- › The decision of the Municipal Council of Vilnius district granted the Project a Priority status for development of Vilnius district of Lithuania.

## Current Status of the Project

### Approved:

- › detailed plan of the territory;
- › technical projects of all engineering communications;
- › landscape design project;
- › addresses and street names in the Project.

### Obtained permission for:

- › construction of access road and a network of internal roads;
- › construction of engineering communications;
- › reconstruction of the drainage system;
- › equipment of ponds, parks and recreation areas.

### Developed:

- › architectural and planning solutions for buildings;
- › marketing concept.

*The included documentation allows starting construction works immediately.*



## Example of the Project Realisation

### The Estate of Suburban Houses



### Financial Indicators of the Project

- › Pay-back period - 4.4 years.
- › NPV - EUR 5.7 mio.
- › IRR - 24.4 %.
- › The price for the Investment contract - EUR 22 mio.
- › The cost of design and construction works - EUR 6.7 mio.

## Visualization of the Project



### Main Characteristics of the Project

- › Number of suburban houses - 102.
- › Number of commercial buildings - 6.
- › Lot size of suburban house - 1,300 - 3,200 sqm.
- › Suburban house size - 300 - 500 sqm.
- › Height of suburban houses - 10 m.
- › Height of commercial buildings - 12 m.
- › The total area of above-ground construction - up to 85,000 sqm.
- › The total area of underground construction - up to 29,000 sqm.

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