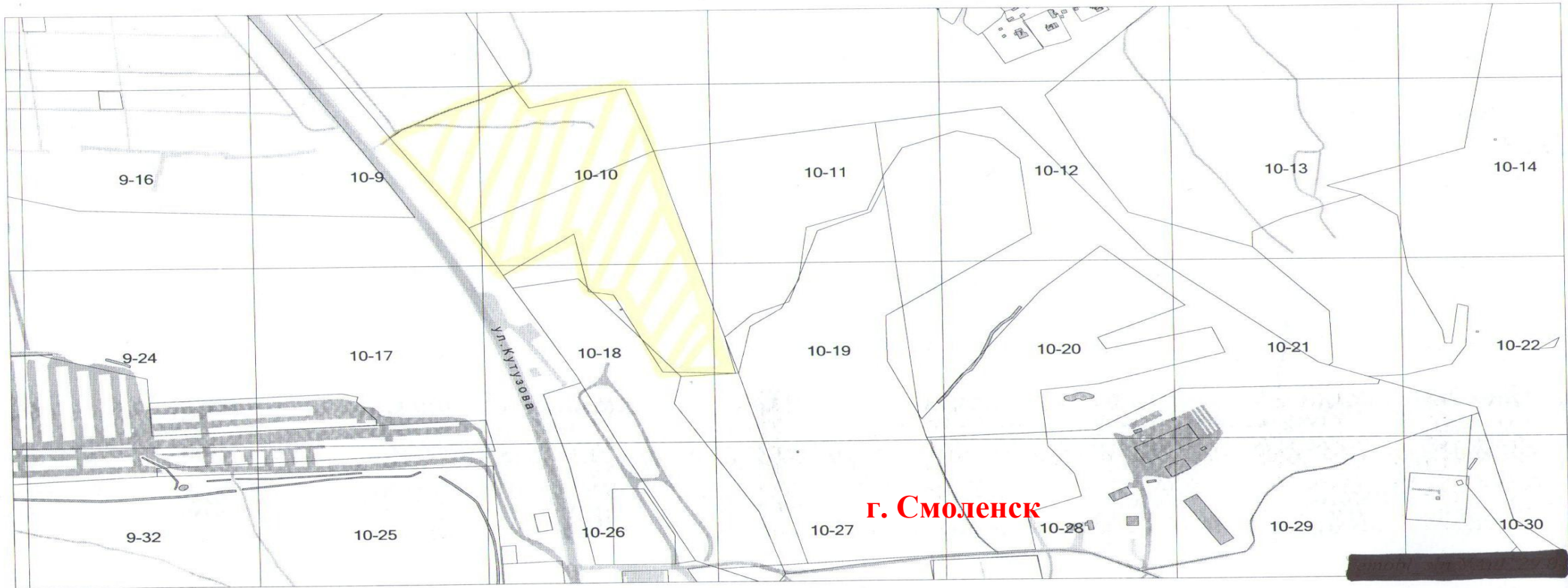


Land plot «Smolensk, near the airport Smolensk-North»

г. Смоленск, ул. Кукузова S-70 998 м²

до Москвы 380 км



г. Смоленск

**до Брянска
251 км**

**до Минска
332 км**

**«Smolensk, near the airport Smolensk-North»
land plot characteristics**

Location	Smolensk, Kutuzova St, near the airport “Smolensk-North”
Cadastral number	
Terms of use	Rent, property
Property type	Property of Llc “Corporation of regional development of the Smolensk Oblast”
Estimated purchase cost	Price – 28 400 thousand rubles (400 rubles per.m ²)
Estimated rent cost	The rent rate for the construction of trade facilities – 1 % of cadastral value
Acreage	7,1ha
Category of land	Lands of settlements
Constructions	None
Relief	Flat, horizontal terrain
Land reclamation infrastructure	None
Restricted use requirements	None
Distance from	
- Moscow	380 km
- Minsk	332 km
- Bryansk	251 km
- the nearest settlement	Within Smolensk boundaries
- the proximity to the motorway	The asphalt road is adjacent to the area
- the proximity to the railway	Station Smolensk - 4 km.
Transport infrastructure	
- motorways	An asphalt motorway
- railways	Railways for general use with a fully equipped station in Smolensk – 4 km
Available communications	
- motorway	The asphalt motorway runs along the land plot border
Engineering infrastructure	
- gas supply system	The distance from the connection point to the high-pressure gas pipeline - 50 m, pipeline diameter - D-426 mm. Gas infrastructure improvement is possible from the gas distribution station (GD) “Zhukovo” up to the GD -30. The technological connection of the capital facility to gas networks in 2014 may take up to 1,5 year. The approximate cost – 1,5 million rubles GDS “Zhukovo” will be reconstructed in 2017, the volume of gas supply will increase up to 700 m ³ per hour. The technological connection of the capital facility to gas networks after repairs or reconstruction may take up to 3 years.
- electricity	The implementation of the technological connection of the capital facility in accordance with the 3rd safety level (capacity of 100 kW) requires: 1) construction of an OHPL-6 kW from OHPL-602 (substation "Severnaya" distance- 580 m, the length of the line is determined by the project), 2) construction of transforming substation 6/0,4 kW. Capacity – 5 mW, the approximate cost: - 3rd category of safety – 25 million rubles; - 1st and 2nd categories of safety – 50 million rubles
- water supply	Central (100 m) or autonomous

- sewerage	Autonomous
Labour force	
The number of labour force in the administrative centre of the municipal entity	Smolensk – 207,7 thousand people
The nearest warehouse for temporary storage (customs logistic terminal)	CLT Llc. "AlfaTrans" (15 km)