

# HILL 8

*Apartment  
complex*

*WHEN YOU KNOW HOW TO CHOOSE*

ECOLOGY

***Breem***

Apartment complex certified  
on the British eco-standard

DESIGN

***Karim Rashid***

One of the most successful  
designers of our time

FACILITIES

***If you want  
to get the best***

All you need for living  
within walking distance



# WHEN YOU KNOW HOW TO CHOOSE

We call the project «Hill8» claiming that the city and its citizens have now a new iconic place. Here the truth is always primary. There is no place for sporadic and alluvial. True value lives here.

The Hill8 project embodied absolutely new real estate concept in Moscow and it has already been marked in Europe in «Best eco-design project» nomination. We invested in the quality of life in your home, which is provided by high feasibility, progressive engineering ideas, innovative design. The scale of the project is truly impressive.



HILL8 – Apartment complex certified on the British eco-standard



## INNOVATIONS

Designing the complex, we put high premium on sustainability. To create a truly eco-friendly complex we applied the standards developed by the British company BRE Global with subsequent confirmation of compliance certificate of BREEAM.

Every detail of the building is planned, designed and will be built to bring the most effective exploitation.

The BREEAM certificate is a confirmation of a high quality of the project, as well as the safe investment of finance. BREEAM certificate means the building uses consumed resources sparingly, and expenses for exploitation will be much lower than at non-certified buildings.

Also, these houses are eco-friendly and are the most comfortable for life.

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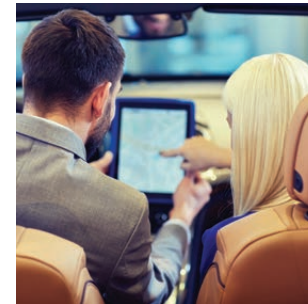


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# Minimalism in every detail

When designing the building we followed the principle «True value is always inside»

To implement this idea, we turned to the architectural bureau ABD architects, and their concept fully reflected our requirements: «More space and light, fewer unnecessary details, only pure, functional, nearly ideal minimalism».

“

«More space and light, fewer unnecessary details, only pure, functional, nearly ideal minimalism»

**ABD architects**



# ADMIRING THE BEAUTY

High architecture is a true embodiment of freedom and harmony, functional simplicity and laconism

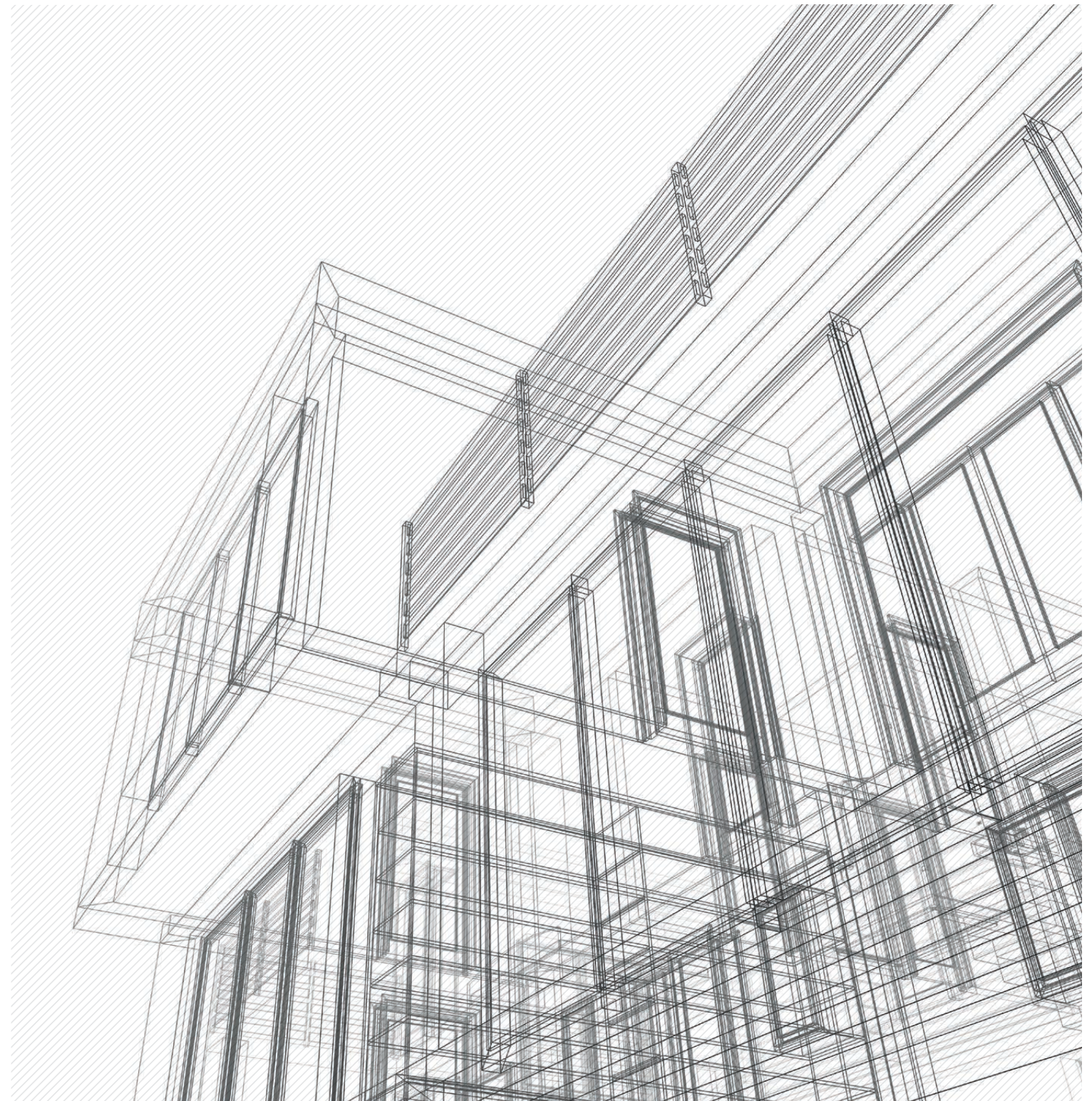
Each detail of the project reflects the modern times spirit and contributes to forming a special, unique style.

Spectacular outlines of the complex were created through the use of creamy white natural Jurassic limestone, natural textures, geometric facets and a perfect game of light and shadows. Jurassic stone has a sophisticated ornament and pleasant color shade. Its natural beauty and ingenious combination with other architectural elements of the building skillfully outline unique silhouette of the facade.





Quietness, clean air and water, which are a luxury in a big city, are all here



### BIM-TECHNOLOGIES AND LATISTA SYSTEM

BIM-design of buildings helps to achieve maximum compliance of operational characteristics of the object to the customer's requirements, to test design solutions on a virtual model, to recreate every smallest detail — designs, materials, engineering equipment, utility connections. BIM-technologies enable us to test, calculate and to check in advance the performance and sustainability of engineering systems of a future building. BIM-design technology helps not only to shorten the time of construction, but also to achieve maximum accuracy in technical and technological indicators.

When transferring the apartment, When handing over, we use Latista information system. This is an application for tablets that helps not only to accelerate, but also to simplify the process of resolving complaints. In livemode the inspector adds the clients' comments to the database with a binding to working drawings and attaches photos from his notes, followed by an inspection report by e-mail immediately sent to the developer. Due to Latista the data is constantly synchronized, which contributes to quality communication between the office and the construction site, which makes the work process more efficient.



All the finishing materials including flat wall paint by Benjamin Moore brand, ceramic tiles by Porcelanosa and Venis, flooring by Finex, bathroom fittings by Villeroy & Boch, faucets by Grohe, Volhovets doors and door handles by Pasini Trend were selected not only as the best in quality and design, but also because they meet the requirements of BREEAM certification in terms of sustainability, naturality and safety.



### NATURAL MATERIALS

We use eco-friendly materials which don't contain harmful volatile substances, toxic and carcinogenic compounds throughout the whole life cycle of the project.



### JURASSIC LIMESTONE

The facades of first three floors – are covered with natural Jurassic stone. It virtually does not absorb moisture, conserves heat, which saves money on heating in the cold season.



### NOISE INSULATION TECHNOLOGIES

Partitions between the Hill8 apartments were particularly designed for the project. Special construction with the use of materials that make up a single multilayer structure gives high level of noise insulation. The increase in the thickness of interfloor construction and exclusive entrance doors give the necessary privacy and quietness

### ECOLOGY

To cool water in air conditioning systems we used refrigerants with zero ozone-depleting potential. The heating system is secured to prevent unwanted emissions of nitric oxide to atmosphere.

This is due to the operation of a special coolant for hot water heating stage. In the future the building will be operated with regular analysis and measurement of energy consumption, air pollution and noise levels.



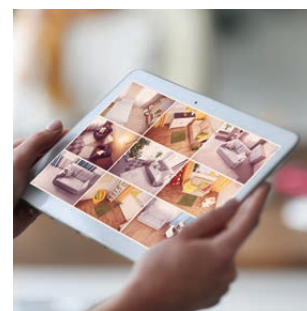
### NATURAL THERMAL INSULATION

Mineral-cotton non flammable insulator Rockwool Venty Batts 170 mm thick is based on rocks of basalt group. The advantage of natural insulating materials is their natural origin and environmental safety.



# Safety and security in Hill8

Advanced technologies of fire safety and video surveillance, 24-hour security guard, turnstiles with electronic keys on the groundfloor, access control to your floor, separate entrances to all the types of project premises are just a small fraction of what we can offer you.



## SMART HOME

We give residents an opportunity to supplement their apartment with smart home system. Your apartments can be equipped with modern video cameras, motion sensor, water leakage sensors, ignition detector with the possibility of remote observation and control of the state of intelligence systems.



## 24/7

### SURVEILLANCE

Observation without blind spots. Equipment that prevents light or image distortion. Signal amplifiers are installed.



## SAFE ENGINEERING

Coherent work of systems of water supply, heating, air conditioning, electricity and ventilation. Sprinkler fire system. Innovative water leakage monitoring system.

In Hill8, everything that surrounds you creates an atmosphere of safety and comfort.

## QUALITY CONTROL

All construction materials have quality certificates and comply with fire code.



## ACCESS CONTROL

Elevator access control with cards.



Intelligence system maintains the microclimate in each room, keeping the necessary temperature mode. This in turn leads to savings in energy consumption, and the owners will not overpay for unused natural resources.





# ***SENSUAL MINIMALISM***

**K**arim Rashid is one of the best designers in the world, Professor at the University of the Arts in Philadelphia. Thousands of prominent projects have been carried out under his supervision

«We live in a very beautiful digital era, the era of freedom. In the lobby of this project we will show our vision of humanistic minimalism, which will affect all the senses of a man creating a better environment for life. Sensual minimalism is a daring challenge to conventionalities, dress codes, rituals, traditions and formalities. It frees us and enables us to be who we truly are. People love it. Democratic era and digital technologies have broken all the barriers and given us an opportunity to express our individuality. I believe that everything should take into account and reflect this tendency, whether it is a method of production, or new materials or just a new lifestyle».

# 35

Worked in more than 35 countries



# 300

Gained more than 300 awards in different contests

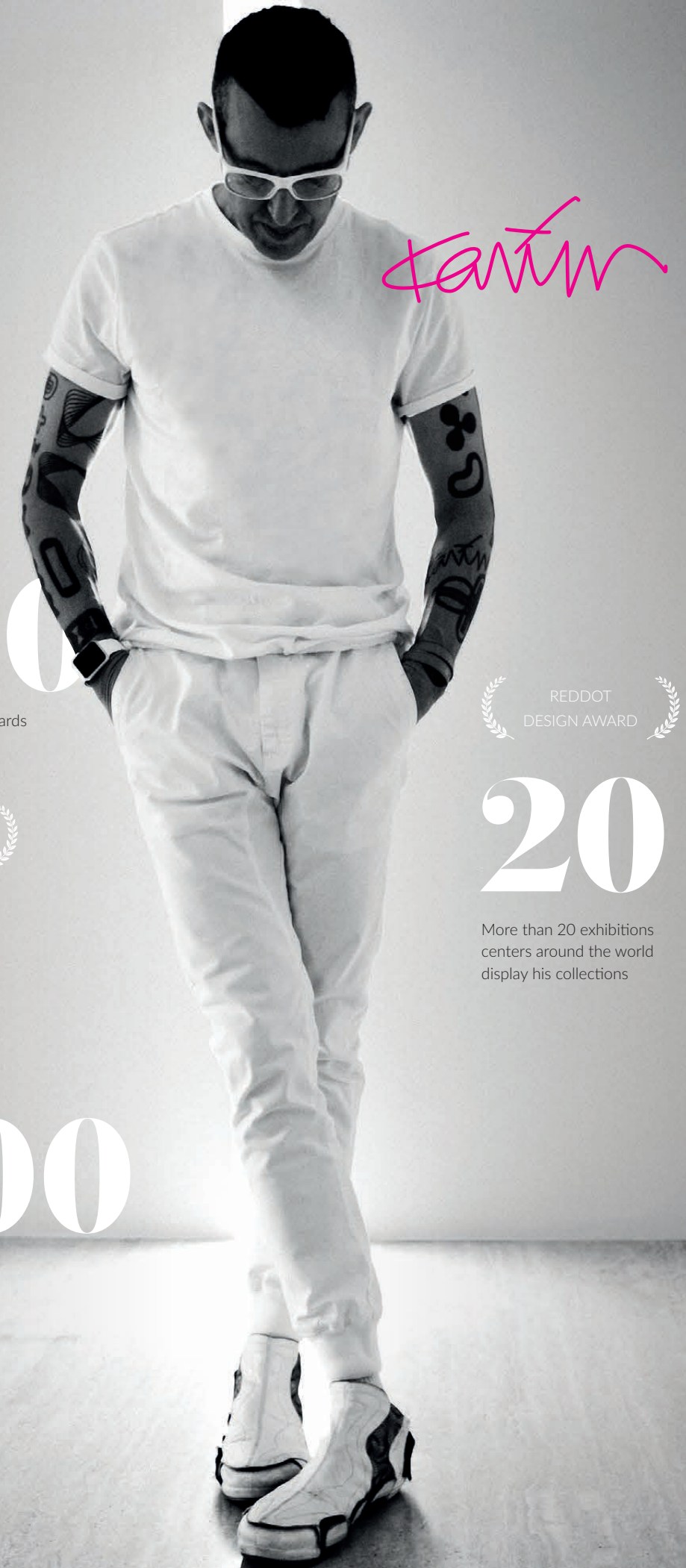
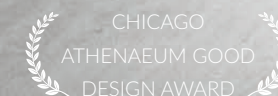


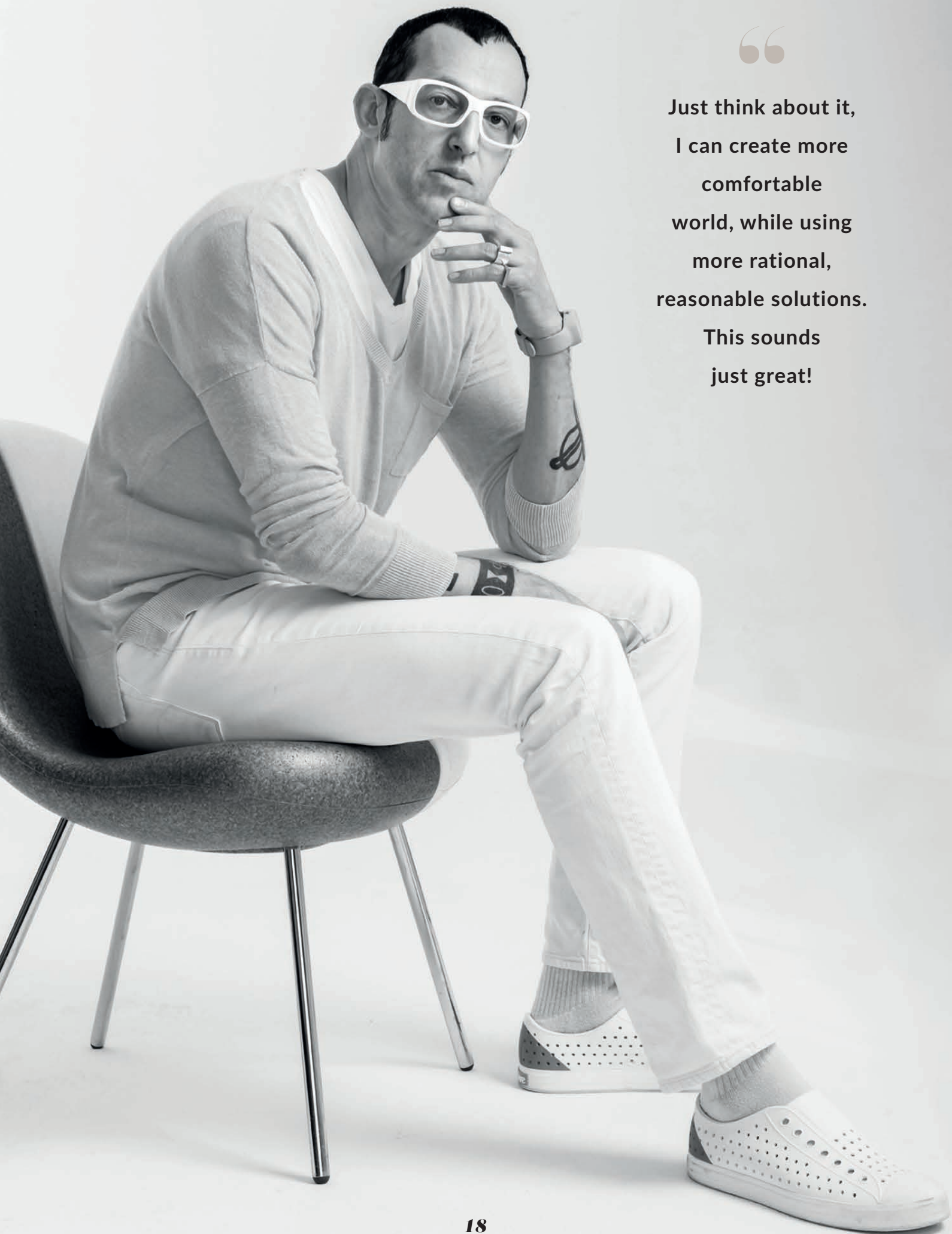
# 20

More than 20 exhibitions centers around the world display his collections

# 3000

More than 3000 projects are being carried out





“

Just think about it,  
I can create more  
comfortable  
world, while using  
more rational,  
reasonable solutions.  
This sounds  
just great!

# *You can find beauty and life in everything. Just take a closer look*

**Y**ou were born in Cairo, studied in Naples, lived in Ottawa and New York. Would you call yourself a cosmopolitan?

Yes, definitely. I sincerely love every country where I have lived, studied or worked.

To me art is a combination of culture and the atmosphere of the place where I implement my ideas. Modern world is truly amazing, we break all the borders and travel around the globe, we search for inspiration in other cultures. But the essence of a man, his handwriting, his memories, his experience are reflected in things he create.

**Your father is an artist.**

**Has he affected your work?**

He taught me to explore art. Thanks to him I did not concentrate on studying of only one direction. Like my father, I have always been curious to try myself in all diversity of art. He was talented in everything he got his hands on. He made furniture, dress models for my mom, he drew and worked on television. I grew up in bright and artistic surrounding, which taught me to respect all types of art including dress models for example. At every corner of our house you could find pens and pencils, highlighters and paper. The process of creating something new was very natural to us. My father took me to a TV studio, where we would spend weeks on end creating new models for showcases while searching for new unusual solutions.

**What inspires you today?**

I travel a lot and I can find an inspiration in anything, which was not possible before. It could be a cab in London, gym in Hong Kong, a bathroom in Paris, a movie theater in Milan, food in Qatar. You can find beauty and life in everything. Just take a closer look.

**What do you think of Moscow?**

I love this city pretty much and I find many people here close to my way of thinking — smart, intelligent people looking ahead to the future and not limiting themselves to some cliché.

**Tell us about your new project in Moscow.**

With my participation a new apartment complex will be built on Prospekt Mira. The project will be carried out by «City-XXI vek» company. I believe this is a unique project.

**How is it different?**

Apartment complex will be certified on the British eco-standard BREEAM. Their specialist thoroughly examine every stage of construction of the building. For example, at the stage of preparation of construction sites they measure the level of noise. During excavation work they take into account the factor of possible negative impact on the soil. The building will be assessed for the total of consumer parameters: from transport infrastructure to air conditioning. I believe creating eco-friendly sustainable project inside the big city is very important.

“

**Casual style helps us  
to get rid  
of conventionalities,  
dress codes, rituals,  
traditions and formalities.  
It frees us and enables  
us to be who  
we truly are**



**Will the interiors reflect the eco-friendliness of the building?**

Of course, one of the eco-elements will be a «living wall» in the lobby. It will be supplemented with panels made of natural wood.

**What is your role in this project?**

I develop the interior designs and I have already offered two concepts. The first one is to use progressive forms in their soft embodiment. I plan to implement graphic elements that will remind you of the initial harmony in the nature: the smooth outline of the lobby area with an airy reception desk and shiny, reminding fantastic creatures lighting devices. The second concept is more geometric, it is based on moment and motion. It resembles the interior of a high-tech speaking with people on its board spaceship. The angles form interesting dynamic space echoing the bright façade of the building. Pieces of furniture from my collections will be statements. Both proposed solutions speak about simplicity, they do not have a hint of excess of the past.

**Usually you use bright colors. Tell us what color solution are you going to use in the apartment complex.**



Optimistic but also calm. It is suitable for those residents of the megalopolis who love cosiness and comfort. Entering the lobby area, you get to another reality filled with soft colors, combining the nature and the XXI century.

**You teach industrial design. How important is it for a modern man?**

People believe that design goes ahead with some daily trends. The truth is it develops with new needs of a man, and with new technologies. Buying a car today, I expect to see beautiful shapes, unusual colors, new high tech features that guarantee safety and comfort. A modern car should have all these features. Besides, casual style runs the show these days, the style of harmonic simplicity in everything. It sets us free from conventionalities, it enables us to be who we truly are.

**How do you see modern times? What are its distinctive features?**

«We live in a very beautiful digital era, the era of freedom. Digital technologies break all the barriers and enable you express your personality. The second trend that appeals to me is sustainability. At last we began to think about saving the environment. We have so many tools to care about it!

“  
**In this project  
we will show our vision  
of humanistic minimalism,  
which will affect  
all the senses of a man  
creating a better  
environment for life**

# *Impressive Design*

You will be stunned by the impressive lobby, which itself is a work of art. Elegant curves sharpen your senses, make understatement and let your imagination run riot. There are no schedules or conditions and unity with nature is at its highest peak. There are no limits and no barriers. Natural materials and vegetation in summer zones are also present in adjacent territory. Thanks to the ingenious look of the top-of-the-range, bright and highly-demanded designer along with BREEAM technologies and philosophy, we made an eco-friendly dominant element of the district: a sanctuary in the bustling city. Here hides a bright distinctness.



### ABSOLUTE STYLE

The interiors made by Karim Rashid ten years ago are still in demand. They all have a number of common features: architecture, integrity, nimble forming of space, the lack of right angles, a harmonic combination of functionality and usability. His interiors are full of bright statements, and his furniture comes in all shapes. Works of Karim Rashid will impress even the most sophisticated audience.

LOBBY OF HILL8  
DESIGNED BY KARIM RASHID



3.75<sup>M</sup>

- High ceiling in the entrance lobby on the ground floor
- Spacious entrance lobby with different zones: reception, waiting area, lounge area
- Music in lounge area

# Lifestyle for the citizens of the future

The living space for a comfortable living in Hill8 was designed by the most famous architect of Moscow — Boris Uborevich-Borovsky, chairman of the Moscow Architectural Society, professor at Moscow Architectural Institute and the head of the ub.design studio

As an architect, Uborevich-Borovskiy pays a lot of attention to architectural integrity, light, volumes, space and its formation, work with natural materials, pleasant textures, color variability. The finishing of apartments Hill8 is a good example of a refined modern design, which has one common distinctive feature — the space of the apartments is integral, laconic and monochromic



# 40

More than 40 interior designs of flats and country houses



# 30

I have been engaged in architecture for 30 years



# 100

More than 100 different awards and nominations in design and architecture Contests



# 22

Working in design and interiors for 22 years





“

In modern interior light plays an important role. In most of my projects I do my best to make sure that natural light penetrates in all hidden corners of space

**SELECT STYLE**

A moderate color set, simple natural materials, light large volumes of free space, smooth texture, sharp geometric shapes, logic and strict functionality. In a word, comfortable interior with impeccable sense of proportion.

## SUPERIOR-STYLE

Time-proved techniques include elegance, luxury elements, strict symmetry, neutral color scheme, the simplest and the most logical delimitation of space. Such interiors do not go out of fashion and are always up-to-date.



Interior  
of volumes,  
space, air,  
proportion,  
with certain light  
and mood.  
These interiors  
are meant  
to last forever



# 1

## BATHROOM FITMENTS BY VILLEROY & BOCH

Unmatched design and patented technology of the German company.



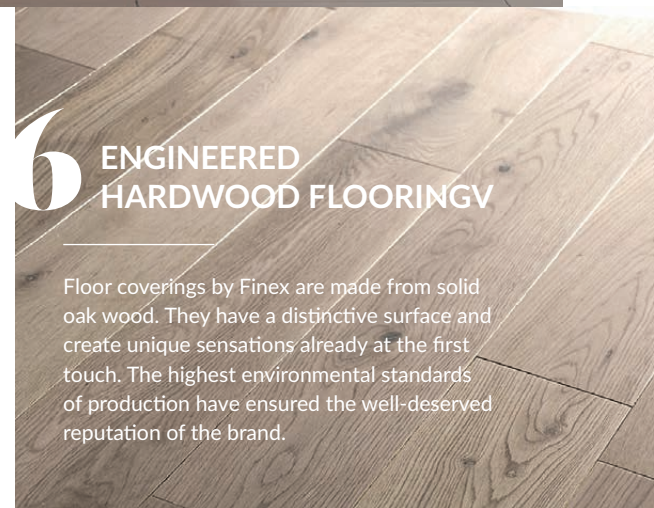
## FAUCETS BY GROHE

Traditional German quality, tangible comfort and inimitable design for sophisticated buyer.



## 4 WINDOWS BY SCHÜCO INTERNATIONAL MOSCAU AG

Durability, usability and eco-friendliness. Aluminum profiles and accessories by Schüco are manufactured only in factories in Germany



## 6 ENGINEERED HARDWOOD FLOORING

Floor coverings by Finex are made from solid oak wood. They have a distinctive surface and create unique sensations already at the first touch. The highest environmental standards of production have ensured the well-deserved reputation of the brand.



## 7 PAINT BY BENJAMIN MOORE

The most eco-friendly representative of American paints with a five step quality control system.

## 3 CERAMIC TILE BY PORCELANOSA

Authentic design, originality, relevance, verified geometry, lifelong guarantee, lack of color deviations – it is rightfully considered to be the trendsetter of the ceramic fashion.



## 5 DOOR HANDLES BY PASINI TREND

Italian door handles from the famous manufacturer. High quality of the finish guarantees a long service life of the product. Material used – high-quality brass.



## 9 PORCELAIN TILE BY VENIS BALTIMOR WHITE

High operational quality: frost, heat, wear resistance, as well as resistance to mechanical and chemical influences.



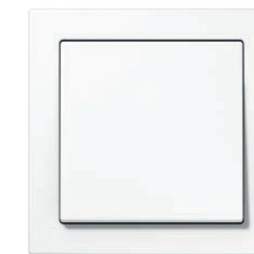
## PORCELAIN TILE BY FAP NERO REALE

FAP Ceramiche is one of the world's leaders in production of porcelain tiles. For several years the factory has been setting trends in the world of tiles.

# 10

## 8 SOCKETS AND SWITCHES BY ABB

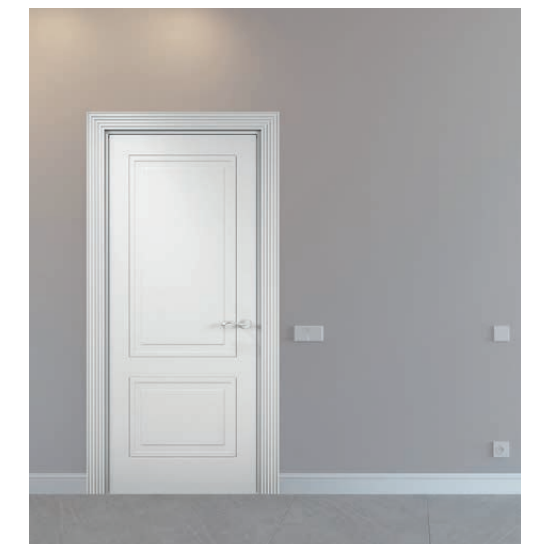
The brand is very famous and has won many awards at fairs and shows of electrical engineering directions. ABB brand has always been inventing the newest models, charming the whole planet, and thus it quickly gained the world fame.



# 11

## DOORS BY VOLHOVEC

Afford the luxury of having true value.



In order to improve the quality of the product and its consumer appeal, the developer reserves the right to replace the declared materials and structural elements with their equivalent counterparts.

## ***Light space***

Natural light in Hill8 accentuates originality of every detail of the interior, and contributes to well-being

The facades of the house have a combination of hidden and glazed surfaces, blocks of different relief, so each room is full of sunlight. In addition, caring about your health, the BREEAM experts develop individual recommendations for creating optimal light and shadow conditions for suitable lighting intensity in the apartment.



# A+ energy efficiency of the project

Everything is coherent here. Every detail of the project contributes to energy saving.

## VENTILATION

To provide the required purity of air inside the building, initially fresh air goes through a fine cleaning system of F7 class, compliant with European standard EN779, where it is cleaned of dust consisting of fine solid particles of organic and mineral origin. The system has 90 % efficiency, meaning that dust in the fresh air after cleansing is reduced by 90% of the initial condition.



## AIR CONDITIONING

With central air conditioning based on the chiller and fan coil system there is no need to install traditional air conditioners. When used, environmentally safe chilled water is supplied to the fan coils.



## ELEVATORS

Elevators by KONE MonoSpace® 700 reduce consumption of energy and resources, which makes the building more intelligent and environmentally efficient. The eco-efficient recuperative drive returns energy to the system, which can be reused in the building.

LED lamps used in elevators serve ten times longer than halogen ones, and consume 80% less electricity.

When the elevator is not in use, the system switches it standby mode, providing additional energy saving.

## WINDOWS

Windows by Reynaers Aluminum Rus, Schüco International Moskau AG and ALUTECH protect against external noise and vibrations, and serve as a reliable barrier against hot sunlight. Due to the special spraying of ionized silver from the outside, windows reflect up to 80% of the heat energy, which means that the apartment will always have a comfortable temperature. This solution will avoid additional stress on ventilation and air conditioning systems. In addition, inside the windows are absolutely transparent, which will let you enjoy the views of the capital every day.

Partial use of tempered glass and mirror coating.



## HEATING

Built-in floor convectors are located along the panoramic window openings to use convective currents as a thermal curtain between the space of the room and the cold glazing surface.



## LIGHTING

We use energy-efficient LED-lamps. LED lighting has a long service life of up to 80,000 hours and has the lowest possible power consumption. Saving of electricity from 80-90% in comparison with incandescent lamps and from 40-50% in comparison with fluorescent lighting.



## WATER

Heating of water is carried out through an individual heat point. This technology provides significant energy savings, and it reduces your heating and hot water bills. Touchless bathroom faucets by Geberit installed in the bathrooms of HILL8 lobby also contributes to rational water consumption. In addition to the unique design, Geberit's faucets have the highest water efficiency class in WELL classification – A class.



## FAÇADE LIGHTING

The brightness of the lighting is adjustable depending on the time of day, the time of year, the level of natural insolation. At night, the system minimizes the impact of light in the direction of the open sky, which reduces the level of energy consumption. Also, the economy is achieved by turning on the light only at nightfall.



*Perfect  
living environment*



# *If you want to get the best*

Everything you need  
for living is next  
to you. The facilities  
of the complex complement  
the developed infrastructure  
of the area.

In Hill8 the residents  
can enjoy all the  
benefits of the city  
facilities without leaving  
the building.



# Everything is close Everything is for you

The project has residential apartments and two floors for offices and street retail businesses. In each zone there are separate entrances.



## RESTAURANTS AND CAFES

The internal infrastructure of the project includes a trendy restaurant with a cigar room and the main hall on the 2nd floor — an ideal place for business appointments, lunch in a warm company of friends or your family.



## PARKING LOTS

The complex is equipped with a two-level heated parking with improved interior decoration. To drive in and out of the parking lot will be easy: the slopes of the ramps, the turning radius and the dimensions of the driveways are verified in detail. Also the underground parking lots are equipped for bicycle storage.



## BEAUTY

The complex will include a beauty salon, a barbershop and a shopping gallery with excellent service.



## SPORT

On the first floor there will be a premium fitness club similar to World class, as well as one of the best Moscow spa salons, where residents and guests of the complex can relax after a busy day.



Historically Ostankino is considered to be one of the most well-equipped and comfortable living areas in the North-East of Moscow. It is close to both the center of Moscow and to city parks – VDNKh park, Sokolniki Park, Losiny Ostrov National Park, Ostankino Park and Botanical Garden, where you can have a great time in the open air.



**WITHIN WALKING DISTANCE**

All you need for living is within walking distance. The facilities of the complex complement the developed infrastructure of the area.



**SHOPS**

All the latest freshest and most fashionable items are available here. Enjoy the advantage of a big city in one place.



**VDNKH**

Picturesque park, architectural monuments, oceanarium, the largest ice rink with artificial ice. All you need for a good leisure time within walking distance.



**SOKOLNIKI PARK**

This is the third largest forest in the world inside a city, after parks in Cape Town and Rio de Janeiro.

# Enjoy the views

A breathtaking view from the window is a luxury in a big city.  
Our project has an amazing connection between modern  
living and the world around.



In Hill8 project  
luxurious interior  
is combined with  
unforgettable views.  
Here an astonishing  
panorama becomes part  
of your life



# Unique formats of apartments

Some apartments are adjoined by decorative open spaces — from French balconies to spacious lounge areas, surrounded by a green hedge of trees and shrubs.

It is here that you will get a true sense of calm, tranquility, romance and coziness. Make picnics, dinners in the open air, equip your personal gym with a great view to the city.



Enjoy panoramic views to the capital at home!



Не является публичной офертой

# Everything is thought out for you

All apartments reflect the special status of the house. High ceilings, balconies and panoramic windows enable you to create perfect conditions for comfortable life.

Choosing Hill8 you acquire not only premium property but also its special way of living. You truly understand what makes a difference, you are demanding to details and you know what the real value is. Your house will tell the world who you are.



# Plenty of sunlight

All apartments of the complex have panoramic windows, and planning decisions meet the latest functional demands.

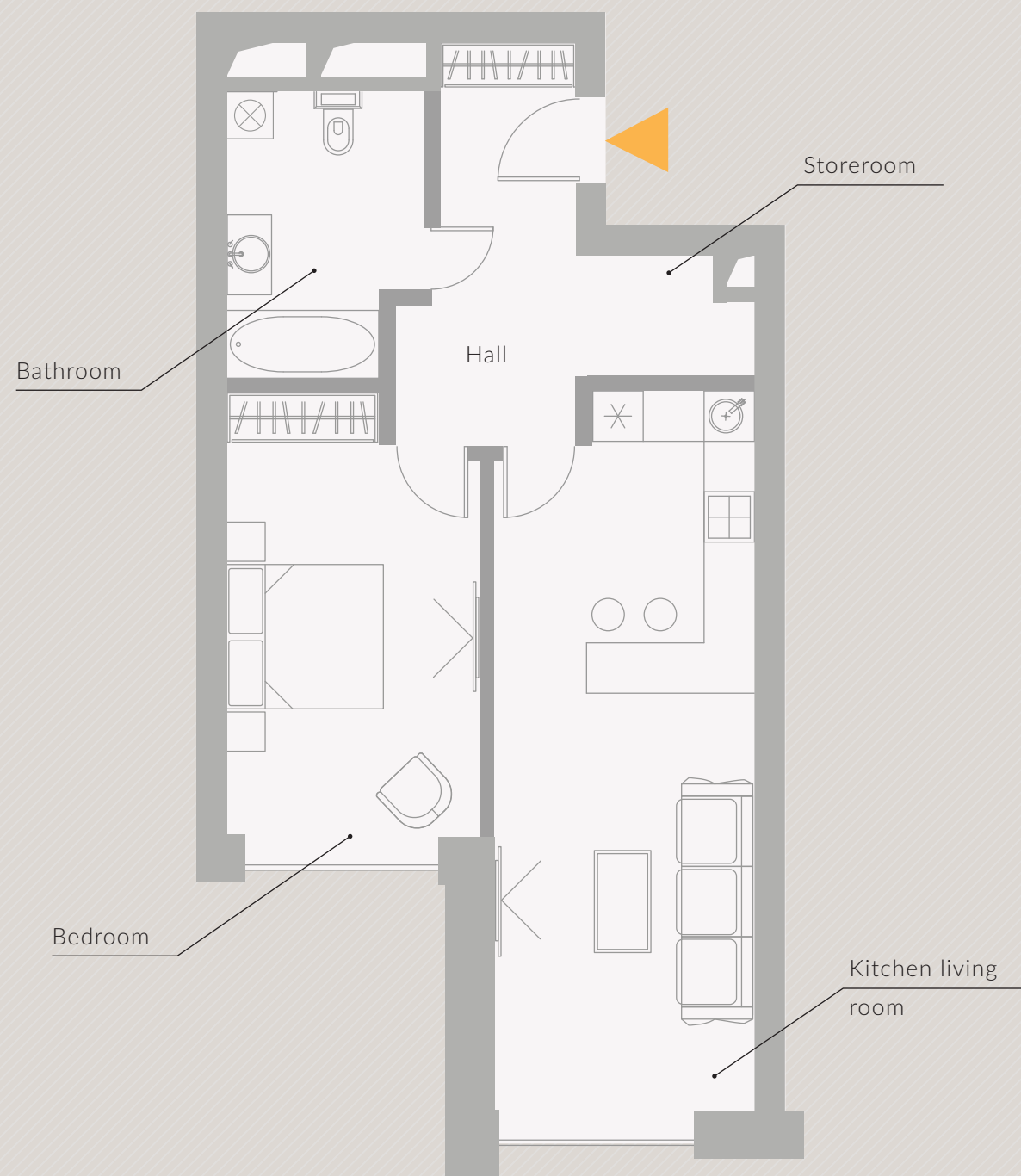
Storerooms, spacious wardrobes, space for household appliances, several bathrooms, apartments from 35 m<sup>2</sup> up to 130 m<sup>2</sup> with high ceilings of three meters and higher. We carefully worked out the planning and we offer a wide choice of apartments of different types: from studios to 4-room spaces where the zones are divided for private and general, where each square meter of the apartment is full of sunlight and meaning.



1 ROOM

**55** M<sup>2</sup>

The windows overlook a quiet and comfortable yard.  
Spacious kitchen living room, terrace and store-room.



**54**

1 ROOM

**72** M<sup>2</sup>

The windows overlook a quiet and comfortable yard.  
Spacious kitchen living room, terrace, two bathrooms and a dressing room.



**55**

2 ROOMS

**106** m<sup>2</sup>

View to the green and quiet Bolshaya Maryinskaya street.

Two bedrooms, a spacious kitchen living room, a terrace, two bathrooms, a dressing room and a laundry.

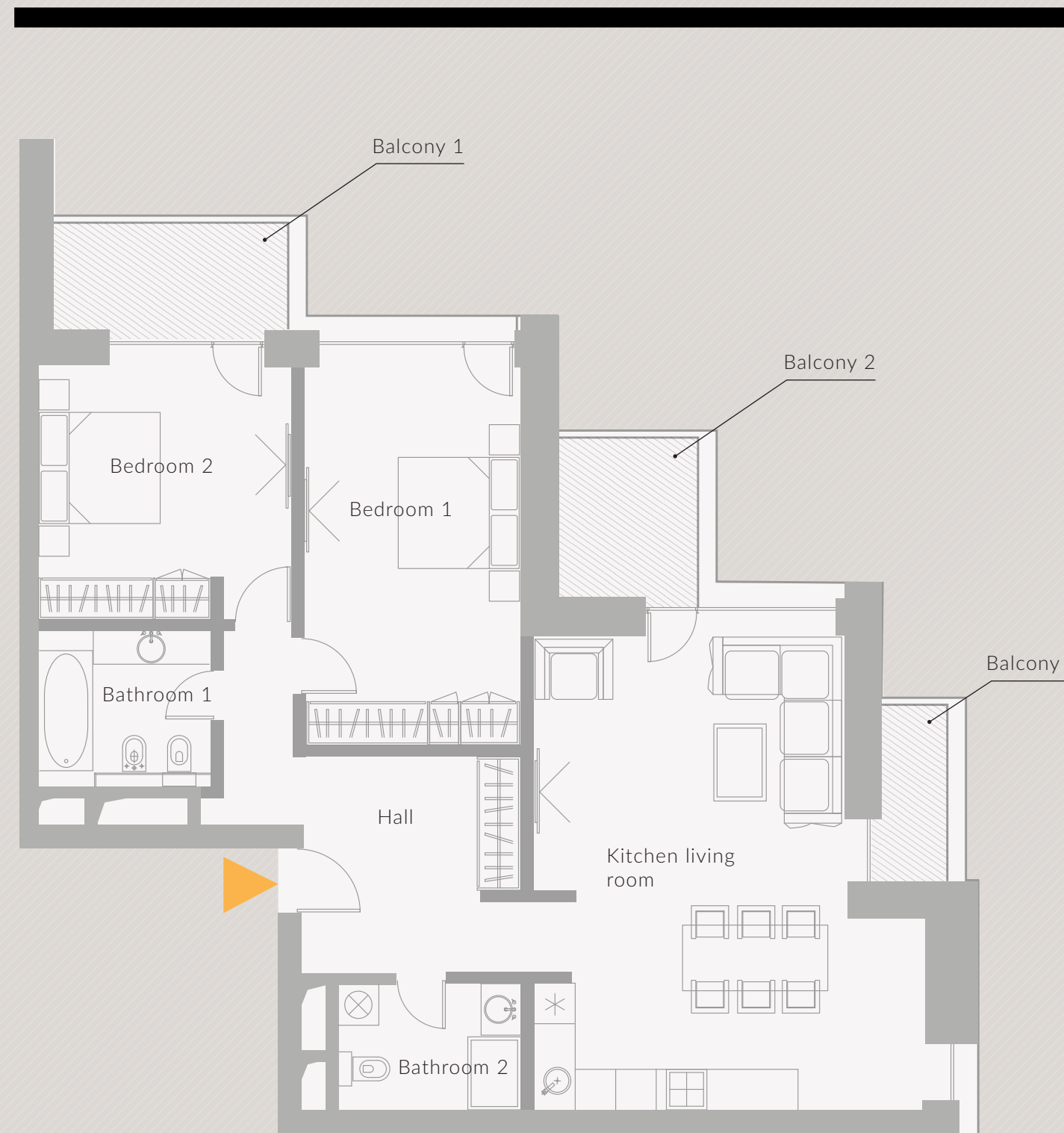


2 ROOMS

**112** m<sup>2</sup>

View to the busy street – Prospekt Mira.

Three balconies, two bedrooms, two bathrooms.





# High level of service

The concierge service will help to solve any issue of the apartments' owners and will do everything to create an atmosphere of carefree life for you. Services at Hill8 go beyond simple everyday requests: we will become reliable assistants in any issues and non-standard situations. We strive to work with you individually, with care and attention.



LAUNDRY, IRONING,  
CLEANING SERVICES



# 24/7

CONCIERGE SERVICE



TAXI,  
BOOKING  
AIR TICKETS

## CONCIERGE SERVICES

Standard services: receiving mails, hiring an interpreter, meeting a courier, delivery of luggage and food, ordering food, flowers, reserving a hotel room, a table in a restaurant, booking theater, airplane tickets, taxi.

Repair: the organization of cargo transportation, the call of the handyman and control over the work in the absence of the owner, the provision of cleaning services, atelier services and a florist.

Family: recruitment, nanny for an hour, accompanying children, calling a doctor, walking pets, advice on services provided and enrolment to the spa, fitness.

## THE BUILDING

- Functional zoning at each floor of Hill8 apartment complex:
  - Floor 1. Floor 2. Parking lot, technical premises, office laydown area, cafes, restaurants;
  - Floor 1 vestibule groups of apartments and offices, retail space;
  - Floor 2. Floor 3. cafes, offices, the operating company's offices, staff rooms and technical premises;
  - Floor 4-15. apartments, technical rooms, storerooms
- The luxury of natural stone in the decoration of the facade from the ABD architects architect bureau
- 24/7 concierge service
- Elegant interior decoration of the lobby and general areas from a famous designer Karim Rashid
- Intelligent architectural lighting
- Safe and natural materials in every detail of the project – walls, facades, exteriors, partitions, decoration, engineering, all approved by an ecologist and certified with BREEAM mark
- No need to pay for unused natural resources: electricity, heat, water
- Smart distribution of flows of visitors and residents
- Technological solutions for sound insulation and noise absorption
- Storage rooms on each floor
- Individual garbage collection
- Heated porch of the entrance lobby

## WATER SUPPLY

- Individual heat point
- Waterpipe distribution system
- Water counters and indicators of water leakage
- In mop rooms and at every floor – touchless faucets by Geberit
- In the apartment – lever mixers by Grohe, shower flow control valve, toilet bowl equipped with a combined drain of 3 or 6 liters, faucets equipped with a system of flow straightener, aeration nozzles and perlators

## PARKING

- Two-level heated parking with improved interior decoration. It is easy access to get to the right floor from the parking lot
- Charging for electric cars
- CCTV coverage

## АПАРТАМЕНТЫ

- 294 lots from 35 m<sup>2</sup> up to 130 m<sup>2</sup>
- Ceiling height – 3,0 m and higher
- Functionality of layout solutions
- Villeroy & Boch bathroom fittings
- Panoramic windows by Schüco International Moskau AG
- Application of energy-efficient LED-lamps
- Doors by Volhovec

## VENTILATION AND AIR-CONDITIONING

- Ventilation equipment by YORK

## POWER SUPPLY

- Electric power – not less than 10 kW for 1 apartment

## HEATING

- Built-in floor convectors

## SECURITY

- Fire alarm sensors
- Sprinkler system of automatic fire extinguishing
- Access control on each floor
- Chip cards
- Video surveillance without blind spots
- Guardianship of parking
- Tempered triplex glass (partial application)

## ELEVATORS

- High-speed and silent elevators of KONE MonoSpace®700 (Italian assembly)
- Access control system
- Direct access to the parking lot

## INNOVATIONS

- BIM design and Oracle Latista Quality Control
- Sockets for electric cars in the parking (6 pieces)
- Information / interactive panels (exchange rates, weather)
- An opportunity to install Smart home system, including control of emergencies
- Eco-efficient assessment of building by BREEAM



# Excellent location

## CLOSE BY:

- Three kindergartens
- Two gymnasiums and art school
- Five supermarkets
- Five shopping malls
- More than 20 cafes, restaurants, pizzerias and sushi bars
- Ten fitness clubs including World Class
- Three spa salons and more than 30 beauty salons
- Two electronic stores

  
**3**  
MIN WALK  
TO ALEKSEEVSKAYA  
METRO STATION

  
**3**  
MIN DRIVE  
TO 3<sup>RD</sup> RING  
ROAD

  
**10**  
MIN DRIVE  
TO GARDEN  
RING ROAD

In a big city commuting is quite a challenge. Located in historic part of Moscow, in Alekseyevskiy district, Hill8 enables you to get to any part of the city within 30 minutes as it has convenient drive to big highways.



# Team of the project



Developer of the project



Designer of public areas –  
Karim Rashid



Architect of the project



General design engineer



Ecological quality standard



Marketing service  
of the project

**ub.design**

Design of apartment interiors





## City XXI vek

«City-XXI century» development group has been in real estate market for 20 years and is part of Novard Group Company. The portfolio of the developer has more than 60 projects implemented in Moscow and Moscow region. «City-XXI century» is a pioneer of conceptual development in housing development: since 2010 the company's projects are being implemented in accordance with the principles of the author's social and architectural concept «Minopolis®» — an integrated approach to urban development with further maintenance of constructed facilities

# 60

More than 60 completed projects

Within the next three years the company is going to carry out some more minipolises — high rise apartment complexes with a unique architect concept.

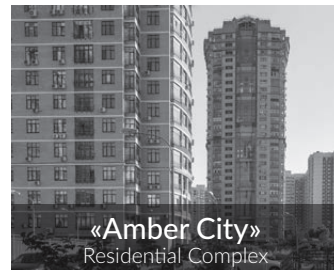
The portfolio of the projects of «City-XXI century» has now more than 1,000 000 square meters. Professional achievements: more than 40 awards in contest in the industry including an award for conceptual contribution to development of the real estate market and creation of new format of residential property.



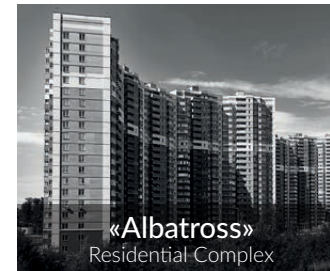
«Yantar» Stadium



«Azure Blues» Residential Quarter



«Amber City» Residential Complex



«Albatross» Residential Complex



Orphanage building

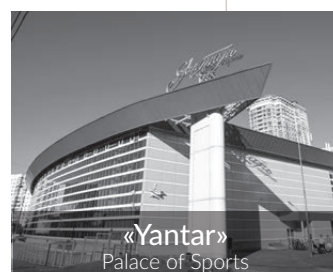


«Colors of Life» Residential Quarter

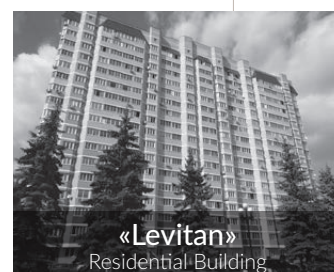
2003 — 2005 — 2009 — 2010 — 2011 — 2012 — 2013 — 2014 — 2018



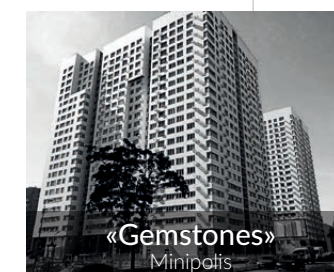
«Azure Blues-1» Residential Complex



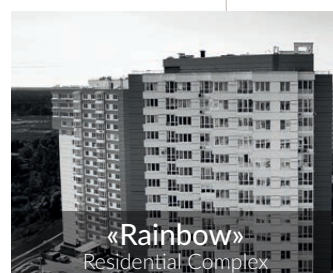
«Yantar» Palace of Sports



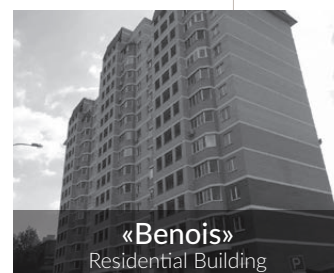
«Levitan» Residential Building



«Gemstones» Minipolts



«Rainbow» Residential Complex



«Benois» Residential Building



Higher School of Economics



«Sunflowers» Residential Complex



Professional achievements: more than 40 awards in contest in the industry



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