КРЫЛЬЯ

дома
новых горизонтов

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A

PROJECT DESCRIPTION

Wings is a business-class residential compound that consists of modern houses designed by AEDAS, one of the world's leading architectural firms; it has a unique interior space and well-conceived layouts. Well-appointed terraces situated as high as a bird can fly on the roofs of various-story buildings and open to the four winds command wonderful views.

Aedas

< 200 000 sq. m
total area of the project

2 ha
landscape park

32.5 - 146.0 sq. m
apartment floor area

3.1 m
ceiling height

21 to 41
floors per building

The three residential buildings of the Wings residential compound will have 1,756 apartments ranging from 32.5 to 146 sq. m. Ceilings will be 3.1 m high. Common areas of the project will have beautified space where residents will be able to meet and interact.

Absolute security for the compound residents will be assured by a pass-based entry system that will permit or deny access to the fenced inner grounds, by video surveillance broadcasting footage from the playground, and a vehicle plate recognition system installed at the entrance to the underground parking facility.

A1

KEY STRENGTHS OF THE PROJECT

- Prestigious district Ramenki
- Environmentally pristine district: 5 large parks near the compound
- Transport accessibility: 3 subway stations at a walking distance (Ramenki, Michurinsky Prospekt, Aminiyevskoye Shosse (scheduled to be open in 2020))
- Proximity to the capital city's leading colleges
- Signature architecture designed by the British firm Aedas
- Green terraces in every building
- A 2.5-ha park with a pond on the inner grounds, with landscape design proposed by Arteza
- Panoramic views from windows overlooking Lomonosov Moscow State University and Sparrow Hills
- Designer lobbies with art objects
- A private school on the grounds of the residential compound
- An underground parking facility
- High ceilings 3.1+ m
- A secured area that ensures absolute security
- Greenhouses on the grounds of the residential compound, which will provide residents with fresh greens and vegetables all the year round

The Wings residential compound is perfect for those who are selecting a school for their children.

One of Russia's best schools is being built on the grounds of the compound, and Moscow's major colleges included in Russia's top 10 universities are situated within a 3-km perimeter.

- Lomonosov Moscow State University
- Moscow State Institute of International Relations
- Russian Academy of National Economy and Public Administration
- People's Friendship University of Russia
- Academy of the Federal Security Service of Russia

A2

AWARDS

The project of the Wings residential compound has won prestigious awards of the real estate market:

**"Premier of the Year,"
Urban Awards 2018**

URBAN AWARDS 2018

ПРЕМЬЕРА ГОДА URBAN AWARDS 2018

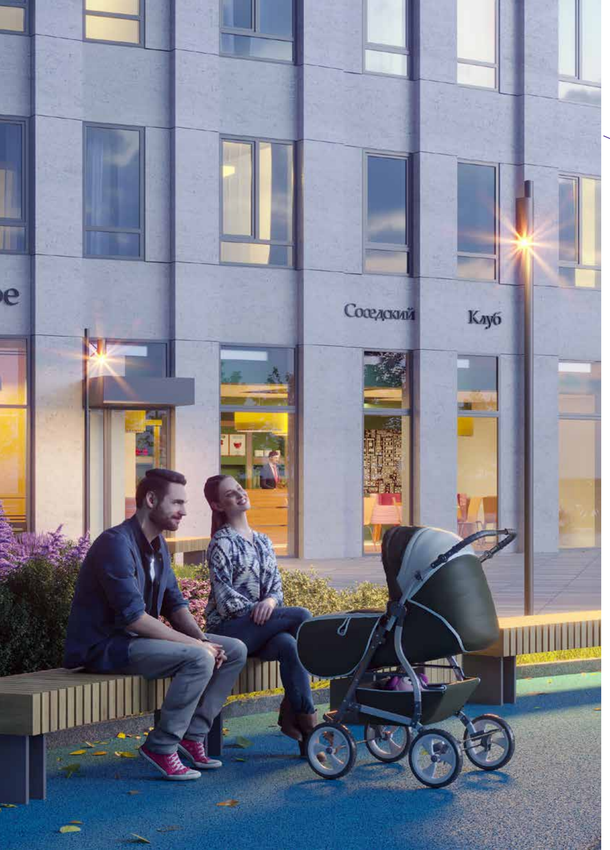
**"No. 1 Residential Quarter,"
Records of the Real Estate Market
2019 Award**

№1 РЕКОРДЫ РЫНКА НЕДВИЖИМОСТИ 2019
ПОБЕДИТЕЛЬ
ЖИЛОЙ КВАРТАЛ МОСКВЫ №1

**"The Most Eco-Clean Business-class Residential Compound,"
Urban Awards 2019**

URBAN AWARDS 2019

ПОБЕДИТЕЛЬ URBAN AWARDS 2019



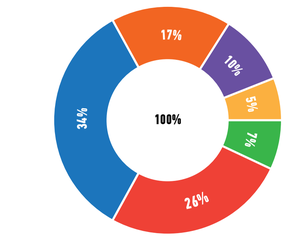
A3

AUDIENCE OF THE PROJECT

Future residents of the Wings residential compound are men and women who want their lifestyle to be ordered and regular. To a large extent, their decision to buy real estate in the project is related to moral and economic readiness for a thorough change in their lives. Alongside high level of professional development and income, buyers of business-class real estate are usually characterized by a high level of cultural and personal development.

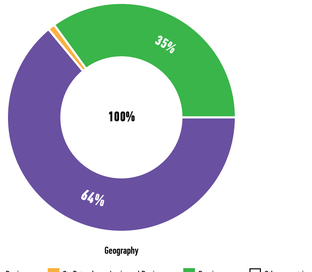
The main category of the buyers are men and women aged from 30 to 60. Generally, these are families with one or two junior children, or, possibly, children who are teenagers or young adults. The percentage of men among buyers of the property in the Wings residential compound is slightly over the percentage of female buyers — 54%.

Breakdown of buyers by age



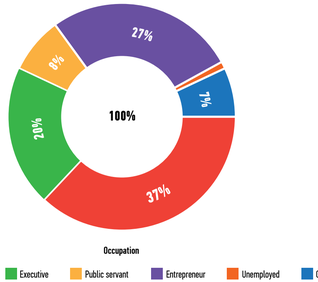
By and large, buyers are already familiar with the city and the district. Residents of Moscow and the Moscow Region account for 64% of the buyers. Local buyers (residents of the administrative district where the property is located) dominate among the buyers of apartments at the Wings residential compound.

Breakdown of buyers by region of residence



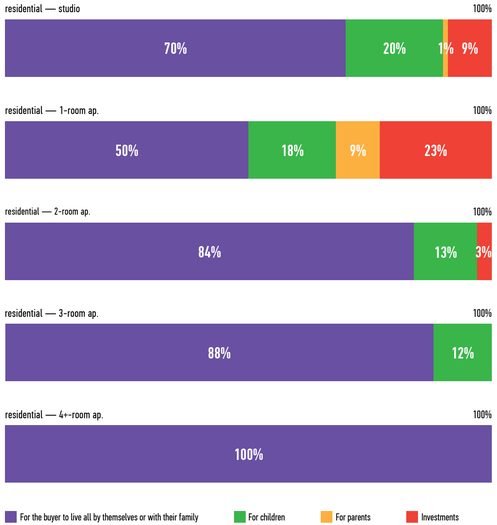
In terms of occupation, buyers are entrepreneurs or owners of small businesses (27%), mid-level executives at commercial or state-owned companies in the mining sector of the economy, or financiers (37%). A certain portion of the buyers are children of wealthy parents who actually bankroll the deal. As often as not, people from this category purchase apartments as a place of permanent residence. They want to improve their living standard and move to a more prestigious district.

Share of total



As a rule, real estate is purchased for living; people want to have a larger apartment with a modern layout (a spacious kitchen/living-room, several bathrooms, walk-in closets, etc.) in a business-class project with attractive architecture, state-of-the-art utilities, high ceilings, high-quality entrance and common areas. Another important factor is a homogeneous social composition of the residents.

Driving motive for purchase



Mortgage loans are the most preferable form of payment in the purchase of residential property at the Wings residential compound; 50% of all deals are paid that way. Interestingly, buyers of property at the Wings residential compound are sometimes willing to pay by installments (an average of 23%).

B

LOCATION

The Wings residential compound is located in one of the most prestigious districts of today's Moscow, which has a wonderful environment: The district has five green areas and three bodies of water. In addition, all infrastructure required for a high living standard is situated at a walking distance from the Wings residential compound.

B1

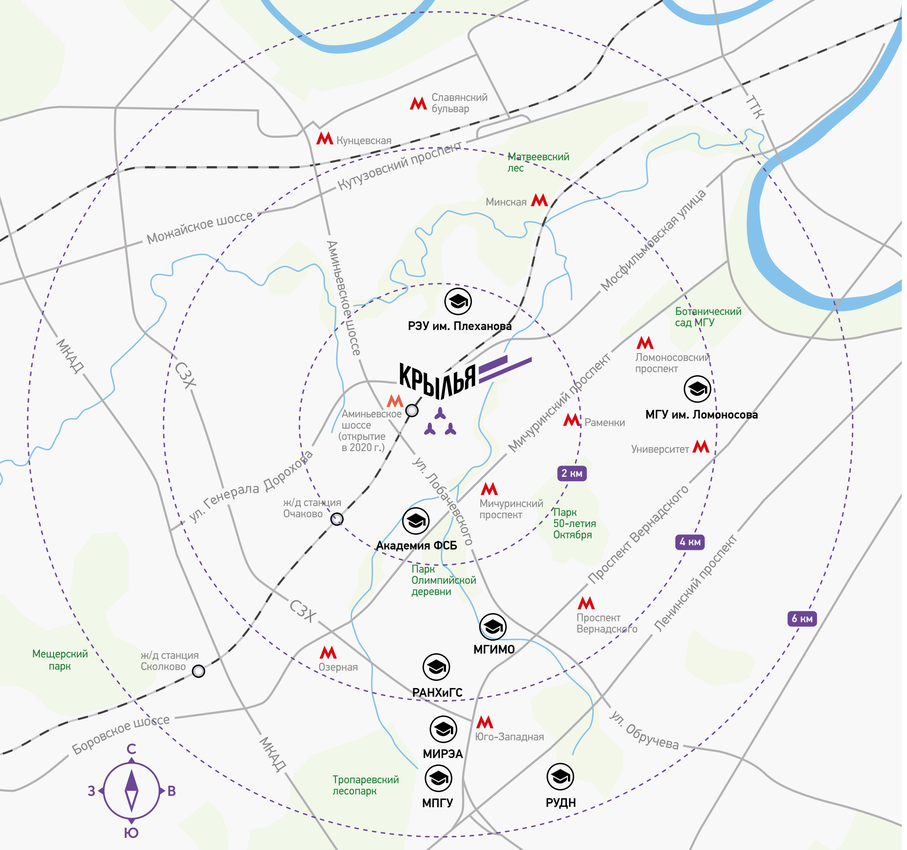
RAMENKI DISTRICT

It is with good reason that Ramenki District is believed to be one of the cleanest and greenest in Moscow, and it is ranked very highly among all districts of the Russian capital city in terms of clean air, which remains pure thanks to a special terrain profile, a wholesome wind pattern, and absence of industrial enterprises in the neighborhood. Moreover, 25% of the district is occupied by green spaces, water bodies, and rivers.

5 parks

- Sparrow Hills
- Botanical Gardens of the Moscow State University
- Olympic Village Park
- Park named of the 50th Anniversary of the 1917 October Revolution
- Matveyevo Forest

- All amenities for sports and recreation
- 4 sports facilities
- 3 large shopping malls
- 10+ restaurants
- Banks, pharmacies, grocery stores
- All the necessary business-class infrastructure



B2

TRANSPORT ACCESSIBILITY

Address:
120 Lobachevskogo St., Moscow,
Western Administrative District

Address of the sales office:
120 Lobachevskogo St., Moscow,
Western Administrative District

Coordinates (on the map):
55.693622, 37.469189

Working hours:
Mon. through Sun., 09:00 am to 09:00 pm

By car:
- 15 minutes to the Third Ring Road
- 10 minutes to the Moscow Ring Road
- 5 minutes to Rublyovskoye Highway
- 5 minutes to Mozhaiskoye Highway

On foot:
- 3 minutes to the Aminiyevskoye Shosse subway station
- 15 minutes to the Michurinsky Prospekt subway station
- 20 minutes to the Ramenki subway station

20 MINUTES
TO THE KREMLIN

C

ARCHITECTURAL CONCEPT, LAYOUTS AND INTERIOR FINISH

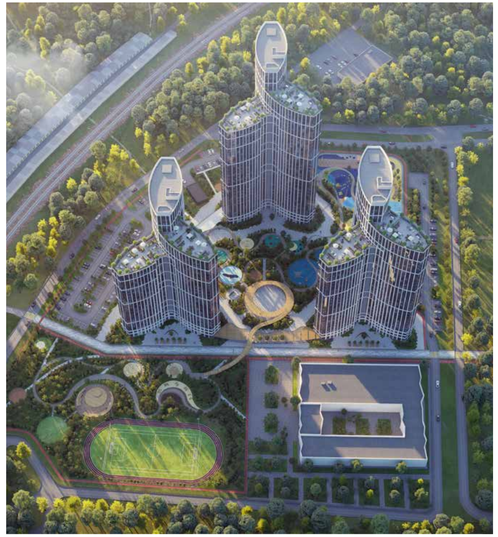
The project is a happy combination of conceptual and technological elegance of modern architecture. Openness of forms and spaces, interiors in harmony with landscape, abstraction — all that is expressed in the new plasticity of architectural spaces of the Wings residential compound.

Three elegant trefoil towers erase boundaries with the surrounding world, create the effect of zero gravity, of soaring, and incredible unity with nature. Gradient lines of the façade panels reinforce the plasticity, and horizontal lines dictate the scale.

Large windows reflect the sky and the city skyline, with the compound emerging as an active contributor to the environment, shaping new images of a contemporary megalopolis. This kind of architecture changes horizons of cities, evolving into a present-day trend.

C1

ARCHITECTURAL CONCEPT



Customer:

Etalon Group

www.etalon-invest.com

Architecture:

Aedas

www.aedas.com

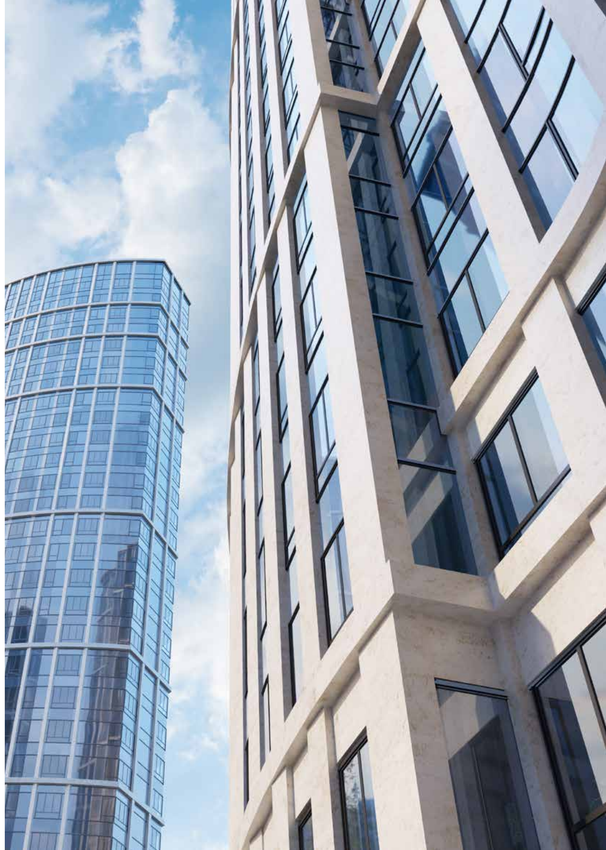
The architectural concept was designed by AEDAS, an international architectural firm. The exterior of the Wings residential compound is consistent with modern architectural trends: These are three residential buildings that shape a circular uniform ergonomic space in the inner yard.

To create a spectacular urban outline, residential buildings have a five-floor height discontinuity, which builds a trefoil shape. On the roofs of every building, spacious green terraces as high as a bird can fly (up to 75 m) are available for residents and guests of the compound.

FAÇADES

The concept of the façades was designed by IND Architects, a Russian architectural firm. It was based on an idea of creating a light and transparent image of the residential compound. This image is built thanks to synergy of stone and glass, a well-tuned rhythm of the pylons and ledges that get thinner towards the edges of the towers and symbolize the spirit of verticality of the entire building. Various high-quality materials will be used in the finish of the façades. In the lower part, natural stone will be used, namely marmorized limestone Maljat, which is well-known for its enhanced performance and esthetic properties. Beginning with Floors 2–4, metallic cases will be used, which will make the façades more attractive and presentable.

Coloristic patterns of the façades			
No.	**Element of the building**	**Type of finish**	**Color**
1. Основные отделочные материалы фасада			
1.1	Outer wall, pylon facing, Floors 1–3	Marmorized limestone Maljat, Floors 1–3	Light gray
1.2	Outer wall, pylon facing	Facing of pylons, Floors 2–4, metallic cases	Light gray
1.3	Stained glass structures. Profile	Stained glass windows — aluminum profile, Alutech	RAL 7016
1.4	Stained glass structures. Glass elements	AGC, Energy Light (multifunctional glass)	
1.5	Stained glass structures. Glass elements	Sternalite (tinted glass)	RAL 7021
1.6	Metalwork (grilles)	Metal	RAL 7016
1.7	Balcony railing	Perforated metallic cases, stone-like texture	Light gray
1.8	Balcony railing	Metallic plates	Medium gray
2. Additional finishing materials of the façade			
2.1	Entrance space portal	Marmorized limestone Maljat	Light gray
2.2	Canopies of commercial premises	Metallic, with built-in lighting fixtures	RAL 7016



URBAN AMENITIES

The beautification project was designed by Arteza, Russia's leading landscape company founded in 2002.

The beautification project for the surrounding grounds of the Wings residential compound was inspired by green gardens and parks of New York, Beijing and Shanghai. The main goal was to create an agreeable space for the people to live in, to cast away the feel of a megalopolis and block development, and to fashion out an ecofriendly environment.

The entire grounds of the Wings residential compound will be covered with thick greenery, and the courtyard will be transformed into a cozy parkland with regularly planted vegetation.

Residents will leave their entrance hall and will find themselves not in an ordinary courtyard but in a real urban forest with its unique ambience: An inviting grove, green glades, unique plants peculiar to mixed woodland of the central part of the country, birdhouses on the trees, chirrups and tweets of the birds.

One key element of the project is a promenade that runs across the entire residential compound. Turning and twisting around green patches, it winds through all the functional areas. Walking in their "own" forest, the residents will be able to stop at clearances here and there: In one of them, parents will be watching their children in a playground; at another, a yoga class will be taking place; at a third one, people will be resting in hammocks and deck chairs. Everyone will feel cozy in intimate surroundings.

Playgrounds located in different places along the walking route have been designed by the architects for various age groups; psychologists and educators were involved in the concept creation. The playgrounds will help arouse children's imagination, creative thinking, and an interest in games.

1 Walking route
2 Playground
3 Playground
4 Integrated playground
5 Quiet area / Places for recreation
6 Quiet area / Chess
7 Quiet area / Glade
8 Quiet area / Yoga
9 Observation deck
10 Main square

From the observation deck in the center of the courtyard, the residents will be able to watch what is going on in the grassy clearances. The central square under the observation deck is a place of attraction and a community center for residents of all ages. In winter, that area could be used for a Christmas fair.

The observation deck has an extension, a bridge that links two areas of the residential compound: the park and the courtyard. An area for sports and youth's recreation is detached from the rest of the amenities, which will also prevent noise pollution and contribute to a comfortable ambience in the inner courtyard and the apartments.

An important pedestrian artery runs between the park and the courtyard. It is a boulevard that will later link the transportation hub currently under development, the residential quarters, and the park near the River Ramenki. There is also a bike lane here.

C2

DESIGN OF THE ENTRANCE AREAS

The project of public spaces of the Wings residential compound was designed by ABD architects, a Moscow-based architectural firm.

Elegance, modernity and sophistication were the three reference points that defined the approach to the interiors of the entrance areas in the Wings residential compound. Once inside any of the three entrance groups of the residential compound, not only will you feel the authentic hospitality of a business-class house but will be surprised to see that a customary approach to common areas could be revolutionized.

A spacious main lobby with 7-meter ceilings will create the sensation of a free flight, quite in sync with the name of the compound. The height and the dimension of the space is intensified by vertical and linear elements in the finish of the walls, which resonate with the rhythm and plasticity of the façades.

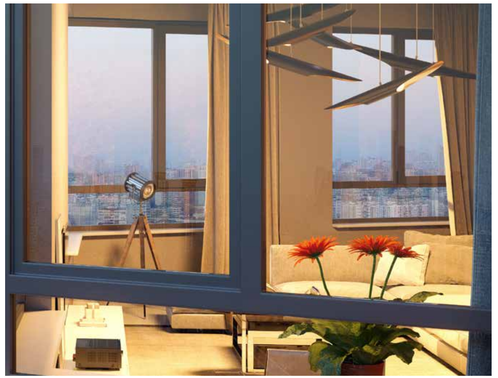
PUBLIC SPACE

Every building will have common areas and facilities: With ceilings 7 m high, the second-level space will be utilized. There, on the mezzanine story, spaces for communication and interaction of the residents will be created.

Public spaces will have over 10 areas of various functionalities for the future residents of the house.

C3

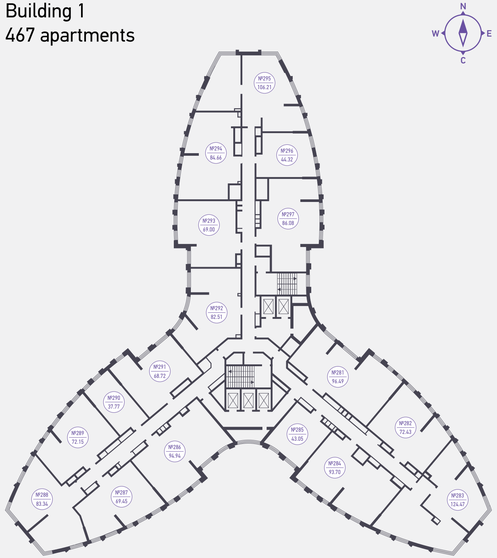
APARTMENT DESCRIPTIONS



Common for the three buildings

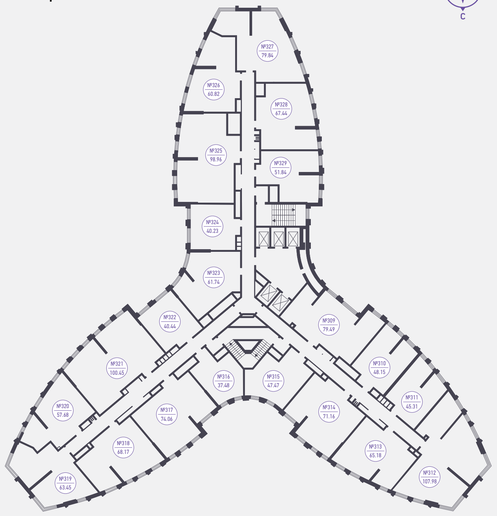
Type	Number	Average area, sq. m	Min area, sq. m	Max area, sq. m	Percentage, %
Studio	32	35.4	29.1	39.1	1.8%
1	575	45.4	32.4	65.3	32.7%
2	742	70.4	56.0	85.0	42.3%
3	338	91.4	77.9	108.3	19.2%
4	64	109.6	105.9	124.5	3.6%
5	5	146.6	146.4	146.7	0.3%
Total	1756	67.3	37.6	121.5	100%

Building 1
467 apartments



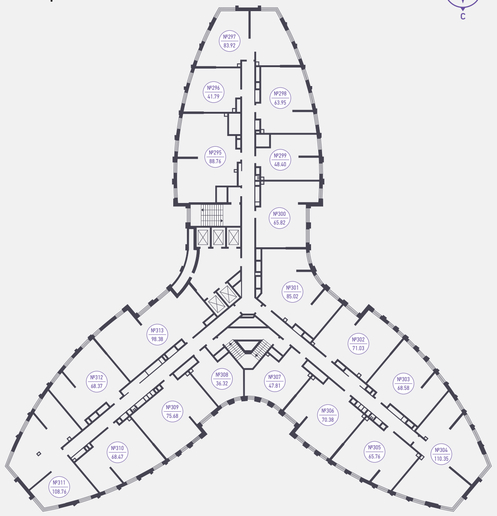
Type	Number	Average area, sq. m	Min area, sq. m	Max area, sq. m	Percentage, %
1	138	42.7	32.4	49.6	29.6%
2	158	72.3	68.1	83.7	33.8%
3	137	87.6	77.9	99.1	29.3%
4	29	110.0	105.9	124.5	6.2%
5	5	146.6	146.4	146.7	1.1%
Total	467	71.2	32.4	146.7	

Building 2
701 apartments



Type	Number	Average area, sq. m	Min area, sq. m	Max area, sq. m	Percentage, %
Studio	4	36.4	35.5	39.1	0.6%
1	287	46.5	36.1	59.1	40.9%
2	305	69.9	61.2	79.9	43.5%
3	105	98.8	83.0	108.3	15.0%
Total	701	64.5	35.5	108.3	

Building 3
588 apartments



Type	Number	Average area, sq. m	Min area, sq. m	Max area, sq. m	Percentage, %
Studio	28	35.3	29.1	36.3	4.8%
1	150	45.7	41.4	65.3	25.5%
2	279	69.9	56.0	85.0	47.4%
3	96	88.6	82.8	98.4	16.3%
4	35	109.2	107.3	110.9	6.0%
Total	588	67.4	29.1	110.9	

Technical and economic indicators of the project	
Building top from level 0,000 to roof parapet (Building 2)	137.00 m
Building height from grade elevation to roof parapet (Building 2)	137.05 m
Number of floors in the residential compound	21-25-26-29-30-31-34-35-39 + upper mechanical floor + 2 underground floors
Building architectural volume, including:	800,944.9 cubic m
elevated part	631,004.9 cubic m
underground part	169,940.0 cubic m
area of residential premises	176,000.0 sq. m
Area of common areas in stage 2	4,621.4 sq. m
Total area of the building (compound), including:	206,420.77 sq. m
elevated part, including:	167,990.77 sq. m
residential part of the building (including common areas in Floor 1)	163,648.1 sq. m
nonresidential part of the building, including:	4,342.67 sq. m
Halls of ramps and stairs	298.8 sq. m
Integrated nonresidential common-use premises	3,868.97 sq. m
Premises of the combined control room (Building 3)	174.9 sq. m
Underground part	38,430.0 sq. m
Total area of apartments (incl. summer premises), including:	118,134.09 sq. m
Building 1	33,257.94 sq. m
Building 2	45,216.72 sq. m
Building 3	39,659.43 sq. m
Usable area of nonresidential common-use premises	4,222.63 sq. m
Office area	192.51 sq. m
Store area (grocery stores)	1,384.96 sq. m
Sport facilities area	420.6 sq. m
Education premises area	304.6 sq. m
Carwash area	481.65 sq. m
Storerooms for compound residents	4,135.3 sq. m
Number of storerooms	593
Number of car units in the underground parking facility	785

C4

LAYOUT CONCEPTS

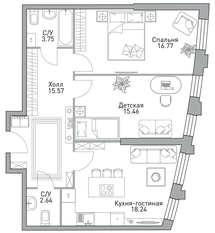
Ceilings 3 m high will let in a lot of sunlight. In addition, residents will be able to experiment with furniture: For instance, install high wall-mounted cabinets in their kitchens, or have a library built in their studies.

In addition to esthetic advantages, high ceilings will provide additional ventilation of the premises. It is a scientifically proven fact that noxious vapors, exhaled air, steam from pots all go up into the ceiling, and, in absence of air motion, polluted air accumulates at a height of one meter from the ceiling.

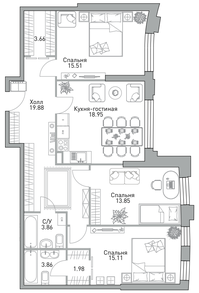
All types of the apartments will have space for clothes storage: A niche for a coat closet with a depth of at least 0.6 m, or a walk-in closet.

The Wings residential compound is dominated by European-type apartment layouts, where a kitchen, a dining-room and a living-room are united into a single space. This solution fulfills a few practical functions:

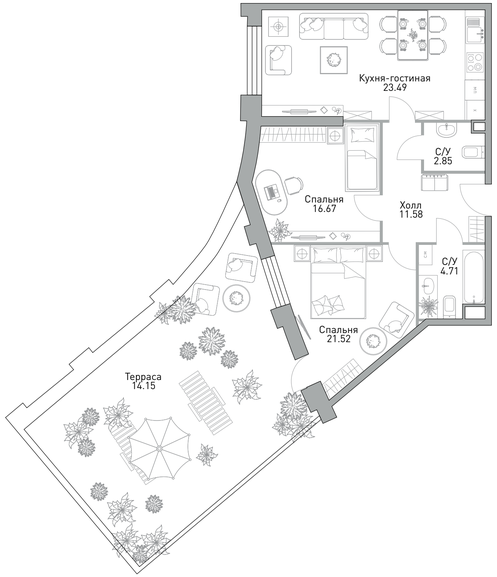
- A functional kitchen with an enlarged countertop.
- This space can be used for family reunions, as a resting space, or for entertainment.
- New mothers will be able to cook and watch their babies at the same time.

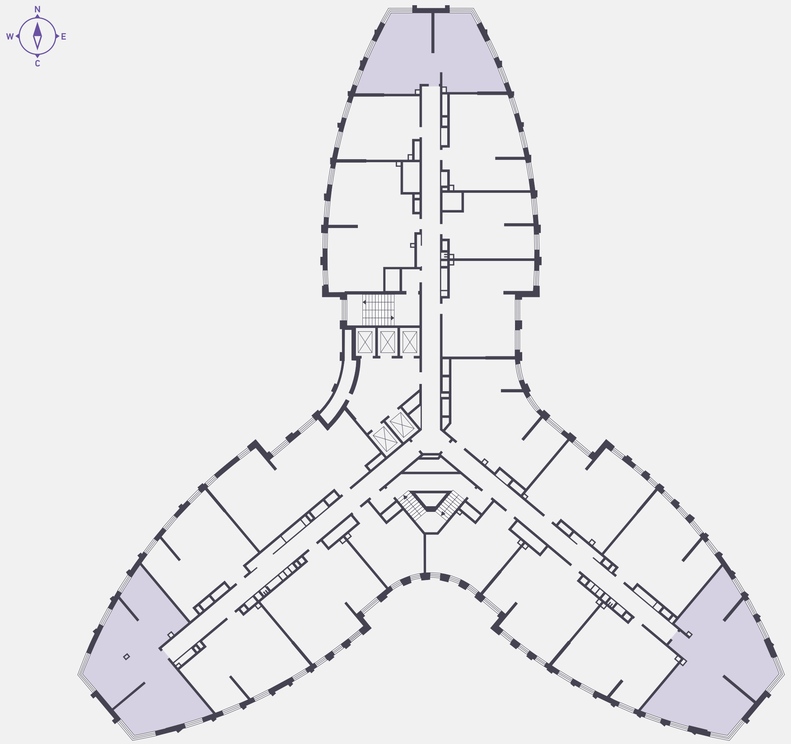


Apartments that have two rooms or more will be equipped with two bathrooms: For the hosts and the guests. The main bathroom will be able to fit in a bath at least 1.7 m long. Some apartments will have a bathroom in the master bedroom. It is especially important for families with babies and infants: Parents will be able to take a shower without disturbing children in their sleep.



The Wings residential compound will feature a rare product for the Moscow real estate market: Apartments with a terrace exit. In addition to views overlooking Moscow skyline and an opportunity to enlarge space for recreation, this proposal boasts technical uniqueness. The technology of a concealed water disposal system with a heated roof funnel, a foliage trap and a pressing flange will allow for an all-season use of the terrace.





At the ends of the “petals” of the Wings residential compound, there will be apartments with corner glazing. This solution will enhance esthetic properties and comfort of the premises, and will visually enlarge the space. Stained glass of the glazing performs a practical function: It helps save power, because there will be no need for additional lighting. To prevent heat loss, low-emission glass will be used, which will reflect heat emitted by heaters.

C5

ACCESSIBLE ROOF AREAS

Roofs of the residential buildings in the Wings residential compound will be accessible, and space will be specially arranged and beautified for the residents.

The concept of the roof beautification has been designed by Megabudka, a Moscow-based architecture firm. The firm takes part in landmark city contests (Triumfalnaya Square redevelopment and Tverskaya Street landscaping were among them), collaborates with Moscow’s biggest developers (Ingrad, Sminex, PIK, etc.), and has drafted its own architectural manifesto declaring a new Russian style.

According to the authors, beautification of the roofs situated on the lower "petals" of the buildings will please residents with children, above all. Functional zoning of the roofs will include a safe and secure playground, a recreation area with a canopy, which will attract children and adults alike, and a green area.

On the upper roof situated on the mechanical level (K2), the project envisages an observation deck overlooking the Setun River Valley natural reserve, Sparrow Hills, Lomonosov Moscow State University, and Moscow City.

C6

PROJECT DETAILS

BUILDING TYPE

Apartment house with an underground parking facility and integrated nonresidential premises **Commercial name: Wings residential compound**	
Project class	• Business
Base build	• Cast in-situ reinforced concrete
Composition	• 3 buildings with a one-level* underground parking facility and integrated nonresidential premises
No. of floors	Underground part:* • Basement Overground (elevated) part: • Building 1: 21–26–31 floors • Building 2: 29–34–39 floors • Building 3: 25–30–35 floors
Fencing of the grounds	• Yes
Interior finish	• No finish
Overground part	
Height of Floor 1 (entrance area and commercial premises)	• 7,150 mm — gross height (from the top of the floor slab to the bottom of the floor slab) • 7,050 mm — net height (from the screed level to the bottom of the floor slab)
Height of residential floors	• 3,100 mm — gross height (from the top of the floor slab to the bottom of the floor slab) • 3,000 mm — net height (from the screed level to the bottom of the floor slab)

HEATING AND WATER SUPPLY SYSTEM

- To provide heating to the residential part of the building, an individual heating unit will be installed. The independent heating system of the residential part of the building is divided into several zones. A distributing header of the heating system for the apartments is located in a niche in the inter-apartment corridor on each floor, and will have pre-installed meters.
- There will be a water supply system for household needs and with potable water; it will have a water sterilizing unit with an UV sterilizer.
- The water supply system piping arrangement will use a collection network, with meters for every apartment to be installed inside a tunnel in the inter-apartment corridor.
- Pulse output water meters will be able to transmit readings to the managing company without the apartment owner's involvement.
- Hot- and cold-water pipeline inlets will be installed over the entrance door.
- Pipelines will be laid out in the floor cement screed; in the inter-apartment corridor, they will be laid into heat insulation, in the apartments they will be concealed inside a protective corrugated pipe. Purmo-made steel panel radiators will be used.

WINDOWS

Frontal planes of residential buildings of the Wings residential compound have been designed to utilize the mullion/transom stained glass façade manufactured by ALUTECH, a Belarus company.

A classic mullion/transom ALUTECH ALT F50 system uses a set of thermal inserts (heat insulators) made from hard shock-resistant polyvinylchloride (PVC-U-HI) with high thermal insulation parameters, a set of sealing gaskets based on ethylene-propylene rubber (EPDM), and seals for glass rabbets made from foam materials. This ensures high thermophysical properties and soundproof parameters, and, as a result, helps save on creating a comfortable microclimate in the premises.

For the glazing, Energy Light magnetron-coated glass made by AGC was selected, which combines low-emission properties with sun-screening functions.

Strengths:

- These windows provide a high level of selectivity, or a ratio between the light transmission rate (70%) and sun protection (39%). This type of glazing reduces air conditioning and heating costs, offering the highest level of natural daylight. It has a very low thermal conductivity (Ug = 1.0 W/m^{2}K or 1.1 W/m^{2}K).

ELEVATORS

- The residential compound will have Schindler 5500 elevators equipped with Schindler PORT technology.
- Schindler PORT is a unique third-generation traffic flow management technology. The system designed by Schindler is equipped with a modern convenient interface, or a terminal storing personal data of passengers and distributing passengers inside a building. PORT reads out a passenger's personal data from an ID card tapped on the terminal, and automatically directs the passenger to the elevator going to a required floor. In the buildings equipped with more than one elevator, use of PORT technology significantly improves the quality of traffic flow management and performance of the elevators.

POWER SUPPLY

- Power supply of the apartments during finishing works will be provided via temporary electric cabinets; after that, apartment owners will have to have their own cabinets installed.
- Allocated capacity for apartments of 25 to 50 sq. m — 10 kW.
- Allocated capacity for apartments of 51 to 100 sq. m — 13 kW.
- Allocated capacity for apartments of 101 to 145 sq. m — 15 kW.
- Distribution and group power supply and lighting networks will be made of flame-retardant copper-conductor cables with low smoke and gas emission.
- Electric lighting of the premises in the building will be provided with LED spotlights. For outdoor lighting and lighting in the technological premises, luminescent and LED lamps will be used.

UNDERGROUND PARKING

Underground part	
Number of levels*	• One level
Carriageway height	• 2,400 mm (from the finished floor to the bottom of overhanging structures, conduits and utility lines)
Number of car units	• 785 permanent storage car units (incl. 23 dependent parking units) / 210 guest car units / 18 motorcycle units
Car unit size	• Width: 2,500–3,300 mm / length: 4,900–7,500 mm
Hot water air curtains will be installed at the entrance to/exit from the underground parking facility	
Storage rooms*	• 386
Fencing of storage rooms	• a wall made of gypsum partition blocks at a height of 2.5 m, then a metallic mesh (the mesh will cover the storage rooms, protecting pipelines and utilities)

VENTILATION

Residential section:

- Forced — natural, extraction — mechanical, with extraction equipment to be installed on the roof and in mechanical floors.
- Inlet air will go into residential rooms up to Floor 22 via special airing valves installed in the window sash; for upper floors, micro-slot airing will be used. Exhaust air will be extracted via ventilation ducts from auxiliary premises of the apartments (kitchens, bathrooms).

Nonresidential section:

- For technical premises and premises of the managing company, extract-and-input ventilation will be used.
- Autonomous mechanical extraction systems will be used in bathrooms and cleaning utensil closets.
- At integrated premises of stores, spots will be provided for the installation of a mechanical extract-and-input ventilation system: Air will be let in via a grille installed above the entrance to a store, and exhaust air will be removed to the roof via air ducts.
- The hall of the residential compound will have a forced ventilation and air conditioning system, which is designed to operate all the year round in the cooling mode with outdoor temperatures ranging from –25 to +35 °C.
- Special spots for outdoor units of stores' air conditioners have been designed; they are covered with decorative elements.

Car park:

- Extract-and-input ventilation of the parking facility maintains a standard level of carbon oxide in the car park premises. Ventilation units of the car park operate in the airing mode all the time (30% of their full capacity); with a signal from a CO meter, they will switch to a full capacity mode.
- Equipment of the forced-air systems will be located in special soundproof ventilation rooms. The extraction unit will be installed in the underground part.

AIR CONDITIONING

Residential section:

- Air conditioning systems will be installed by apartment owners according to customized projects. Outdoor air conditioning units will be located on a technical balcony in the elevator hall area. For a refrigerant hose, inserts can be used that will be provided in the elevator halls and common area corridors.

Nonresidential section:

- At commercial premises, an outdoor unit of the split system can be installed over the stained-glass window of Floor 1. There is a ventilation grille around the perimeter. For chiller units of large tenants, spots can be provided on the roof of the parking facility ramp.

WASTE MANAGEMENT

- The refuse chute termination room will be installed in Floor 1; garbage will be dumped into a chamber located in the basement. The chamber will be emptied through the car park. The trash enclosure will be located on the adjacent territory (outside of the courtyard), at a standard distance from the entrances to the building.

D

INNOVATIVE TECHNOLOGY

Etalon Group was founded in 1987, and today it is a major corporation in Russia's development and construction industry. The Company is focused on residential real estate of the comfort-, business- and premium-class in Moscow, the Moscow Region and Saint Petersburg.

Etalon Group is a full-cycle developer; it builds and manages its projects. Therefore, the Company uses a wider range of PropTech.

Etalon Group began designing and building residential compounds with the use of BIM back in 2012, which brought the Company to a new level of project quality.

D1

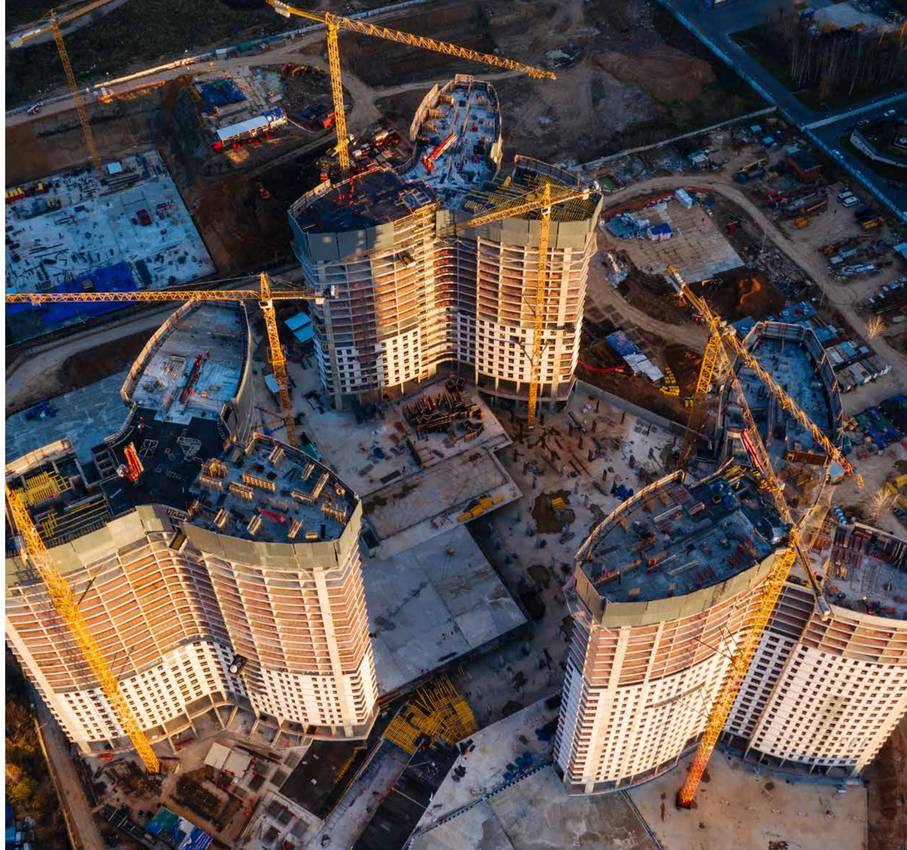
BIM TECHNOLOGY

Owing to the use of BIM technology in the design of the Wings residential compound, effective interaction between all the parties involved in the project was ensured, which helped simplify and considerably accelerate the process of getting permits and approvals, and draft a high-quality project and working documentation, eliminating possible errors, such as crossing of utilities, which often occurs with 2D designs.

Data of information models of the three buildings and the underground parking facility were used to compile an accurate estimate of the construction costs, to map out construction and assembly works with precision, and to ensure timely delivery of materials and equipment.

Specialists of the building contractor got access not only to the "smart and interactive" electronic blueprints but were able to work with a 3D model of the property directly at the construction site, which helped them accurately define the location of the utilities equipment and systems.

Going forward, the BIM model of the Wings residential compound will be used at the property operating stage, for monitoring and control of the utilities systems of the building, including scheduling equipment maintenance and preventive repair works.



D2

PANASONIC GREENHOUSES

A vertical urban greenhouse is a joint project of Etalon Group and Panasonic Russia, which is implemented in the Wings residential compound. An innovative hi-tech automated complex will make it possible to grow vegetables, lettuce and greens all the year round in direct vicinity of the consumers, i.e. the compound residents, which will guarantee perfect freshness and health benefit of the products.

Etalon Group's collaboration with Panasonic allowed to expand the range of venues for the use of innovations, including in the area of green technology, at the Wings residential compound. Implementation of this project contributes to joint efforts in building a comfortable urban environment and creating a sustainable ecosystem that has all the necessary services for the residents of the Wings compound.

Etalon Group shares ideas of sustainable development and aspires to create a healthy ambience for residents of the Wings compound, in which they will also be able to take care of the environment.

Building a greenhouse inside the residential compound will address the key issue in providing fresh and healthy greens to urban dwellers: It will help reduce delivery time to consumers.

Vertical urban greenhouses not only help grow greens and vegetables just two minutes away from the consumer's apartment but also "preset" the composition of the micronutrients and vitamins in the produce. Thanks to automated lighting, watering and climate control systems, these parameters can be altered in a plant species, depending on the requirements of the buyers and their individual desires.

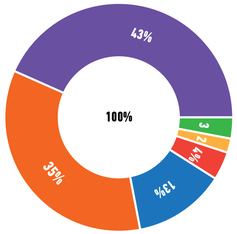
Vertical urban greenhouses at the Wings residential compound will probably evolve into another attraction point and center of local communities of the residents sharing values of healthy lifestyles.

E

THE PROJECT IS A BESTSELLER IN ITS CLASS

E1

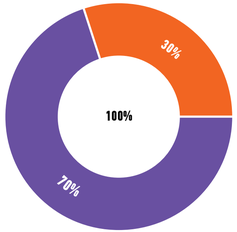
CHANNELS FOR ATTRACTING CLIENTS



Advertising

Analysis of sources of information about our company has shown that customers learn about us both from advertising and through recommendations from friends/acquaintances.

- Recommendations
- Internet advertising
- Estate agency
- Outdoor ad
- live nearby
- Open media



Buyers

Analysis of the survey results shows that at least 16% of apartment buyers have previously purchased apartments in the Etalon group (themselves or their relatives).

- Previously purchased
- Initial purchase

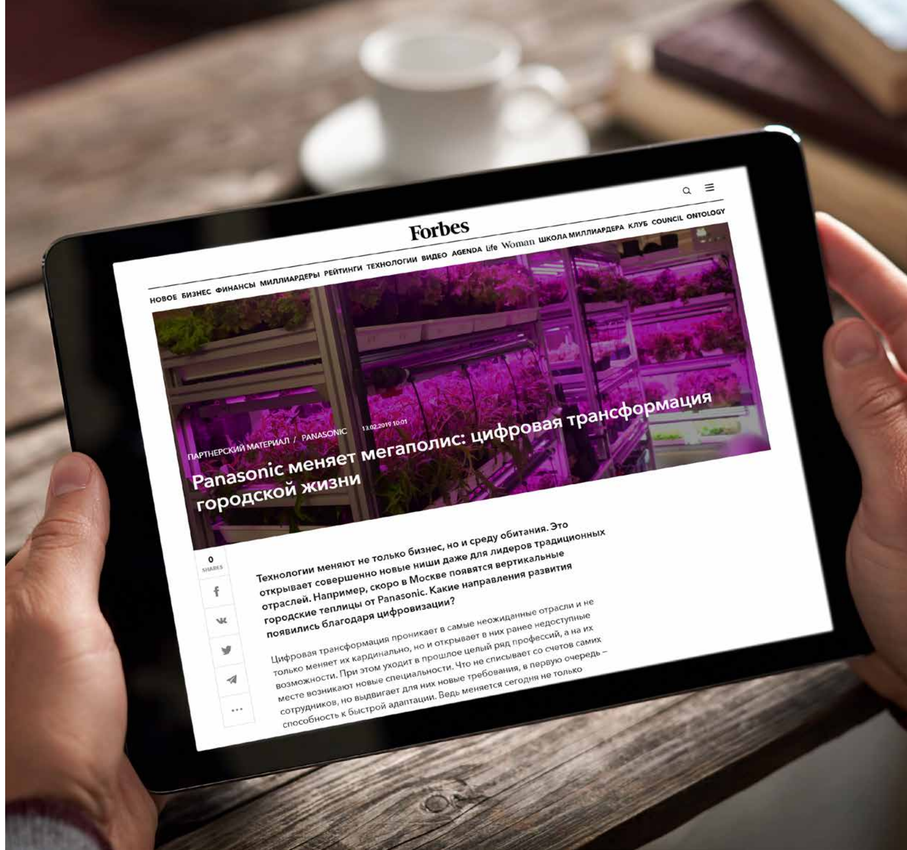
E2

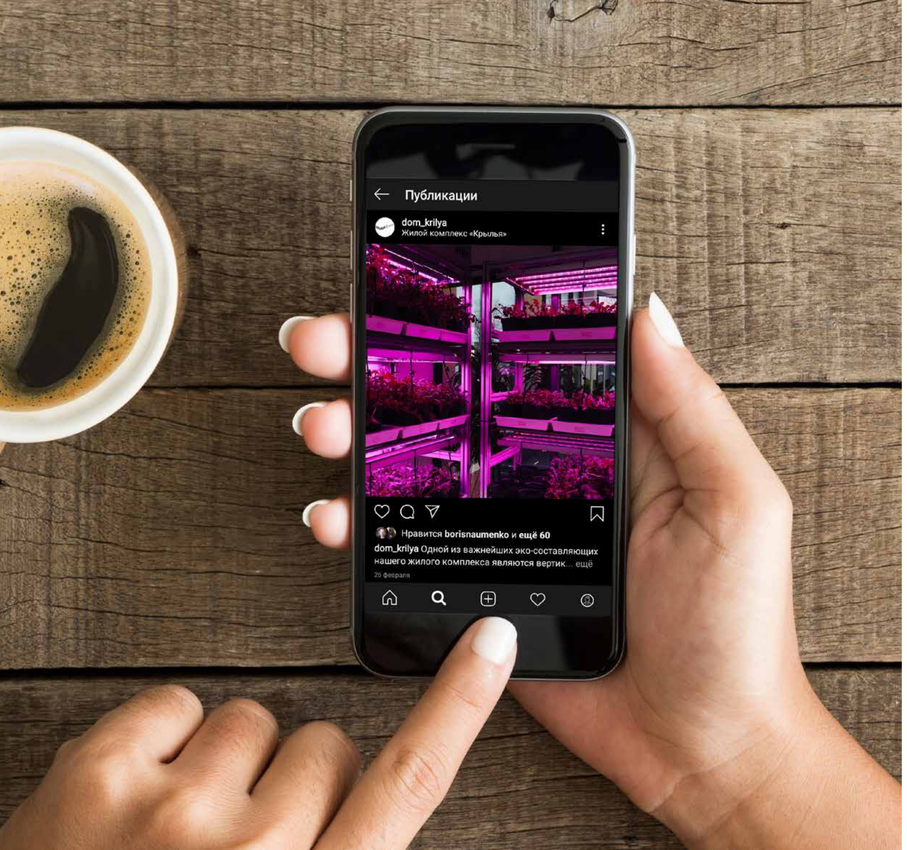
PROMOTIONAL MATERIALS

Promotional banner

Promotional block in a magazine

PR

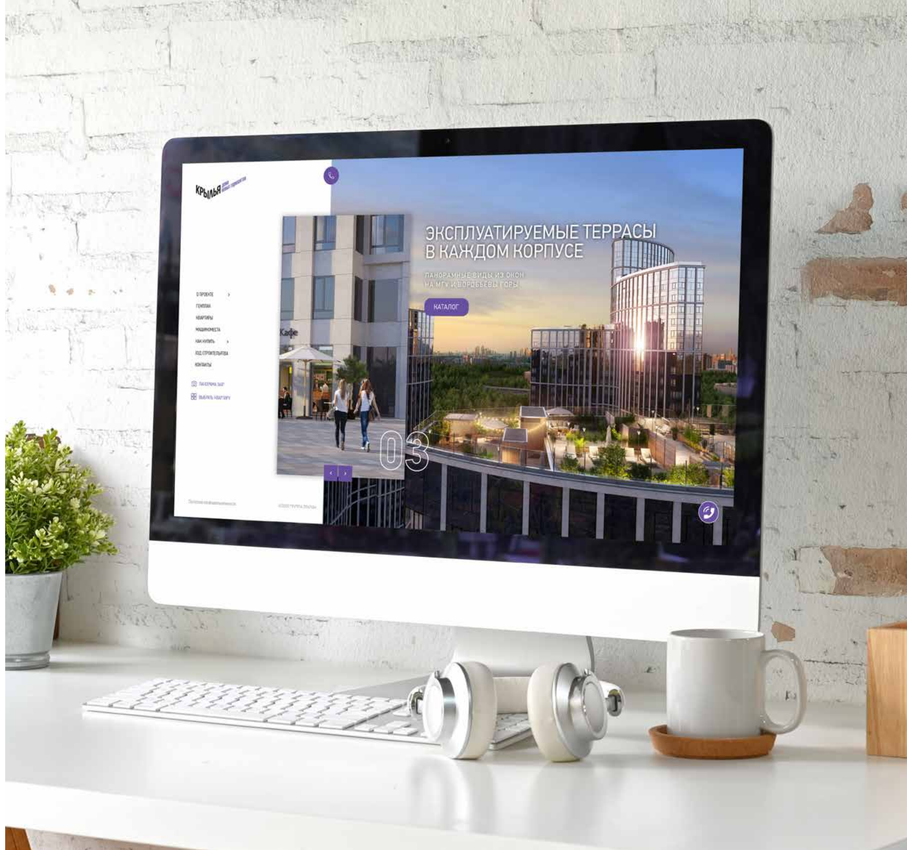




Greenday in the Wings residential compound

Votes of future residents
on beautification of the courtyard.

WWW.DOMKRILYA.RU




Бар
Кафе