



LUCKY

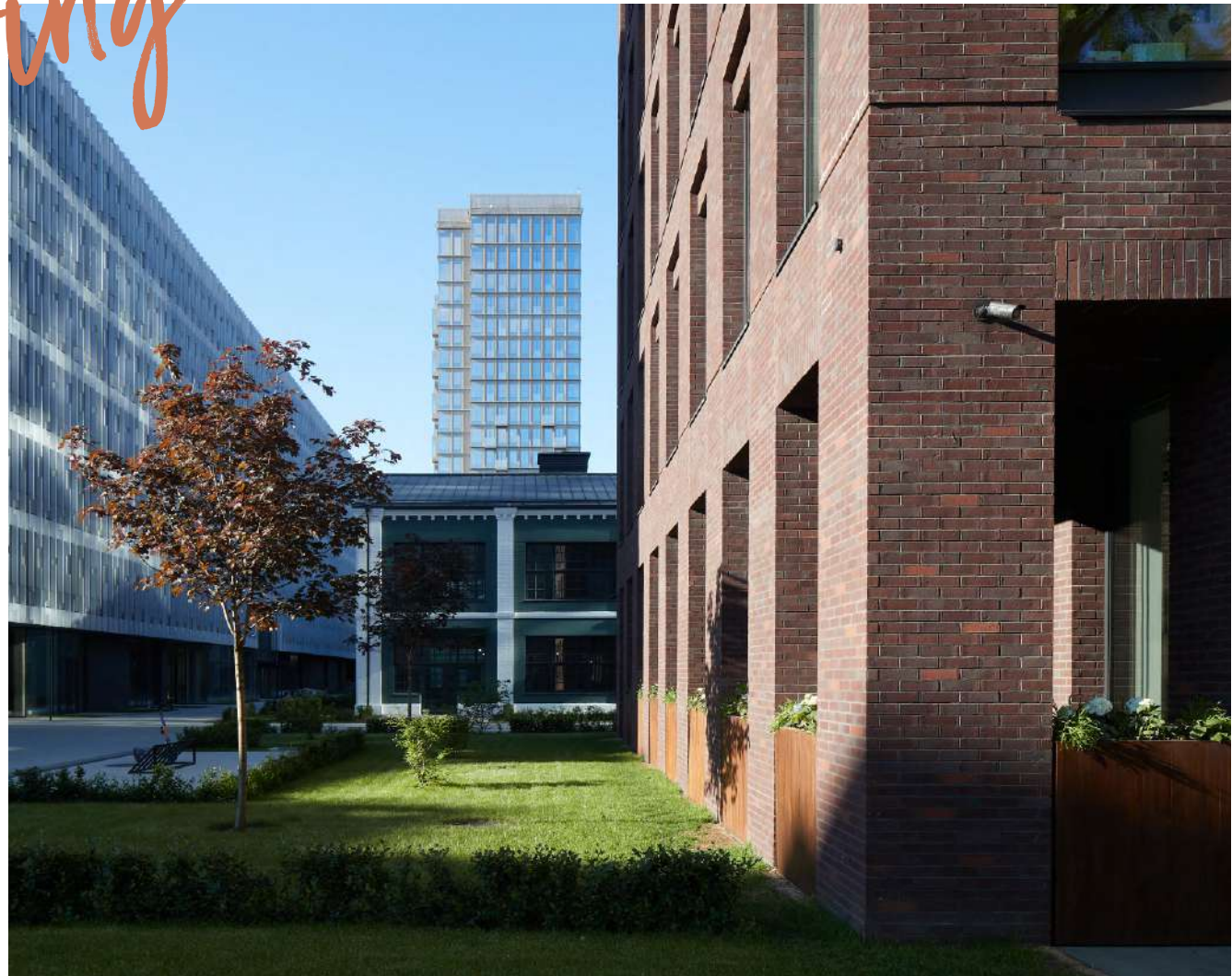
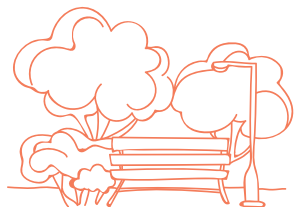


VESPER

A NEW BENCHMARK *Of living*

Lucky is a socio-cultural cluster with modern residential and historical buildings and its own park areas. The new residential quarter is located in the Krasnaya Presnya district, 200 meters from the Ulitsa 1905 Goda metro station.

Lucky is a rethinking of a space of more than 4.5 hectares in the center of Moscow. It embodies a new approach to the formation of spaces, which has not been implemented in any world capital.



BORN IN *Moscow*



3

The Lucky quarter is located at the intersection of 2nd Zvenigorodskaya and Kostikova Street, 200 meters from Ulitsa 1905 Goda metro station. The quarter is surrounded by four park areas: Krasnaya Presnya, Krasnogvardeisky Ponds, the December Uprising Park and the Presnensky Children's Park.

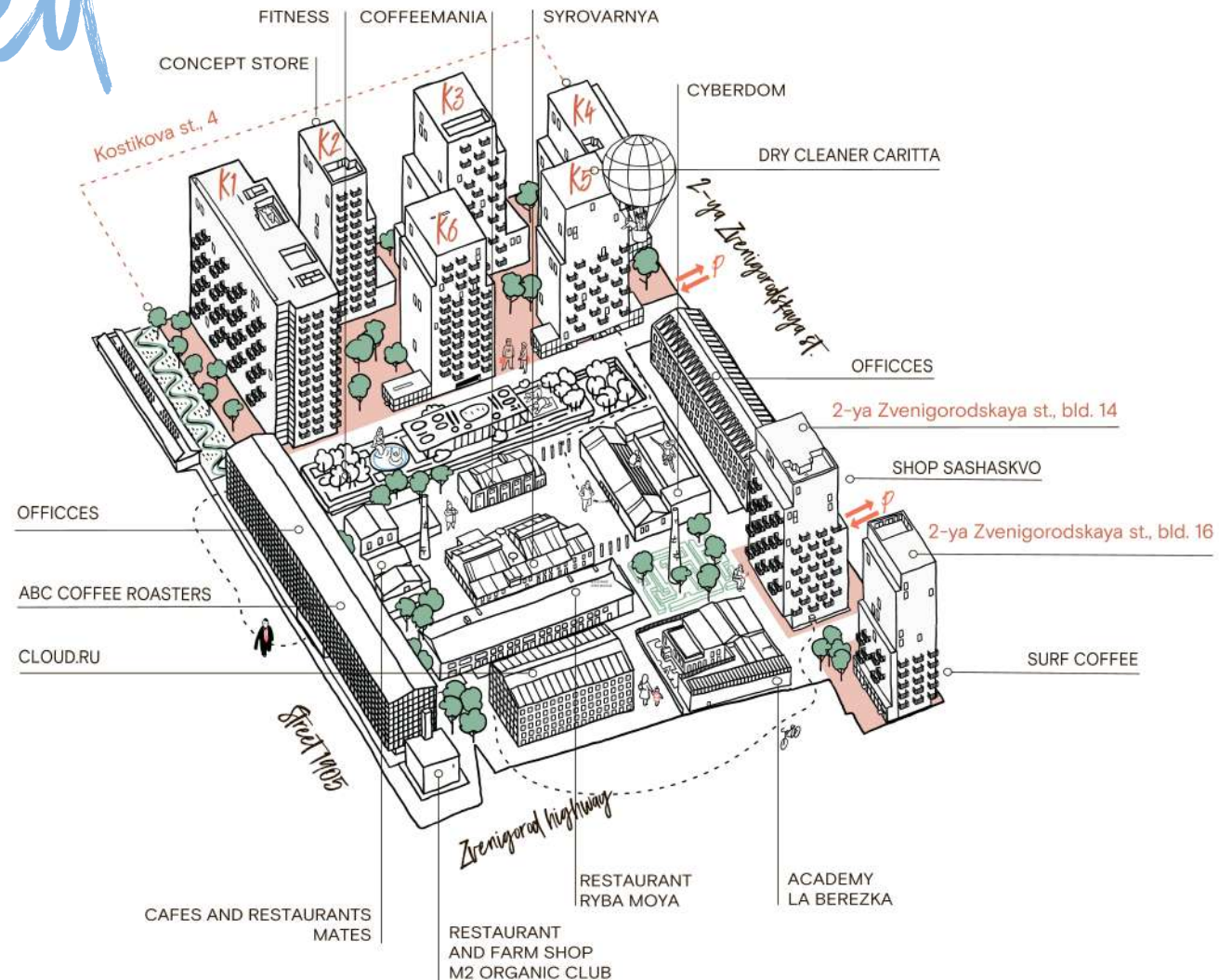


PREPARED TO BE *WOWed*

Visually, the quarter is divided into two parts: the upper city with new high-rise residential buildings and the lower city with public space for infrastructure, where a new sociocultural cluster of about 10,000 sq.m. is located.

In the historical buildings of the quarter there are all the essentials for a quality life: gastronomic restaurants by Glenn Ballis, Coffeemia, Syrovarnya, bilingual academy La Berëzka, school of cybernetics, fitness club, educational studios and showrooms. Each resident of the project, whether it is a coffee shop or a chess studio, has its own role, which creates a scenario diversity of life and embodies the philosophy of the place.

The upper city consists of eight residential buildings: seven 21-story towers and one 15-story building.





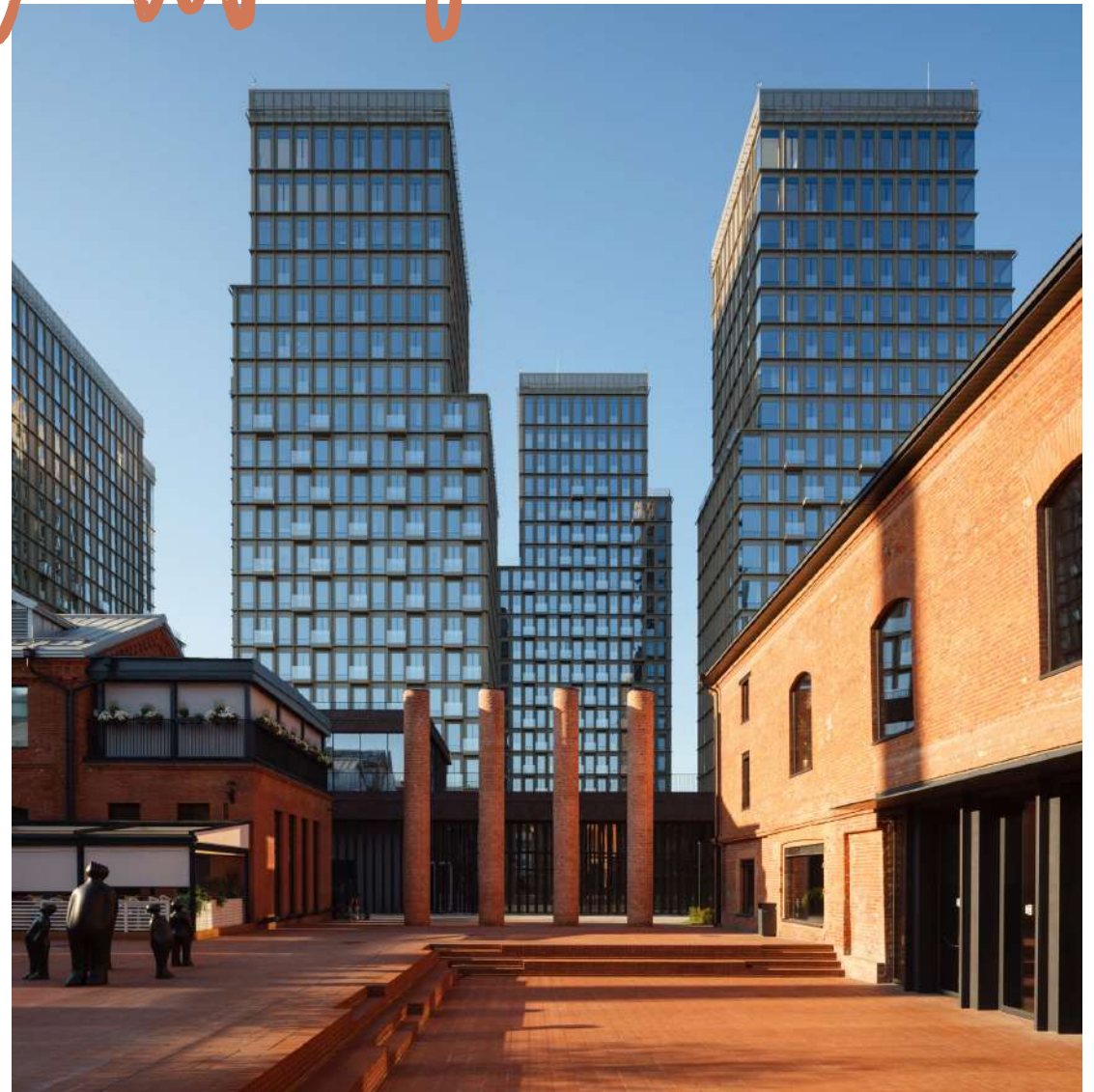
ARCHITECTURE CONCEPT

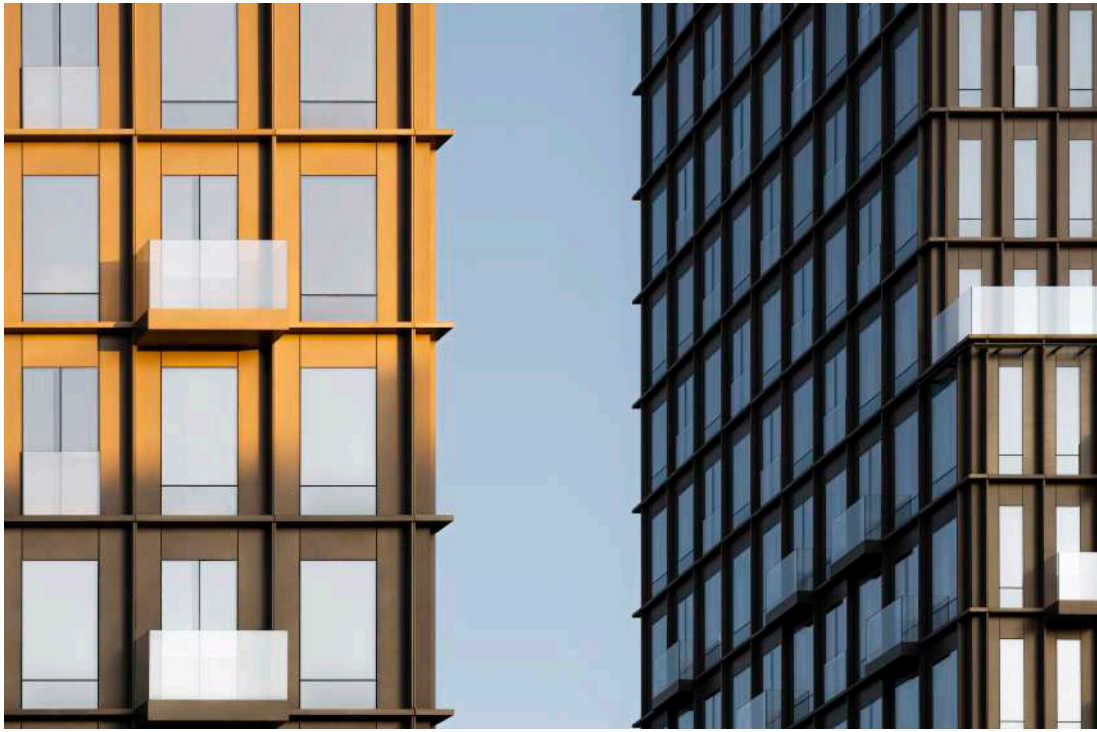
of well-living

The architectural landscape of Lucky is built on a combination of modern buildings with carefully restored historical buildings of the early 20th century. The project of the quarter was developed by Meganom Bureau under the leadership of Yuri Grigoryan.

Historic buildings surrounded by green labyrinths of parks and red brick paths give the neighborhood its identity.

The architectural evolution of the place is emphasized by the laconic facades of residential towers with panoramic windows and French balconies, made of platinum-colored anodized aluminum.





FIRST Impression COUNTS

The Italian studio Molteni Group has become the strategic partner in creating lobbies and apartments. The studio is known for its work on Four Seasons in Miami and Shanghai, 40 Mercer of Jean Nouvel in New York and in the Foster + Partners project in London.

The interiors of lobbies are filled with elegant shapes, sculptural elements and natural materials.



COMING *Home*

Eight new buildings contain apartments ranging from 44.6 to 460 sq.m. All apartments are offered with equipped bathrooms and kitchens.

On the last floors of the houses there are panoramic penthouses. Some penthouses have living rooms with a second light and a ceiling height of about 7.4 meters. Some of the penthouses are finished with marble and precious wood, including equipped bathrooms, while the rest have a White box finishing.

The quality and comfort of life of apartment owners is ensured by a whole range of engineering systems, including air and water purification technologies.





FURNISHED WITH *A Light*

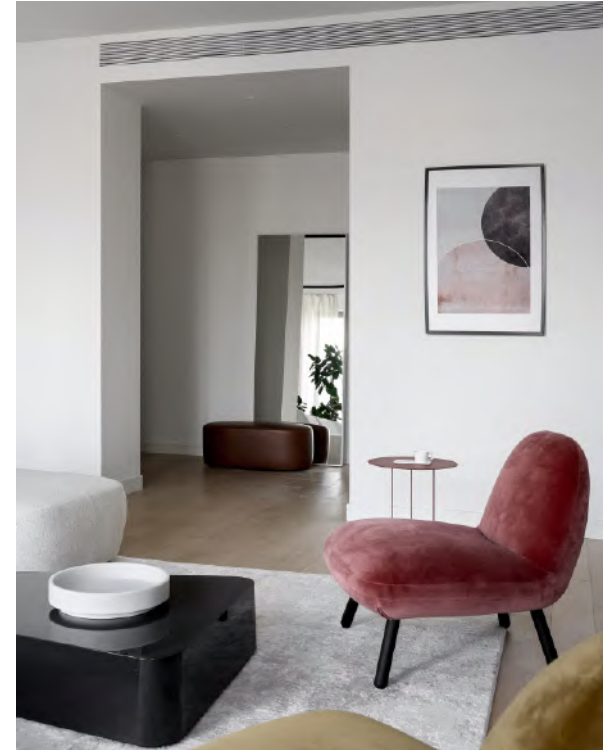
All apartments in Lucky are completely finished, including equipped bathrooms and italian kitchens DADA.

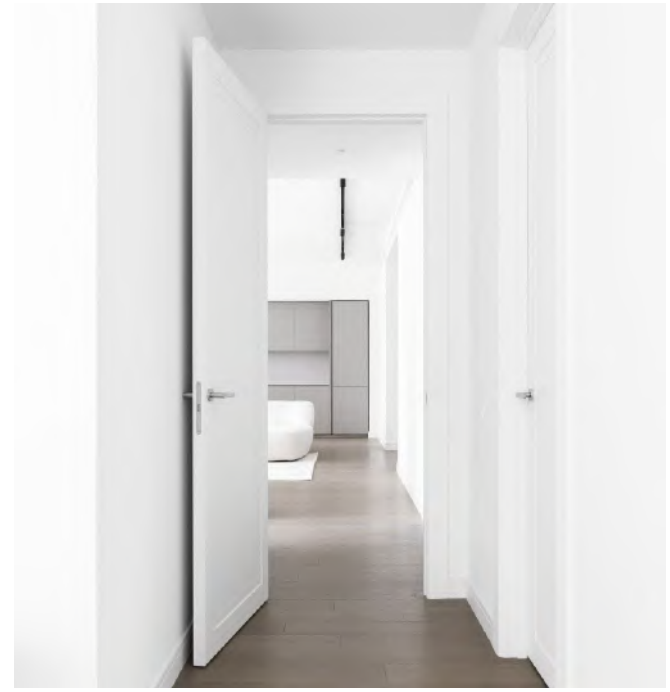
The interiors of the apartments are designed in two versions: White and Grey, differing in color resolutions which can be seeing in the wooden floor toning, the kitchen and walls design.





WHITE





GREY





The bathrooms are fully equipped with premium European brands – Villeroy & Boch, Kaldewei, Gessi. The walls are decorated with terrazzo – a material consisting of the smallest elements of marble, granite and other natural stones.



WHITE



NAVY



Views

WHERE THE BIRDS KISS THE SKY

The panoramic windows of the apartments offer views of the futuristic skyscrapers of the City, the Moscow River, green parks and the historic center.

Arrangement of the houses in a chessboard manner provides a large amount of natural light in the apartments, each of which has an orientation to two or three cardinal directions.





A PLACE for people

An ideal living space is made up of many details: new gastronomic experiences, opportunities for creative self-realization and various sporting achievements.

The heart of the lower city is the central square, which brings together the iconic infrastructure of the quarter and serves as a venue for various events. This is where the series of bronze sculptures by Guido Deleu "Visitor" is located. The sculptures are made of bronze, cast using the ancient lost wax method.

The landscape filling of the quarter is complemented by the roof of the sports center with a garden — a rare format for greening urban spaces in Moscow.





1908



The cafes and restaurants of the lower city are created for gastronomic experiences for every taste: the flagship Coffeemia, restaurants from Glen Ballis, Syrovarnya, Ryba Moya, M2 Organic Club, where dishes are prepared from seasonal organic products grown on their own private farm, Mates café, Surf Coffee coffee shop, Pechorin bakery.



THIS IS HOW THE CHAMPIONS *Are Made*

To realize the sports potential of each resident, a fitness club and outdoor sports grounds have been created in the Lucky quarter.

The traditional fitness club is located in a modern two-story building. The club provides gyms, wellness areas, a swimming pool for adults (25 m) . On the roof of the building there is a garden and a heated all-season swimming pool.



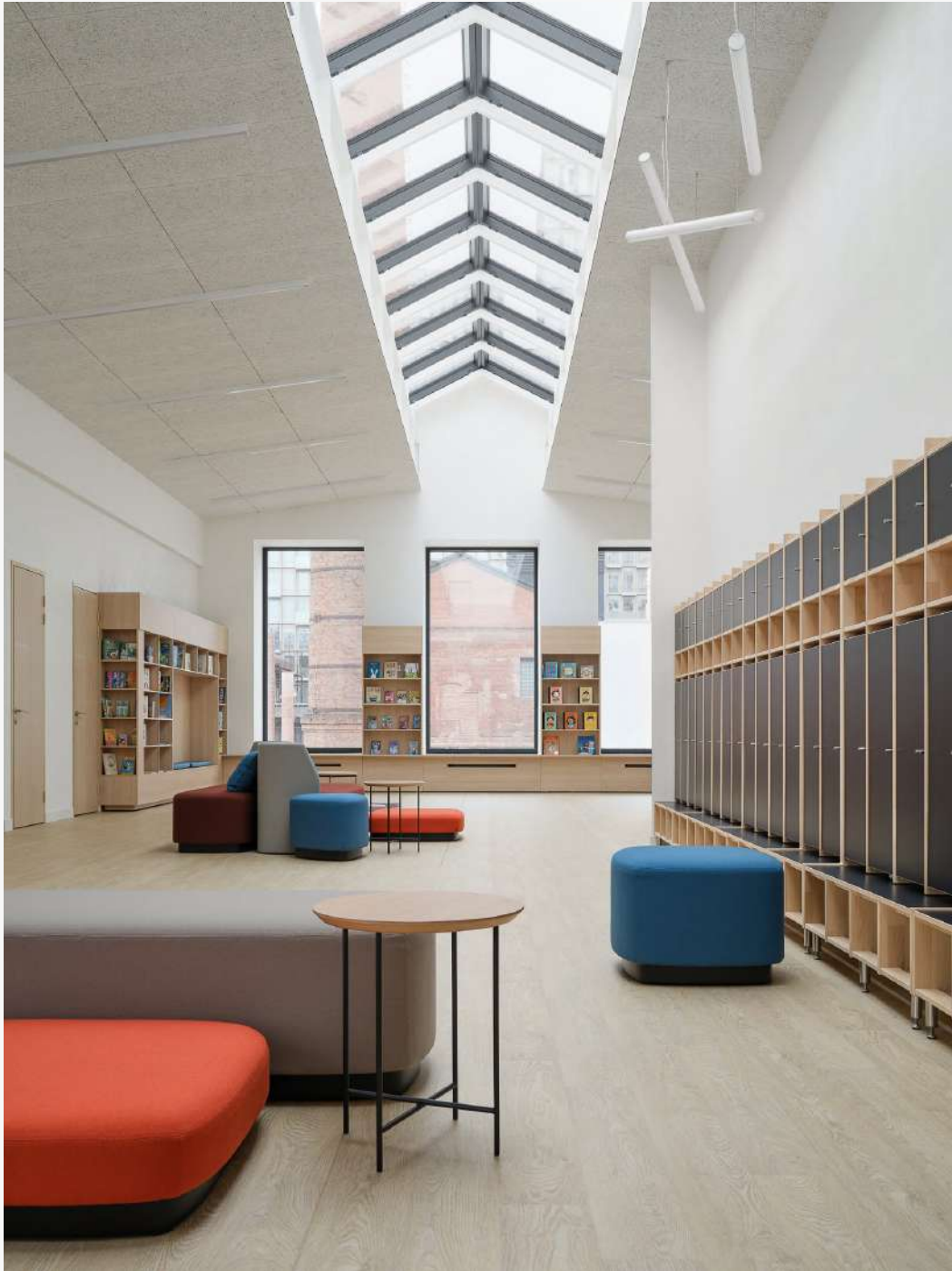
EVERY CHILD IS A Hero



To educate a harmoniously developed personality, La Berėzka Academy for children aged 2 to 11 has been opened in the quarter. Education is provided according to two academic programs – Russian and international, with native-speaking teachers in each class.

The academy provides a comfortable atmosphere for every child, inspiring them to study and be creative, with the support of a psychologist and speech therapist, extra classes are also provided. There is a modern playground on the roof of the academy.





A MATTER OF BALANCE

The quarter's program includes various master classes, lectures, exhibitions, and events.

The multifunctional space Cyberdom is a place where the boundaries between the real and the virtual are erased - the physical environment creates conditions for a rest, and the digital immerses you in the digital world. In the space of Cyberdom you can attend lectures, permanent and temporary exhibitions or relax in a cafe.

The atmosphere of Lucky inspires self-realization not only in creativity, but also in work. The quarter has three modern buildings for class A offices.





TECHNICAL DETAILS

8

RESIDENTIAL BUILDINGS

15-21

FLOORS

618

APARTMENTS WITH FINISHING

44,6-460 sq.m

APARTMENTS AREA

961

PARKING LOTS



DEVELOPER AND *Creator*

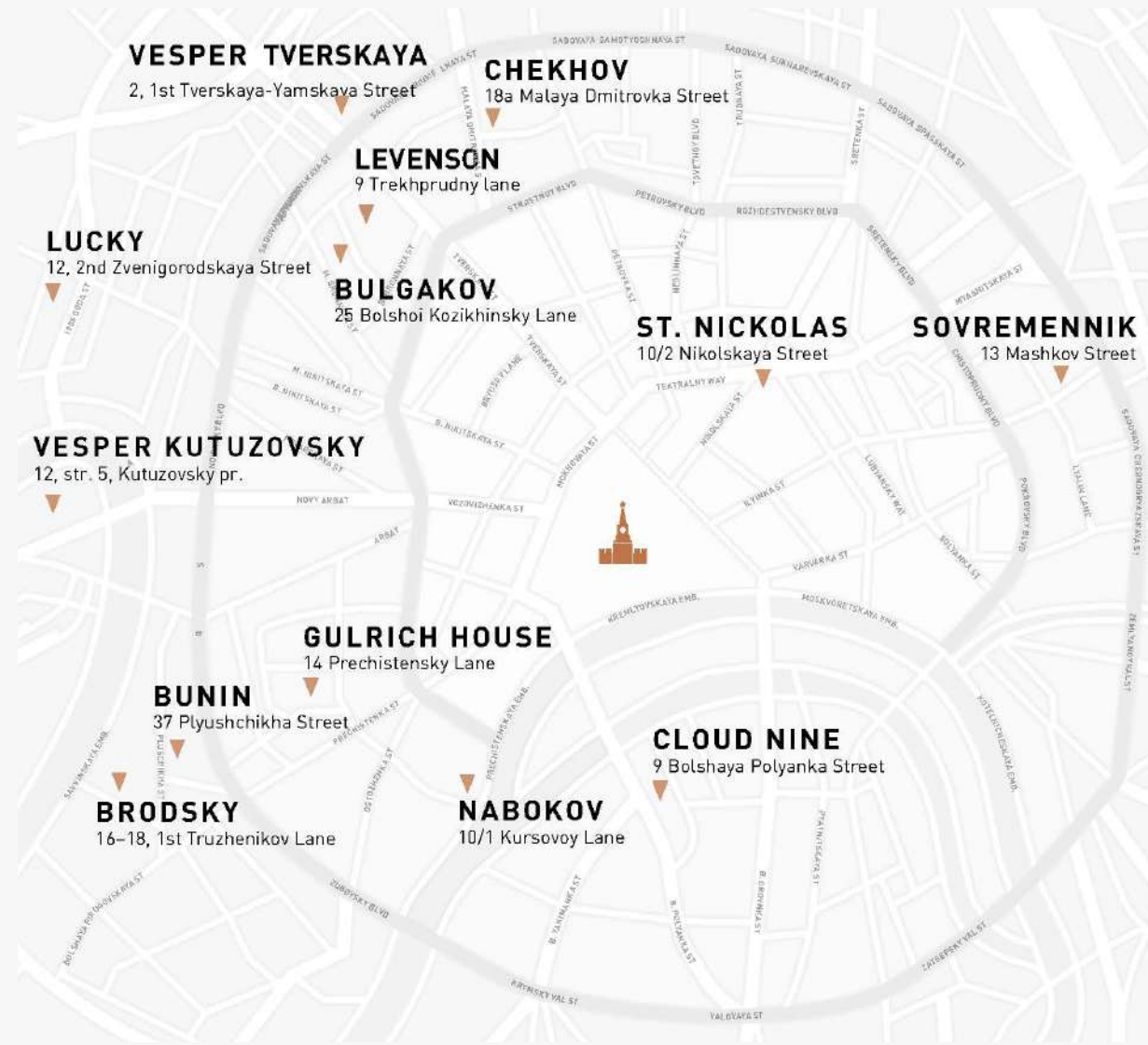
Vesper specializes in the De Luxe class residential property segment. The corporate portfolio comprises 22 properties in Moscow and European nations.

Actual architectural projects, latest technologies and the best world practices are applied in every Vesper building. Careful attitude to history is embodied in projects renovation of ancient buildings and objects of cultural heritage.

Seeking to develop the best projects on the real property market, Vesper engages international teams of experts, among them: Rockwell Group, John McAslan & Partners, Aukett Swanke, Meganom, Tsimailo Lyashenko and Partners, Architects of Invention, Massimo Iosa Ghini and Jean-Louis Deniot.

Landmark addresses of designs in Moscow:

Prechistenka St. – Gelrich House
Patriarshie Ponds – Bulgakov, Levenson
Nikolskaya St. – St. Nickolas
Hermitage Garden – Chekhov
Ostozhenka St. – Nabokov
Chistye Ponds – Sovremennik
Plyuschikha St. – Bunin
Bolshaya Polyanka St. – Cloud Nine
Khamovniki – Brodsky
Tverskaya St. – Vesper Tverskaya
Krasnaya Presnya – Lucky
Kutuzovsky Pr. – Vesper Kutuzovsky



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