

NV NORTH
WATERFRONT

LYNA 3



North Waterfront

An exciting new destination for Belarus

The North Waterfront development is a bold new vision for a waterfront community in the heart of the capital that looks to the future whilst drawing inspiration from the neighborhood's rich history.

We have diverted the status quo towards prioritizing residents' well-being and experiences, focusing on the importance of quality amenities and resident's lifestyles by bringing the most incredible designers and architects to deliver world-class communities.



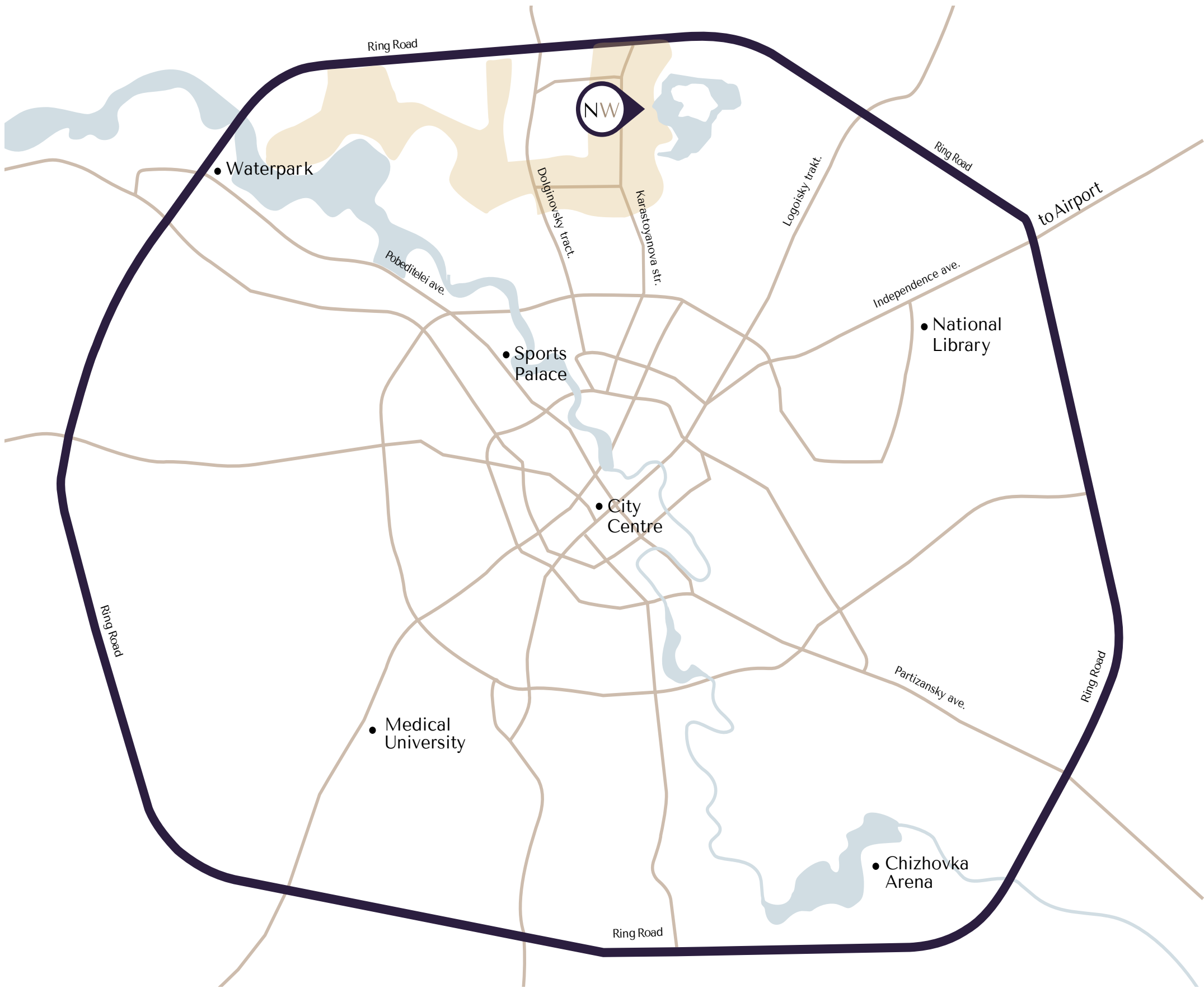
Any public images and visualizations published on the official website and in informational materials (including brochures, renders, prospectuses, booklets, layouts, 3D models, diagrams, and other graphic materials) do not constitute a public offer, advertising representation, or warranty of full compliance of the future construction project with the depicted materials, do not form part of the project documentation, nor constitute information contained therein. Such materials are of a conditional, reference, and illustrative nature only and are intended solely to convey a possible concept and the anticipated atmosphere of the future residential development. The project documentation shall have unconditional priority for all participants in the construction process.

The Developer reserves the right, at its sole discretion and without prior approval or consent of the client, to amend project solutions, including but not limited to the visual characteristics of the building, landscaping of adjacent territories, small architectural forms, as well as engineering and transport infrastructure and the street and road network, construction and finishing materials, and their actual physical implementation.

Location

The path to a blissful life is paved comfortably with North Waterfront's highly accessible location.

- 35 mins From the Airport
- 25 mins From the City Center
- 1 mins From the Ring Road
- 15 mins From the National Library
- 30 mins From the Railway Station
- 10 mins From the Sports Palace



Infrastructure



-  Exhibition Center
-  Parks
-  Ice Rink
-  Schools
-  Kid's Play Areas
-  Dog Parks
-  Cycling Track
-  Kindergartens
-  IT University
-  Supermarkets
-  Fishing Pier
-  Medical Centers

Lakeside Park

Residents of North Waterfront will be able to enjoy the modern and healthy environment created by the Lakeside Park.

The park offers a wonderful atmosphere perfect for relaxing and socializing amidst a captivating blend of natural beauty and immersive attractions.



Sports
Areas

Picnic
Areas

Kid's
Play Area

Green
Parks

Cycling
Track

Barbecue
Areas

Art
Sculptures

Jogging
Trail

Amphitheater

Urban
Beach

Cafes

Fishing
Pier

Kindergarten

To make your North Waterfront living experience exceptional, an array of facilities are dedicated solely to your loved ones. A brand-new kindergarten offers a caring, creative and safe space where little ones can learn, play and grow together.



School

At the heart of the neighborhood, a new school will open its doors — a place where knowledge, care and comfort converge.

Spacious classrooms, science labs, a library, gyms and two swimming pools form a well-rounded educational environment.

Designed to the highest modern standards, this school will become an integral part of the neighborhood — a foundation for confident futures.



Residential Club

North Waterfront provides a unique experience that combines the benefits of neighborhood living with exclusive amenities and services.

The Residential Club, conveniently situated within a walking distance, offers elegantly styled spaces exclusive to residents, enriching contemporary living with comfort and effortless access to premium amenities.



The refined indoor leisure



Pocket Park

Pocket Park & Green Trails at North Waterfront introduce an active yet refined outdoor destination where sport, leisure, and nature come together.

Purpose-designed streeball courts and workout area are complemented by green walking trails, tranquil rest areas, and a contemporary children's playground, creating a balanced environment for all generations.



LYNA 3

Thoughtfully designed living

Lyna 3 blends the pace of the city with the calm of green, walkable spaces, creating a comfortable rhythm for everyday life.

The building is seamlessly integrated into the North Waterfront Neighborhood, supporting familiar daily routines: relaxing in the nearby park, visiting your favorite studio, socializing in the Residential Club, or spending time with family in a peaceful home environment. Every detail is designed to enhance daily comfort.





LYNA 3

Lyna 3 offers modern architecture and a variety of residential layouts. From compact apartments to spacious family homes, there's a space to match every lifestyle.

Open balconies extend your living area and frame beautiful city views, while ground-floor apartments feature private terraces – offering a rare urban opportunity for outdoor living just steps from home.

Comfort every day





A modern way of life



Lakeside Park

Neighborhood square

School

Kindergarten

Forest Park

Padel Park

Residential Club

Exhibition Center

Pocket Park

Lyna 1

Lyna 2

Naomi 2

Aston 3

Car Park

Lyna 4

Naomi 4

Lyna 3

Naomi 3

Aston 2

Aston 1

Car Park



Interiors

Common areas are designed in a refined contemporary style. Hotel-inspired finishes, carefully selected materials, abundant natural light, and curated decor create warm, inviting spaces for both residents and guests.

- Lobbies with panoramic glazing
- Elegantly designed hallways

- Dedicated storage for strollers
- Pet paw-washing facilities



In the rhythm of the modern city

Layouts are designed for practicality and flexibility. Spaces adapt easily to different uses – remote work, family life, or additional rooms for guests or storage. Thoughtful zoning creates a sense of order and comfort, while adaptable layouts let your home grow with you.

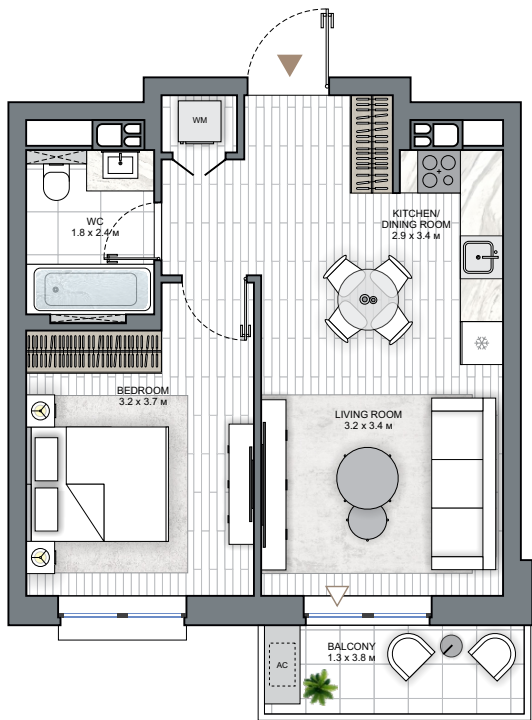
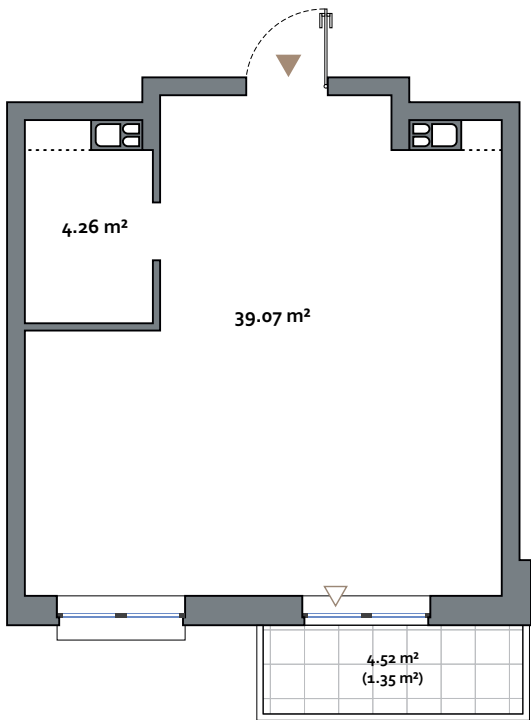
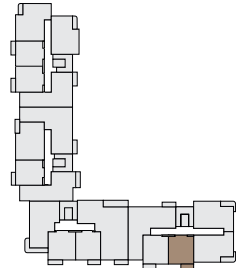


1 | LYNA 3
BEDROOM

1 BEDROOM
TYPE A

APARTMENT AREA 43.47 - 44.17 m²
BALCONY AREA 4.43 (1.33 m²) - 4.55 (1.36 m²)
NET AREA 43.47 - 45.53 m²

KEY PLAN 2-7 FLOORS



Disclaimer

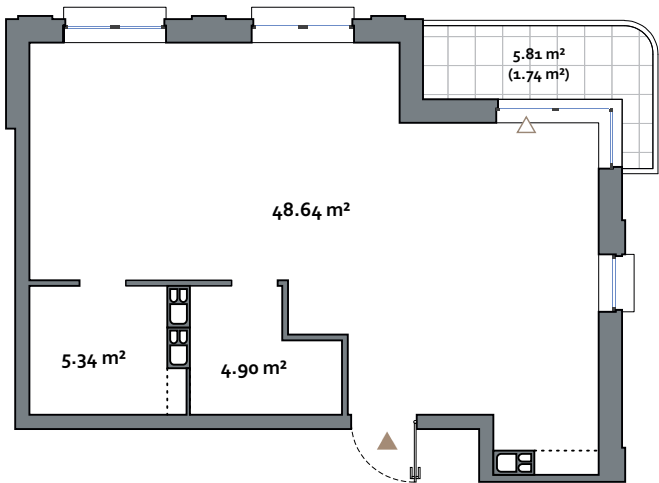
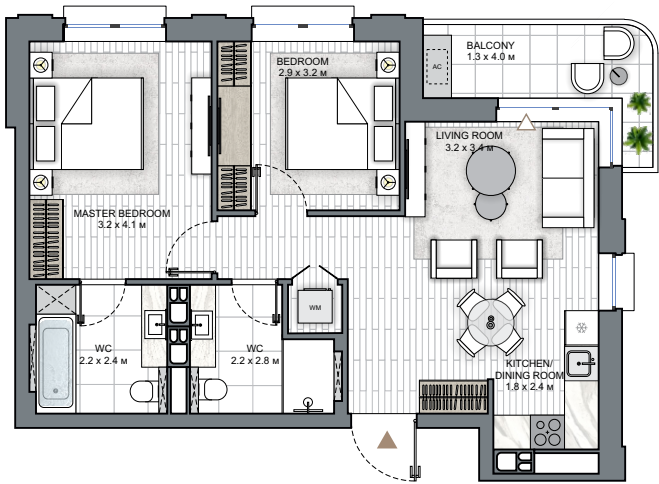
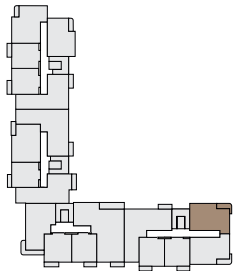
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area may vary from stated area and unit direction may vary from unit to unit. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.
5. The dashed line indicates the possible location for installing the utility lines (not performed during construction).

2 | LYNA 3
BEDROOM

2 BEDROOM (S)
TYPE B

APARTMENT AREA 58.81 - 58.88 m²
BALCONY AREA 5.81 (1.74 m²)
NET AREA 58.81 - 60.62 m²

KEY PLAN 1-7 FLOORS



Disclaimer

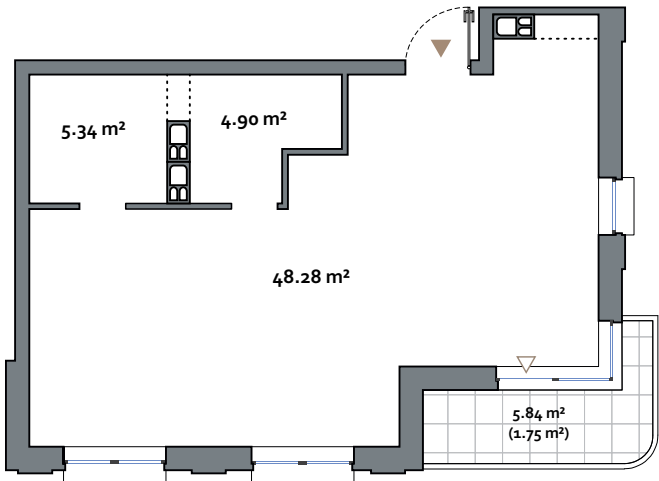
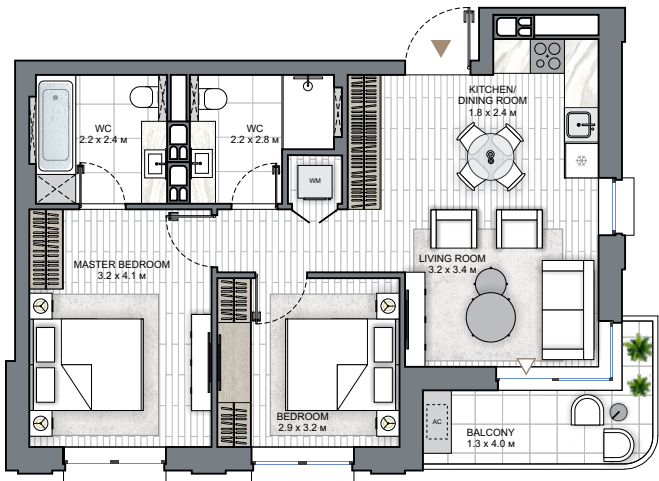
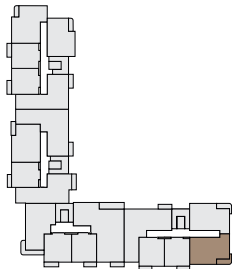
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area may vary from stated area and unit direction may vary from unit to unit. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.
5. The dashed line indicates the possible location for installing the utility lines (not performed during construction).

2 | BEDROOM
LYNA 3

2 BEDROOM (M)
TYPE D

APARTMENT AREA 58.52 - 59.61 m²
BALCONY AREA 5.84 (1.75 m²) - 11.04 (3.31 m²)
NET AREA 59.61 - 61.83 m²

KEY PLAN 1-7 FLOORS



Disclaimer

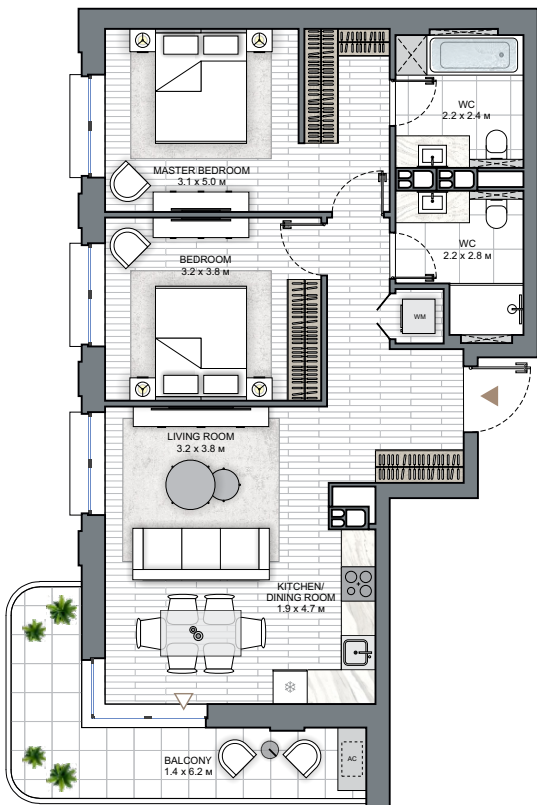
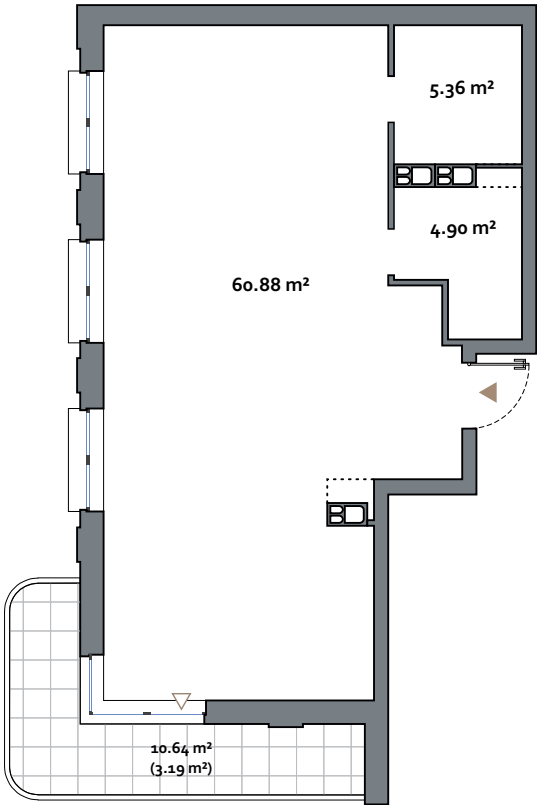
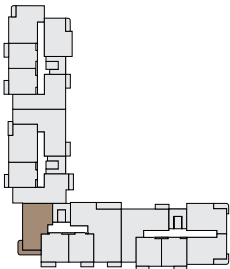
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area may vary from stated area and unit direction may vary from unit to unit. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.
5. The dashed line indicates the possible location for installing the utility lines (not performed during construction).

2 | BEDROOM
LYNA 3

2 BEDROOM (L)
TYPE C

APARTMENT AREA 71.14 - 71.70 m²
BALCONY AREA 10.64 (3.19 m²)
NET AREA 71.70 - 74.33 m²

KEY PLAN 1-7 FLOOR



Disclaimer

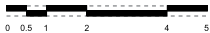
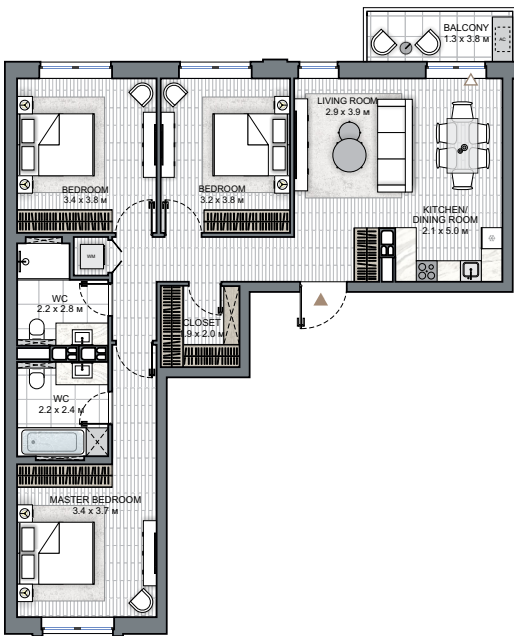
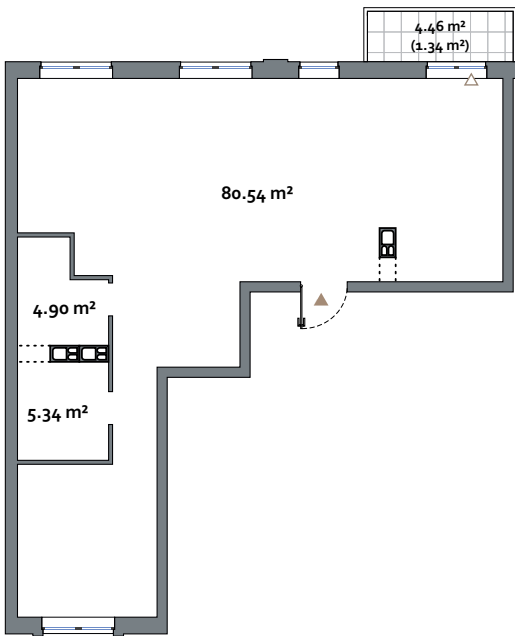
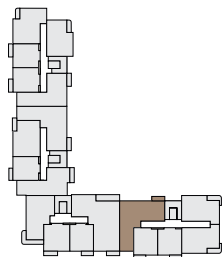
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area may vary from stated area and unit direction may vary from unit to unit. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.
5. The dashed line indicates the possible location for installing the utility lines (not performed during construction).

3 | BEDROOM LYNA 3

3 BEDROOM
TYPE B

APARTMENT AREA90.78 m²
BALCONY AREA4.43 (1.33 m²) - 4.46 (1.34 m²)
NET AREA92.11 - 92.12 m²

KEY PLAN 2-7 FLOORS



Disclaimer

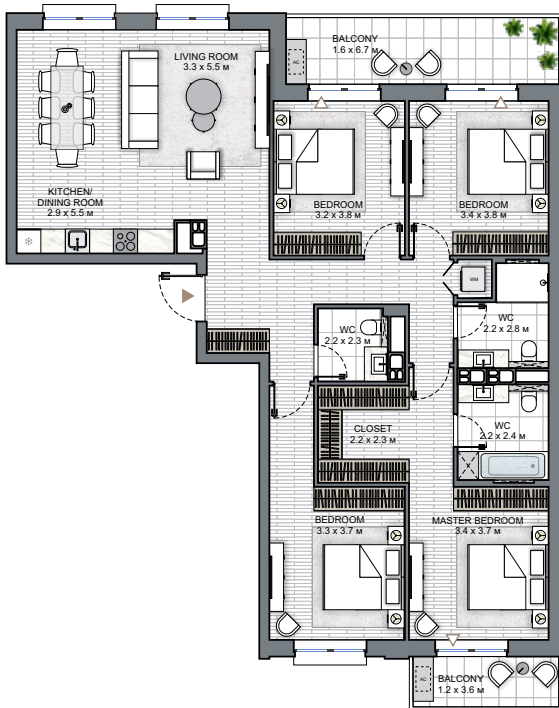
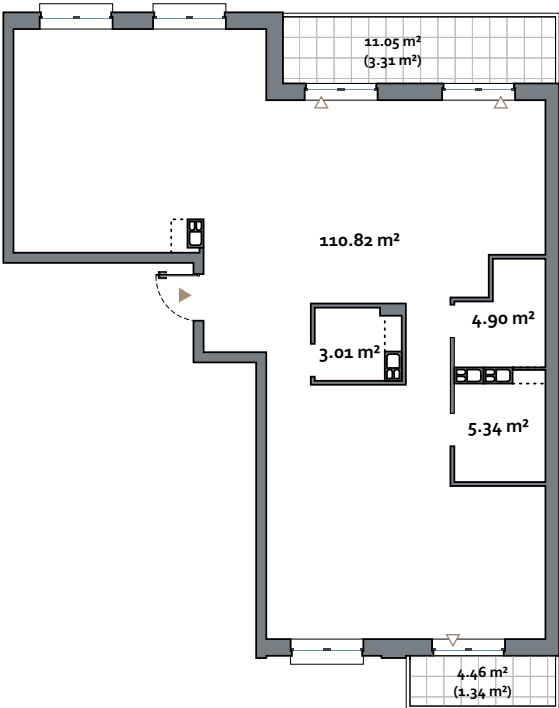
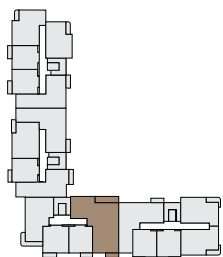
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area may vary from stated area and unit direction may vary from unit to unit. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.
5. The dashed line indicates the possible location for installing the utility lines (not performed during construction).

4 | BEDROOM LYNA 3

4 BEDROOM
TYPE A

APARTMENT AREA124.07 m²
BALCONY AREA15.44 (4.63 m²) - 15.51 (4.65 m²)
NET AREA128.70 - 128.72 m²

KEY PLAN 2-7 FLOORS



Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area may vary from stated area and unit direction may vary from unit to unit. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.
5. The dashed line indicates the possible location for installing the utility lines (not performed during construction).

LYNA 3

Any public images and visualizations published on the official website and in informational materials (including brochures, renders, prospectuses, booklets, layouts, 3D models, diagrams, and other graphic materials) do not constitute a public offer, advertising representation, or warranty of full compliance of the future construction project with the depicted materials, do not form part of the project documentation, nor constitute information contained therein. Such materials are of a conditional, reference, and illustrative nature only and are intended solely to convey a possible concept and the anticipated atmosphere of the future residential development. The project documentation shall have unconditional priority for all participants in the construction process.

The Developer reserves the right, at its sole discretion and without prior approval or consent of the client, to amend project solutions, including but not limited to the visual characteristics of the building, landscaping of adjacent territories, small architectural forms, as well as engineering and transport infrastructure and the street and road network, construction and finishing materials, and their actual physical implementation.

NORTHWATERFRONT.BY



International number: + 375 17 311-68-88
Toll-free number: 8-801-100-3888

North Waterfront Sales Center,
Sverdlova str. 11, Minsk
Tsvirko str. 84, Minsk