

NW NORTH
WATERFRONT

LYNA 3



Key Features

Lyna 3 naturally continues the concept of the seventh North Waterfront Neighborhood – a space designed for thoughtful urban living.

At the center of the neighborhood unfolds a Pocket Park – an intimate green retreat featuring a basketball court and a dedicated children’s play area. Thoughtful design brings every element into harmony, creating a Neighborhood that balances refined living with everyday functionality.

The architecture of the neighborhood establishes a subtle balance between privacy and community engagement. Here, personal space naturally coexists with the opportunity to be part of a dynamic, contemporary community – within the evolving ecosystem of North Waterfront.

7-8 Floors

4 Lobbies

131 Apartments



Perfectly connected

35 mins
From the
Airport

15 mins
From the
National Library

25 mins
From the
City Center

30 mins
From the
Railway Station

1 min
From the
Ring Road

10 mins
From the
Sports Palace



Location

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



Building and its surroundings

- extensive private courtyard-park
- medical center nearby
- 2-min walk to the Pocket Park and Green Trails
- 5-min drive to the Lakeside Park
- facade - decorative plaster finish
- energy saving aluminum profiles for the windows and balcony doors
- balconies with metal balustrades
- accessible for people of determination
- underground waste disposal system



Building amenities

Parking

- outdoor parking available near the building
- multi-level car park nearby
- bike box

Courtyard

- private outdoor courtyard
- 3673 m² of landscaped area
- children's play area
- lounge zones

Common areas

- styled residential hallways
- dedicated storage for strollers and pet paw-washing facilities
- relaxation area in lobbies

Basement level

- individual storage rooms allocated to each apartment



Apartments

Lyna 3 offers a wide range of apartment formats – from efficient one-bedroom units to spacious family homes with terraces.

Layouts are structured around a balance of space and light. Floor-to-ceiling windows fill apartments with daylight, while open, flexible floor plans make living both comfortable and adaptable.

- enhanced floor plans maximizing effective space utilization
- dedicated laundry room
- floor-to-ceiling windows providing plenty of natural light
- ceiling height of 2,7 meters



Installment payment plan

We offer our customers a selection of the finest financial plans & conditions, allowing them to opt for the most convenient payment method. The cost of the flat remains consistent whether purchased through installments or credit.

Unmatched installments from the developer

A down payment of 50% is required, with the remaining amount payable in monthly installments of 10%.

Exclusive credit terms from MTBank

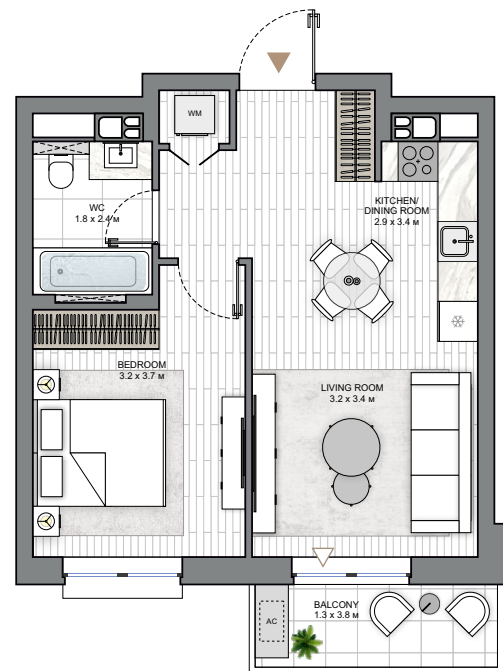
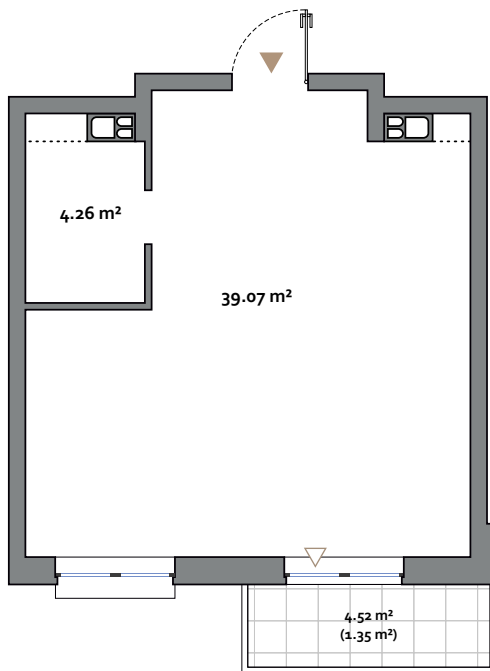
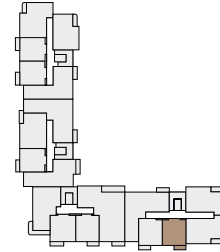
A loan term of up to 30 years is available, covering up to 90% of the apartment's value. During the initial 12 months, the interest rate is 0.99%, thereafter adjusting to 15.48% (floating rate linked to the overnight rate of the NBRB). Early repayment is permitted without any penalties or commissions.



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



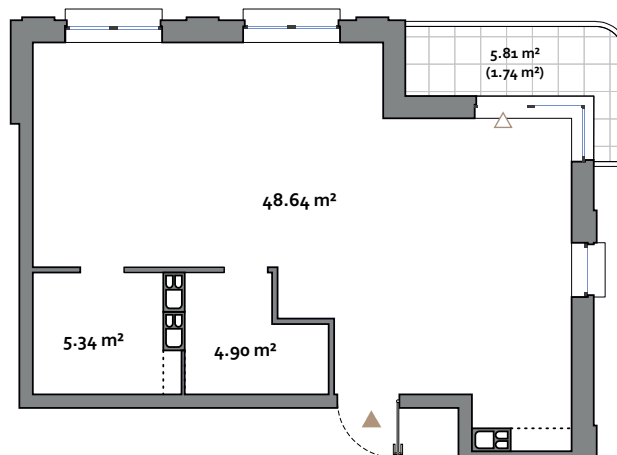
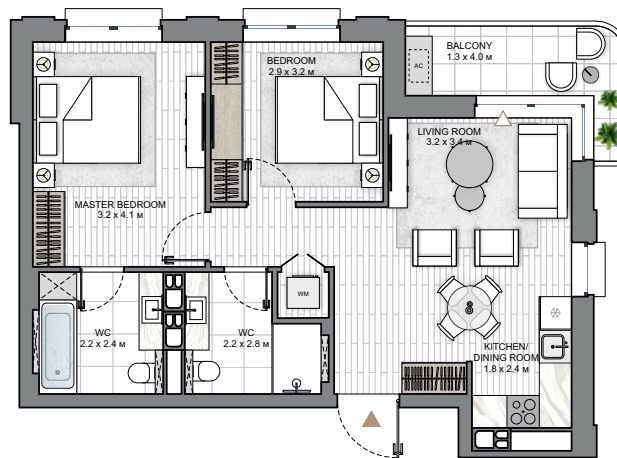
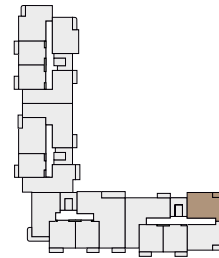
Disclaimer

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 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



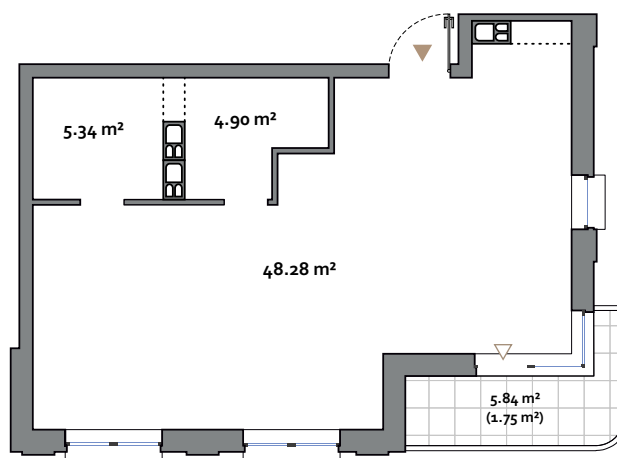
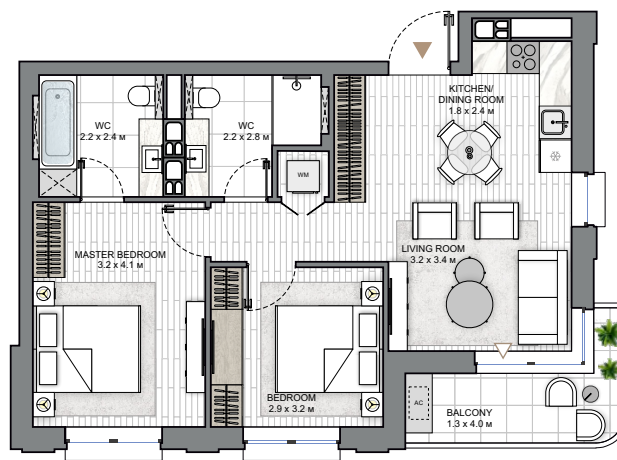
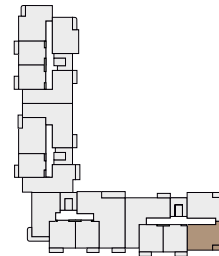
Disclaimer

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. 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 (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



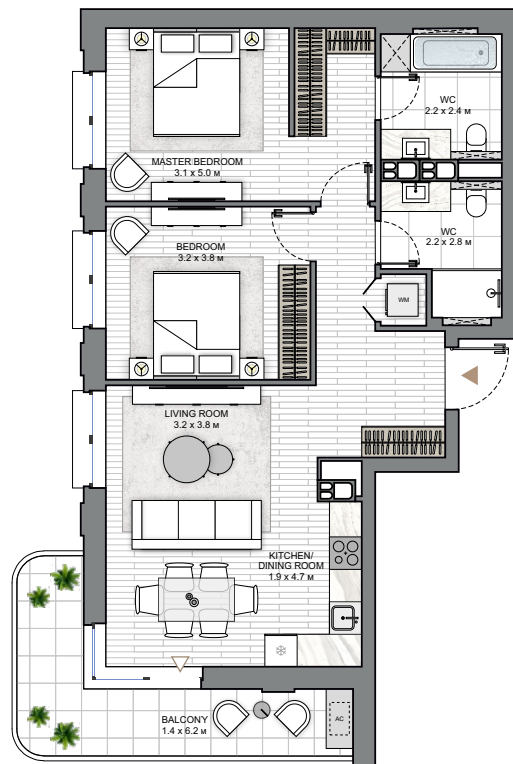
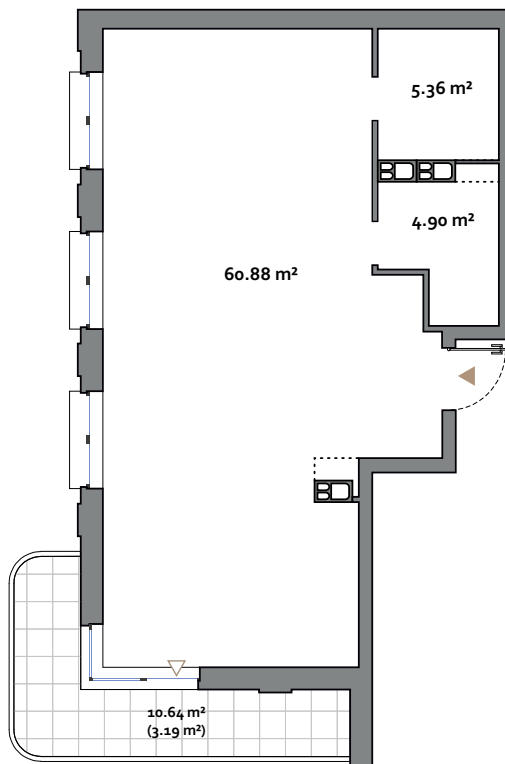
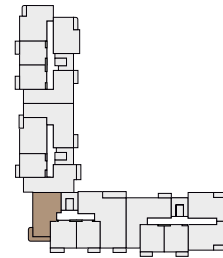
Disclaimer

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 (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



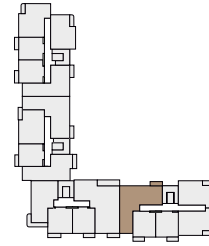
Disclaimer

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).

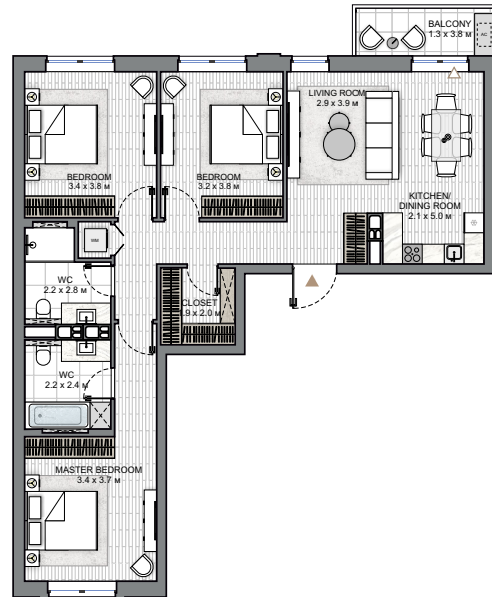
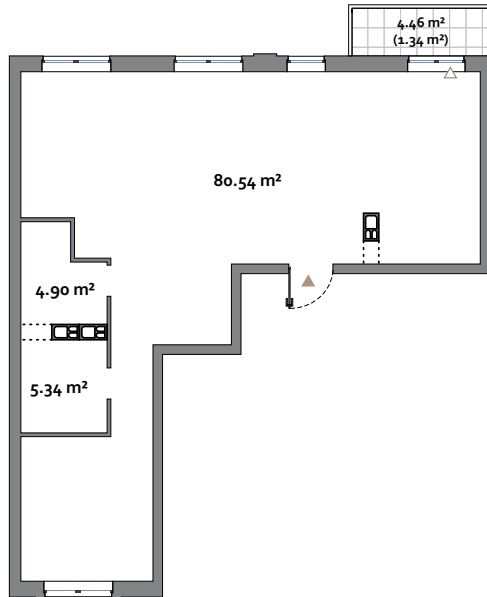
**3 BEDROOM
TYPE B**

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



LAKE SIDE
PARK



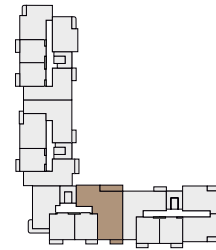
Disclaimer

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. 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).

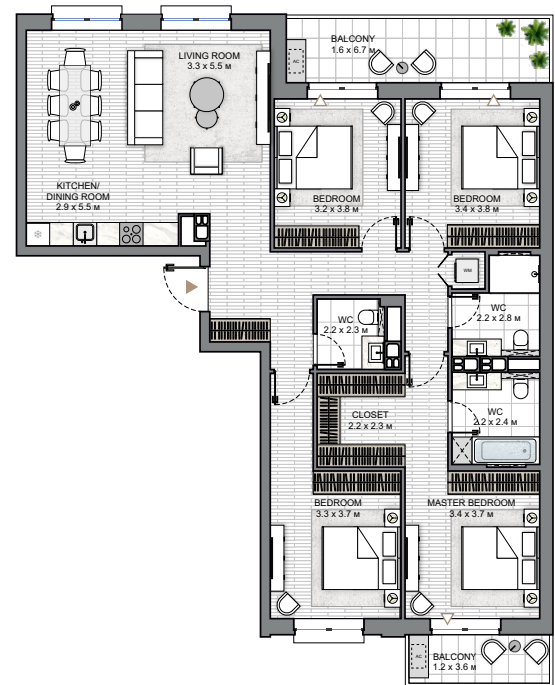
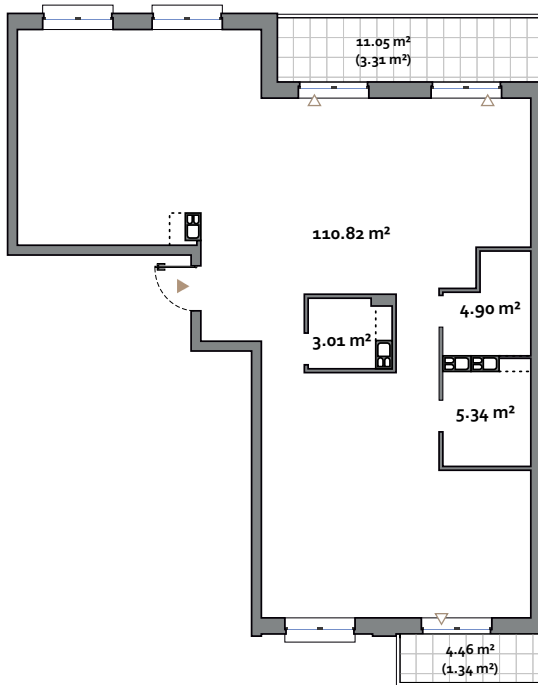
**4 BEDROOM
TYPE A**

APARTMENT AREA 124.07 m²
BALCONY AREA 15.44 (4.63 m²) - 15.51 (4.65 m²)
NET AREA 128.70 - 128.72 m²

KEY PLAN 2-7 FLOORS



LAKE SIDE
PARK



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