

NV NORTH  
WATERFRONT

# ALISTAN 1



# 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

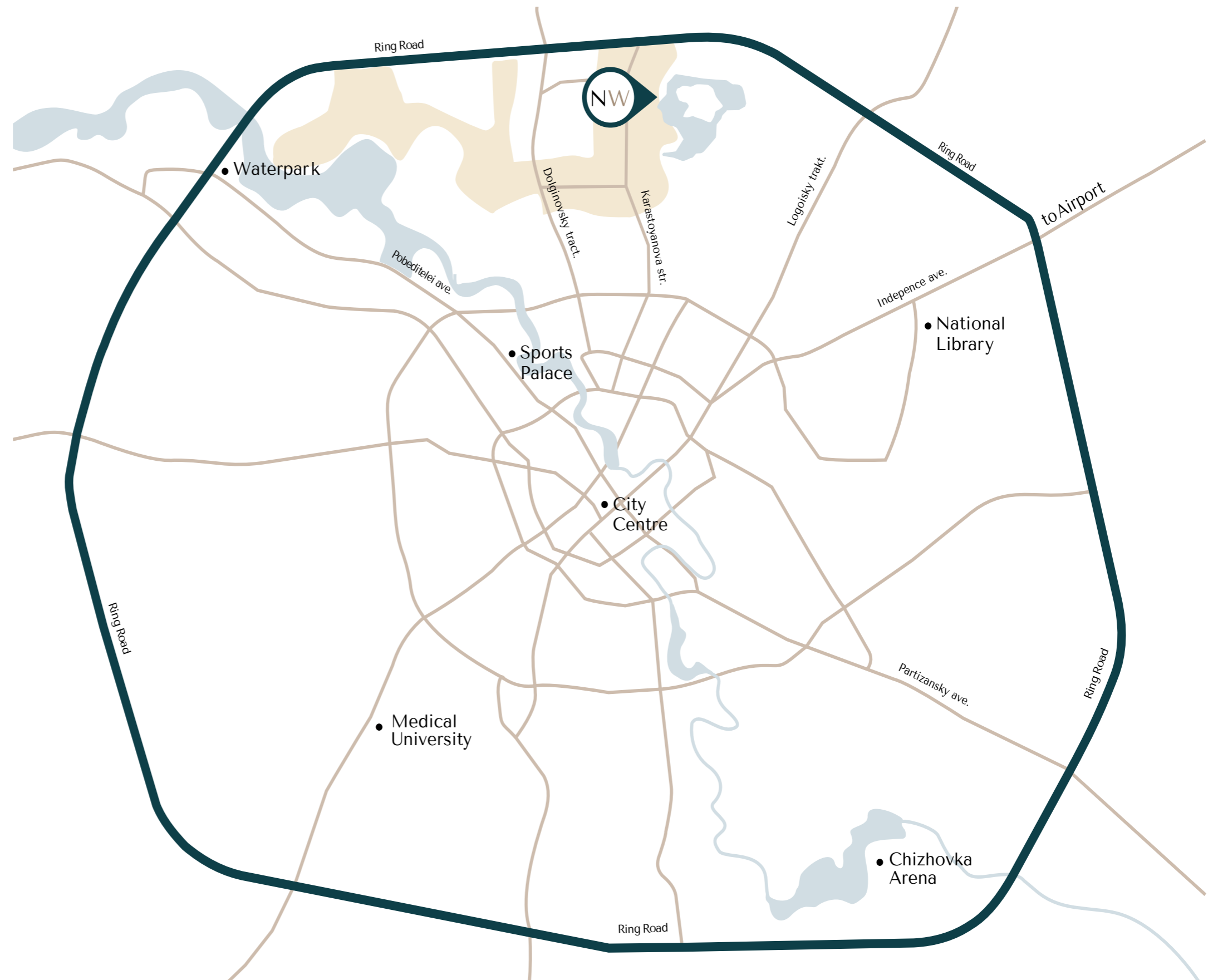
mins  
From the  
National Library

30

mins  
From the  
Railway  
Station

10













mins  
From the  
Sports Palace



# Infrastructure

North Waterfront, designed with the innovative 10-minute city concept, redefines comfort at an unprecedented level. This project caters to the modern urban lifestyle – ensuring that everything a resident's needs – shopping, dining, entertainment, and more – is within a quick 10-minute reach.



-  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



# ALISTAN 1

Alistan 1 is a place where the city slows its pace. An elegant home with thoughtfully designed architecture creates a sense of privacy and tranquility. Views of greenery fill each day with lightness and balance, turning an ordinary morning into a moment of calm and inspiration.

The home is located just a few minutes' walk from the walking paths and green spaces of Padel Park and Lakeside Park. Here, you can easily combine an active lifestyle, daily walks, and a peaceful rhythm of living close





# ALISTAN 1

At Alistan 1, open spaces are filled with light and air, creating a seamless connection between the interiors and the surrounding environment. Everything here follows the idea of balance - forms and textures, scale and proportions work together to bring a sense of warmth and harmony to everyday life.

The rooftop terraces hold a special place in the project. This is a space where you can start your day with a cup of coffee or tea, spend time with friends, or simply watch the evening city change its colors. Here, everyday urban life reveals a new, more inspiring perspective.

## Architecture for Living



# Lightness of Space



The rooftop terrace visualizations are for illustrative purposes only. Terraces are delivered in accordance with the project specifications. Furniture, pergolas, landscaping, barbecue equipment, and other decorative elements are not included in the standard property package. Planters are incorporated into the architectural concept and are considered part of the common property rather than an element of the individual terrace fit-out. Any additional terrace furnishing or decoration may be carried out by the owner in compliance with the property operating regulations and subject to approval by the property management company.



Lakeside Park

Neighborhood square

Alistan 1

Tally 1

Silva 1

Kindergarten

Tally 2

Car Park

Silva 2

Car Park

Tally 4

Padel Park

Residential Club

Silva 3



# Interiors

From the very first moments in the common spaces of Alistan 1, you feel a sense of calm and thoughtful harmony. Designer lobbies and hallways cultivate a refined atmosphere of comfort and everyday ease.

- Designer lobbies with panoramic glazing & elegant styling
- Elegantly designed hallways

- Dedicated storage for strollers
- Pet paw-washing facilities

# Thoughtful Space

A space is designed to easily adapt to residents' lifestyles - whether it's working from home, everyday family life, or creating a space for relaxation and personal hobbies.

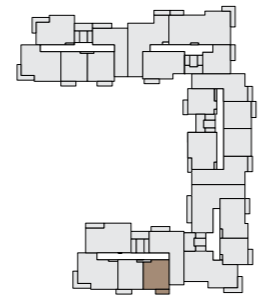


**1** | ALISTAN' 1  
BEDROOM

**1 BEDROOM**  
TYPE A

APARTMENT AREA ..... 42.32 - 45.32 m<sup>2</sup>  
BALCONY AREA ..... 4.77 (1.43 m<sup>2</sup>) - 50.26 (15.08 m<sup>2</sup>)  
NET AREA ..... 42.90 - 60.42 m<sup>2</sup>

KEY PLAN 1-6 FLOORS

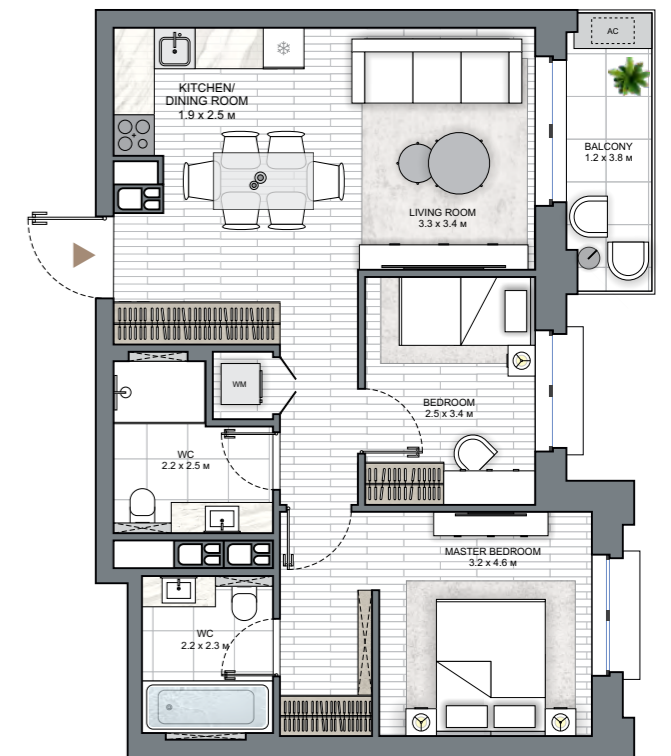
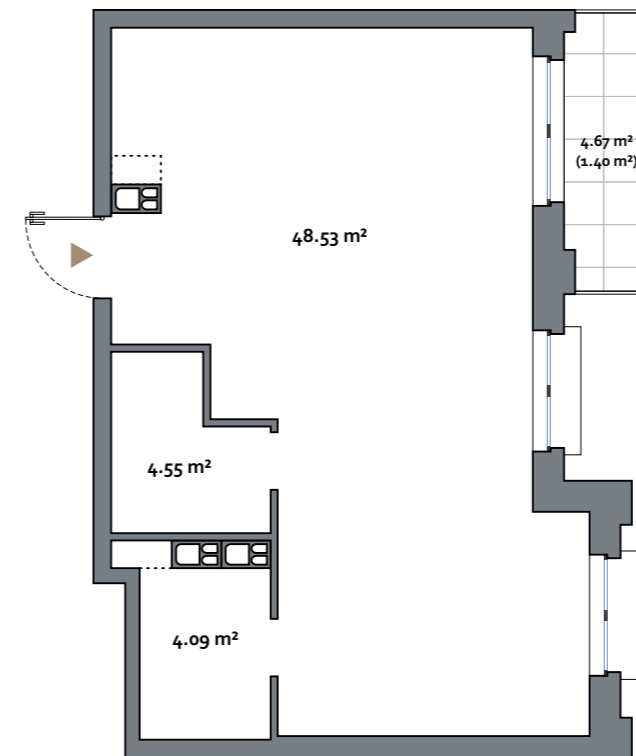
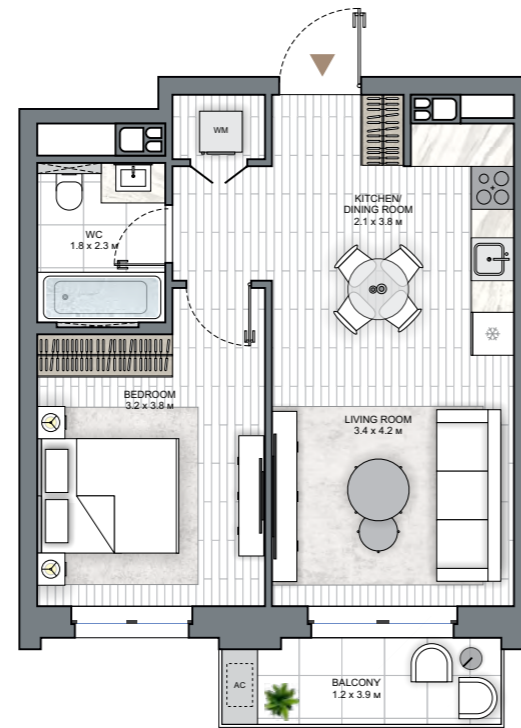
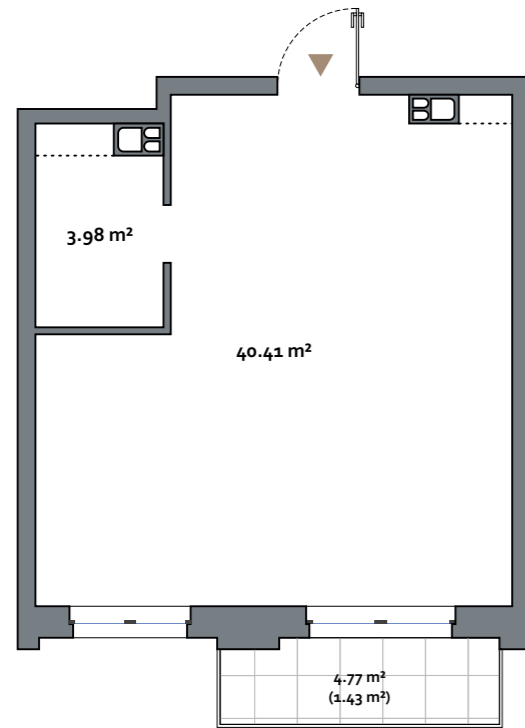
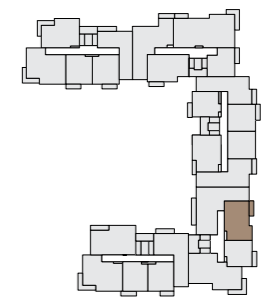


**2** | ALISTAN' 1  
BEDROOM

**2 BEDROOM(S)**  
TYPE MB

APARTMENT AREA ..... 58.37 - 59.04 m<sup>2</sup>  
BALCONY AREA ..... 4.02 (1.25 m<sup>2</sup>) - 4.67 (1.40 m<sup>2</sup>)  
NET AREA ..... 59.04 - 59.77 m<sup>2</sup>

KEY PLAN 1-7 FLOORS



Disclaimer

- All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
- All dimensions have been provided by our consultant architects.
- All materials, dimensions, features and amenities are approximate at the time of printing.
- 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.
- The dashed line indicates the possible location for installing the utility lines (not performed during construction).

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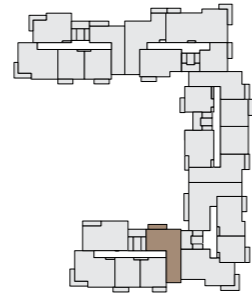
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2 BEDROOM | ALISTAN' 1

2 BEDROOM(L)  
TYPE A

APARTMENT AREA ..... 68.25 - 69.74 m<sup>2</sup>  
BALCONY AREA ..... 5.86 (1.76 m<sup>2</sup>) - 53.60 (16.02 m<sup>2</sup>)  
NET AREA ..... 71.18 - 84.27 m<sup>2</sup>

KEY PLAN 1-6 FLOORS



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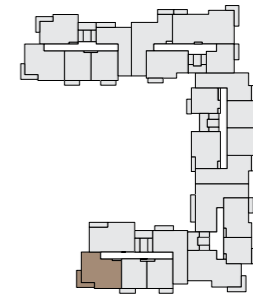
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2 BEDROOM | ALISTAN' 1

2 BEDROOM(L)  
TYPE C

APARTMENT AREA ..... 71.07 - 71.37 m<sup>2</sup>  
BALCONY AREA ..... 9.52 (2.86 m<sup>2</sup>) - 62.59 (18.78 m<sup>2</sup>)  
NET AREA ..... 73.93 - 90.15 m<sup>2</sup>

KEY PLAN 1-6 FLOORS



Disclaimer

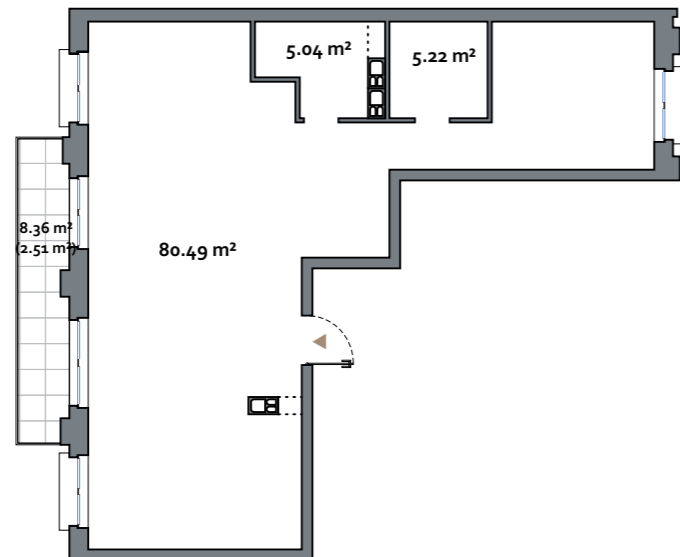
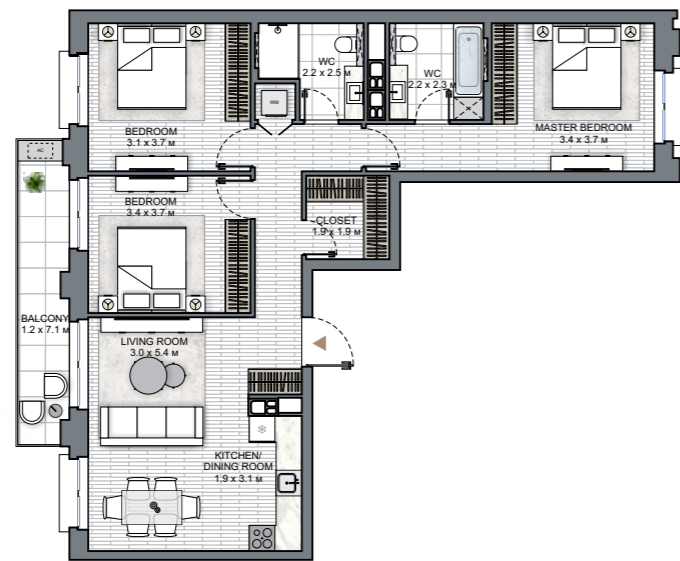
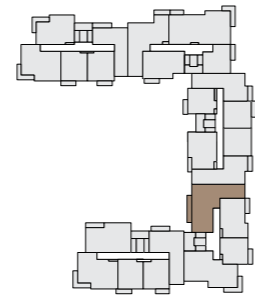
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3 BEDROOM | ALISTAN' 1

3 BEDROOM TYPE A

APARTMENT AREA .....90.75 m<sup>2</sup>  
 BALCONY AREA .....8.36 (2.51 m<sup>2</sup>)  
 NET AREA .....90.75 - 93.26 m<sup>2</sup>

KEY PLAN 3-7 FLOORS



Disclaimer

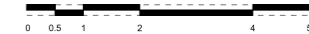
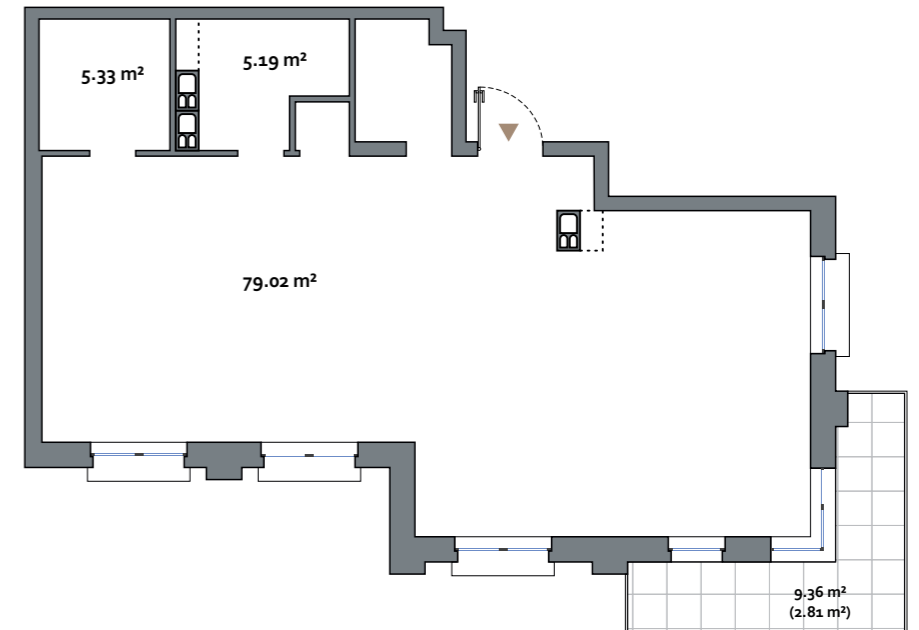
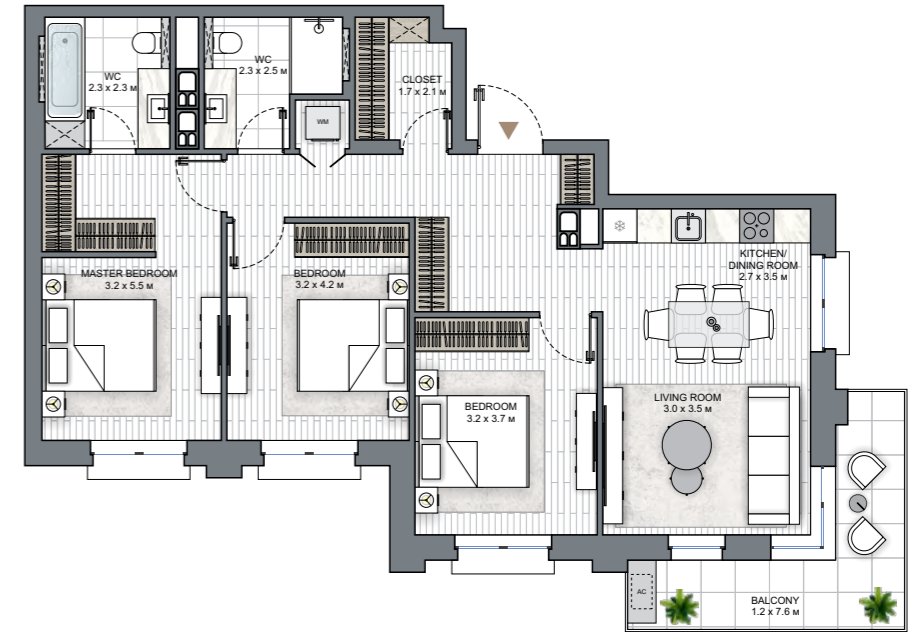
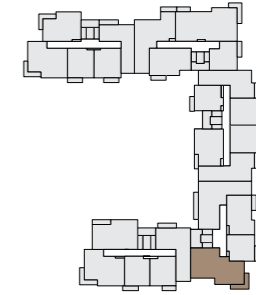
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3 BEDROOM | ALISTAN' 1

3 BEDROOM TYPE C

APARTMENT AREA .....89.54 - 89.61 m<sup>2</sup>  
 BALCONY AREA .....9.36 (2.81 m<sup>2</sup>)  
 NET AREA .....89.61 - 92.35 m<sup>2</sup>

KEY PLAN 2-7 FLOORS



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