

NV NORTH  
WATERFRONT

# LYNA 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.



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# 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

min  
From the  
Ring Road

15

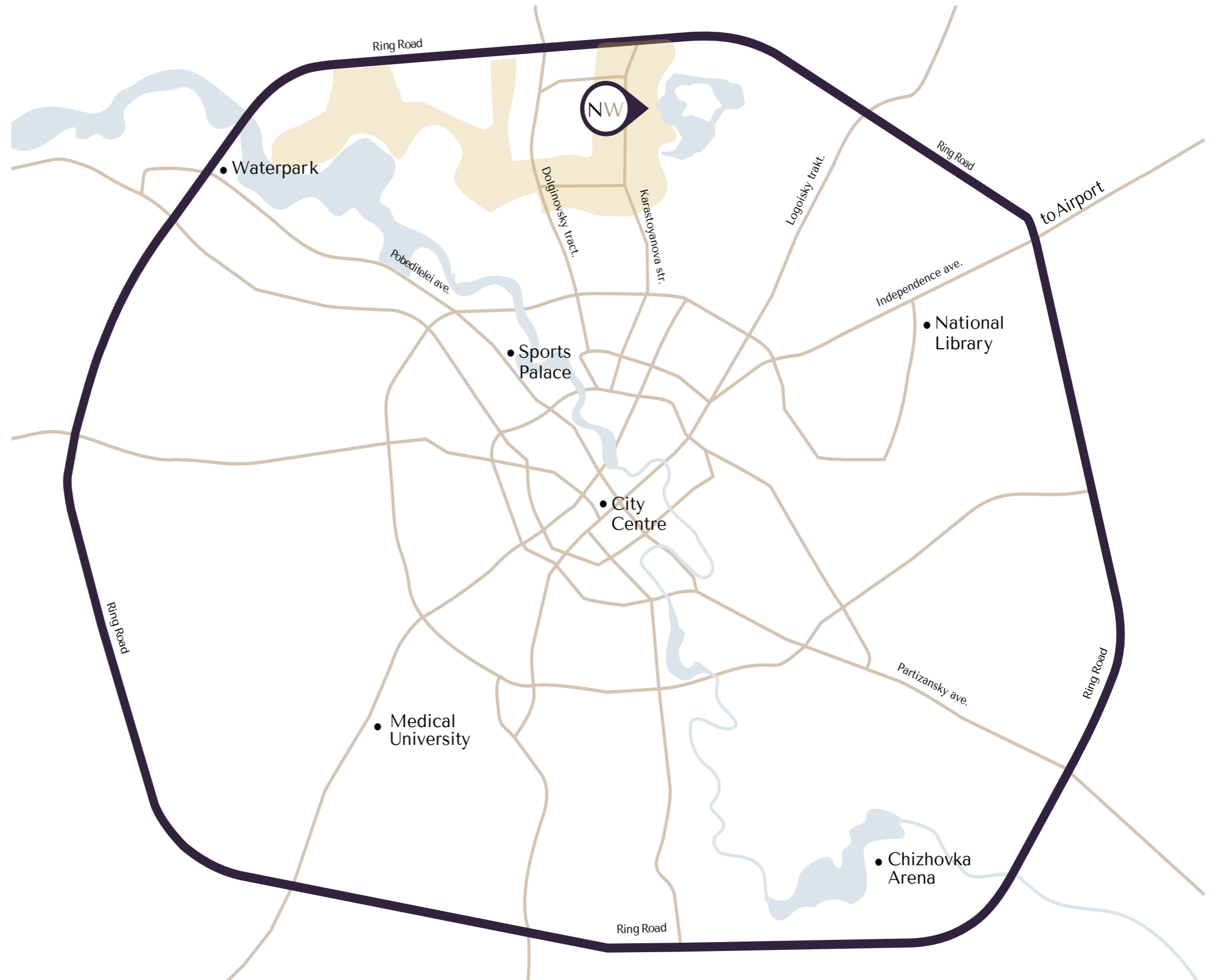
mins  
From the  
National Library

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 1

Lyna 1 is a place where comfort becomes a natural part of everyday life. Thoughtful architecture, well-developed infrastructure, a safe environment, and convenient transport accessibility create a harmonious setting for the modern family.

Refined green trails unfold just beyond your home – an elegant setting for unhurried walks, casual encounters, and time with loved ones. Here, nature extends seamlessly into your living space, offering a sense of privacy and tranquility.





# LYNA 1

The architecture is defined by contemporary expression and carefully sculpted forms. Spacious balconies and terraces seamlessly connect the interior with the surrounding nature, offering views of the park and pedestrian boulevard. Here, an elevated urban lifestyle unfolds in a setting shaped by openness, light, and considered design.

Perfection in every detail





Designed  
for comfort living



Lakeside Park

Neighborhood square

School

Kindergarten

Forest Park

Padel Park

Residential Club

Pocket Park

Lyna 1

Lyna 2

Car Park

Aston 3

Lyna 4

Aston 2

Lyna 3

Aston 1

Car Park

Exhibition Center



# Interiors

The interiors of Lyna 1 are built on a balance of aesthetics and functionality. Natural materials, a light color palette, and open spaces create an atmosphere of tranquility and visual ease. Subtle accents and thoughtful details shape an environment where comfort meets inspiration.

- Lobbies with panoramic glazing
- Elegantly designed hallways

- Dedicated storage for strollers
- Pet paw-washing facilities

## Built Around Your Lifestyle

Lyna 1 floor plans have been meticulously designed to match the pace of modern life. Spaces can be easily zoned and adapted to individual needs, creating a sense of freedom and comfort.

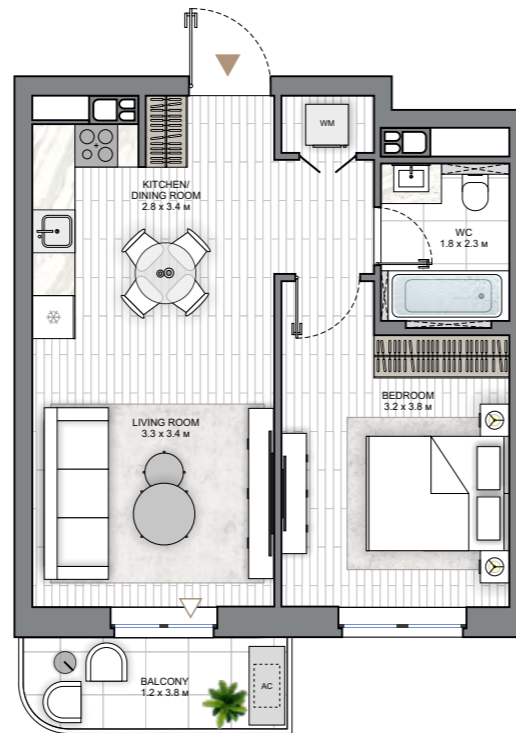
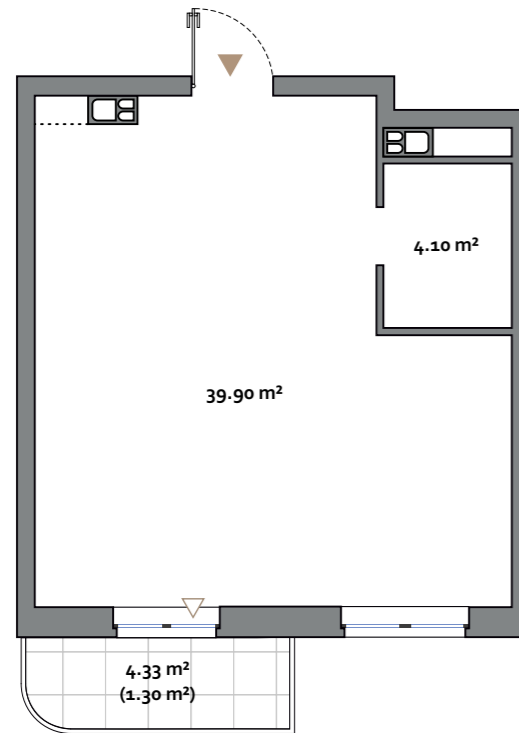
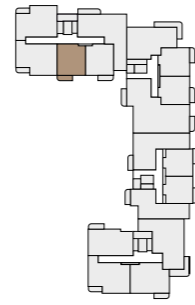


**1** BEDROOM | LYNA I

**1 BEDROOM**  
TYPE A

APARTMENT AREA ..... 42.78 - 44.54 m<sup>2</sup>  
BALCONY AREA ..... 4.33 (1.30 m<sup>2</sup>) - 8.93 (2.68 m<sup>2</sup>)  
NET AREA ..... 43.64 - 47.52 m<sup>2</sup>

KEY PLAN 1-10 FLOORS



Disclaimer

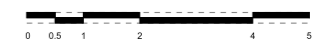
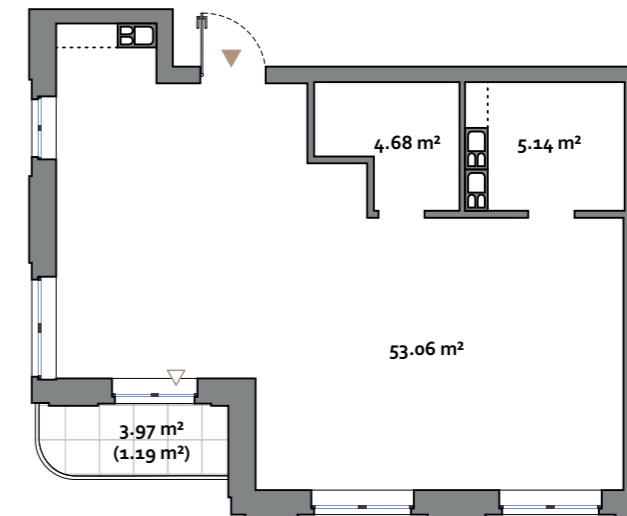
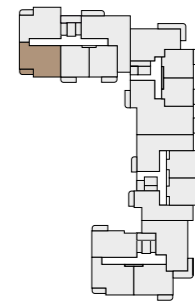
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area 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 | LYNA I

**2 BEDROOM(M)**  
TYPE A

APARTMENT AREA ..... 62.88 - 64.01 m<sup>2</sup>  
BALCONY AREA ..... 3.97 (1.19 m<sup>2</sup>) - 4.03 (1.21 m<sup>2</sup>)  
NET AREA ..... 64.07 - 65.22 m<sup>2</sup>

KEY PLAN 1-10 FLOORS



Disclaimer

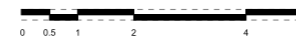
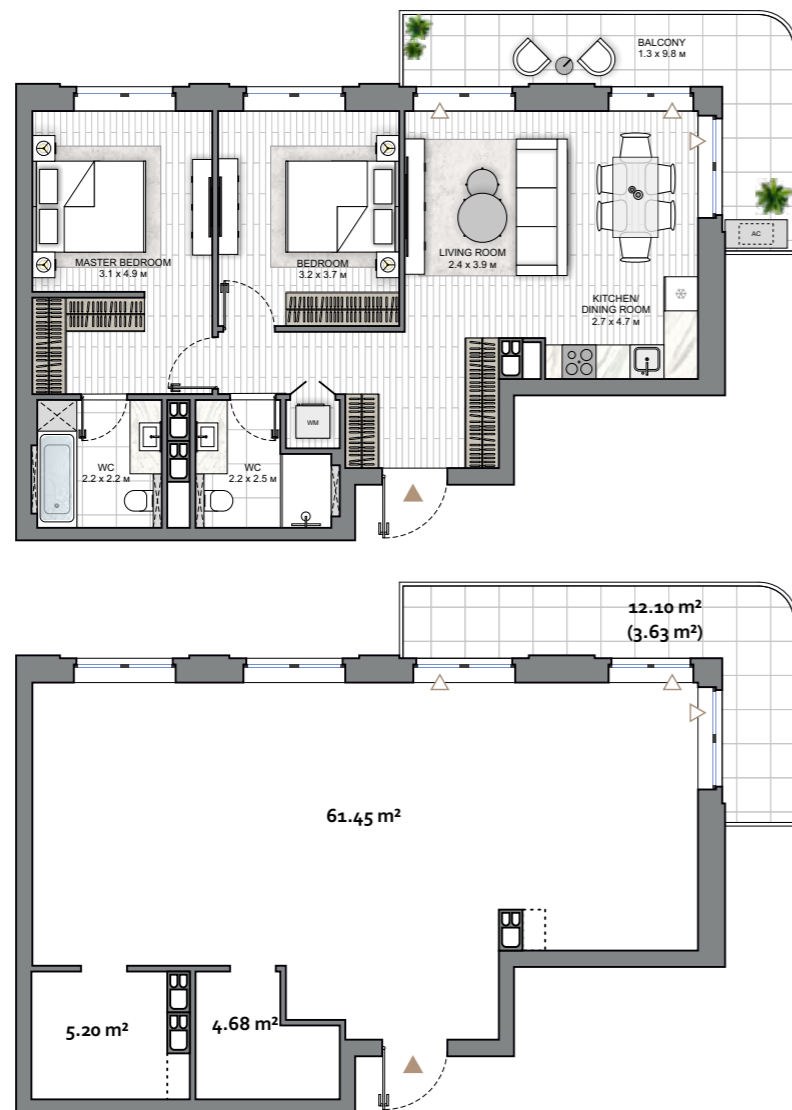
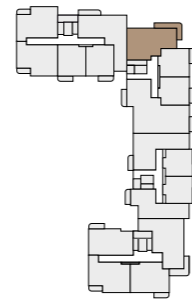
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2 BEDROOM | LYNA I

2 BEDROOM(L)  
TYPE A

APARTMENT AREA ..... 71.33 - 72.36 m<sup>2</sup>  
BALCONY AREA ..... 12.10 (3.63 m<sup>2</sup>)  
NET AREA ..... 72.36 - 74.96 m<sup>2</sup>

KEY PLAN 2-10 FLOORS



Disclaimer

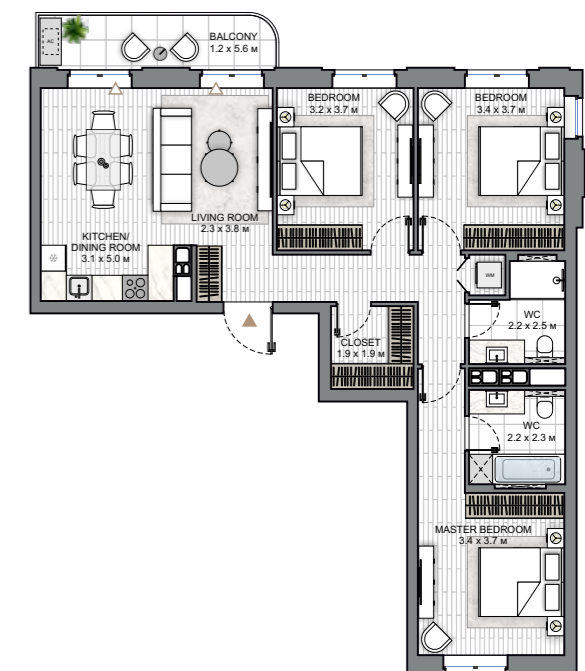
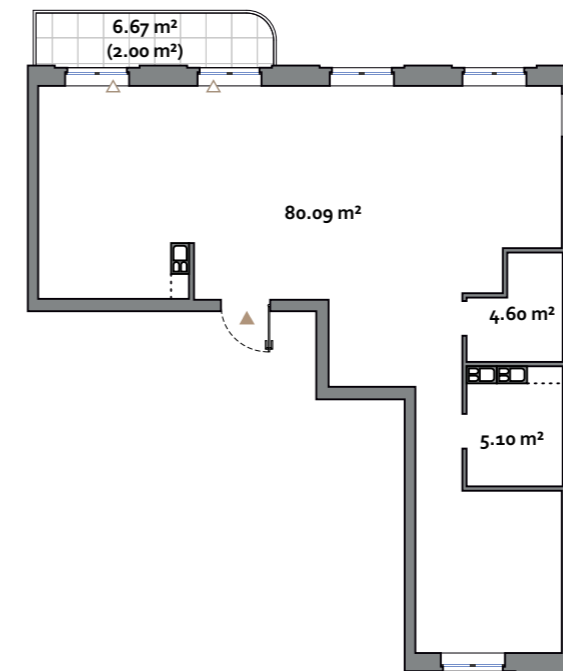
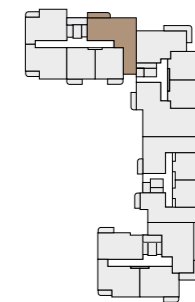
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3 BEDROOM | LYNA I

3 BEDROOM  
TYPE B

APARTMENT AREA ..... 89.79 - 90.90 m<sup>2</sup>  
BALCONY AREA ..... 6.67 (2.00 m<sup>2</sup>) - 6.70 (2.01 m<sup>2</sup>)  
NET AREA ..... 91.79 - 92.91 m<sup>2</sup>

KEY PLAN 2-10 FLOORS



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