

**Construction of the Russkaya Sloboda
Hotel and Entertainment Complex**

Murmanskaya Oblast, Pechengsky District, Nickel Urban Settlement



Vacant industrial **land**, ha:

3.4974

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General Information; Location; Contacts

Site characteristics	Description
Name	Construction of the Russkaya Sloboda Hotel and Entertainment Complex
Type (industrial site, industrial park, technological park, tourist and recreation area benefiting from favourable social and economic policies)	Tourism and recreation special economic zone
Type of ownership (private, public, public-private)	Public non-delineated ownership
Location and web-site (e-mail)	Murmanskaya Oblast, Pechengsky Municipal District, 72 nd km of the Liinakhamari-Gosgranitsa road, Golfstrim recreation facility
Management company or similar (MC)	Pechengsky Municipal District Administration, Murmanskaya Oblast
MC Address (postal, electronic, web-site)	184421, Murmanskaya Oblast, Pechengsky District, Nickel Urban Settlement, ul. Pionerskaya, 2 email: adm_pech@mail.ru
MC contact responsible for relations with	Evgeny S. Skorikov, Head, Planning and Budgeting

potential residents (full name, title, phone number and e-mail)	Division, Pechengsky Municipal District Administration investpechenga@gmail.com 8(81554)51917
Site Development Concept (web-site, if any) (yes/no)	Yes (not posted on the Internet)
Site business lines (major projects, SME projects, mixed-type projects)	SME projects, mixed-type projects
Industry specialization	Hotels and restaurants

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town	20 km to Nikel Urban Settlement	—
2.	Distance to the regional centre	224 km to Murmansk (bus terminal)	—
3.	Distance to Moscow	2300 km	—
4.	Distance to the nearest highway	Liinakhamari-Gosgranitsa road, 0 km	—
5.	Any road connecting the Site with the nearest highway, distance and road condition	Yes, 0 km, asphalt coating	—
6.	Any motor roads across the Site (yes/no)	Yes	—
7.	Any connections to railways (yes/no)	No	—
8.	Any offloading rail terminal facilities (yes/no)	No	—
9.	Distance to the nearest international airport	217 km to Murmashi airport	—
10.	Distance to the nearest river port	No	—
11.	Distance to the nearest sea port	Murmansk	—

Infrastructure

	Characteristics	Current status	Projections
<i>Plots of land</i>			
1.	Total area of the Site (ha)	3.4974	3.4974
2.	Vacant plots of industrial land within the Site limits (ha)	<u>3.4974</u>	3.4974
<i>Industrial property</i>			
3.	Vacant industrial property (sq. m.) (yes/no), technical state and reconstruction measures planned	No	—
4.	Any construction of industrial property underway or planned (for subsequent lease or sale) (sq.m.)	No	—
<i>Office property</i>			
5.	Vacant area of office property (sq. m) (yes/no), technical state and reconstruction measures planned	No	—
6.	Any construction of office property underway or planned (for subsequent lease or sale) (sq.m.)	Construction planned: security station (41.4 sq. m); rental centre (89.0 sq. m); administrative premises in the hotel building	—
<i>Utilities</i>			

7.	Any construction of electric mains underway or planned (yes/no); available load (MW)	No, electric mains – 105 m	Yes, 6.6 MW
8.	Any construction of CHP and/or heat supply systems underway or planned (yes/no); contracted capacity (Gcal/h)	No	—
9.	Any construction of water supply network systems underway or planned (yes/no); maximum switched load (cu. m/h)	No	—
10.	Any construction of water sanitation systems (sewage, storm wastewater treatment facilities) underway or planned (yes/no); contracted capacity (cu. m/h)	No	—
11.	Any construction of gas supply systems underway or planned (yes/no); contracted capacity (cu. m p.a.)	No	—
12.	Any construction of other utility networks underway or planned (yes/no) (if yes, specify)	No	—
Workforce			
13.	Nearest settlements, distance	Nikel Urban Settlement, 20 km Zapolyarny, 27 km	—
14.	Transport service between the Site and the settlements	Yes, taxi service (Nikel Urban Settlement, Zapolyarny)	—
15.	Total workforce estimates within a 50-km radius of the Site (people, thousand)	17.839	18.217
16.	Approximate number of unoccupied able-bodied population (people, thousand)	0.169	0.169
17.	Average monthly pay of technical staff (RUB, thousand)	43.500	—
18.	Average monthly pay of managerial staff (RUB, thousand)	44.090	—
Social infrastructure in 30-minute proximity to the Site			
19.	Canteens or cafes at the Site (yes/no)	Yes	—
20.	Hospitals (yes/no, proximity to the nearest one)	Yes, 20 km to Nickel Urban Settlement	—
21.	Shops (yes/no, proximity)	Yes, 20 km	—
22.	Housing for the Site staff (yes/no, proximity)	Yes, 20 km	—
23.	Hotels for the Site staff (yes/no, proximity)	Yes, 20 km	—
24.	Any construction of other social infrastructure facilities underway or planned (yes/no) (specify)	No	—

Tariffs

	Characteristics	Unit of measure	Current status	Periodicity of Review
Purposes of presenting vacant areas				
1	Purposes of presenting vacant areas: - sale - lease - other forms of partnership (specify).	Searching for investors		

Lease				
2	Lease rate for industrial areas	rubles/square meters per month excluding VAT	-	
3	Lease rate for office areas	rubles/square meters per month excluding VAT	-	
Connection to electric networks				
4	Cost of connection to electric networks	thous. rubles/kW excluding VAT	11001.2	
Utility services				
5	Cost of contracted electrical capacity (capacity tariff) (OJSC IDJC)	rubles/kW* per hour excluding VAT	3.81	
6	Heat tariff (OJSC Murmanenergobyty)	rubles/Gcal excluding VAT	1926.26	
7	Water tariff (MUE Usluga)	rubles/ cubic meters excluding VAT	9.19	
MC services				
9	Logistics (yes/no)		no	
10	Staff recruitment (yes/no)		-	
11	Maintenance/engineering (yes/no)		-	
12	Security (yes/no)		-	
13	Legal services (да/нет)		-	
14	Consulting, including raising funds for financing projects of residents (yes/no)		-	
15	IT services (yes/no)		no	
16	Cleaning of grounds, garbage disposal (yes/no)		-	
17	Transportation of residents' personnel and providing private vehicles (yes/no)		-	
18	Banking services (settlement and cash services for residents) (yes/no)		-	
19	Services of a customs broker (yes/no)		no	
20	Leasing of premises (yes/no)		no	
21	Temporary storage warehouses (yes/no)		no	
22	Other services (specify)		-	

Preferences to Residents

In terms of initial costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Subsidies for expenses on technological connection to electrical facilities	Resolution by the Murmanskaya Oblast Government dd. 24.01.2012 No. 16-PP	Indefinite term
2	Subsidies on SME projects	Resolution by the Murmanskaya Oblast Government dd. 31.07.2012 No. 392-PP	Indefinite term
3	Subsidies on lease payments to acquire fixed assets	Resolution by the Murmanskaya Oblast Government dd. 24.01.2012 No. 16-PP	Indefinite term
4	Guarantees on fixed-asset loans to SMEs	Regulation on Guarantee (Pledge) Fund of NPO SME Development Fund of Murmanskaya Oblast (NPO FORMAP) approved by Acting Economic Development Minister of Murmanskaya Oblast as at 01.09.2010	Indefinite term

In terms of operating costs

	Preferences	Statutory document and approving authority	Statutory document validity
1	Profit tax reliefs	Murmanskaya Oblast Law dd. 11.01.2011 No. 1315-01-ZMO <i>On State Support for Investment Activities in Murmanskaya Oblast</i> (entities involved in investment activities and implementing investment projects recognized as priority ones (capital investments – above RUB 100 mn; capital investments for lines of activities listed in Section C <i>Mining</i> or Subsection DJ <i>Metallurgy</i> – above RUB 1 bn) for three tax periods)	Indefinite term
2	Property tax reliefs	Murmanskaya Oblast Law dd. 11.01.2011 No. 1315-01-ZMO <i>On State Support for Investment Activities in Murmanskaya Oblast</i> (entities involved in investment activities and implementing investment projects recognized as priority ones (capital investments – above RUB 100 mn; capital investments for types of activities listed in Section C <i>Mining</i> or Subsection DJ <i>Metallurgy</i> – above RUB 1 bn) for a period of three years)	Indefinite term
3	Other tax relief (specify in detail)	Murmanskaya Oblast Law dd. 03.03.2009 No. 1075-01-ZMO <i>On Setting of Graduated Tax Rates Based on Taxpayer Categories as per Tax Collected in compliance with the Simplified Taxation System</i> (reduced tax rates as per tax collected in compliance with the Simplified Taxation System for taxpayers conducting certain types of economic activities)	Indefinite term
4	Other preferences (specify):	Murmanskaya Oblast Law dd. 11.01.2011 No. 1315-01-ZMO <i>On State Support for Investment Activities in Murmanskaya Oblast</i> (granting of a deferral or installment plan for the payment of a corporate profit tax to entities involved in investment activities and implementing investment projects in Murmanskaya Oblast)	Indefinite term