

Land Plot

Permski Krai, Nytva, "Solnechny" residential estate



Vacant industrial **land**, ha:

6,8

SITE BRIEF:

[General Information; Location; Contacts](#)

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General Information; Location; Contacts

№	Site characteristics	Description
1.	Cadastral number	59:26:0610844:175
2.	Location	"Solnechny" residential estate
3.	Location description	Suburbs of Nytva.
4	Type of lands	Populated lands.
5	Condition of lands in brief	Unused, undeveloped. The terrain is plain; Flora: bushes, clayey soil.
6	Type of ownership (private, public, public-private)	public
7	Management company or similar (MC)	Administration of Nytva town settlement
8	MC Address (postal, electronic, web-site)	617000, Nytva, K. Libknekhta ul, 2a
9.	MC contact responsible for relations with potential residents/investors (full name, title, phone number and e-mail)	Shashmurina Tatiana Alexeevna, Head of Department of Land Planning for the Regional Committee of Property Management, tel: (34272)3-04-96; zemlia41@mail.ru

10.	Site business lines (major projects, SME projects, mixed-type projects)	Mixed-type projects
11.	Industry specialization	Industrial and utility objects

Transport accessibility

	Characteristics	Current status	Projections
1.	Distance to the nearest town (km)	Within the boundaries of Nytva town settlement	—
2.	Distance to the regional center (km)	Perm, 70 km	—
3.	Distance to Moscow (km)	1564 km	—
4.	Distance to the nearest highway, name and distance	Nytva-Novoiyinskoe Shosse, 5.0 km	—
5.	Any road connecting the Site with the nearest highway: distance and road condition (km)	2 asphalt-concrete roads with a distance of 500 m.	—
6.	Any motor roads across the Site (yes/no)	no	—
7.	Any connections to railways (yes/no)	no	—
8.	Any offloading rail terminal facilities (yes/no)	no	—
9.	Distance to the nearest international airport (km)	"Bolshoe Savino" Airport, Perm, 80 km	—
10.	Distance and name to the nearest river port (km)	"Perm-1" River Port, 70km	—
11.	Distance and name to the nearest sea port (km)	Saint-Petersburg, 2088km	—

Infrastructure

№	Characteristics	Current status	Projections
1.	Total area of the Site (ha)	<u>6.8</u>	—
2	Vacant plots of industrial land within the Site limits (ha)	<u>6.8</u>	—

Engineering infrastructure

	Available utilities (yes/no/comments). Distance from the Site to the utilities (km), power required for use. - power supply - heat supply - gas supply - water supply - sewage	The following utilities are available at the Site: - water pipeline - gas pipeline - power Capital investment projects provide for construction of engineering infrastructure: gas supply and sewage system.	-
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Workforce

4.	Transport service between the Site and the settlements	Inter-settlement bus lines	-
5	Total workforce estimates within a 50-km radius of the Site (people, thousand)	0,200	-
6	Approximate number of unoccupied able-bodied population (people, thousand)	0,700	-

Social infrastructure within 30-min proximity of the Site

7	Hospitals (yes/no, proximity to the nearest one)	Yes, 7 km	-
8	Shops (yes/no, proximity)	Yes, within walking distance	-
8	Housing for the Site staff (yes/no, proximity)	Yes, within walking distance	-
10	Hotels for the Site staff (yes/no, proximity)	6 – 7 km	-

Preferences to Residents

In terms of operating costs

№	Preferences	Statutory document and	Statutory document validity
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		approving authority	
1.	Profit tax relief	Law of Permski Krai No. 1685-296 dd. 26.08.2001 "On Taxation in Permski Krai"	<p>Corporate profit tax rate to be transferred to the budget of Permski Krai shall be set as 13.5% for the following taxpayers:</p> <ol style="list-style-type: none"> 1. Companies with an average headcount in tax/reporting period, to be defined in line with the procedure set by the federal executive body authorized to perform statistical calculations, exceeding 10 people; 2. Companies with an average income, to be defined in compliance with Article 248 of the Tax Code of the Russian Federation as at the end of the tax/reporting period for corporate tax income, exceeding RUB 100 thousand; 3. Companies specified in subparagraphs 2-8 and 17, paragraph 3, Article 346.12 of the RF Tax Code.
5	Property tax relief	Law of Permski Krai No. 1685-296 dd. 26.08.2001 "On Taxation in Permski Krai"	<p>Tax rate shall be set as 2.2%. Differentiated tax rates shall be set for:</p> <ol style="list-style-type: none"> 1. Companies directly engaged in economic activities specified herein; 2. Companies leasing fixed assets for temporary possession and use or for temporary use to other companies and/or individual entrepreneurs to perform economic activities specified herein. <p>Differentiated tax rates shall be set with respect to fixed assets purchased and put into operation, excluding those specified in para. 2.1. hereof, utilized in the following economic activities: agriculture; hunting and forestry; fishery; fish farming; mineral extraction; manufacturing; generation and distribution of power, gas and water; construction; transport and communications.</p> <p>Differentiated tax rates, excluding those specified in para. 2.1. hereof, shall be set as: 0.6% within the 1st year after commissioning of fixed assets, 1.1% - within the 2nd and 3rd years of fixed assets operation.</p>

No preferences in terms of initial costs