Foreword

Honorable residents of the “Minsk Lighthouse” complex! We sincerely congratulate you with the purchasing of the real estate in our multi-functional complex, and welcome you in the most beautiful and prestigious district of the city of Minsk. We are sure that here you will spend many long happy years!

In this guide, we will explain the peculiarities of the “city-in-city” system as well as the benefits and conveniences provided for all our residents. Our main goal is well-organized, regulated management of the complex and its servicing.

Through joint efforts, we will be able to maintain order in the "Lighthouse of Minsk," save its original appearance and reputation, and to reach new level of life organization in the nearest future.

Here you will find contacts of the establishments and institutions that will be useful in the nearest future, the structure of the multifunctional complex “Minsk Lighthouse – city in the city”, specifics of the apartments, as well as many other additional information that may be useful to you. In other words, this guide on how to live in a comfortable, safe environment and enjoy all the conveniences and benefits of the “Minsk Lighthouse”.

Joint homeownership and management will be implemented through a partnership of owners (HA), and include measures to ensure the preservation, maintenance and use of joint homeownership real estate, maintaining proper sanitary and technical conditions of the common property.

Owners of the house apartments can participate in making important decisions regarding the management of common property in the “Minsk Lighthouse” complex. If you have any questions, please do not hesitate to call (HA): (017) 393 99 24, fax (017) 393 99 23.

With best regards, DANA HOLDINGS!

**Important information about the complex**

**The unique location**

The “Minsk Lighthouse” multifunctional complex is located opposite the National Library of the Republic of Belarus, the symbol of the country, and along the main avenue, that connects the Minsk with Moscow – Prospekt Nezavisimosti.

The distance to MKAD is 3.5 km. “Vostok” metro station is a 2-minute walk away. Just a 5-minute walk land transport stops are located, which allows to get anywhere in the city within minutes.

Out of the “Minsk Lighthouse’s” windows, picturesque views of the forest and the river, the city and the National Library open up. On the territory of the multifunctional complex the largest in the region “Dana Mall” shopping and entertainment center with area of ​​200 000 square meters is located. It includes underground and land parking, 3 floors of high quality shopping, recreation and entertainment, restaurants, cafes, 7 cinema halls, hypermarket, as well as direct access to “Dana” elite business center.

“Benoy” (UK) developed the interior design of Dana Mall. On the territory of the “Minsk Lighthouse” more than 6,000 parking spaces are located which eliminates the problem of private vehicles parking.

The complex also includes three modern kindergarten, a unique experimental school, playgrounds, Memorial Park with walkways, benches, fountains and lush vegetation.

Due to the building of schools and kindergartens,
the “Minsk Lighthouse” provides the solution of many problems that young families may face. The presence of boutiques, beauty salons, pharmacies and bank branches in each building will help our residents to save their time!

**Healthy lifestyle**

The “Minsk Lighthouse” is located in a picturesque place surrounded by green, which guarantees clean air and provides all the prerequisites for a healthy life of the residents of the complex. Playgrounds for children created between residential buildings – green oasis, for adults who maintain a healthy lifestyle treadmills created. The complex includes a modern sports center, which includes a gym, swimming pool, spa and others.

**Time to live tastefully**

Our congratulations! You have chosen a unique residential complex! “Minsk Lighthouse” city-in-city is a completely new level of life!

Every house in the complex is unique and has its own name!

Features of the apartments of the residential complex “Minsk Lighthouse”:

* Room for concierge is at the entrance of each house.
* The materials used in the construction of the complex, are of high quality and meet applicable regulations and standards for these types of works. Acoustic and thermal insulation, fire resistance, protection against moisture and water meet all the criteria and requirements.
* Some of the apartments in 3, 4 and 5 lines of the complex have a terrace that allows residents to arrange outdoor recreation or picnic, without going outside the complex. These apartments called “house-in-house”.
* Due to this feature, all rooms will be filled with sunlight.
* High quality import plastic windows will provide high thermal and acoustic insulation.
* Each penthouse has two bathrooms; a ceiling height varies from 3 to 3.6 meters.
* In all apartment houses, there are 2 import elevators, load capacity 1000 kg and 400 kg, the speed 1.6 m/sec each.
* Before providing apartments for living ​​preparation for final reconstruction and floor covering are made.

**Engineering maintenance of houses**

* Power supply includes installation of electricity counter with hidden wiring outlets and switches;
* Water supply and sanitation includes installation of hot and cold water counters;
* Heating includes 100% readiness with door-control and heat metering devices;

The buildings have two levels with public premises:

* First level – ground floor: administrative, technical premises, heat center and switchboard room;
* Second level – 1st floor: hall, corridors, technical rooms, rooms for concierge, rental space;

The complex provides 6,000 parking spaces.

Entrance to the complex is equipped with ramps or platforms for the disabled people, which allows lifting of wheelchair up to level of the entrance building.

**The most advanced solutions**

* Each entrance is equipped with doorphone connection and access to control of the entrance door locking, the ring in each apartment through door entrance console and providing of two-way communication of a visitor with residents.

This prevents from unwanted guests, as well as enables the remote opening of the electromagnetic latches of the front door locks of any apartment.

* In apartments, autonomous fire detectors are installed which based on fire alarm device.
* At least two detectors are installed in each premise.

When receiving the “Fire” alarm a unit generates a control signal to the fire warning switching system. After that, notice the remote is transferred to the MES’s scheduling console.

In case of fault of fire automation signal is also transmitted in the MES. Simultaneously, fans switched on, the smoke exhausting valve system opens in the hallway on the floor where the fire takes place.

Thus, in case of fire, you can count on a quick response of fire service and monitor the safety of people and their property 24 hours a day.

* Outside fire hydrants with a flow rate of water for at least 25 l per second provide fire extinguishing.
* Driveways provide a way to the buildings, fire hydrants and entrances for fire trucks.
* Fire departments have access to areas due to fire ladders.

**Important contacts**

**Clinics**

19 Children's Municipal Polyclinic

220114, Minsk, Prospekt Nezavisimosti, 119a

Tel. +375 (17) 280-16-21

19 Central district Polyclinic of the Pervomaisky district of Minsk

220114, Minsk, Prospekt Nezavisimosti, 119

Tel. + 375 (17) 285-65-81

24 Special Medical examinations City Polyclinic

220114, Minsk, ul. Filimonova, 53

Tel. +375 (17) 237-05-61

**Schools**

Secondary school № 20

220114, Minsk, ul. Greenhouse, 5a

Tel. + 375 (17) 219-37-47

Secondary school № 121

220086, Minsk, ul. Kalinowskogo, 50

Tel. +375 (17) 267-10-50

Masherov’s Secondary school № 137

220086, Minsk, ul. Kalinowskogo, 50, Bldg. 2

Tel. + 375 (17) 267-95-62

**Kindergartens**

Nursery № 296

220114, Minsk, Prospekt Nezavisimosti, 151a

Tel. +375 (17) 267-12-00

Nursery № 339

220114, Minsk, Prospekt Nezavisimosti, 1376

Tel. + 375 (17) 267-33-01

Nursery № 313

220114, Minsk, Prospekt Nezavisimosti, 137a

Tel. + 375 (17) 267-63-03

Kindergarten № 308

220114, Minsk, Prospekt Nezavisimosti, 125a

Tel. +375 (17) 267-61-10

**Administration of the Pervomayski district of Minsk**

220012, Minsk, pereulok of K. Chorny, 5, office 114

+375 (17) 2807589, +375 (17) 2807584

**Post offices**

114 Post office of Republican Unitary Enterprise Belpochta

220114, Minsk, Prospekt Nezavisimosti, 131, building 1

Tel. +375 (17) 267-97-03

**Shopping**

Gallery Shop “Promenade” “Minsk Lighthouse”, along Kalinowski Street

Shopping center Dana Mall

“Minsk Lighthouse” metro station Vostok

Fire 101

Police 102

Ambulance 103

**The shopping and business center**

Dana Mall is the largest in the region shopping center with area of ​​200,000 sq.m., which is a part of a multifunctional complex “Minsk Lighthouse” with an area of ​​1 000 000 sq.m.

Dana Mall is three floors of high quality shopping, recreation and entertainment for the whole family, restaurants, cafes, modern food court and a champagne bar, hypermarket, seven cinema halls, kids club and playground. The underground and surface parking and direct access to the elite business center “Dana” is designed for visitors. Sophisticated layout makes the center safe and comfortable.

“Dana” Center is a prestigious business center near Vostok metro station with area of 26 000 sq.m. It includes offices, shops, and business suites.

Dana Business Center is a prestigious location on Nezavisimosti Ave– just in front of the National Library, with panoramic windows and direct access to the shopping and entertainment complex Dana Mall, a breathtaking view of the city, underground parking, business suites, a restaurant, import decoration materials and high quality equipment, floor height varies from 3.10 to 4.10 meters, there is a terrace on the 9th and 11th floors.

Dana Business Center is a new place for your successful business!

**School**

In September 2014, the new high school will open its doors for all young residents of the “Minsk Lighthouse” residential complex, which will be located on the Kalinowski street, right next to the House of Mercy. The peculiarities of this school will be atypical project, modern architecture and well-developed sports facilities.

The school is optimized for 880 students and includes 22 study rooms, 4 laboratory cabinets and sports halls, library, medical unit, catering department, swimming pool, 2 tennis courts, 2 halls, gym, stadium, amphitheater and a café.

Thus, besides three nearest schools listed in the guide above, you will see another completely new high school in walking distance from the residential part of the “Minsk Lighthouse”.

Parents no longer have to rush to pick up children from school, or worry about the child until he gets home on public transport. Now the kid can safely get home himself, saving parents’ time and nerves.

Apart from the location, the new school has another nice advantage: Patriarch of Moscow and All Russia Kirill during his visit to Minsk consecrated the place of construction of the school itself.

**Additional information**

**Public utilities**

Charges for public utility services (hereinafter – PUS) are made ​​with the signing of the acceptance and transfer of house (regardless of signing the acceptance of transfer of residential premises).

This matter is governed by the contract of cooperative housing projects.

Rates for utility services are set by law. Fees are charged on a monthly basis, based on the counters’ readings and current rates.

If the community owner or members of his family are not registered in their premises, charges for services are made by the economically justified costs, which are significantly higher than the rates for personal accounts for people according to the place of their residence are registered.

**Technical maintenance and communication services**

To conclude an agreement for maintenance with TS you should have constitutive documents to premises and your passport.

To conclude an agreement with the “Minskvodokanal” (Karbysheva str. 9/2 – Pervomayski district) you should have constitutive documents to premises and your passport. You should provide data about water consumption in TS within a period from 25 to 30 every month.

To conclude an agreement with “Minskenergo” (B. Khmel'nickogo str., 6) you should have constitutive documents to premises and your passport. Payment on electricity consumption are made in bank.

To conclude an agreement with “Beltelecom” (Starovilenskaya str., 87) you should have constitutive documents to premises and your passport.

**Taking care of the district**

Dear residents of “Minsk Lighthouse”!

After selling of the apartments our care of you does not end!

We are pleased to offer design and layout of your apartments conducted by the team of professionals.

After design approval, all of your ideas will be implemented as soon as possible. We are ready to do everything to make you live in comfort and coziness.

Due to high quality of construction and the quality of life in the residential complex apartments are in stable condition and with the participation of all residents in the improvement of the neighborhood can be even better.

Everyone should understand that appearance of “the city-in-city” depends on you, the residents of the complex.

This is our new concept of property – you get not only high-quality apartments but also prestigious, well-maintained and safe district.

Public Services take care of the environment of the complex but not inside of it; all public areas in the building belong to the owners of apartments and are under strict supervision of condominiums.

Precisely for this reason, it is important that people also care about the territory on which they live and maintain a high level of quality of life in the “Minsk Lighthouse”.

Only through joint efforts and competent service organization of the complex, we can save and improve the conditions that were provided by the developer.

Maintenance and management of the complex includes the following points:

1. Cleaning services;

2. Maintenance of open spaces;

3. Ensuring the safety;

4. Maintenance.

**Cleaning services**

The territory of the RC “Minsk Lighthouse” includes:

* The objects of common use of residential buildings, halls, stairways, corridors, elevators, technical rooms, lockers;
* External space: sidewalks, roads, parking lots, playgrounds, green areas.

Regular good housekeeping of such a large space is essential to maintain comfortable life of the residents and preserving the commercial value of apartments and shops in the multifunctional residential complex.

To maintain good order the residents are recommended the following sequence:

* Daily – garbage collection, cleaning of garbage cans, hand cleaning service with brooms;
* Once a week – cleaning of floors, doors, glass surfaces, handrails in halls, corridors and buildings and garages staircases;
* Once a month – cleaning of machines with brushes and vacuum cleaners, parking, terraces and walkways cleaning, wet cleaning of surfaces, technical rooms and parking;
* Quarterly – cleaning of signs and direction signs;
* Once a year – cleaning of gutters and roofs, walls and ceiling (on the basis of a monthly check if necessary);
* When required – removing the leaves or snow from the area.

**Green planting management**

Green areas in which creation design experts of landscape took an active part are not only functional, but also have exceptional aesthetic value. Trees and shrubs do not only absorb dust and carbon dioxide, produce oxygen and perform sanitary protective function but also form the microclimate and unique appearance of the “Minsk Lighthouse”.

All space of the complex including commercial and residential buildings was intended as an entity linked by green areas of the landscape. Therefore, regular professional care and respect people is so important.

All this helps to preserve the reputation and prestige of the “Minsk Lighthouse” residential complex.

Attention should be paid also to the appearance of the complex.

Besides regular weekly mowing lawns, daily review and weeding, shaping of trees and shrubs, removing the leaves is recommended when needed.

Professional green planting management is no less important: watering (spraying), fertilization and other preparatory measures will ensure the strength and stability of the green system for many years.

**Security**

On the residential complex Minsk Lighthouse’s territory security within 24 hours a day, 7 days a week is guaranteed.

In agreement with the HA, in the system of the complex video surveillance and access control system can be installed to the safety residents, as well as of their personal vehicles.

Our primary goal is to create safe living and working conditions on the “Minsk Lighthouse” territory.

**Maintenance**

The residential complex is equipped with a huge amount of electrical and mechanical equipment, water supply, sewerage, etc. Regular monitoring of its operation, inspection and maintenance, including bulbs, fuses, consumables replacement and minor repairs, is necessary condition for maintaining the quality of housing conditions for homeowners, as well as preventing major costs in future.

It is important that you live in comfort and enjoy every day spent in the “Minsk Lighthouse” residential complex!