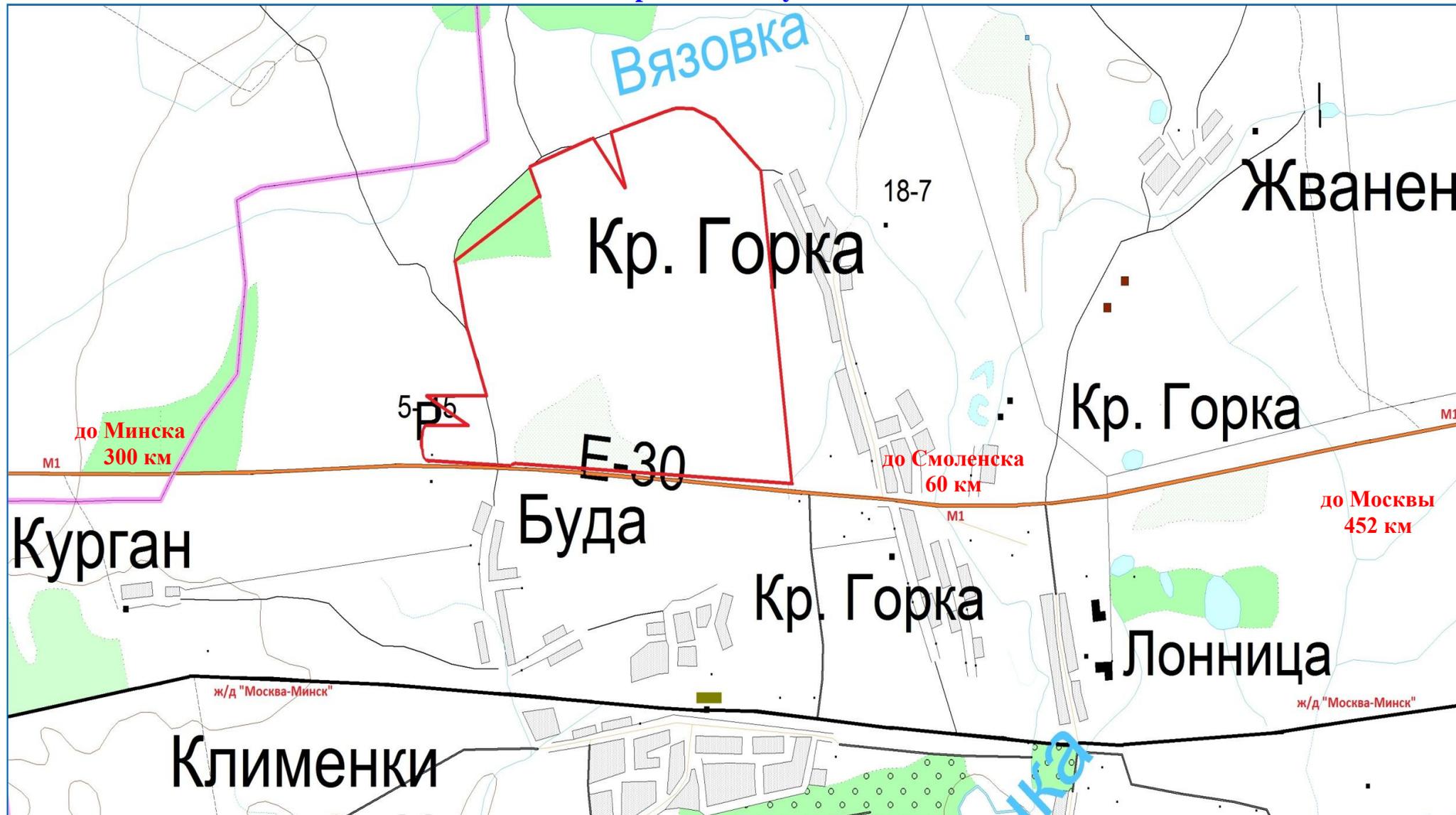


Land plot «Krasnaya Gorka»



## «Krasnaya Gorka» land plot characteristics

<b>Location</b>	Russia, Smolensk Region, Krasninskyi District, village of Krasnaya Gorka
<b>Cadastral number</b>	67:11:0020101:67
<b>Property type</b>	Municipal ownership
<b>Terms of use</b>	Rent, sale
<b>Estimated purchase cost</b>	The land plot cost is 1 370 thousand rubles (150 rubles/m <sup>2</sup> )
<b>Estimated rent cost</b>	Approximate rent cost is 685 500 rubles/year
<b>Acreage</b>	4,57 ha
<b>Category of land</b>	Land of settlements
<b>Constructions</b>	None
<b>Relief</b>	Flat, horizontal terrain
<b>Land reclamation infrastructure</b>	None
<b>Restricted use requirements</b>	None
<b>Distance from</b>	
- Moscow	452 km
- Minsk	300 km
- Smolensk	60 km
- the Belarus border	3,5 km
- the administrative centre of the municipal entity	Krasnyi settlement – 1 km
- the nearest settlement	The land plot is located in the settlement Krasnaya Gorka
- the proximity to the motorway	The motorway M-1 “Belarus” (E30 in the European classification code) is located in close vicinity to the land plot (600 m)
- the proximity to the railway	21 km
<b>Transport availability</b>	
- motorways	The dirt road is available
- railways	1,5 km
<b>Available communications</b>	
- motorway	The dirt road with the access to the motorway M-1
<b>Engineering infrastructure</b>	
- gas supply	Distance from the connection point to the high pressure gas pipeline is 1,5 km (the village of Krasnaya Gorka), with the pressure of DS - 0,6 MPa. Capacity of gas supply – 300 m <sup>3</sup> per hour. Capacity increase requires the reconstruction of Gusinogas distribution station (property of Llc. “Gaspromtransgas St.-Petersburg”). The technological connection of the capital facility to gas networks in 2014 may last up to 1,5 year. The approximate cost of the technological connection – 2,7 million rubles.
- electricity	Distance to the connection point of the electricity facilities - 300 m. There is a transformer substation with the capacity of 9 MW (it can be increased). The estimated cost of the connection: - 3rd category of safety 45 million rubles; - 1st and 2d categories of safety - 90 million rubles.
- water supply	Autonomous
<b>Labour force</b>	
The number of labour force in	
- the administrative centre	Smolensk – 209,1 thousand people
- the municipal entity	Gusino settlement - 2,2 thousand people (20 km)
The total number of population in the	331 thousand people

regional centre	
The total number of population in the municipal entity	12374 people
The total number of population in the district centre of the municipal entity	4197 people
The nearest warehouse for temporary storage (customs logistic terminal)	CLT Llc. "Renus Terminal"