

# parkland 3





## About Us

The North Waterfront project is spearheaded by one of the world's largest developers, Mr. Alabbar. A prominent Emirati businessman and visionary leader renowned for his transformative contributions to business, entrepreneurship, and real estate development.

His renowned developments are revered across 16 different countries & are known for being meticulously planned, masterful communities that showcase elegant residential, commercial, retail, and hospitality components. The epitome of luxury is highlighted through state-of-the-art designs and cutting-edge amenities.

### Some of his most notable achievements include:

- Burj Khalifa, the tallest building in the world with 205 floors.
- Downtown Dubai, with over 1,800 retail stores, 35,000 homes & a population of 90,000 residents!
- Dubai Mall, the most visited retail destination in the world with its most high-end luxurious brands internationally, F&B and entertainment divisions.
- Over 70 Hotel & Resort chains in the UAE and internationally (ST Regis, Mandarin Oriental, Fairmont, Address, The Bristol, Bluesun, Palace, Locanda, Armani, W Hotel, VIDA, ROVE & Emaar Leisure Group)



*Mr. Alabbar*  
Founder | United Arab Emirates



# Part of the Journey

BURJ KHALIFA



DUBAI MALL



DOWNTOWN DUBAI



DUBAI MARINA



# Our Global Presence

16  
COUNTRIES

70+  
HOTELS  
& RESORTS

150<sup>k</sup>  
HOMES

9  
SHOPPING  
MALLS



## 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.

Mr. Alabbar has 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.





**35mins**  
From the Airport

**25mins**  
From the City Center

**15mins**  
From the National Library

**10mins**  
From the Sports Palace

**1mins**  
From the Ring Road







# Your Social Sanctuary

North Waterfront provides a nurturing community that enhances residents' quality of life by offering top-notch amenities. It is a unique and carefully planned premium lifestyle community developed as a city within a city.



RESTAURANTS AND  
CAFES



RETAIL OUTLETS



50+  
LAKESIDE RESIDENCES



50%  
GREEN AREA



PARKING  
ON-STREET & BASEMENT



ROI  
BENEFICIAL RETURN  
ON INVESTMENT





# Community Facilities



Exhibition Centre



Public Parks



Neighborhood Square



Ice Rink



Mall



Supermarkets



Cycling Tracks



Retail Outlets



Kids Play Areas



IT University



Jogging Tracks



Hotels



Restaurants & Cafes



Schools



Polyclinic



Kindergartens



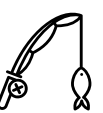
Art District



Church



Dog Parks



Fishing Pier





# 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.



FISHING PIER



PICNIC AREAS



KID'S PLAY AREA



GREEN PARKS



CYCLING TRACK



CAFES



JOGGING TRAIL



BARBECUE AREAS



URBAN BEACH



ART



AMPHITHEATER



PUBLIC BATHROOMS









# Residential Club

North Waterfront provides a unique experience that combines the benefits of neighborhood living with exclusive amenities and services.

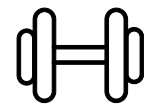
The neighborhood residential club with its elegantly styled spaces, will be exclusive to the residents and shall enrich modern day living with comfort and easy access to premium amenities.



CAFE



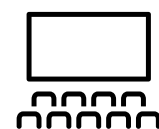
CO-WORKING  
SPACE



GYM



MEETING ROOM



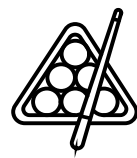
CINEMA



CHILDREN'S  
PLACE



PARTY HALL



GAMES AREA







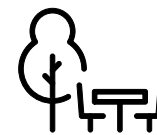




# Neighborhood Square

Redefining lifestyle with an open park catering to the neighborhood, with its bespoke details, curated retail boutiques and avant-garde dining experiences.

This pedestrian friendly space will also become a space for entertainment and special events.



PARK



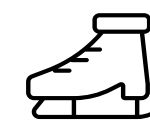
RETAIL



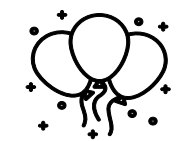
RESTAURANTS  
& CAFES



KIDS PLAY  
AREAS



ICE RINK



OUTDOOR  
EVENTS







# parkland 3

Nestled amidst the serene beauty of a lush forest, Parkland 3 is a harmonious blend of modern architecture and natural surroundings.

Designed to seamlessly integrate with the environment, the building features breathtaking panoramic views of the surrounding greenery and the lakeside, allowing residents to always feel connected to nature. Each residential unit has been planned with spacious living areas, private balconies and amenities, providing residents with a tranquil retreat from the bustling world outside. Conveniently located with proximity to retail, lakeside park, schools and other amenities within North Waterfront.











# Green Paradise





# Interior

The apartment layouts are planned to have flexibility of an open-plan concept and still create living spaces that offer utmost comfort and privacy.

Wide windows bring in natural light, creating an airy and inviting atmosphere. Lobby and common areas are designed to ensure a premium feel to the spaces and are elegantly styled to reflect a sophisticated lifestyle.

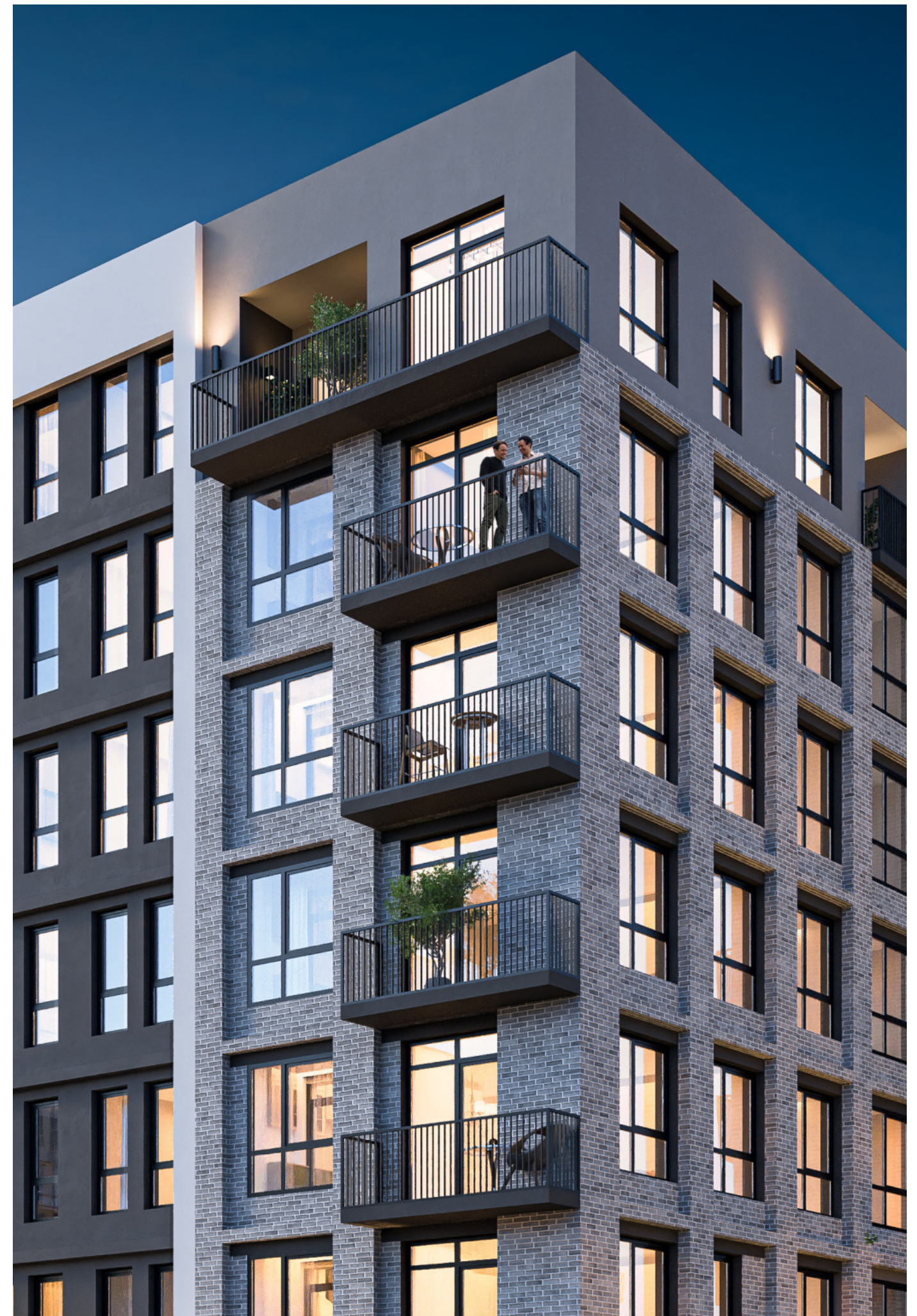




# Exterior

The facade, designed in contemporary style, uses texture to accentuate the design with warm brick toned finishes.

With its attention to architectural detail and stylish finishes, Parkland 3 stands as a stunning testament to modern urban living.











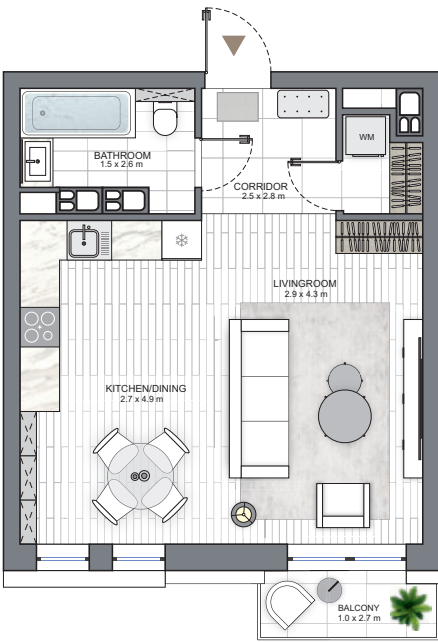
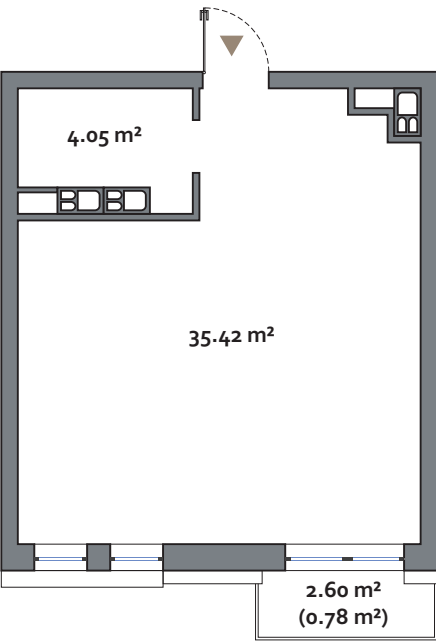
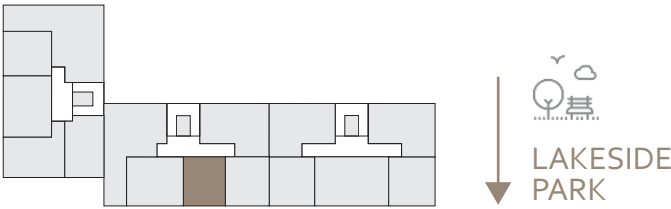


parkland 3

1 BEDROOM  
TYPE A

APARTMENT AREA .....24,36 - 33,71 m<sup>2</sup>  
BALCONY AREA .....0,78 - 3,17 m<sup>2</sup>  
NET AREA .....32,48 - 44,95 m<sup>2</sup>

KEYPLAN



Disclaimer

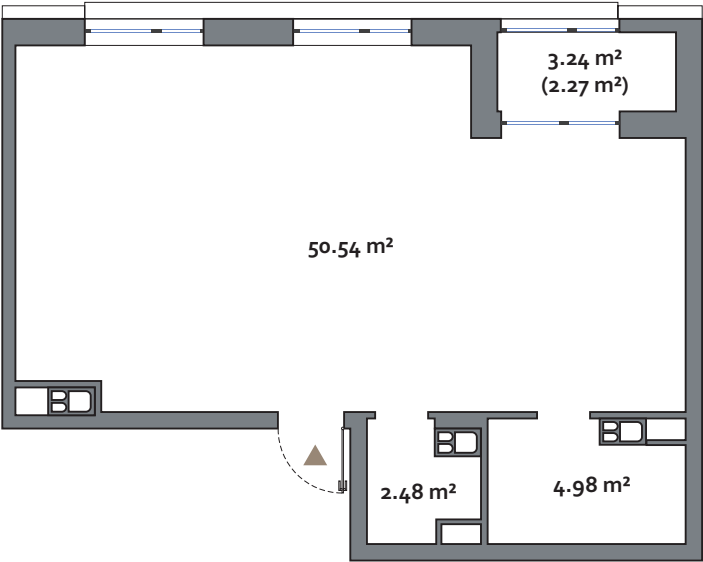
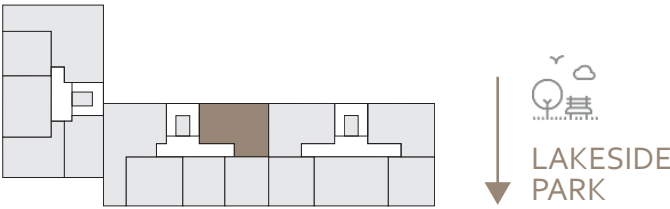
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.  
2. All dimensions have been provided by our consultant architects.  
3. All materials, dimensions, features and amenities are approximate at the time of printing.  
4. Actual area may vary from stated area and unit direction may vary from unit to unit. Drawings not to scale. 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.

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2 BEDROOM  
TYPE B

APARTMENT AREA .....38,91 - 63,12 m<sup>2</sup>  
BALCONY AREA .....0,78 - 2,95 m<sup>2</sup>  
NET AREA .....51,88 - 84,17 m<sup>2</sup>

KEYPLAN



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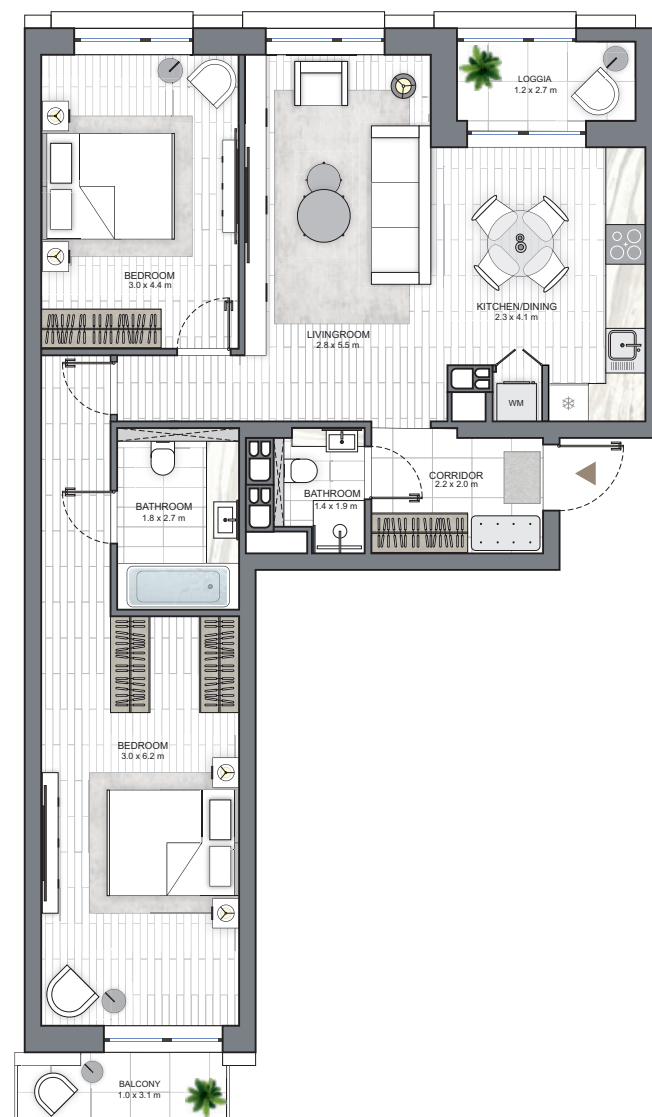
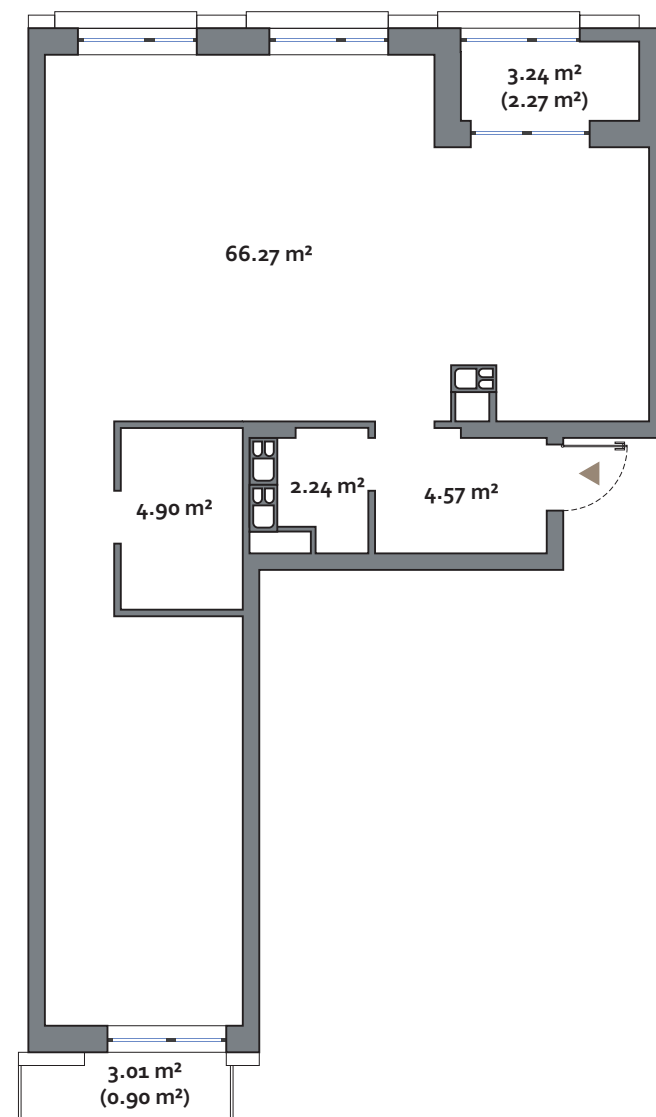
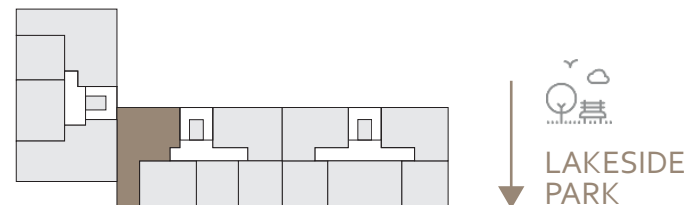


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## 3 BEDROOM TYPE C

APARTMENT AREA .....58,04 - 73,45 m<sup>2</sup>  
BALCONY AREA .....3,17 - 4,03 m<sup>2</sup>  
NET AREA .....77,39 - 97,94 m<sup>2</sup>

### KEYPLAN



### Disclaimer

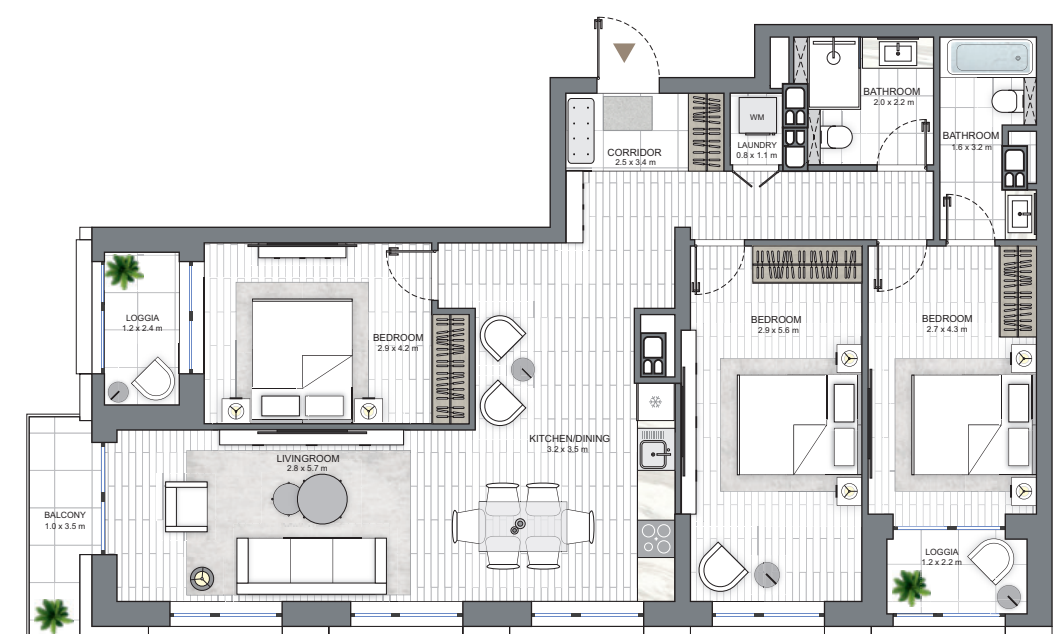
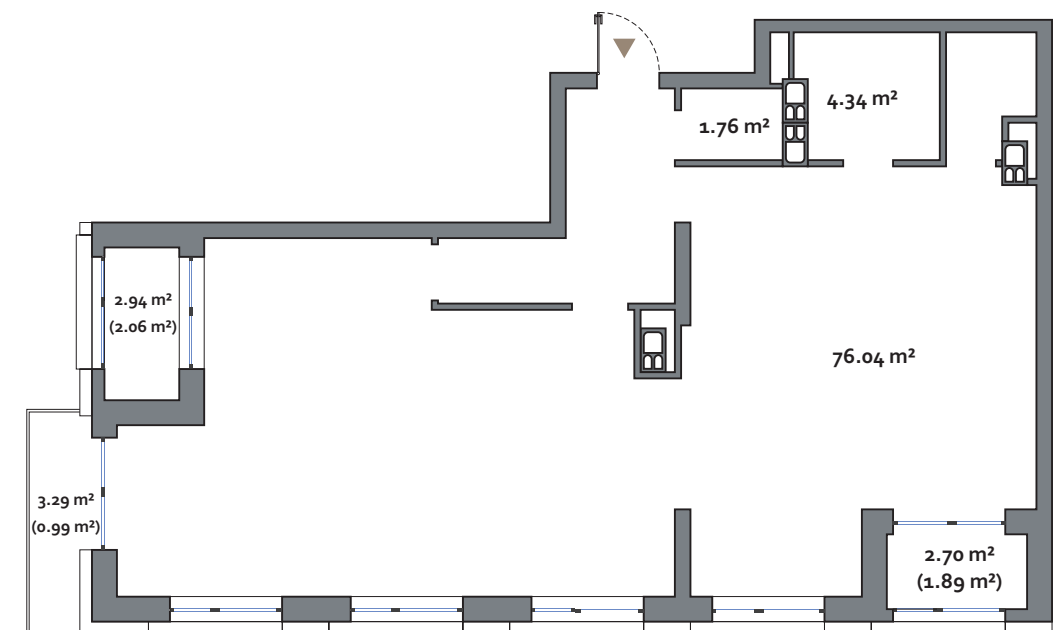
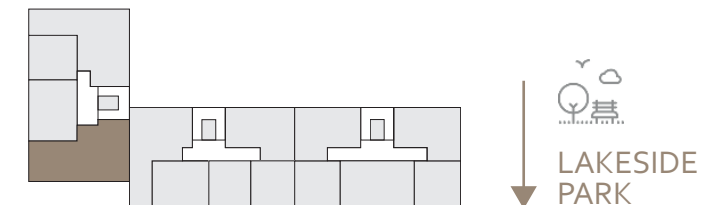
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## 3 BEDROOM TYPE D

APARTMENT AREA .....72,33 - 73,07 m<sup>2</sup>  
BALCONY AREA .....4,94 m<sup>2</sup>  
NET AREA .....96,44 - 97,43 m<sup>2</sup>

### KEYPLAN



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**NW** NORTH  
WATERFRONT