

NW NORTH
WATERFRONT

IVYLANE 1



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 17 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)



BURJ KHALIFA



DUBAI MALL



DOWNTOWN DUBAI



DUBAI MARINA

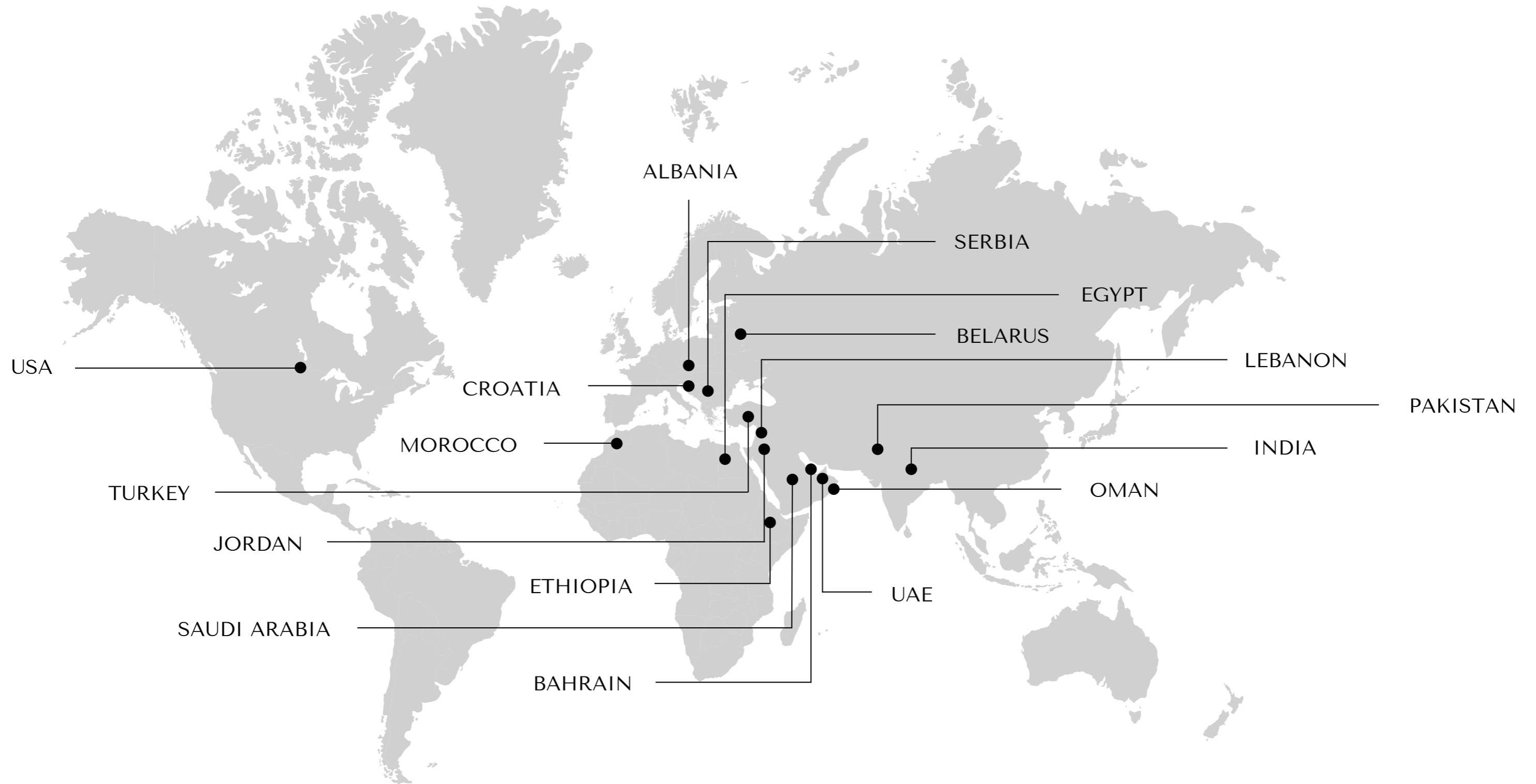


Mr. Alabbar

FOUNDER | UNITED ARAB EMIRATES

“My vision revolves around creating a modern and sophisticated life intertwined with the highest levels of luxurious lifestyles, cultivating homes people aspire for. Developing sustainable communities that promote local economic growth, setting an example for others to follow.”

GLOBAL PRESENCE



Countries

17

Homes Delivered

38,000 +



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.

35
mins

From the
Airport

25
mins

From the
City Center

15
mins

From the
National Library

10
mins

From the
Sports Palace

1
mins

From the
Ring Road



COMMUNITY FACILITIES



- 

Exhibition Center
- 

Parks
- 

Ice Rink
- 

Schools
- 

Kid's Play Areas
- 

Dog Parks
- 

Cycling Track
- 

Kindergartens
- 

IT University
- 

Supermarkets
- 

Fishing Pier
- 

Medical Centers



LAKE SIDE 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.



Green Parks



Art SCULPTURES



Amphitheater



Sports Areas



Cycling Track



Jogging Trail



Barbecue Areas



Picnic Areas



Fishing Pier



Urban Beach



Kid's Play Area



Cafes





NEIGHBOURHOOD 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.



Retail



Restaurants & Cafes



Outdoor Events



Ice Rink



Art Sculptures



Park



Kid's Play Area



Picnic Areas



RESIDENTIAL CLUB

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

The neighbored residential club is located on the ground floor of Parkland 4, 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.



Cinema



Games Area



Gym



Meeting Rooms



Co-working Area



Event Room



Children's Place



Cafe



IVYLANE 1

IvyLane 1 is a stunning masterpiece that effortlessly combines modern aesthetics with timeless elegance.

The prime location of the building ensures proximity to retail in the Neighborhood Square, Lakeside Park, schools and other amenities within North Waterfront.

IvyLane 1 design is exceptional with meticulous attention to detail and the use of materials ensuring durability, comfort, and a sense of luxury throughout the entire building.





IVYLANE 1

NEIGHBORHOOD SQUARE

LAKESIDE PARK

PARKLAND 1

PARKLAND 2

PARKLAND 3

PARKLAND 4

IVYLANE 1





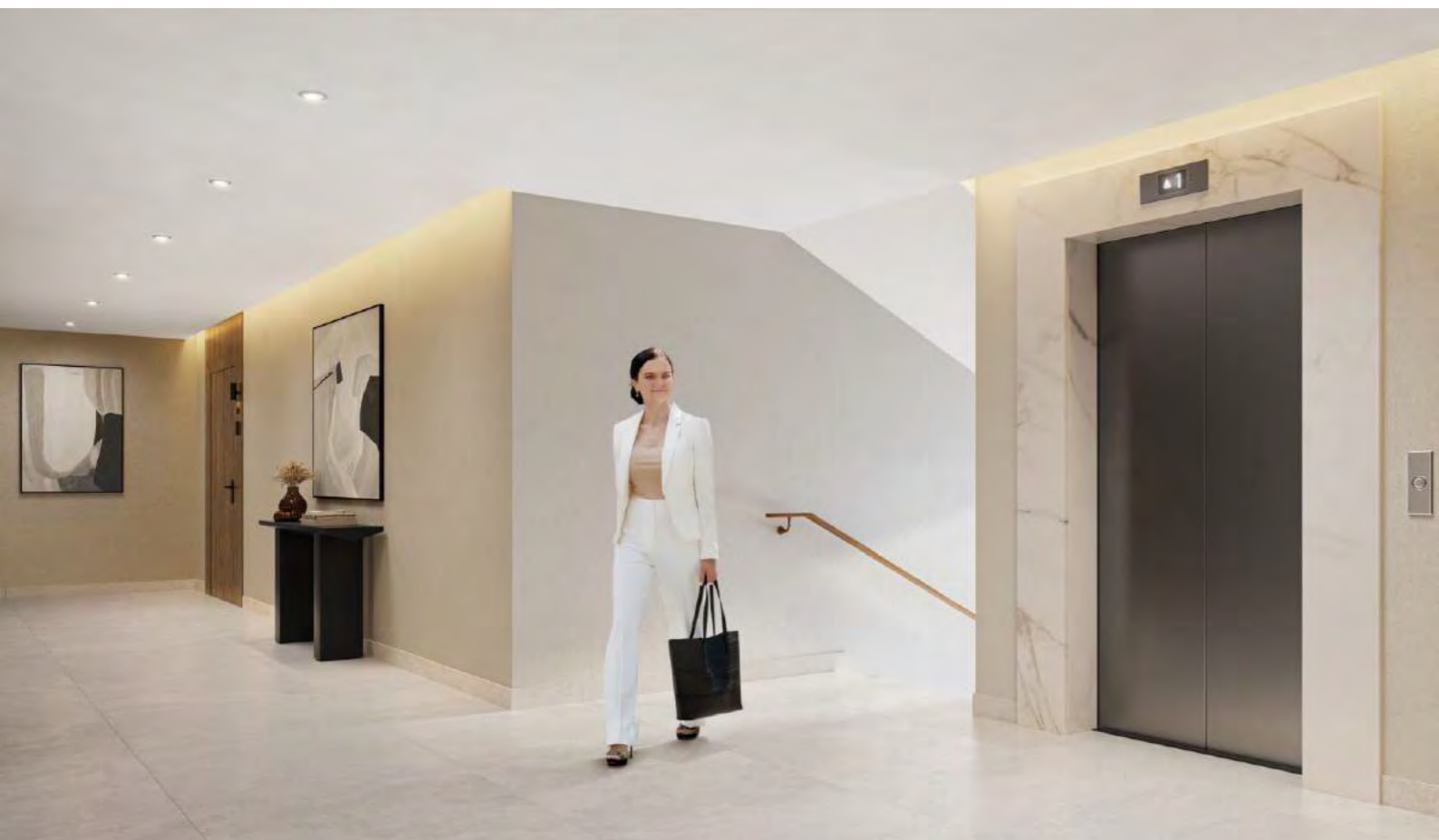
INTERIOR

Ivylane 1 common areas are designed to impress offering a seamless blend of style and functionality.

Its elegant lobby with welcoming ambience has been carefully curated to create a sense of sophistication.

- Furnished lobbies
- Spacious pram rooms
- Paw washers

Apartments in Ivylane 1 offer you a wholesome living experience amidst green vistas of the lakeside, and a bustling neighbourhood square.







APARTMENTS

Apartments in Ivylane 1 boast exquisite design and modern amenities providing a truly luxurious living experience.

With spacious layouts and floor-to-ceiling windows these apartments offer breath-taking views.

- Panoramic windows
- High soundproof level
- Laundry rooms

Residents can enjoy a host of premium complex features, including state-of-the-art exclusive Residents Club facilities.

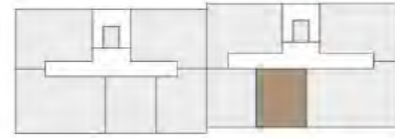


IVYLANE 1

KEY PLAN

1-BEDROOM TYPE A

APARTMENT AREA 38.09 - 44.42 m²
 BALCONY AREA 2.43 (0.73) - 9.04 (2.71) m²
 NET AREA 40.22 - 45.23 m²



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.

IVYLANE 1

KEY PLAN

2-BEDROOM TYPE B

APARTMENT AREA 47.56 - 71.26 m²
 BALCONY AREA 2.70 (0.81) - 25.04 (7.51) m²
 NET AREA 55.07 - 71.26 m²



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