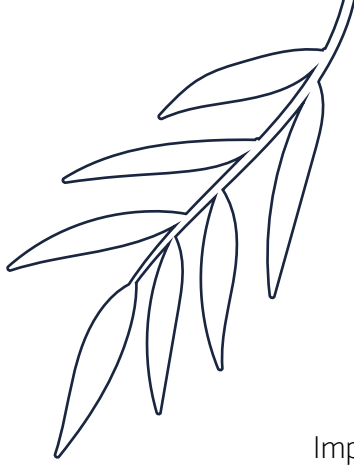


# Oberon 1



NW NORTH WATERFRONT



# Key Features

Implementing the concept of a dynamic 21st century center of sophisticated living by the Tsna Lake, North Waterfront will be a community buzzing with life.

Encircled by a kindergarten, a supermarket, car-parks, medical and healthcare centers, cafes and pocket parks, the neighborhood caters to all your requirements, fostering a lively ambiance brimming with vitality and hospitality wherever you wander.

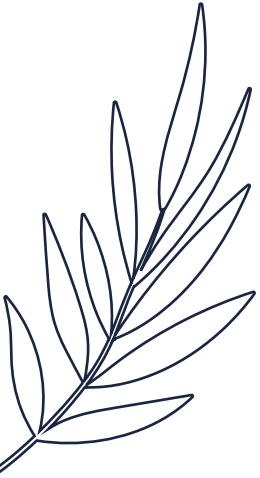
A contemporary rendition of the timeless architectural style aptly captures the essence of North Waterfront, blending technology of the future inspired by the rich history of the past.

The advantageous location of OBERON 1, with its convenient access to the Minsk Ring Road and swift reach to the city center, will enable residents to conserve their most precious resource: time.

(8-10)	(4)	(167)
Floors	Lobbies	Apartments



# Perfectly connected



35

mins  
Airport

25

mins  
City Center

15

mins  
National Library

10

mins  
Sports Palace

1

mins  
Ring Road

30

mins  
Railway Station



# Location





# Building and its surroundings

- extensive private courtyard-park
- neighbourhood parks within walking distance
- 20-min walk to the Neighborhood square in the Lakeside phase
- 5-min drive to the Lakeside Park
- storage rooms
- facade – decorative plaster finish and porcelain stoneware
- energy saving aluminum profiles for the windows and balcony doors
- elevators with access to the basement floor
- balconies with metal balustrades
- accessible for people of determination
- underground waste disposal system





# Building amenities

## Parking

- outdoor parking available near the building
- multi-level car park at walking distance
- charging stations for electric vehicles nearby

## Courtyard

- private outdoor courtyard
- 4200 m2 of landscaped area
- children's play area

- bike box
- lounge zones

## Common areas

- styled residential hallways
- dedicated storage for strollers and pet paw-washing facilities
- relaxation area in lobbies

## Basement level

- individual storage rooms allocated to each apartment



# Apartments

OBERON 1 features a charming collection of floor plans ranging from studios to 4-bedroom apartments. Enjoy intuitive floor plans, ensuring both elegance and functionality.

- enhanced floor plans maximizing effective space utilization
- dedicated laundry room
- tall windows providing plenty of natural light
- ceiling height of 2.7 m (3 meters - on the top floor)





# Installment payment plan

We offer our customers a selection of the finest financial plans & conditions, allowing them to opt for the most convenient payment method. The cost of the flat remains consistent whether purchased through instalments or credit.

## Unmatched installments from the developer

A down payment of 50% is required, with the remaining amount payable in monthly installments of 10%.

## Exclusive credit terms from MTBank

A loan term of up to 30 years is available, covering up to 90% of the apartment's value. During the initial 12 months, the interest rate is 0.001%, thereafter adjusting to 15.95% (floating rate linked to the overnight rate of the NBRB). Early repayment is permitted without any penalties or commissions.



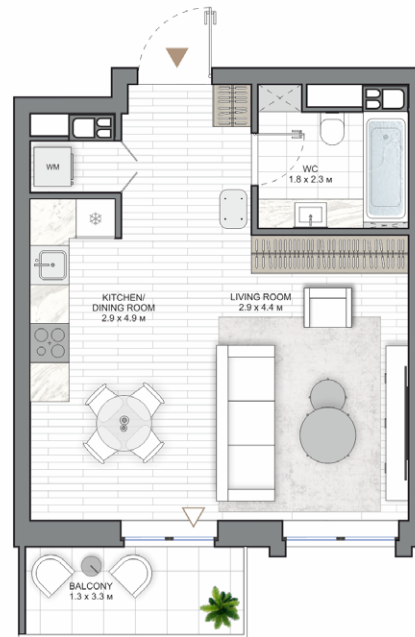
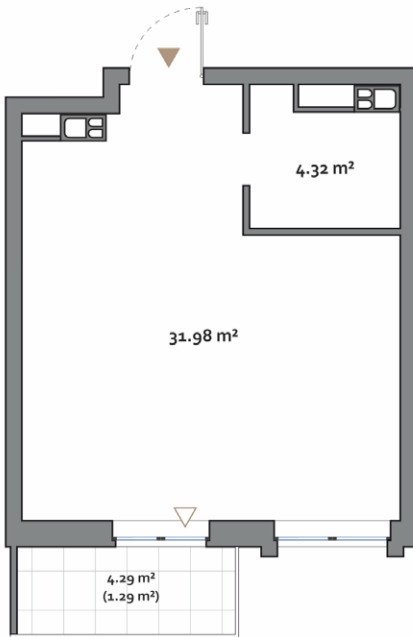
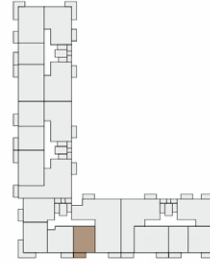


# Oberon 1

## STUDIO TYPE B

APARTMENT AREA ..... 36.30 m<sup>2</sup>  
 BALCONY AREA ..... 4.29 (1.29 m<sup>2</sup>) - 4.52 (1.36 m<sup>2</sup>)  
 NET AREA ..... 37.59 m<sup>2</sup> - 37.66 m<sup>2</sup>

KEY PLAN 2-10 FLOORS



### 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.

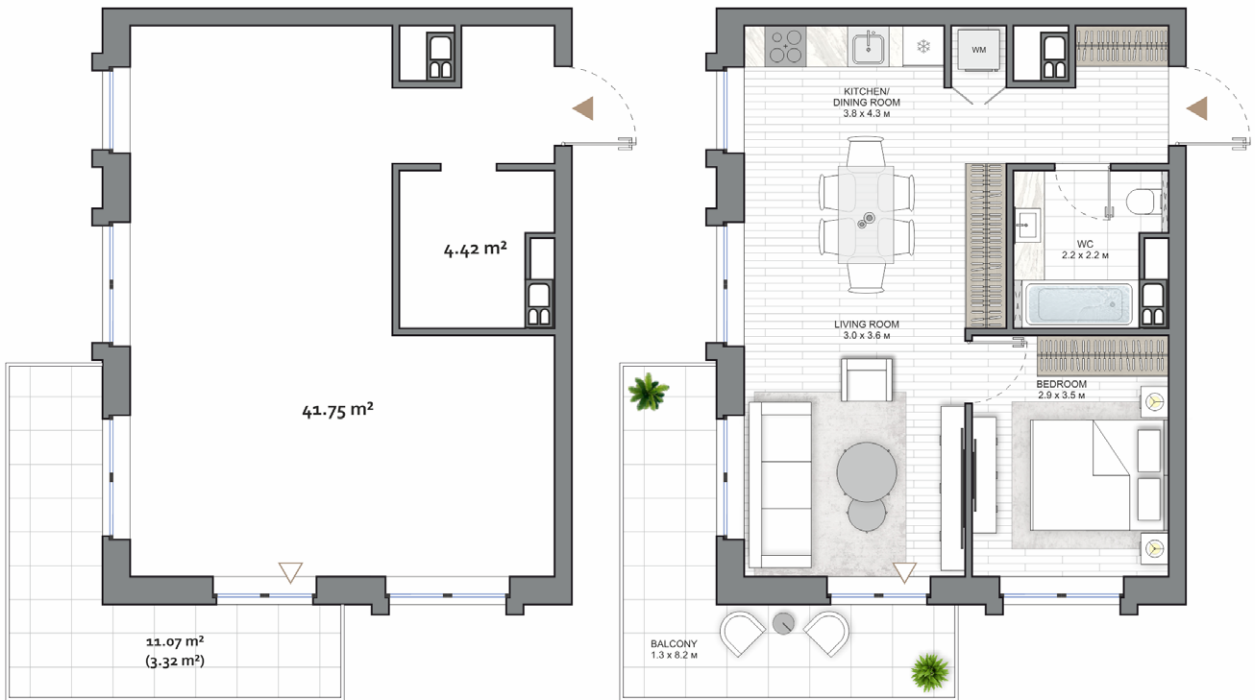
# Oberon 1

KEY PLAN 1-10 FLOORS



## 1 BEDROOM TYPE D

APARTMENT AREA ..... 46.08 m<sup>2</sup> - 46.17 m<sup>2</sup>  
 BALCONY AREA ..... 10.78 (3.23 m<sup>2</sup>) - 11.07 (3.32 m<sup>2</sup>)  
 NET AREA ..... 46.08 m<sup>2</sup> - 49.49 m<sup>2</sup>



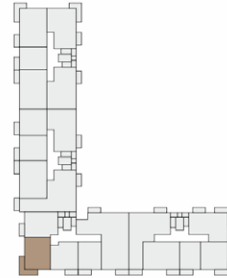
### Disclaimer

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, dimensions and quantities mentioned in this brochure without notice.



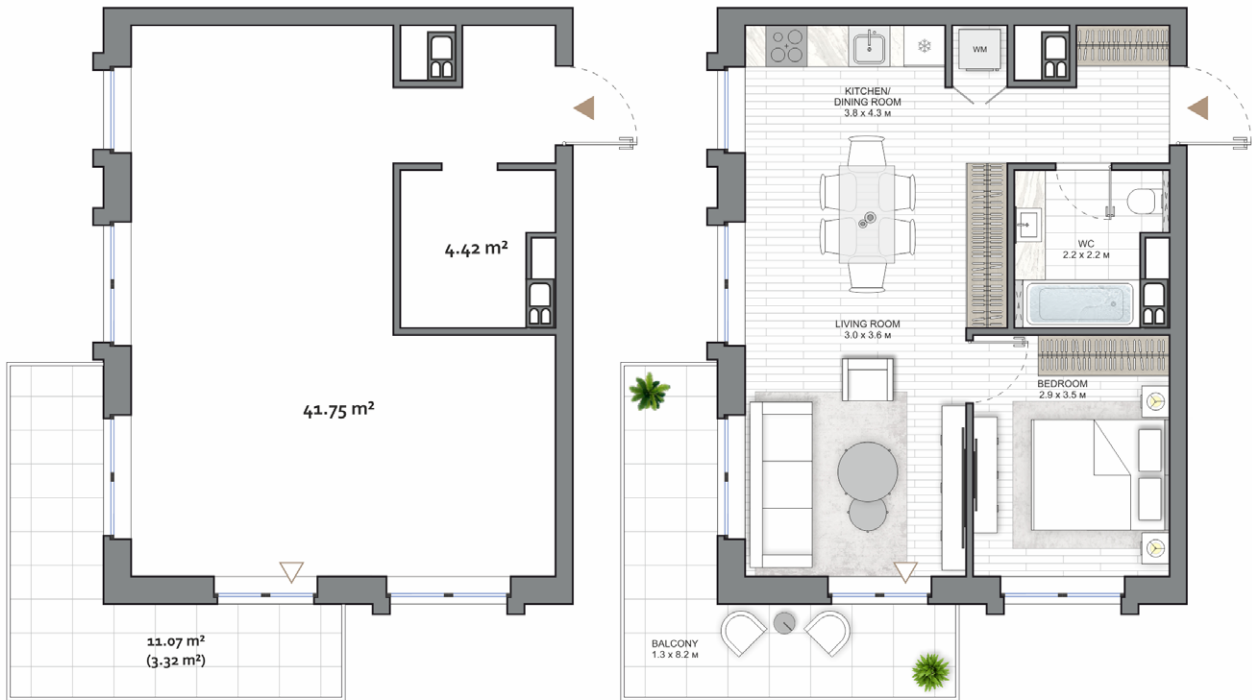
# Oberon 1

KEY PLAN 1-10 FLOORS



## 1 BEDROOM TYPE D

APARTMENT AREA ..... 46.08 m<sup>2</sup> - 46.17 m<sup>2</sup>  
 BALCONY AREA ..... 10.78 (3.23 m<sup>2</sup>) - 11.07 (3.32 m<sup>2</sup>)  
 NET AREA ..... 46.08 m<sup>2</sup> - 49.49 m<sup>2</sup>



### Disclaimer

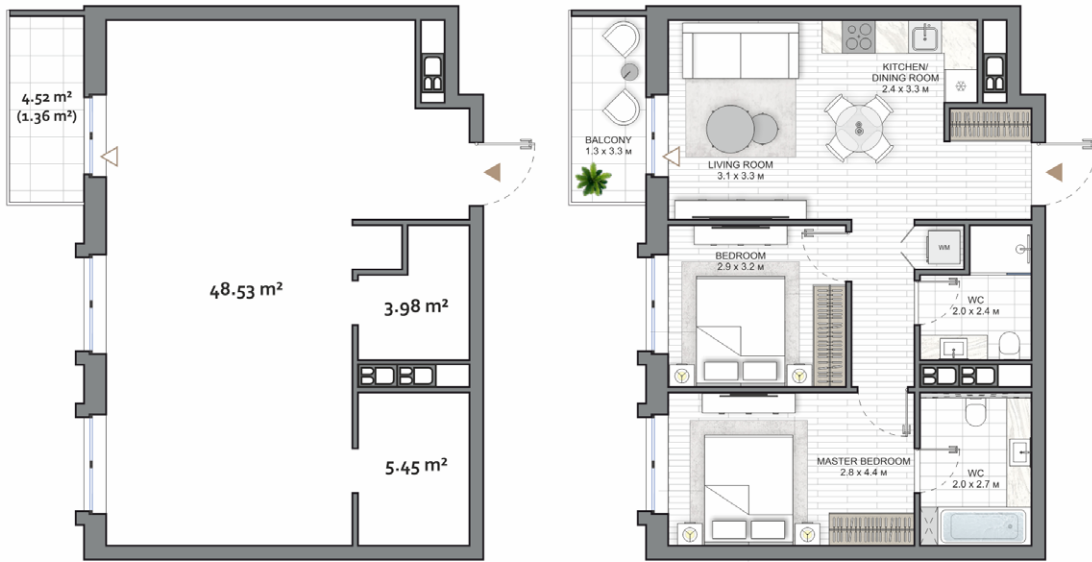
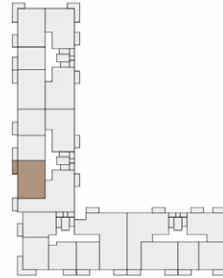
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area 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.

# Oberon 1

## 2 BEDROOM TYPE E

APARTMENT AREA .....57.96 m<sup>2</sup>  
 BALCONY AREA.....4.52 (1.36 m<sup>2</sup>)  
 NET AREA.....57.96 m<sup>2</sup> - 59.32 m<sup>2</sup>

KEY PLAN 2-8 FLOORS



### 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.

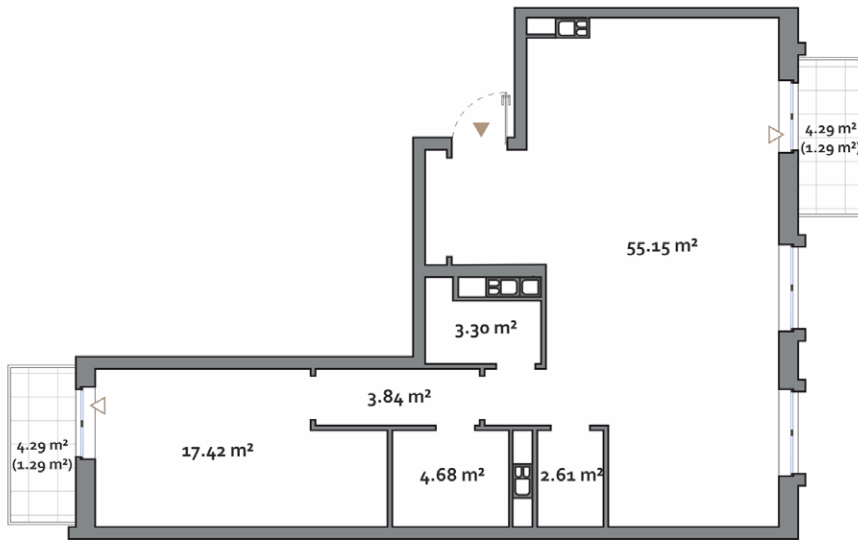
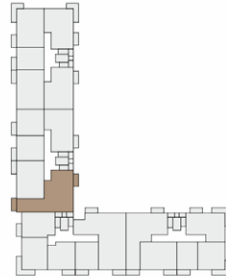


# Oberon 1

## 3 BEDROOM TYPE C

APARTMENT AREA ..... 87.00 m<sup>2</sup>  
 BALCONY AREA ..... 4.29 (1.29 m<sup>2</sup>) - 8.58 (2.58 m<sup>2</sup>)  
 NET AREA ..... 88.29 m<sup>2</sup> - 89.58 m<sup>2</sup>

KEY PLAN 2-8 FLOORS



### Disclaimer

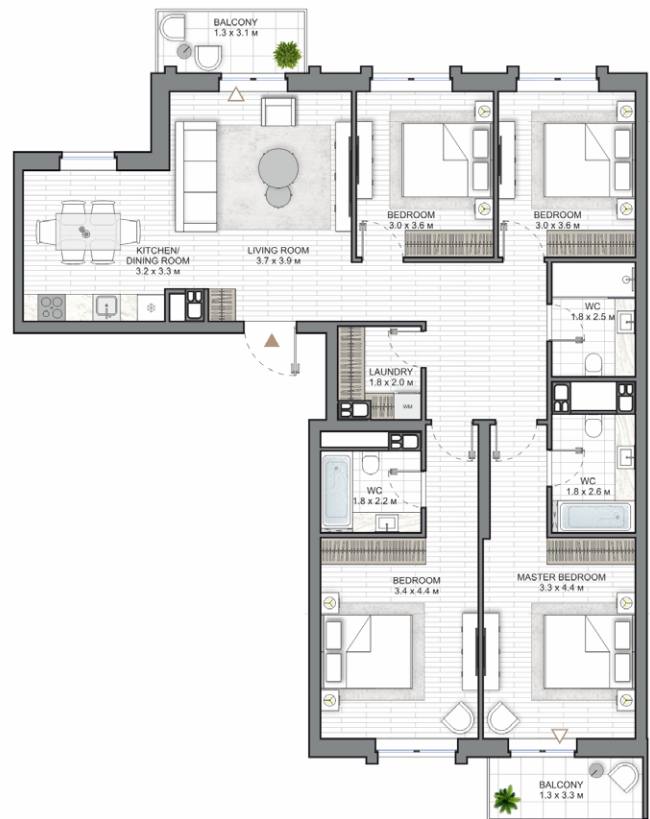
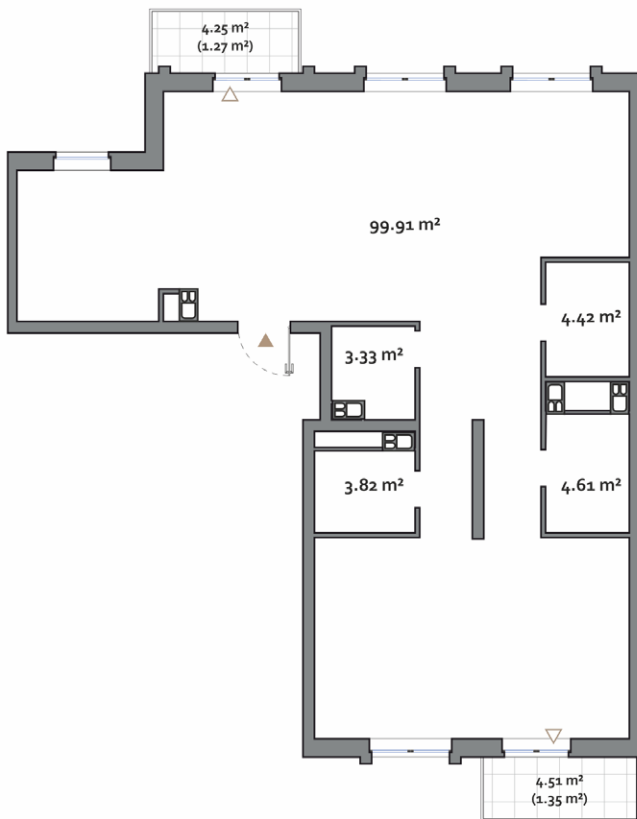
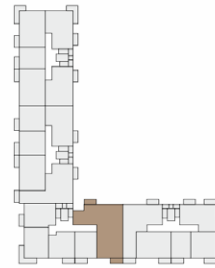
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area 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.

# Oberon 1

## 4 BEDROOM TYPE A

APARTMENT AREA ..... 116.09 m<sup>2</sup>  
 BALCONY AREA ..... 8.76 (2.62 m<sup>2</sup>) - 12.65 (3.79 m<sup>2</sup>)  
 NET AREA ..... 118.71 m<sup>2</sup> - 119.88 m<sup>2</sup>

KEY PLAN 2-10 FLOORS



### 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.