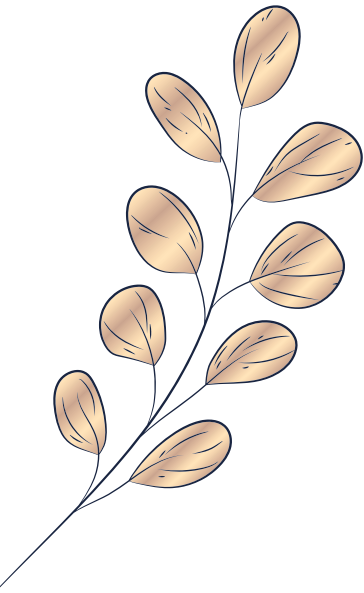


# Oberon 2



NW NORTH WATERFRONT



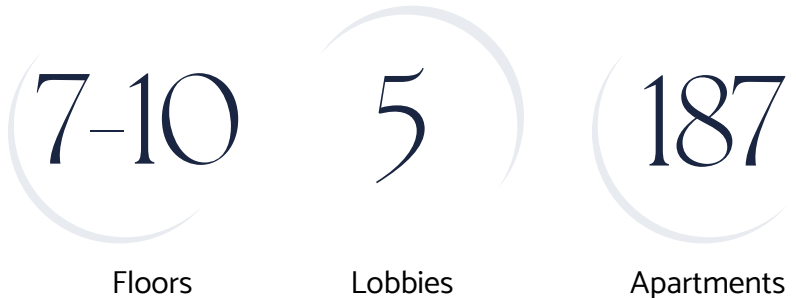
# Key Features

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, 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 2, 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.



# 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
- neighborhood parks within walking distance
- 20-min walk to the Neighborhood square in the Lakeside phase
- 5-min drive to the Lakeside Park
- facade – decorative plaster finish and porcelain stoneware
- energy saving aluminum profiles for the windows and balcony doors
- balconies with metal balustrades
- accessible for people of determination





# Building amenities

## Parking

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

## Courtyard

- private outdoor courtyard

- 4200 m<sup>2</sup> 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





# Apartments

OBERON 2 offers a refined selection of modern residential apartments, complemented by a prime location just steps from pocket parks and an array of nearby retail options. With a range of 1, 2, 3, 4-bedroom units and studios, you'll discover a space suited to match your lifestyle.

- enhanced floor plans maximizing effective space utilization
- dedicated laundry room
- tall windows providing plenty of natural light
- ceiling height of 2.7 meters



# 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 2.99%, thereafter adjusting to 17.6% (floating rate linked to the overnight rate of the NBRB). Early repayment is permitted without any penalties or commissions.







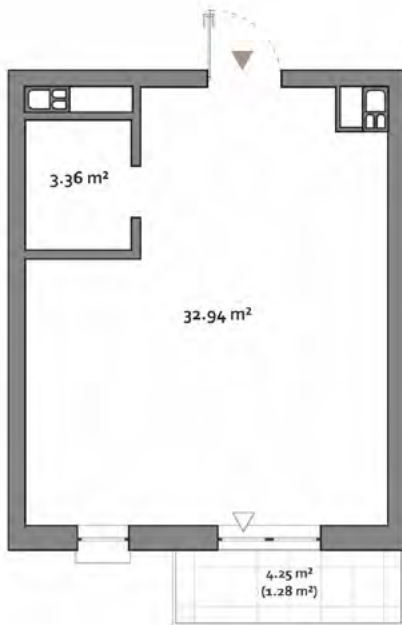
NW NORTH WATERFRONT

# Oberon 2

## STUDIO TYPE A

APARTMENT AREA..... 36.17 m<sup>2</sup> - 36.30 m<sup>2</sup>  
 BALCONY AREA..... 4.25 (1.28 m<sup>2</sup>)  
 NET AREA..... 36.17 m<sup>2</sup> - 37.46 m<sup>2</sup>

KEY PLAN 1-9 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.



NVW NORTH WATERFRONT

# Oberon 2

1 BEDROOM  
TYPE C

APARTMENT AREA ..... 44.31 m<sup>2</sup>  
 BALCONY AREA ..... 4.32 (1.30 m<sup>2</sup>)  
 NET AREA ..... 44.31 m<sup>2</sup> - 45.61 m<sup>2</sup>

KEY PLAN 2-9 FLOORS



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NV NORTH WATERFRONT

# Oberon 2

2 BEDROOM  
TYPE C

APARTMENT AREA ..... 70.76 m<sup>2</sup>  
 BALCONY AREA ..... 9.05 (2.72 m<sup>2</sup>)  
 NET AREA ..... 73.48 m<sup>2</sup>

KEY PLAN 2-9 FLOORS



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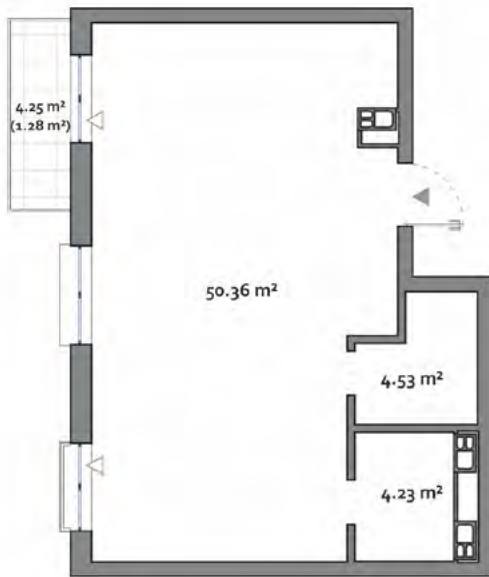
NVW NORTH WATERFRONT

# Oberon 2

2 BEDROOM  
TYPE F

APARTMENT AREA.....59.12 m<sup>2</sup>  
BALCONY AREA.....4.25 (1.28 m<sup>2</sup>)  
NET AREA.....60.40 m<sup>2</sup>

KEY PLAN 4-10 FLOORS



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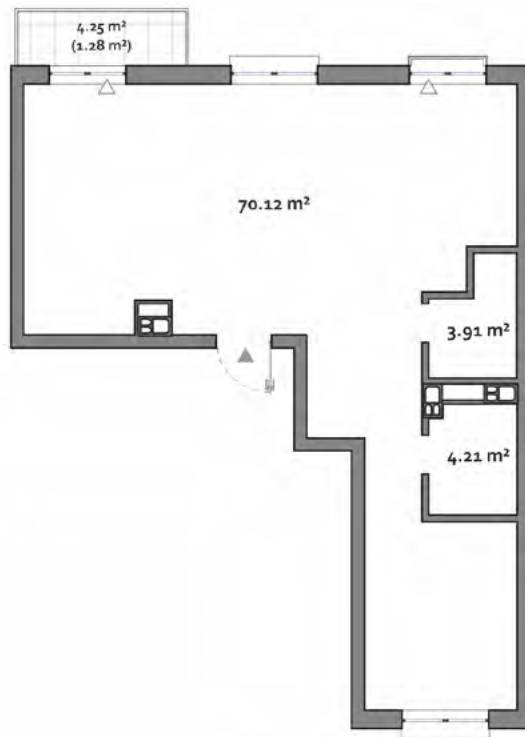
NVW NORTH WATERFRONT

# Oberon 2

3 BEDROOM  
TYPE A

APARTMENT AREA ..... 78.24 m<sup>2</sup> - 83.74 m<sup>2</sup>  
 BALCONY AREA ..... 4.13 (1.24 m<sup>2</sup>) - 8.24 (2.47 m<sup>2</sup>)  
 NET AREA ..... 78.24 m<sup>2</sup> - 85.02 m<sup>2</sup>

KEY PLAN 1-10 FLOORS



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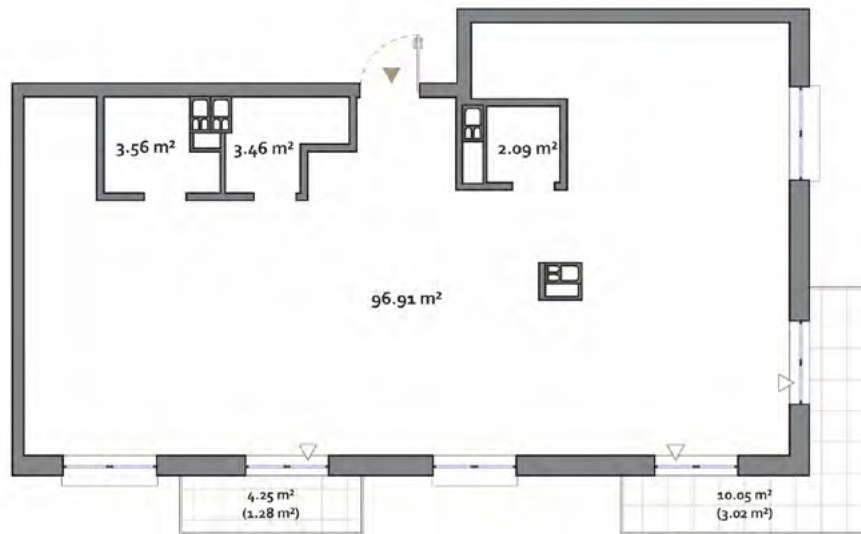
NVW NORTH WATERFRONT

# Oberon 2

## 4 BEDROOM TYPE A

APARTMENT AREA ..... 106.01 m<sup>2</sup> - 106.27 m<sup>2</sup>  
 BALCONY AREA ..... 14.30 (4.29 m<sup>2</sup>)  
 NET AREA ..... 106.27 m<sup>2</sup> - 110.32 m<sup>2</sup>

KEY PLAN 1-10 FLOORS



### Disclaimer

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