

# Alura 3

NW NORTH  
WATERFRONT

# Key Features

New North Waterfront neighborhood builds upon the concept of a modern, architecturally refined community.

With its dedicated school, surrounding woodland, quick access to both city centre and ring road, and proximity to Lakeside Park and the Tsna waterfront – this is a place designed for long-term comfort and growth.

A contemporary rendition of the timeless architectural style aptly captures the essence of North Waterfront, blending future-oriented technology with inspiration from the rich history of the past.

The advantageous location of ALURA 3, 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.

7-9

Floors

4

Lobbies

115

Apartments



# Perfectly connected

35

mins  
Airport

25

mins  
City Center

15

mins  
National Library

10

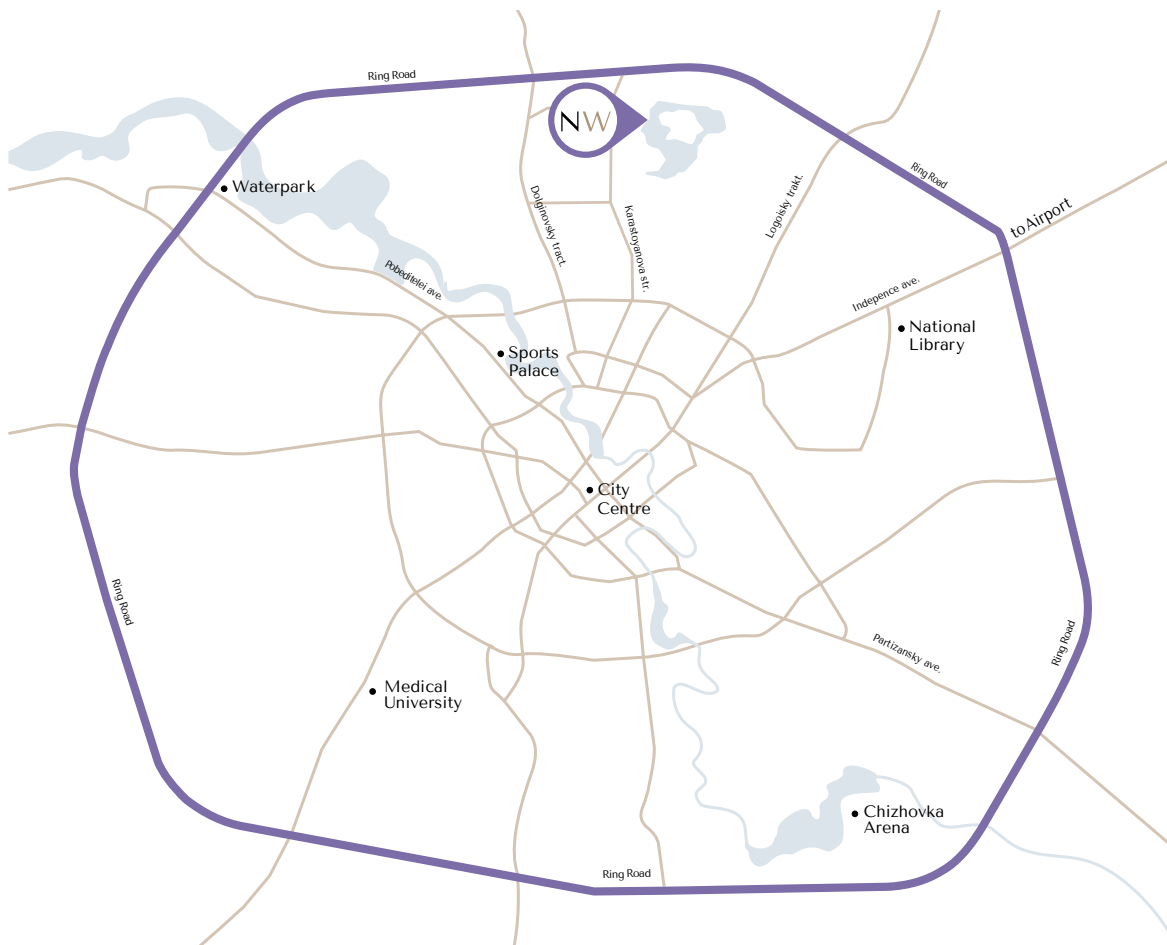
mins  
Sports Palace

1

mins  
Ring Road

30

mins  
Railway Station



# Location



# Building and its surroundings

- extensive private courtyard-park
- forest area
- 5-min walk to the Neighborhood square in the Lakeside phase
- 5-min walk to the Lakeside Park
- facade – decorative plaster finish
- energy saving aluminum profiles for the windows and balcony doors
- 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 in walking distance
- charging stations for electric vehicles nearby

## Courtyard

- private outdoor courtyard
- 7600 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 facilities for washing pets' paws
- relaxation area in lobbies

## Basement level

- individual storage rooms allocated to each apartment



# Apartments

At ALURA 3, each apartment is a composition of space, light and quiet elegance.

With open layouts, 3-meter ceilings and expansive windows, the interiors feel expansive and bright – ready to reflect your personal rhythm of life.

From well-balanced one-bedroom homes to expansive five-bedroom family residences and duplexes with private terraces – the choice is yours.

- enhanced floor plans that maximize space efficiency
- dedicated laundry room
- tall windows providing plenty of natural light
- generous ceiling height of 3 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 installments 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.



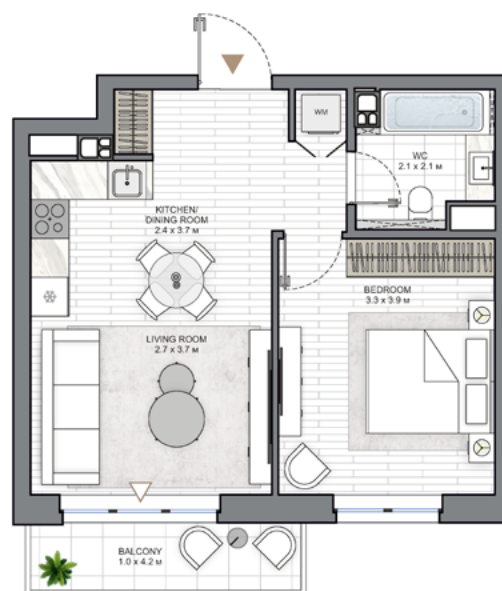
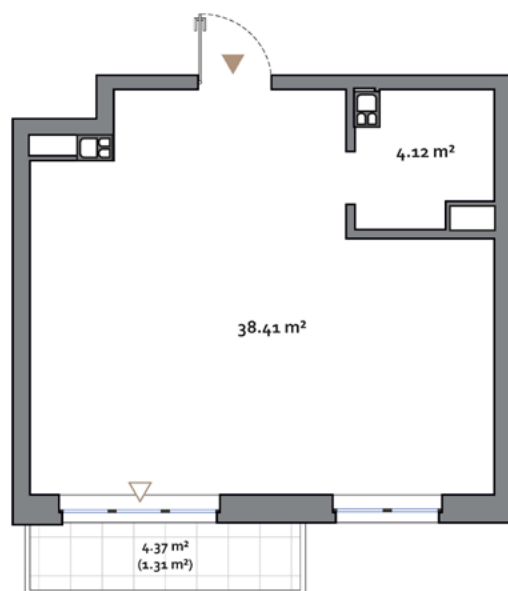


# Alura 3

## 1 BEDROOM TYPE A

APARTMENT AREA.....42.53 m<sup>2</sup> - 44.21 m<sup>2</sup>  
BALCONY AREA.....4.37 (1.31 m<sup>2</sup>)  
NET AREA.....42.97 m<sup>2</sup> - 45.12 m<sup>2</sup>

KEY PLAN 2-8 FLOORS



### Disclaimer

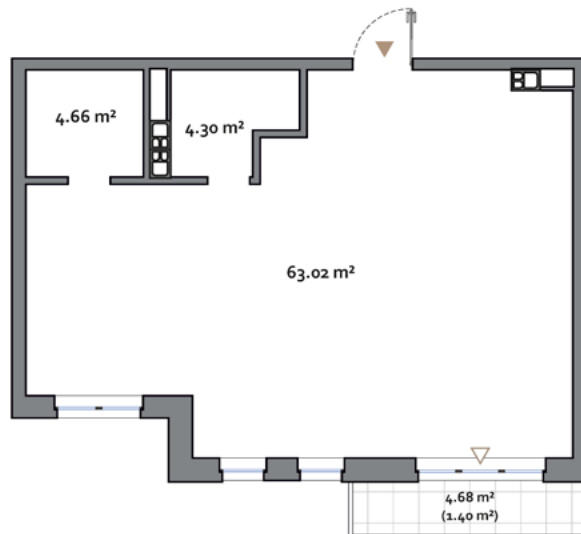
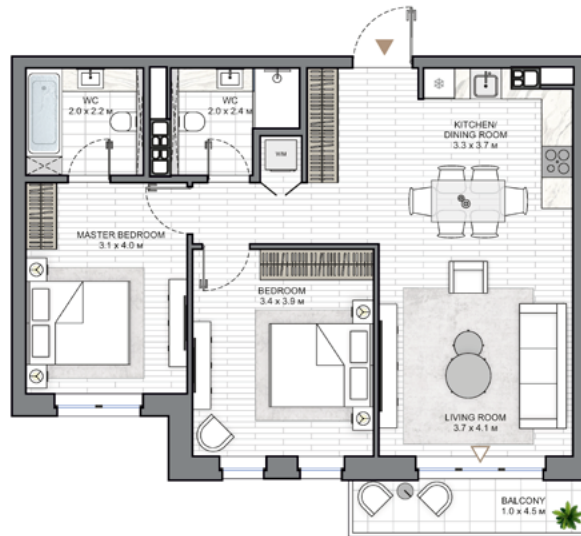
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area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

# Alura 3

## 2 BEDROOM TYPE C

APARTMENT AREA.....71.98 m<sup>2</sup> - 72.63 m<sup>2</sup>  
BALCONY AREA..... 4.68 (1.40 m<sup>2</sup>)  
NET AREA .....72.63 m<sup>2</sup> - 73.38 m<sup>2</sup>

KEY PLAN 2-9 FLOORS



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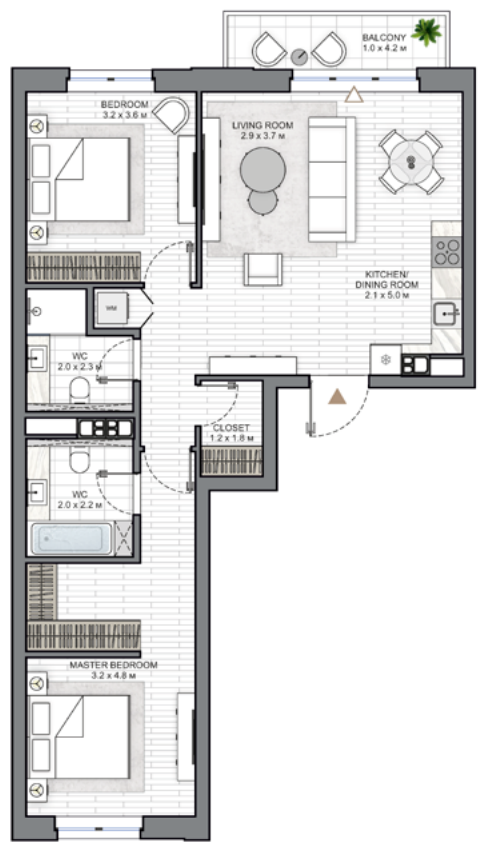
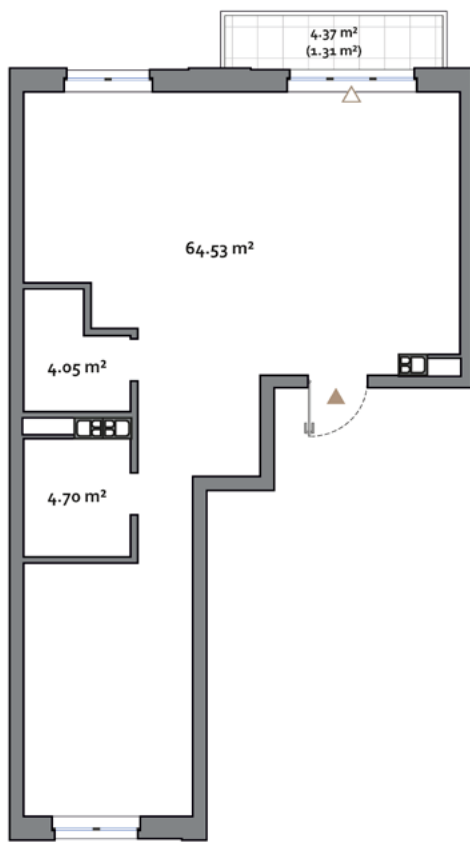
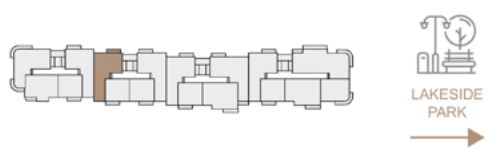


# Alura 3

## 2 BEDROOM TYPE D

APARTMENT AREA ..... 73.28 m<sup>2</sup>  
BALCONY AREA ..... 4.37 (1.31 m<sup>2</sup>)  
NET AREA ..... 74.59 m<sup>2</sup>

KEY PLAN 3-9 FLOORS



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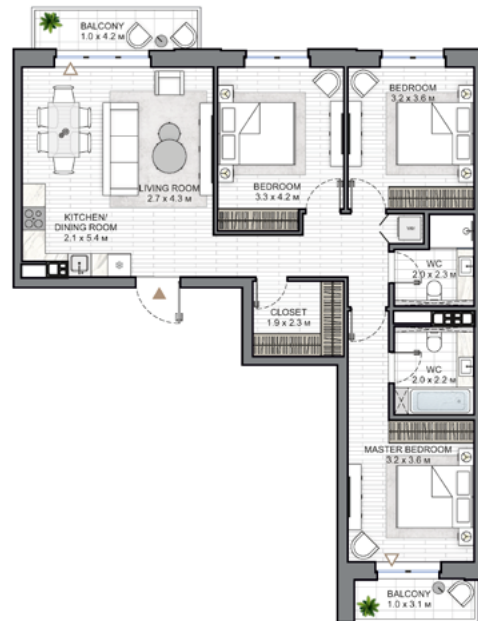
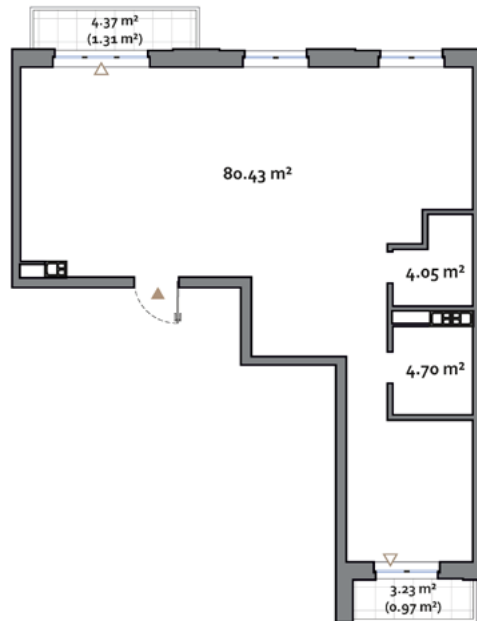


# Alura 3

## 3 BEDROOM TYPE A

APARTMENT AREA..... 89.18 m<sup>2</sup> - 89.82 m<sup>2</sup>  
BALCONY AREA..... 7.60 (2.28 m<sup>2</sup>)  
NET AREA..... 89.82 m<sup>2</sup> - 91.46 m<sup>2</sup>

### KEY PLAN 2-9 FLOORS



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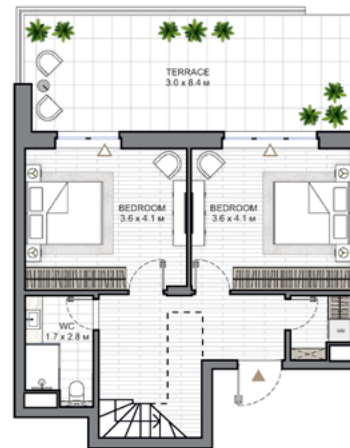
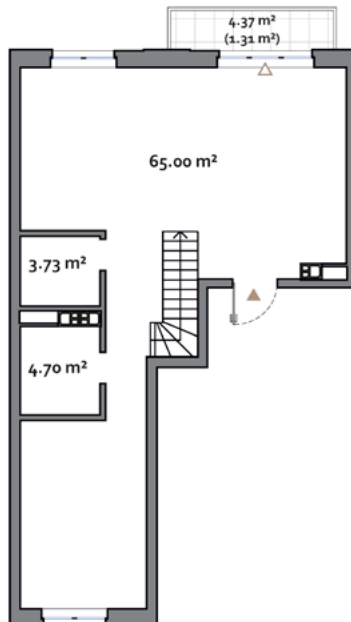
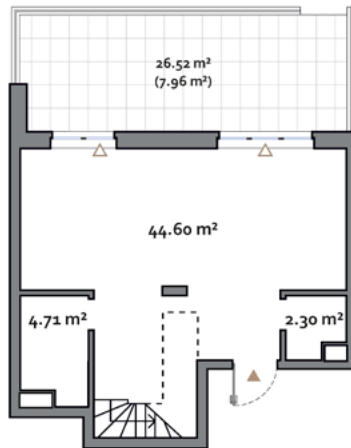


# Alura 3

## 3 BEDROOM TYPE B

APARTMENT AREA.....125.04 m<sup>2</sup> - 127.37 m<sup>2</sup>  
BALCONY AREA.....30.89 (9.27 m<sup>2</sup>) - 31.37 (9.41 m<sup>2</sup>)  
NET AREA.....134.31 m<sup>2</sup> - 136.78 m<sup>2</sup>

### KEY PLAN 1-2 FLOORS



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KEY PLAN 3-8 FLOORS

## 4 BEDROOM TYPE A

APARTMENT AREA.....106.71 m<sup>2</sup>  
BALCONY AREA.....19.13 (5.74 m<sup>2</sup>)  
NET AREA.....112.45 m<sup>2</sup>



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