



The City of **AKTAU**

A successful investment opportunity



An opportunity within reach



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“I am confident that Aktau City will soon become one of the most beautiful and prospective cities of the Caspian Sea.”

“...What kind of city are we going to build here? The goal is to forge on the Caspian Sea a pearl of Kazakhstan- a cosmopolitan place for both the citizens of Kazakhstan as well as for the international community. This place will be an international center for tourism and recreation. It shall be according to the 21st century standards that will attract the attention of foreign investors. I would like to point out that investors who take part in this project have our full commitment that we shall provide for all necessary infrastructure supporting a successful enterprise. We have prepared the ground for the development of the city on four million square meters territory. The new Aktau City will be home to an array of enterprises, many educational institutions, health-care and sports facilities, as well as business parks. Many state-of-the art enterprises are expected to be in operation soon...”

(Segment of the President's speech during the Aktau City Groundbreaking Ceremony held on September 11, 2007.)

President Nazarbayev
The Vision

A silhouette of an eagle in flight against a light sky, with a mountain range in the background. The eagle is positioned in the upper right quadrant, with its wings fully extended. The background shows a range of mountains, with the foreground peaks being more detailed and the background ones fading into a hazy distance. The overall tone is muted and atmospheric.

Advance with energy

Kazemir Aktau Development Ltd. is an affiliate of Kazemir Group Ltd. and forms part of a group of companies established to invest in a multiplicity of economic sectors in Kazakhstan. Kazemir Aktau is poised to become Kazakhstan's largest land and real estate development company. The company offers large-scale land and real estate investment opportunities in the dynamic and rapidly growing economy of the country.

Kazemir Aktau is the master developer of the new city of Aktau on the Caspian Sea, extending over a land area of more than 40 million sqm and targeting a population of more than one million.

Kazemir Aktau is committed to developing the Aktau new city as a timeless expression of President Nazarbayev's initiatives and as an enduring symbol of the hopes, aspirations, and pride of Kazakhstan.



A hand-drawn map on a piece of paper with a ruler and a pencil. The map shows a coastline with several islands and a bay. A ruler is placed horizontally across the top of the map. A pencil is visible on the right side of the map. The map is drawn on a piece of paper with a grid pattern. The ruler has markings in centimeters and millimeters. The pencil is a standard graphite pencil. The map is drawn with black ink on a white background. The coastline is irregular and jagged. There are several islands of varying sizes. A bay is located on the right side of the map. The map is drawn on a piece of paper with a grid pattern. The ruler is placed horizontally across the top of the map. A pencil is visible on the right side of the map. The map is drawn on a piece of paper with a grid pattern. The ruler has markings in centimeters and millimeters. The pencil is a standard graphite pencil. The map is drawn with black ink on a white background. The coastline is irregular and jagged. There are several islands of varying sizes. A bay is located on the right side of the map.

Location is key

Aktau, Kazakhstan: The Country, The City

Officially, the Republic of Kazakhstan is bigger than Western Europe. It is the ninth largest country in the world; but it is only the 62nd country in population with fewer than 6 people per square kilometre (15 per sq. mi.). The population in 2006 is estimated at 15,300,000. Much of the country's land consists of semi-desert (steppe) terrain.

Before the Russian conquest, the Kazakhs had a well-articulated culture based on their nomadic pastoral economy. Islam was introduced to most of the Kazakhs in the seventeenth and eighteenth century. The religion coexists with earlier elements of Tengriism. Official languages are both the Russian and the Kazakh.

Kazakhstan is now a member of the Commonwealth of Independent States, bordering Russia, the People's Republic of China, and the Central Asian countries Kyrgyzstan, Uzbekistan and Turkmenistan, with a coastline on the Caspian Sea.

Under Nursultan Nazarbayev, who initially came to power in 1989 as the head of the Communist Party of Kazakhstan and was eventually elected President in 1991, Kazakhstan has made significant progress toward developing a global market economy. The country has enjoyed significant economic growth since 2000, partly due to its large oil, gas, and mineral reserves.

The City of Aktau

Aktau means "white mountain" in Kazakh, so named after the cliffs overlooking the sea.

Aktau was created by Soviet engineers after large amounts of crude oil were discovered. Because Aktau was first a military city, its streets have no names and all addresses in Aktau consist of numbers.

In 1964, Aktau's name was changed to Shevchenko (Ukrainian: Шевченко) to honor the Ukrainian poet Taras Shevchenko, who was once sent away to this remote location because of his political separatism. The city was renamed Aktau in 1992 after Soviet Union dissolved.



GREEN BUFFER AND BULK
INFRASTRUCTURE EQUIPMENT ZONE

ENVIRONMENTAL
MANAGEMENT
ZONE

TRACECA
(SILK ROAD)

AKTAU UNIVERSITY

PHASE A

NEW CITY SERVICE SECTOR
AND LIVING ACCOMMODATION

AKTAU BUSINESS DISTRICT

INDUSTRIAL ENTERPRISES
OIL AND GAS DOWNSTREAM INDUSTRIES

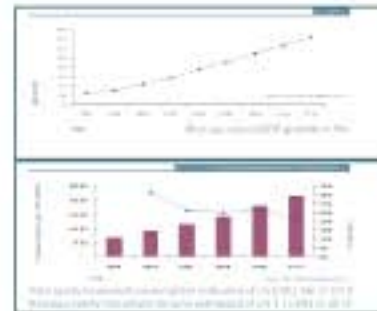
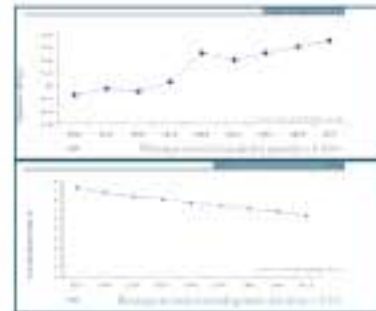
OLD TOWN

AKTAU INDUSTRIAL SEAPORT AND FREE ZONE

CASPIAN SEA



ECONOMIC INDICATORS

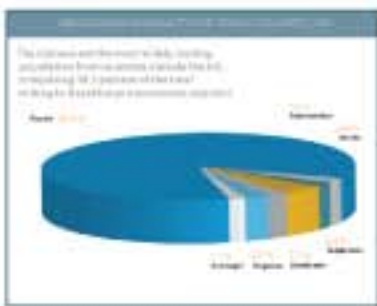
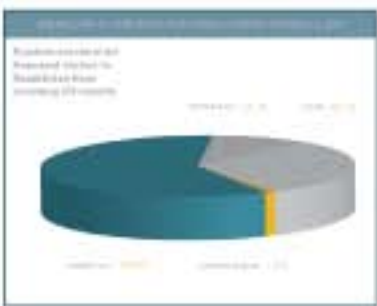


- Spectacular growth in GDP
- Growth in consumption
- Spending on infrastructure
- Reduction in unemployment

Industry and services based economy:

Between industry contributes 30% of Country's GDP and 50% of its export revenues

TOURISM



The Government aims at developing Kazakhstan as the center of tourism within the Central Asian Region:

- Cultural educational tourism
- Ecological tourism
- Business tourism
- Extreme sports

One of the most attractive business sectors as it has contributed to:

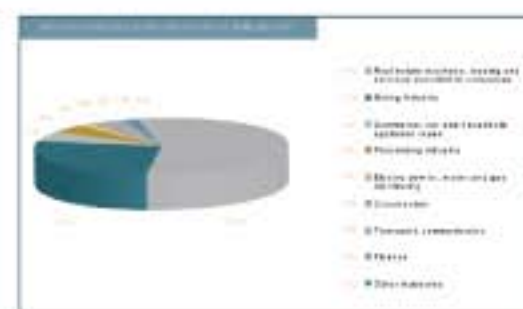
- 17.8% increase in employment
- 1.6% increase in GDP

FOREIGN DIRECT INVESTMENTS



Promising sectors in which to invest:

- Metallurgy
- Oil and gas (machinery)
- Construction material
- Textiles
- Tourism



Growth observed: 45.5% in 2006 as compared to 2005

Total FDI: US \$ 9.6 bln in 2006 as compared to US \$ 6.6 bln in 2005

LEGAL ENVIRONMENT



The most developed commercial and business legal frameworks of the CIS countries

- 2003: SEZ - single economic zone with Ukraine, Russia and Belarus
- SEZ: Free from customs duties, VAT and excise tax
- Double tax treaties with almost 40 countries
- Party to various environmental conventions
- 2000: National Fund of Kazakhstan to support the financial markets





AKTAU REGION



Aktau's Unique Selling Points:

- Natural resources
- Attractive cost structure
- Important location for foreign direct investment
- Moderate climate
- Know-how and expertise
- Connectivity
- Specialized services



Kazakhstan is on its way to make the transition from producing and exporting primarily unprocessed raw material to producing and exporting more knowledge-intensive, value-added goods and services.

Being a port city, it is best fit for the implementation of this strategy through

- Development of downstream industries
- State-of-the-art infrastructure
- Environmentally sensitive development projects

Step by step to reality

The new city of Aktau has been introduced to the investors of the region and the world through a series of events starting with Astana Forum held in March 2007, and concluding (most recently) with the groundbreaking ceremony held in Aktau in September 2007.

Astana Forum, Astana March 2007.



Aktau Exhibition, Aktau April 2007.



Ground Breaking Ceremony, Aktau September 2007 and Launching of Infrastructure Preparatory Works, February 2008.





1

2

3

4

B

A

C

D

Development strategy

The scale of the project mandates Kazemir Aktau to act both as a land developer and as a real estate developer.

As a land developer, Kazemir Aktau will build the infrastructure for portions of the land and will incrementally invest further infrastructure as necessary.

In essence, the area that will be partially serviced in the first phase is the water front area stretching over the length of the project and at a depth of 1.2 km.

As such, many areas can be developed by Kazemir Aktau and/or sold to other developers to be developed as per the master plan regulations.

As a real estate developer, Kazemir Aktau has targeted four areas for development being:

A. Aktau Parks, a mixed use fully serviced district.

B. Central Business District.

C. The Hotel and Leisure District offering superb development opportunities in hotels, resorts, retail, luxury condominiums and a casino.

D. The Caspian Pearl and a Golf Luxury residential district, a gated community of high exclusive villas.

1. Airport Road.
2. New Aktau Boulevard.
3. Eurasian Avenue.
4. Corniche.

The way forward



Aktau Parks

At the northern edge of Existing Aktau, **Aktau Parks** is Kazemir first residential and mixed-use district development. It is situated at the northern extremity of the existing City. The new development benefits from the existing infrastructure and attracts residents through a natural growth of the city.

Concept Description

Aktau parks serves as a comprehensive model and a working prototype for subsequent district development due to the basic principles that are put forth to guide the overall realization of City new development.

- Compact street and pedestrian oriented multi-use development
- Continuous and varied inter-relationships between greenery and built form
- Transportation types and networks that dramatically reduce automobile dependency
- Creation of an inspiring and sustainable (social, economic and environmental) seaside city that reflects both the long traditions of the region and meets the needs of modern dwelling and businesses.

The building patterns of the District are organized around a network of shaded streets and green spaces dramatically punctuated by a broad central park system – a linear and variegated ribbon of green running from the site's eastern extremity to its western Caspian Sea frontage – bringing to the district a tremendous and highly identifiable amenity.



Block Subdivision	
Total Area:	435,177 m ²
Total FSHs:	41,238 m ²
Total BUA:	3,603,000 m ²
Total Population:	14,294
BUA Breakdown	
Business:	605,000 m ²
Family:	110,000 m ²
Residential:	675,000 m ²
Educational:	95,000 m ²
Total:	1,220,000 m ²





Aktau Parks Components

Although all quarters of the district enjoy a variety of uses, each quarter is planned with a major identifying use and character.

Business Spine

The northern edge of Aktau parks is occupied by the first business center on the Caspian Sea with major frontages and access points from the adjacent New Aktau Boulevard, the new city's principal citywide thoroughfare.

This business center is marked by two city-wide destinations:

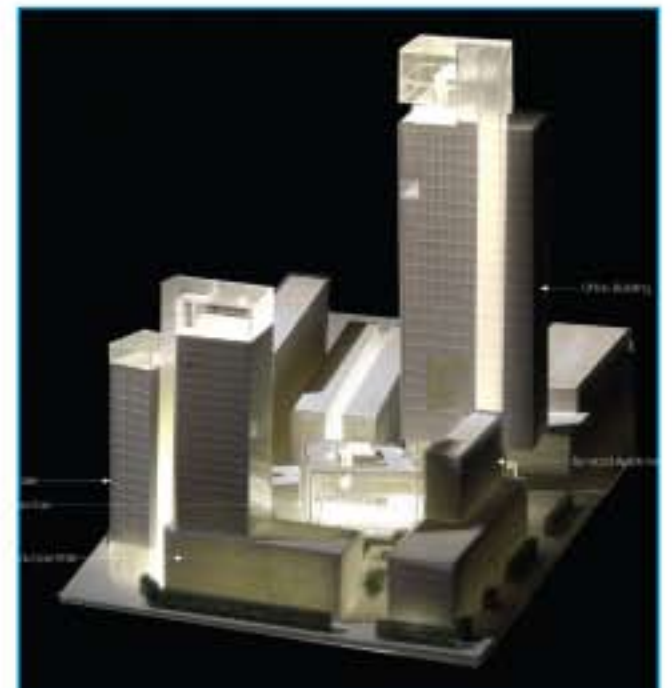
1- A major mixed use building group with hotel and convention facilities arranged around a multi-level central garden plaza. This plaza is populated with specialty shops, restaurants, entertainment and a variety of public activities set along the Business center pedestrian spine.

2- Recognizable and convenient center for international business activities with a direct connection to the airport via New Aktau City Boulevard. This remarkable center will add to Aktau parks distinctive skyline a touch of world-class business environment.

Tourism and Entertainment Quarters

Aktau Parks' Caspian Sea frontage marks an important point of transition along the Seaside Corniche planned for the new city forming the link between the existing city to the south and the Caspian Pearl development with its marina to the north. This seaside frontage is a natural location for recreational, tourist and specialized residential uses. Two unique site-related installations are planned for this western end of the district:

1- A luxury hotel with wide sea views across a seaside garden plaza and a large public pavilion marks the point of transition and direction change of the Corniche. The hotel features a raised promenade level across its entire seaside frontage and all weather glazed conservatory balconies overlooking the sea. At the hotel's eastern city-side frontage, a large courtyard accommodates both hotel-related amenity/function spaces and additional retail activities that form part of a western anchor to the district's primary shopping street.





2- A tall clustered community of serviced apartments occupies a conspicuous promontory site providing a highly visible landmark for this important place of transition and convergence within the new city. Conversely, these buildings are designed and sited to provide breath-taking views in all directions –including remarkable vistas to the north that capture the entire length of the new city’s seafront Corniche.

Two lower floors of shops and public uses punctuated by a large all-weather plaza extend the street-related pedestrian life of the surrounding district into the site. This active ground related setting is then topped by a contrasting site wide garden level – a second raised ground plane – green, serene with beautiful sea views –providing a secluded park-like environment for the residential buildings above.

Mixed Use Quarters

The mixed-use quarters – with easy access from both Aktau Boulevard and the near-by through highway, is planned to serve as the first city-wide – and even regional – shopping location of the new city as well as a convenient resource for those who live and work in Aktau parks.

At the same time, this shopping destination also serves as the eastern anchor of a unique retail and public use passage through the city. A covered, top-lit and environmentally attuned market street runs from the eastern inland anchor- the International Business Center- to a second western seaside anchor that combines the specialty shops of the seaside hotel with a variety of additional offerings.

Along with the Central Green Park system, this spectacular all -weather passage -reflecting the traditions and scale of the great European arcades as well as the ambiance and character of the more local souks will give to the district a special and memorable identity.





Residential Neighborhoods

The central quarters of the site – on both sides of the Central Park zone—are the primary residential neighborhoods of the district – offering a wide variety of living situations from high rise mid-rise apartments to terrace houses to garden villas. With Central Park frontages, residential squares, terraces, private courtyards and walled gardens, these central residential quarters provide a rich mix of domestic environments and related green space amenities.

The centerpiece of this collection of neighborhoods is Park Terrace, a spectacular range of mid-rise residential terrace buildings sited along both long frontages of the central Green Park and defining the space of the district's vista to the Caspian Sea.

These residential neighborhoods are served by two adjacent shopping streets and are within walking distance of schools, community centers and other municipal and cultural services all grouped to form the municipal triangle.

Education and Culture Quarters

The public presence and importance of the “municipal triangle” is conspicuously marked by a large concert hall building and district administration quarters placed at the major crossroads plaza at the triangle's western frontage.

As noted, Aktau Parks will present the first comprehensive realization of Aktau city's vision for its future a compact and richly diverse urban environment – a walking city that can form the basis of genuine community while establishing a balancing of energy and resources that can lead to conditions of ever increasing environmental, social, and economic sustainability.



Central business district



Aktau CBD is sited at a magnificent seaside location- almost at the center of gravity between the old city and the new development. The City Center is both the active and symbolic heart of the city.

CBD Concept Description

This is an intensely pedestrian environment presenting a rich combination of retail and trade activities, high-rise and mid-rise corporate office facilities and conference/convention installations – and hotel/residential uses all organized around a system of public gardens, canals and a number of building related public space destinations. This district is the principle public location of the city.

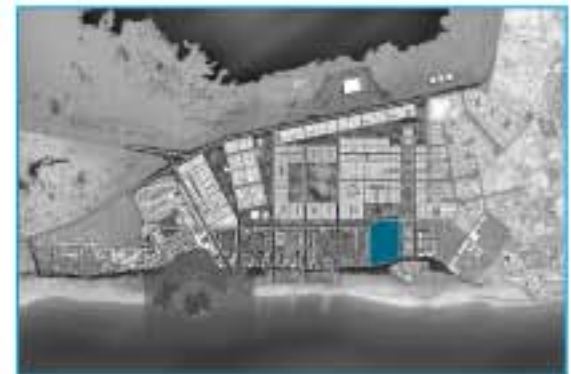
The Skyline - With the New Aktau City Energy Tower – the centerpiece of New Aktau's business activities – is located in the northern portion of the City Center site with the intention that high-rise office structures conglomerate around it becoming part of this district's cityscape and identity.

With guidelines to encourage this to happen, the expected result is to produce, over time, a memorable and graceful skyline --highlighting the symbolic and iconic skyline as one of Aktau's primary identifying elements.



Block tabulation	
Total Area:	943,000 m ²
Total Parks:	223,000 m ²
Total BUA:	2,567,000 m ²
Total Population:	52,692 m ²

BUA Breakdown	
Business:	1,905,000 m ²
Residential:	474,000 m ²
Educational:	68,000 m ²
Retail:	120,000 m ²





The role of the district is dramatically reinforced by the presence of several remarkable installations:

The “Crystal Souk”

a large glazed all-weather public room – overlooking both the sea and the inner quarters of the City Center District, containing, on several levels, a wide variety of shopping, entertainment and public uses. As a large and technologically advanced reference to indigenous nomadic building form, the Crystal Souk might suggest an expanded and highly public version of the traditional yurt.

The New Aktau City Energy Tower

at 340 meters the tallest building in the city – and configured to recognize and symbolize New Aktau City’s major economic asset – the region’s tremendous oil and natural gas resources. It is envisaged that this tower will become the city’s primary identifying landmark.

The International Festival City

is a centrally located “Little city within the city” – a gridded network of buildings and small streets that has its own identity and character.

With the path of Eurasian Avenue through the City Center site serving as its main street and the gardens and water basins of the district’s open space system defining its boundaries, the Festival City is organized in square concentric rings or layers – with the outer, garden and water basin related ring is overlooked by an array of residential buildings.





The Corporate Campuses

Situated along the Center City's eastern perimeter -- along New Aktau Boulevard -- the Corporate Campuses offer a distinctive and amenity rich business and institutional environment. Green enclaves, each with its own configuration and identity, are here defined by mid-rise street- related and addressed buildings and, within the larger enclaves, their own identifying tower buildings. The internal green spaces of these campuses provides a pleasant and unexpected calmness, while the outer street related quarters of the enclaves participate in the hustle and bustle of the surrounding city. These contained and planted spaces also provide the possibility of micro-climatic conditions through shading, wind abatement and plant material transpiration.

The Residential Courts

Located at water basin frontages along the City Center District's southern boundary -- adjacent to the city's Presidential Axis -- the Residential Courts are a series of courtyard buildings that take full advantage of their site situation. Both the northern basin-related courts and their neighboring southern counterparts are configured to maximize sunny southern exposure while shielding their inner green spaces from the often intense easterly winds. Similar to the corporate campuses, these protected inner court spaces -- recalling traditional building types of the region- lend themselves to sustainable micro-climatic conditioning.

A line of thin towers at the basin frontage reinforces this orientation strategy while providing dramatic long views and giving an identifying signature image to the development and its basin location.





The Aktau Water Canal

A sophisticated water exchange system that utilizes the Caspian deep sea cool water for the cooling of the CBD.

At the southwestern corner of the Festival City, the waterway system changes from basin to an extraordinary water park with a collection of “crystal pavilions” housing cafes, exhibitions, and other attractions accessed over the water via a network of raised walkway and bridges along a northerly route past the Crystal Souk that then carries the water in a sluice under the adjacent Seaside Corniche and then down the slope where the water enters a salt marsh wetland area forming a haven for migratory birds that pass through the region – increasing its environmental value as well as its potential role as a destination for visitors and its natural and sustainable embellishment of Aktau's sea frontage.

The City Center District is thus many centers at once – an energetic 21st century business center, a gracious corporate and institutional setting, a world class cultural, entertainment destination, a remarkable residential location and – not the least – a forward looking demonstration of energy management and environmental initiative.





Hotel & Leisure District

SITE LOCATION

The Hotel and Leisure District is situated in the middle of the general master plan of the new Aktau City. It is bounded by the Central Business District to the south, the Aktau Boulevard - the main artery that links the new city to old Aktau - to the east, the second vista to the north, and a waterfront resort to the west.

DESIGN OBJECTIVES

The design goals of the District master plan adhere to those of the City master plan that can be summarized as follows:-

- Reflection of both the historical traditions and Kazakhstan's emergent vitality and economic strength.
- Adherence to 21st century town planning and urban design.
- Pedestrian oriented city with streets and open space that support a lively and active public environment for the city.
- Development of districts that provide little "cities within the city" - providing distinctive places and a variety of identifiable living environments in the city.
- Creation of an open space network that provides ecological benefits and recreational amenities distributed throughout.
- Planning of a street and public transportation network that provides convenience of access as well as a manageable traffic flow that avoids the congestion often found in present urban environments.
- A plan that provides a framework for growth with the flexibility to foster an entrepreneurial development market.

The specific design strategy of the Hotels and Leisure District is aimed at extending the above goals into an urban and landscape plan that is vibrant, modern and flexible.

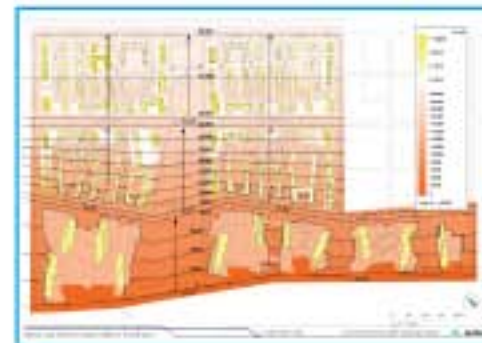
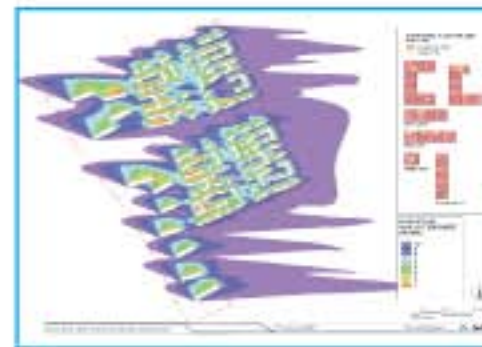
MASTER PLAN CONCEPT

The scheme is generated from a series of east to west fractured building lines which are then intersected with North/South interventions. These interventions are:

- A canyon which is a fractured cut through the fabric of the buildings containing pedestrian friendly boulevards.
- Fragmented series of water bodies created from the intervention of the canyon with a further fractured line.
- Elevated walkways from land to sea which intervene with the building geometries.
- Buildings that are formed into a series of skew geometry 'chips' or 'strokes' in an east west direction.
- Towers that are dynamically planned, positioned and formed to emphasize the movement through the site.
- Increasing buildings height as they approach the sea.

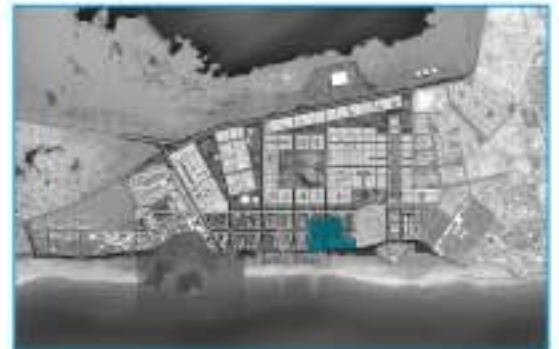
The scheme generates interesting and unique residential environments, which will attract international investors and residents alike.

The existing 10 meters slope in the site immediately east of the commercial district has been optimized to create a level change from commercial to residential. It is the contour lines of this level change which give rise to the wave and the angled road of the mosaic scheme.



Hotel and Leisure District (HLD) in Northern CBD is formed of 7 Zones, of different areas and land uses.

Site Area:	913,115 m ²
Total Zones Area:	441,033 m ²
total Parks	181,094 m ²
Total BUA:	2,532,791 m ²
Total Population:	72,435
Hotels:	429,466 m ²
Residential:	860,265 m ²
Educational:	85,334 m ²
Retail:	198,250 m ²
Leisure & Entertainment:	240,000 m ²
Walk and Family Entertainment:	257,265 m ²



Massing and Building Heights

The building mass and height increases from East to West. Buildings fronting the Corniche are up to 30 storeys high, those on the Zig Zag Road are 12 storeys high, on Eurasia Boulevard 6 storeys reducing to 4 storeys on the East edge of the site.

Land Use

Land is subdivided as follows:

- The Waterfront edge as a hotels, entertainment and commercial zone.
- The Eurasia Boulevard edge as a retail zone.
- The other edges of the city blocks are mixed use and engulf a pure residential zone.

Eurasia Boulevard

This Main 4 carriageways Road runs North South and is characterized as a retail boulevard with residential above. A light rail transit system occupies a central median reserve and it is proposed to elevate this rail through the Hotel and Leisure District.

By elevating the rail to 2/F the station concourse at 1/F below may also act as a pedestrian footbridge connection between the East and West sides of the Eurasia Boulevard.

To avoid disrupting park activities and views it is proposed to run four carriageways of Eurasia Boulevard under the Main Park whilst the rail will continue at high level over the Park.

Zig Zag Road

The Zig Zag Road is a reinterpretation of the master plan North-South secondary road as an activity generating boulevard between the commercial /residential activities on its East side and the commercial/entertainment facilities to the West.

The Corniche

The Corniche is the main North-South sea front road or PRAIA. It is fronted by the Casinos to the North, Family Entertainment, Malls development and the Opera to the South.



LANDSCAPE

The new urban development will be a signature destination of the city of Ahtau. The landscape design has been conceived as a lively and dynamic extension of the architecture. Bold angular plazas, colorful vegetation, dense urban forests and durable street furnishings all serve to create a strong identity and sense of place within greater Ahtau.

A network of green open spaces composed of gardens, parks and recreation spaces form the primary environmental framework for the design of the city. This network of spaces can also serve to provide amenity and enhance investment value to areas located far from the seaside zone. Furthermore, this green network becomes the basis of district definition – breaking the city down into smaller, more identifiable communities that in themselves are based on use and location.

The green space network is interwoven with the street layout to provide a landscaped perimeter defining distinct districts.

This integrated pattern of streets, boulevards and parkways across the site assures the goal of a street related, pedestrian friendly city environment and, at the same time, establishes the basis of effective public transportation planning.

These networks of greenery and movement then define a pattern of variable sized parcels that bring built form to a city that is organized as a collection or a “mosaic” of distinct and inter-related districts.

MASTER PLAN COMPONENTS

Towards the sea, bordering the business district and surrounded by the major arteries of the city the site (0,9km²) the Hotels and Leisure District is to be developed as the anchoring hub of amusement and entertainment for the new city development. The sparkling block of the district is the entertainment city core where casino, nightclubs and hotel services will create an attractive place. The hospitality core, compiles a shopping mall, retail, hotels, amusement, entertainment, and thematic – leisure events introducing the new Ahtau city as a destination into the industrial tourism circuits. In addition, the upscale residential neighborhood and mixed use core forms the third anchor in the district and will offers an attractive suburban place to live. The district strategic location would potentially act as the city's tourist gate announcing a lively and highly animated hospitality and entertainment blocks as well as an attractive place of high quality urban living.

The Hotels and Leisure District has three main components that are connected through the main boulevards of Eurasia and Corniche and the thematic First Vista Park.

The three components are:

(a) The Retail Entertainment and Hospitality Core on the West of the Zig Zag Road

- The Casino complex, site D1 to the North West
- The opera/theatre, site K2 to the South West
- The luxury mall and 5-star hotel, site K1
- The Family Entertainment, Mall and hotels, sites H1 and H2

(b) The Retail Boulevards along Eurasia Avenue and Parkway
The main activities that exist here are Street Retail with Residential above

(c) The Upscale Residential Core

This core is distinct of the other two on all levels but compatible and essential to the identity of the project. It is formed of mixed-use edges surrounding the residential quarters.





The Caspian Pearl

The Caspian Sea

The Caspian Sea presents the world's largest isolated water reservoir. Its size, depth, chemical properties, peculiarities of the thermohaline structure, and water circulation enable the Caspian Sea to be classified as a deep inland sea. The total basin catchments covers more than 3 billions of km², and the sea is fed by numerous rivers including the Volga, Ural, Terek, and Kura rivers.

Currently its level is at -27m measured against the World Sea Level (Baltic Sea Datum). The sea occupies an area of 392,600 km², with mean and maximum depths being 208 m and 1025 m, respectively. In the last 25 years the total surface area has varied from 360000 to 400000 km² due to high water level variations.

The Caspian's longitudinal extent is three times larger than its latitudinal one (1000 km vs. 200-400 km), resulting in great variability of climatic conditions over the sea.

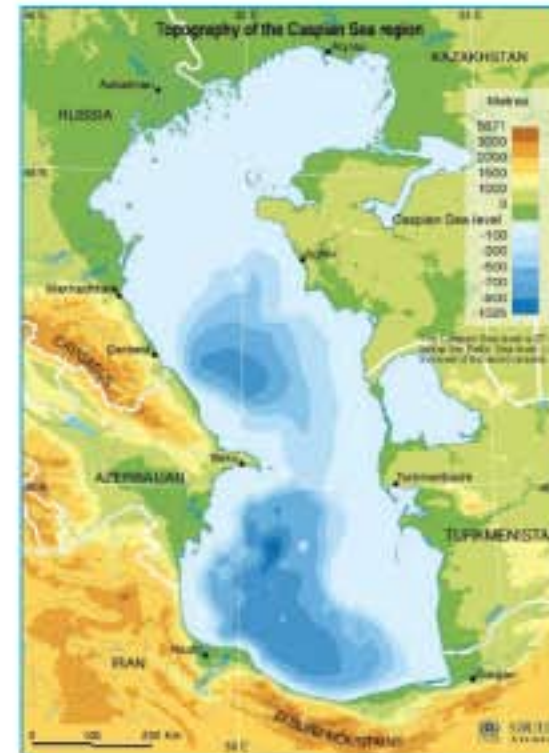
The water balance of Caspian Sea is principally controlled by variations of the evaporation rate and the Volga river, which provides more than 80% of the total inflow, and thus dictates interannual variability of the Caspian sea. Other hydrological components (precipitation, evaporation, underground water, and river discharge to Kara Bogaz Göl) also influence seasonal and inter-annual variation of Caspian Sea.

Context

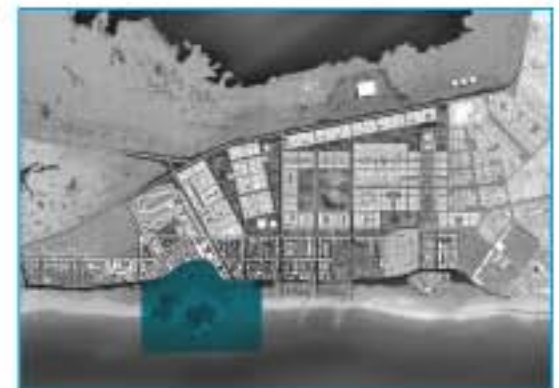
The new city of Aktau is in need for a direct contact with the sea where both public as well as private activities are celebrated. This need is met through a strategic untamed location where the main entryway of the city coming from the airport and the corniche road meet. Named the Caspian Pearl the development of this hilly site directly slanting towards the water sheet is achieved through a Marina, an 18 hole golf course and luxurious villas all strewn around a maximized celebration of its immediate context.

Concept

The Caspian Pearl boasts three important landmarks: the marina building, the two towers symbolizing Aktau gate, and the resort hotel.



Total area:	3,999,147 m ²
Total Parks:	20,000 m ²
Total H.A.:	953,700 m ²
Total Population:	11,369
BUA Breakdown	
Residential:	
Apartments:	148,746 m ²
Cool villa:	1,000 m ²
Villa:	149,900 m ²
Commercial:	72,000 m ²
Hospitality:	
Hotel:	21,240 m ²
Club houses:	21,000 m ²
Beach House:	16,000 m ²
Public Amenities:	
Kindergarten:	16,000 m ²
College:	47,000 m ²
Club House:	22,377 m ²
Gym:	9,134 m ²
Swimming Pool:	17,000 m ²
Service Area:	17,000 m ²
Club House:	100,000 m ²
Public square:	22,222 m ²
Promenade:	146,200 m ²
Park:	50,000 m ²
Beach:	293,552 m ²
Beach:	1,000 m ²
Marine water surface: 40000 m ² ca. 170 km ² water depth: 1.2m to 1.5m total water surface inside harbor area: 1,77000 m ²	





The concept of the Caspian Pearl takes into consideration the potential rise of the water level of the Caspian Sea in the far distant future and uses familiar patterns of urban spaces and typologies creating a comfortable 'feeling' for residents and visitors.

A sense of place gives the area a quality of life. This sense of place is inspired by historic and contemporary examples, but is equally rooted in the local environment of the City of Aktau and Kazakhstan.

The development concept breaks with the rectangular street pattern of the City and uses the existing topography of the site to create an amphitheater-like area, with an island becoming the main event on its natural stage.

A Golf course acting as a buffer between the city and the marina incorporates high-end housing of different types with panoramic views on the whole landscape.

The Marina penetrates the land up to the lower Corniche road, creating a harbor scenery right at the arrival from the airport parkway and the City Vista Park. This central location offers strong links between the Marina and the city, offering one of the highest real-estate values in the whole upper district as well as around the Marina.

The marina with a capacity of up to 400 boats and yachts realizes the connection with the Caspian Sea and provides the backdrop for all promenade activities with potential summer concerts on the floating stage in the Marina. Spectators will use the steps leading down to the water as seats creating a very unique and intimate atmosphere.

The harbor district is the link between the two exclusive and high-end residential developments and the city. It forms the main destination within the city and provides a pleasant promenade environment featuring stores, restaurants, and entertainment venues. A beach resort is located at the southern tip creating a pleasant ending to the promenade. A twin tower at the end of the harbor basin together with a hotel and office spaces frame the views and define the identity of the marina.





Marina Tower

The three sides' glass curtain wall of the twin towers provide a 270 broad view angle for each floor providing the inside viewer with a very dramatic experience of the marina and the Caspian Sea.

With High-end facilities built within a human scale environment, the Marina development offers a restful atmosphere that is enlivened with the yachts, ferries, and fisherman boats furrowing the horizon.

Marina Building

Located on the northern tip, the Marina building houses- among other supporting functions- a hotel and a large exhibition space attracting additional visitors to the area and generating a year-round income base. Its design emphasizes the fluidity of the buildings and the harmony of the space. The main buildings are designed through smoothed curved shapes along with the boundary line that extends over 300m long

Island

Out of the in-land development rises an island in the Caspian Sea- hence the name of the development: the Caspian Pearl.

Its strong and bold outline gives a sense of durability in front of the natural elements as well as an icon for the whole development.

Overlooking the water as well as the whole new city front line, this Island creates a unique presence in the Bay, offering a landscape of terraced cliffs and lagoon beaches, with exclusive villas emerging from the rock.





MASTERPLAN 1:500



BASEMENT FLOOR 1:200



LOWER GARDEN LEVEL +3.00 1:200



UPPER GARDEN LEVEL +7.00 1:200



NORTH FACADE 1:200

WEST FACADE 1:200

SOUTH FACADE 1:200

EAST FACADE 1:200

SECTION 1:200

Villas

The coastline features sandy beaches as well as small cliffs, which enable villas to be set directly at the water edges, with private islands housing the most exclusive residences.

Light Wave Villas

Located on the edge of the island, the Light Wave Villa improves the feeling of living on the beach. The villa is made of noble stone of different bright colors and glass merging nature with the inner spaces.

Cliff Villas

Emerging from the edge of the island, the cliff villa is developing its architecture through 4 long spaces opened to the sea. Covered by indigenous plants, the cliff villa is an extension of the landscape shaken by a strong earthquake of leisure. The facades made of glass are broadly opened to the sea. Long sun protection made of exotic wood is placed on each lateral side. Large-scale windows emphasize the impressive architectural effect of being so close to nature.

Lagoon Villas

Laid on a private island, the lagoon villa is set an enchanting landscape. Composed of three levels, the majestic glass facade is reflected by the water of the lagoon pool that floats along with the terrace and living room.

Forming an oasis of style and tranquility, these fabulous villas along the eastern waterfront of the Caspian sea are situated on generous land plots allowing for spacious pool decks and water front views ideal for relaxation and entertainment.

Golf

The 18-hole golf course marks the eastern boundary of the Caspian Pearl. It is laid out following the topography of the site. The clubhouse sits on top of the course, providing an overview of the playing field as well as views over the Caspian Sea. Four small golf villa communities are located at the edges of the course, allowing in many cases residents to step out of the front door of their villas straight into the first hole.

Along the eastern bounding road apartment compounds offer an exclusive living option close to the city, but with the benefits of a green environment and water view.

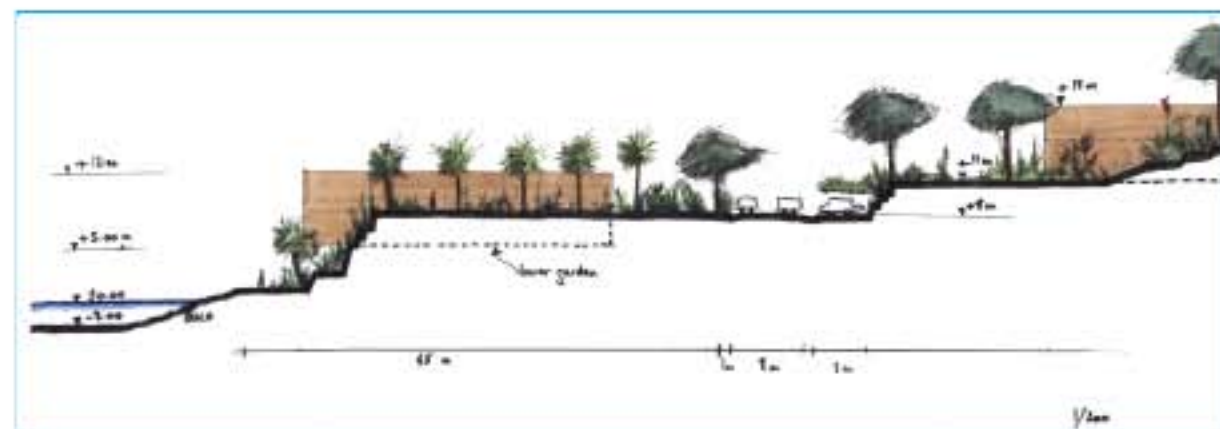
At the intersection with the Corniche road, the medical center enjoys easy accessibility as well as the green surroundings provided by the golf course.

Promenade

Landscaped promenade along the canal between the golf course and the island features various styles of natural beauty. Panoramic viewpoints are offered on this grandiose man-made terraced landscape emerging from the sea.

The promenade invites for leisure walks integrated with the sports center offering easy access to various sports facilities. The highlight is an area with swimming pools, situated directly at the water edge.

The water edge is accessible in order to bring visitors closer to the Sea and displays few gentle cliffs as well as traditional quay and wall edges.



Success is a fact



Financial model: Ernst and Young

Based on an extensive market research and a study for the viability of the full development of the new city, Ernst and Young completed a financial feasibility study on Aktau Parks district, notably for assessing the project's viability and foreseen profitability from a prospective developer's viewpoint. To that end, E&Y built detailed financial projections for each land use category, namely: residential, retail, offices, and hotel. Moreover, projections were further broken down into subcategories of land use to better gauge the financial potential of developing the district. Subcategories include high-end premium residential; high-end, non-premium residential; medium-end, non-premium residential; Class A premium offices; premium neighborhood retail; non-premium neighborhood retail; and, 5-star hotels.

E&Y financial model further estimated the sales prices of the district's land to the prospective developers ("the Developers") based on a required Equity Internal Rate of Return (IRR) of 30% for each of residential, retail and office developments and 18% for hotel development. The study indicates that to achieve above returns, the prospective developer's purchase price of the land would roughly range between US\$ 350 and US\$ 750 per sqm of BUA depending on land use.

Financial model: GA Consult

GA Consult, the Strategic Financial Advisors to Millennium Development, further developed detailed financial models for Aktau Park's 17 blocks. Each financial model pertains to one of the district's 17 blocks and projects detailed pro forma financial statements for the block's prospective developer.

Three viable mixes of assumptions were identified for each block to gauge the financial profitability for the prospective developer. These were studied under conservative to aggressive varied scenarios. Key assumptions include development costs, foreseen sale and rental prices, absorption rates and financing structure. For each identified scenario, the financial model shows the estimated total development costs broken down into construction costs, infrastructure costs, and permit and soft costs; the required capital injection; foreseen gross and net cash flows; 5-year pro forma balance sheets, income statements and statements of cash flows; internal rate of return; and, 5-year equity multiple.

GAC's assumptions are based, among others, on recently contracted studies on development costs and real estate prices in the city of Aktau. The financial models indicate 5-year IRRs in excess of 20% and corresponding equity multiples of 2 and above.



Development Managers

Millennium Development International (MDI) is a company established in 1999 to manage its own real estate investments and to provide integrated planning, development and project management consulting services on large-scale development projects.

MDI's key employees are graduates of Ivy-League American Universities and have more than twenty years of professional expertise in the fields of Real Estate Development, Urban Planning, Urban Design, Architecture, Finance, Project and Construction Management. MDI also relies on carefully selected specialized advisors in development related fields to broaden its area of expertise whenever necessary. The multidisciplinary background of the company's key staff empowers it to provide services in all aspects of real estate and land development projects, large scale planning, urban design, and project management.

MDI's management and advisors expertise collectively cover a broad range of large scale projects such as: the reconstruction of Beirut Central District (Solidere); the planning of a new downtown in Jeddah; the development of a business district in Amman; the strategic planning for Sannine Ski Resort in Lebanon; authoring development policies for the Boston Harbor; the urban design plan for the Central Artery in Boston; the planning and project management of Jabal Omar, Makkah Western Gateway, Al-Shamiyah district, and Darb Al-Khalif in Makkah; and other prestigious planning and development projects in Lebanon and the Region.

Millennium Development International
Development managers and strategists

Saraya Development Group
Advisors on hospitality issues

Ernst and Young
Lead financial advisors

GA Consult
Corporate financial advisors

CBRE- Roger Holland
Land and cost valuation

Sets
Infrastructure auditors

More International
Environmental consultants

FULBRIGHT & Jaworski L.L.P
Legal advisors

Koetter Kim and Associations
Lead master planners and concept architects for pilot project 1

Aedas International
Concept architects for pilot project 2

Architecture Studio
Concept architects for pilot project 3

Sasaki Associations
Concept landscape architects and wayfinding designers

Khatib and Alami
Consultants for snip application

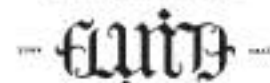
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Cost and construction consultants



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