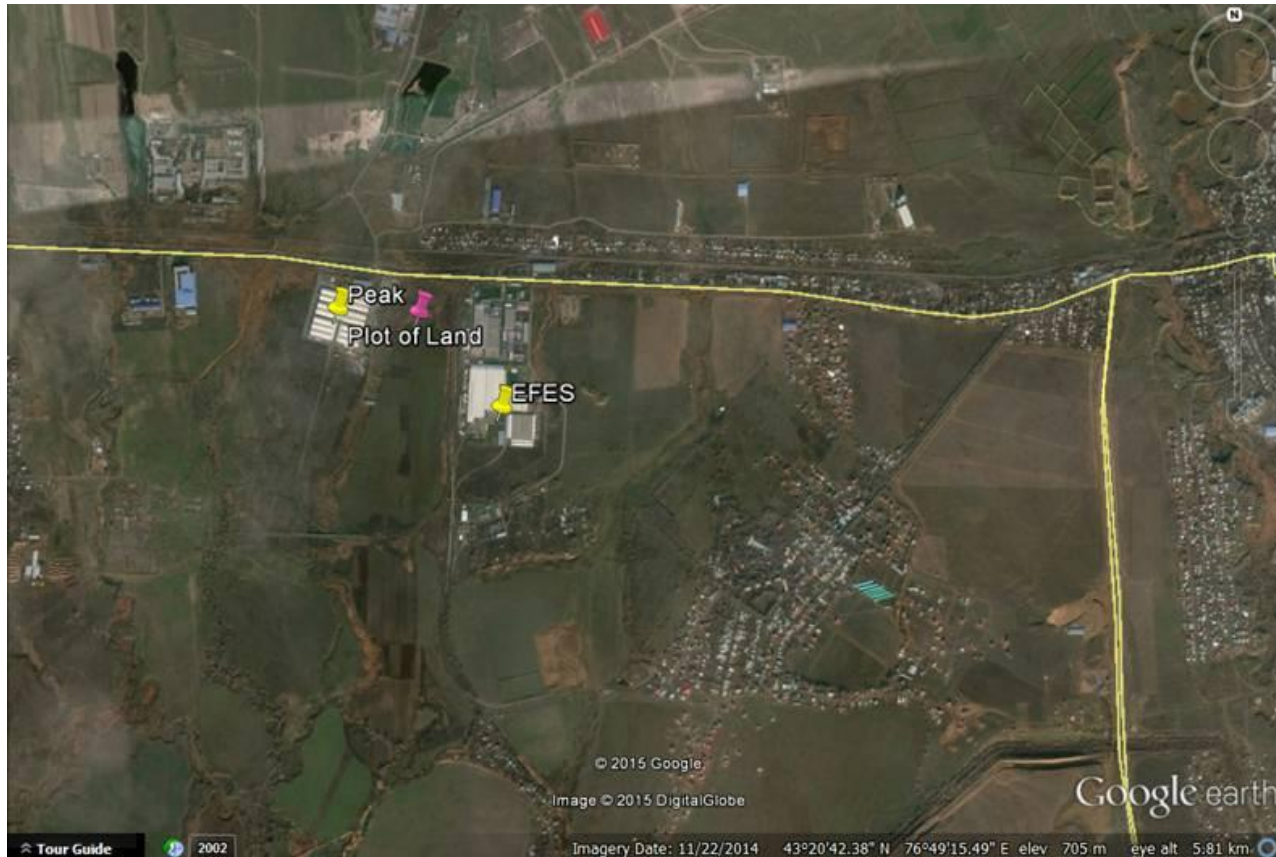


## LAND PLOT for sale BORALDAI Next to Efes Brewery



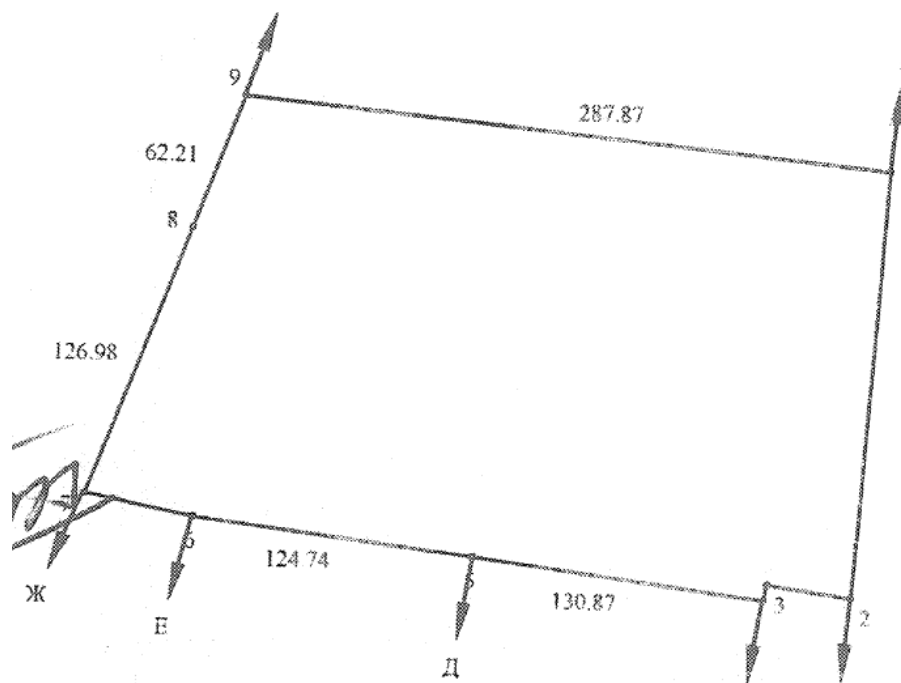
### Description

- Land Plot for sale
- Almaty oblast, Karasaisky region, Boraldai, Str. Centralny

<b>LAND PLOT</b>	<b>6.0 ha</b>
<b>PRICE</b>	<b>USD 1,2 mln</b>

# LAND IN KARASAYSKI REGION

## LAND PLOT 6.0 HA



SCALE 1:500

### CHARACTERISTICS OF THE OPERATING PROPERTY

Size	6.0 ha
Allocation	<ul style="list-style-type: none"><li>• Industrial base</li><li>• Railway deadlock</li><li>• Shopping center</li><li>• Warehouse</li></ul>
Utility connections	Available at the neighboring plot
Railway connection	Available at the neighboring plot



### **GENERAL INFO:**

- Availability and condition of the access roads and railway tracks: the land plot lies somewhat apart (southwards) from the Boralday-Shamalgan road. The condition of this road is satisfactory; however there is no immediate access road entering the target land plot. The land plot can be accessed by an SUV, or passing a distance of around 300 meters on foot southwards from the western border of 'Efes' plant which can be accessed by car through Boralday-Shamalgan road. There is a railway line passing to the north of the road in a parallel direction (trunk line to Astana, the capital of Kazakhstan). A branch line coming out of the above trunk line goes in a southerly direction along the eastern border of the target land plot;
- Utilities: the land plot is not connected to the utilities, however they are extended to the adjacent land plots of 'Efes' and 'Coca-Cola Bottlers' plants and Logistics Centre 'Peak' LLP which provides good conditions for their connection to the target land plot;
- Proximity to population centres: The target land plot is 10 km away from Almaty, and 5 km away from Boralday village. Being the largest population centre in the nearby area, Boralday Village is located between Almaty and the land plot in question. Nearby villages also include: Kokozyk village, Rakhat village, Madeniet village – on the south side of the road and Aksenger village – on the northern side of the road;
- Shape: practically regular quadrangle (trapezoidal);
- Terrain: mainly plain, with minor elevation differences providing no significant obstacles for construction on the site;
- Adjacent land plots: 'Efes' and 'Coca-Cola Bottlers' plants and Logistics Centre 'Peak' LLP;
- Fencing: the land plot is not fenced, there are no landmarks of site boundaries;
- Improvements, facilities, planting: the land plot has no buildings, structures or artificial greenery. The only plantings are represented by wild grasses and bushes.

# LAND IN KARASAYSKI REGION

## LAND PLOT 6.0 HA

### **ADVANTAGES:**

*Perspective location:* the site is located in the north-west suburb of Almaty in close proximity to a railway trunk line to Astana and a motor-road adjoining to the Almaty-Astana highway. Recently this area has been under development by industrial enterprises, driven by the plans to create an industrial zone of Almaty. According to the Master Plan of Almaty City Development (by 2020), all industrial facilities should be relocated outside the city borders. The Big Almaty Ring Road ('BAKAD') will run in this area in the near term;

*Advantageous neighbourhood:* the adjacent areas include the plants of 'Efes' and 'Coca-Cola Bottlers'. In case the target site serves as a location for a plant producing goods required by the two above-mentioned plants, such enterprise will get customers in advance and consequently will have stable profit cash flows immediately after the commissioning without any expenses for positioning of its goods and attraction of potential clients;

A railway branch passing nearby the target site allows for setting-up a railroad spur on the territory of the land plot, an item required for warehousing and some manufacturing facilities;

Basic utility networks (electricity, water and gas supply) have already been extended to the 'Efes' and 'Coca-Cola Bottlers' plants and Logistics Centre 'Peak' LLP immediately adjacent to the target site. Hence, connection of utilities should be relatively straight forward.

# LAND IN KARASAYSKI REGION

## PHOTOGRAPHS





# LAND IN KARASAYSKI REGION

## PHOTOGRAPHS





## Scot Holland CBRE

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