

POKLONNAYA 9

A SUPERSTAR HIGH-RISE  
AT KUTUZOVSKY PROSPEKT

POKLONNAYA 9

06 ABOUT THE PROJECT

14 LOCATION

28 THE SUPERSTAR  
HIGH-RISE

34 SO/ MOSCOW

52 APARTMENTS

68 THE 100 CLUB

78 THE TEAM



POKLONNAYA 9

GRANDEUR  
STYLE  
STATUS



ABOUT THE PROJECT

# A PLACE OF POWER FOR PRESENT-DAY HEDONISTS



Poklonnaya 9 is a place created exclusively for the contemporary connoisseurs of delights and self-expression. It's a domain of freedom for true hedonists, where every detail is meant to maximize your enjoyment of life, be it the impeccable concierge service, fabulous designer interiors or on-the-spot retreats in the five-star hotel located right in the high-rise. It's the perfect spot for dreaming and making your desires come true right away. The moment you see the grandiose panorama of Moscow from a bird's eye view, the feeling of freedom is bound to absorb you entirely. It's a space where the luxury to be yourself is of paramount value.

It's your place of power.



## POKLONNAYA 9



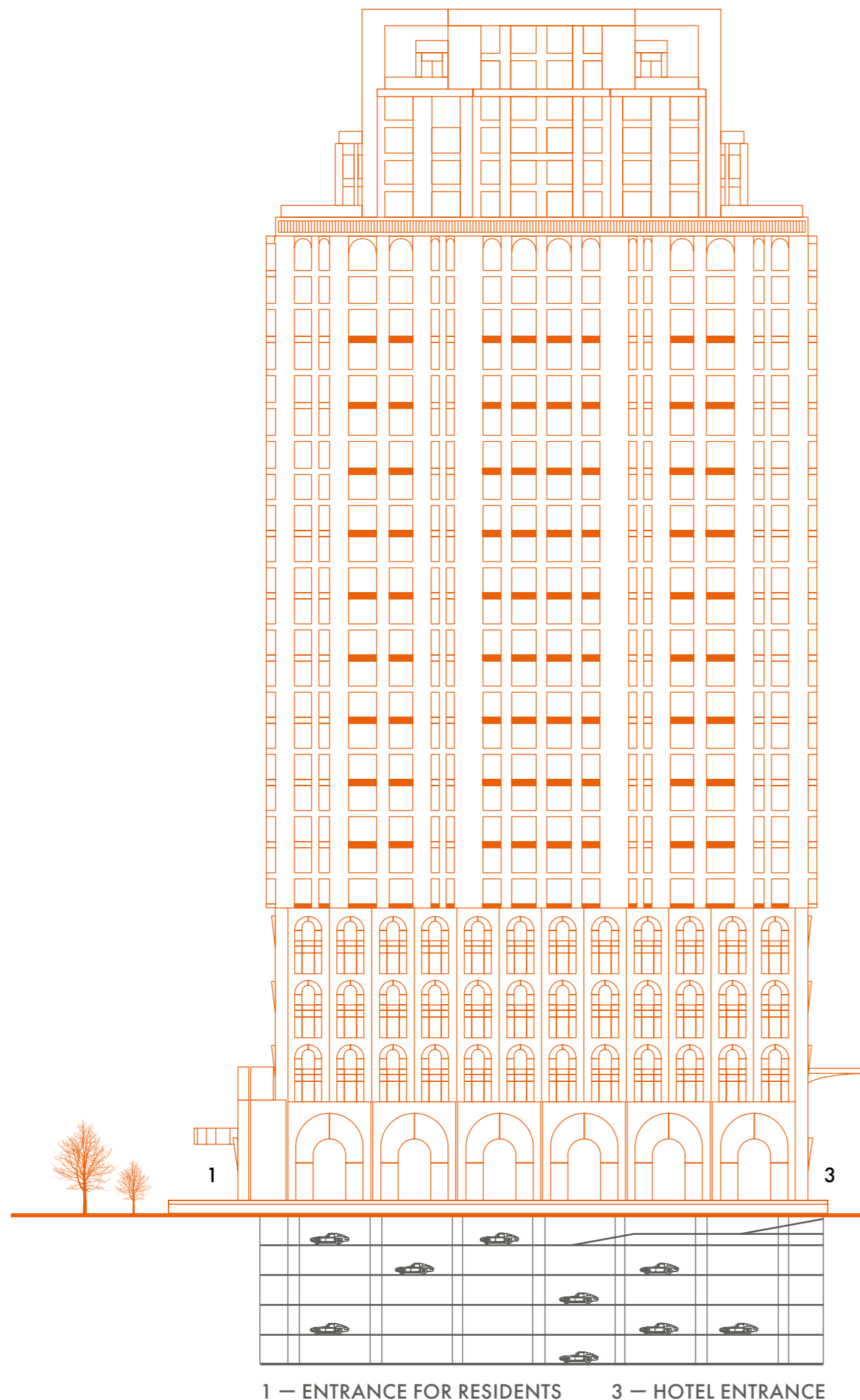
## THE SUBLIME AND DELICATE BUILDING OF POKLONNAYA 9 RISES ABOVE ITS VICINITY SPECTACULARLY

Owing to their panoramic windows, the living spaces are lit profusely, while the residents enjoy the views of the Vorobyovy Gory Park, the Moscow-City and the Victory Park. It houses the rich five-star infrastructure of SO/ Moscow: restaurants, a bar, a spa complex, a swimming pool and business facilities.

Thanks to its strategically favorable location, you can save time, be more productive and not ever miss an important thing. Behind all this is the aptness to fulfil ambitious demands, capability to solve complex challenges and the emotional investment into the result — the qualities of the highly qualified project team.

The experienced developer Ant Development, the reliable contractor ANTTEQ and the leading architectural bureau Metex Design — they did everything so that you'd keep the habit of always getting the best of the best.

# POKLONNAYA 9



33RD — 34TH STORIES

THE 100 CLUB  
SINGLE-HEIGHT PENTHOUSES WITH BALCONIES

29 — 32ND STORIES

DOUBLE-HEIGHT PENTHOUSES WITH BALCONIES

8TH — 28TH STORIES

APARTMENTS RANGING FROM 49 TO 176 M<sup>2</sup> OF SQUARE SPACE

A COLLECTION OF UNIQUE APARTMENTS /  
DESIGNER FINISH

1ST — 7TH STORIES

FIVE-STAR HOTEL SO/ MOSCOW  
WITH AMENITIES AVAILABLE TO RESIDENTS

GYM / HAMMAM / SPA / SWIMMING POOL /  
LOUNGE AREA / RESTAURANTS / CAFES / POP-UP STORE

UNDERGROUND STORIES -5 TO -2

FOUR-LEVEL PARKING GARAGE

1 — ENTRANCE FOR RESIDENTS

3 — HOTEL ENTRANCE

A HISTORICAL  
SPOT TO BE  
PROUD OF

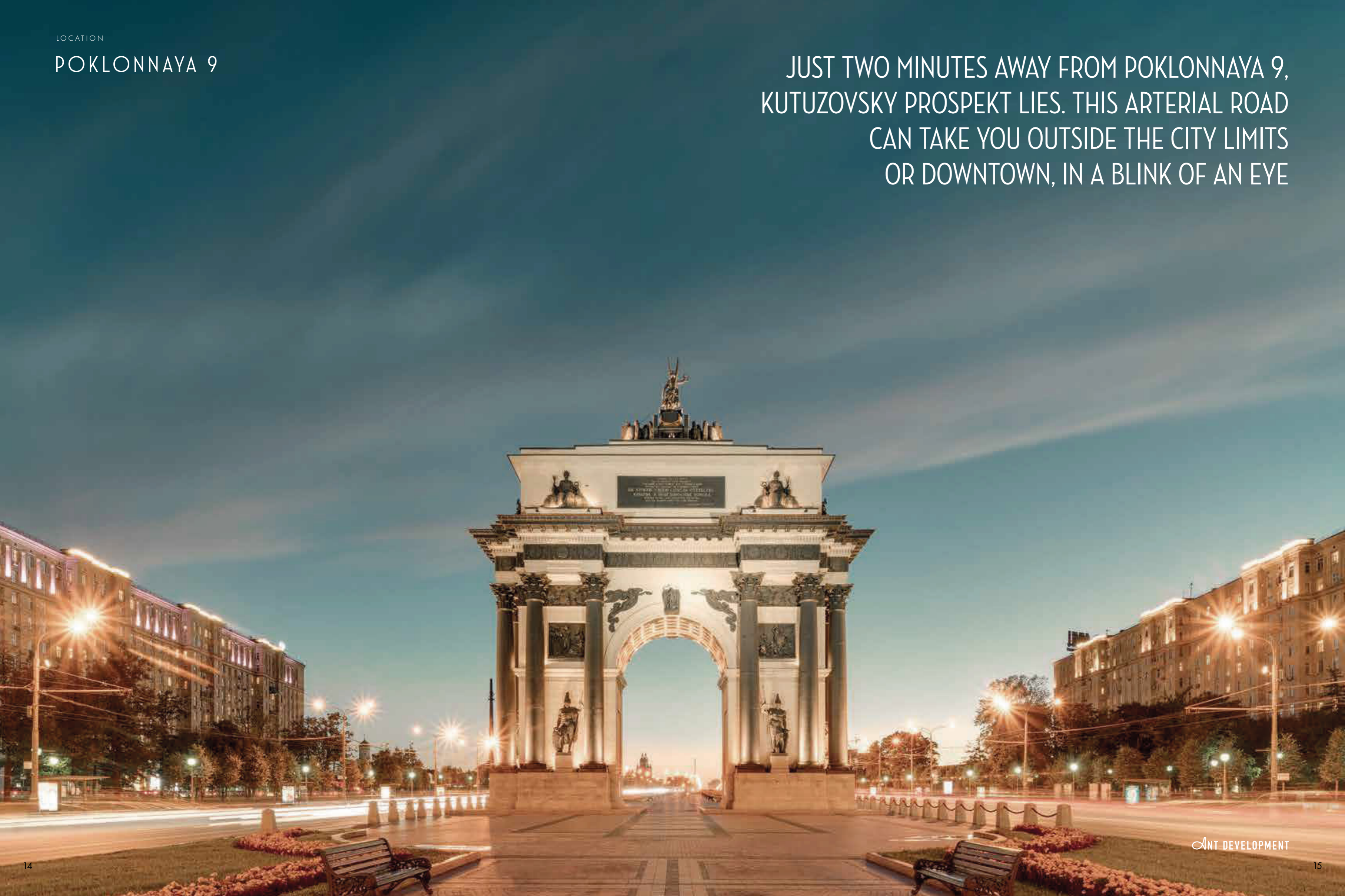


LOCATION

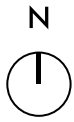
LOCATION

POKLONNAYA 9

JUST TWO MINUTES AWAY FROM POKLONNAYA 9,  
KUTUZOVSKY PROSPEKT LIES. THIS ARTERIAL ROAD  
CAN TAKE YOU OUTSIDE THE CITY LIMITS  
OR DOWNTOWN, IN A BLINK OF AN EYE







KRASNAYA PRESNYA PARK

MOSCOW-CITY

Mezhdunarodnaya  
Delovoy Tsentr

Novy Arbat st.

KREMLIN

Kremlyovskaya emb.

Znamenka st.

Smolenskaya

Gogolevsky bld.

Fili

1812 goda st.

Kutuzovskaya

Kutuzovskiy Prospekt

Studencheskaya st.

MozhaiskiyVal st.

Kiyevskaya

Kiyevskaya st.

Moscow River  
Savvinskaya emb.

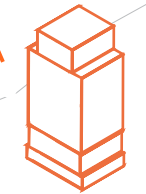
Plyushchikha st.

Smolenskiy bld.

Park Pobedy

Kutuzovskiy Prospekt

Poklonnaya st.



POKLONNAYA 9

VICTORY PARK

Prechistenskaya emb.  
Moscow River

MUZEON PARK

Setun river

Berezhkovskaya emb.  
Moscow River

Novodevichy Convent

Sportivnaya

GORKY PARK

Moscow River

Komsomolskiy prospekt

Frunzenskaya emb.

Leninskiy prospekt

Varoboyevy Gor

Luzhniki

NESKUCHNY GARDEN

## POKLONNAYA 9



## PARK POBEDY

5 MINUTES ON FOOT

Visit the sprawling museum complex, take in the expanse of the Poklonnaya hill and hear the water whoosh in Moscow's largest fountain amid the vast valleys covering hundred acres.



## MOSCOW-CITY

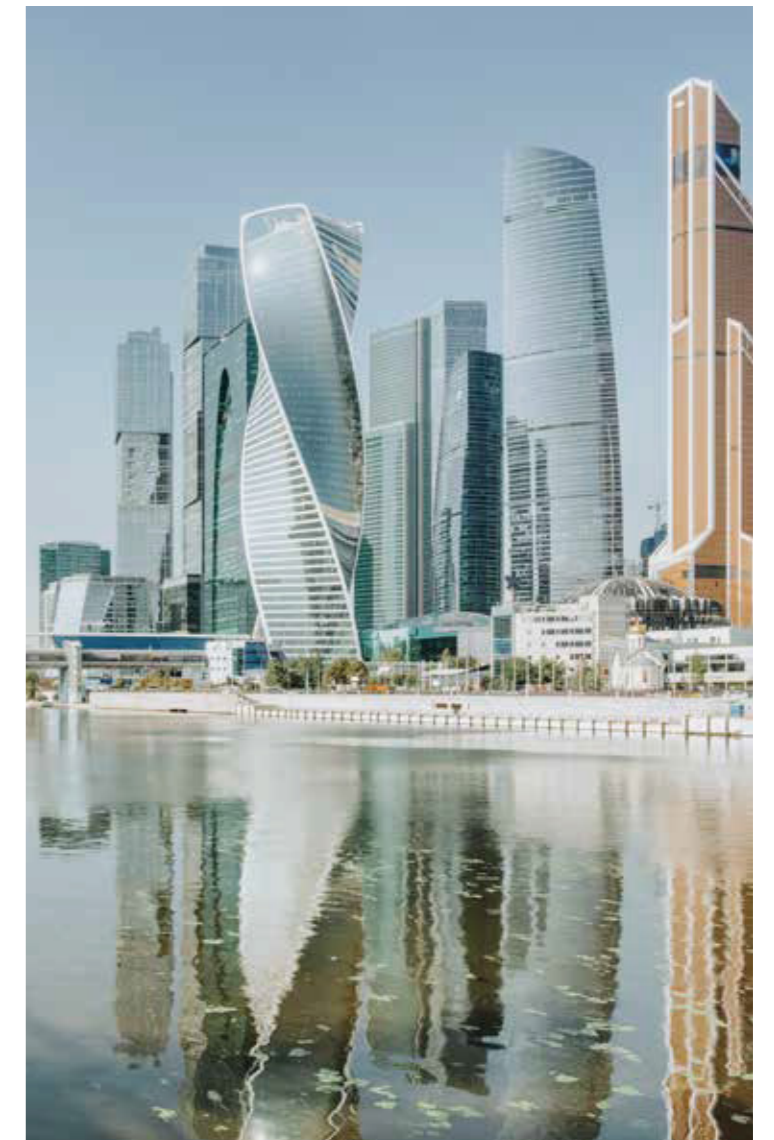
10 MINUTES BY CAR

With its viewing points and panoramic views from restaurants, a multiplex cinema, a mall and an expo center onsite, the striking business district offers a slew of reasons to frequent it.

## KRASNAYA PRESNYA PARK

5 MINUTES BY CAR

An exceptional system of Holland ponds around a scenic island. Centuries-old alleys that Pushkin walked, in the city centre, right in your neighborhood.



# POKLONNAYA 9



LOCATION

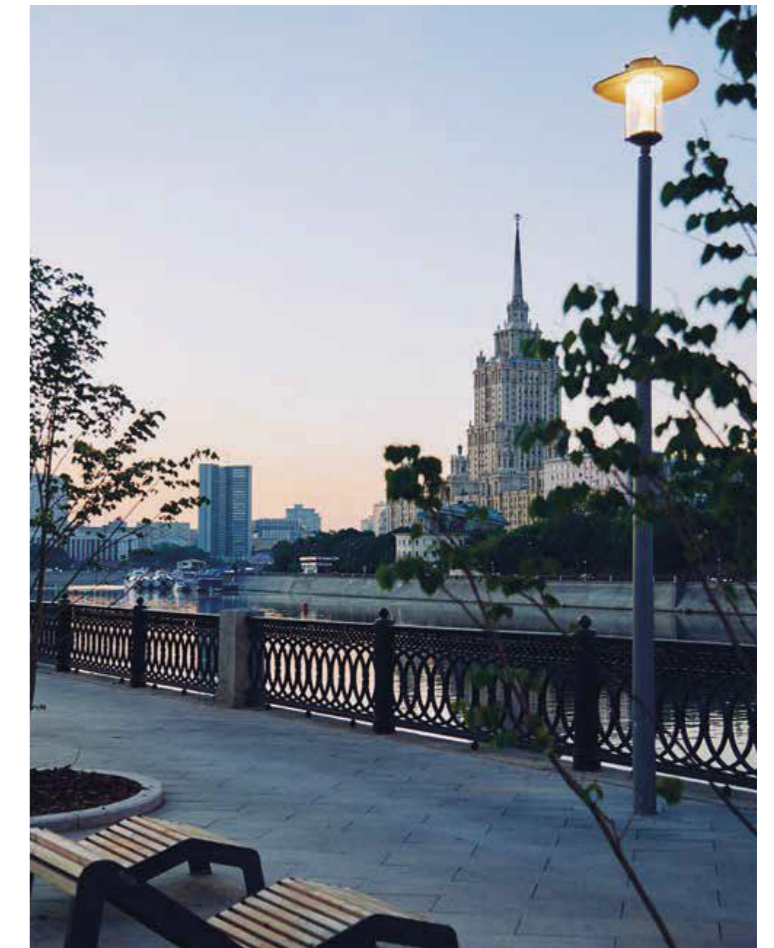
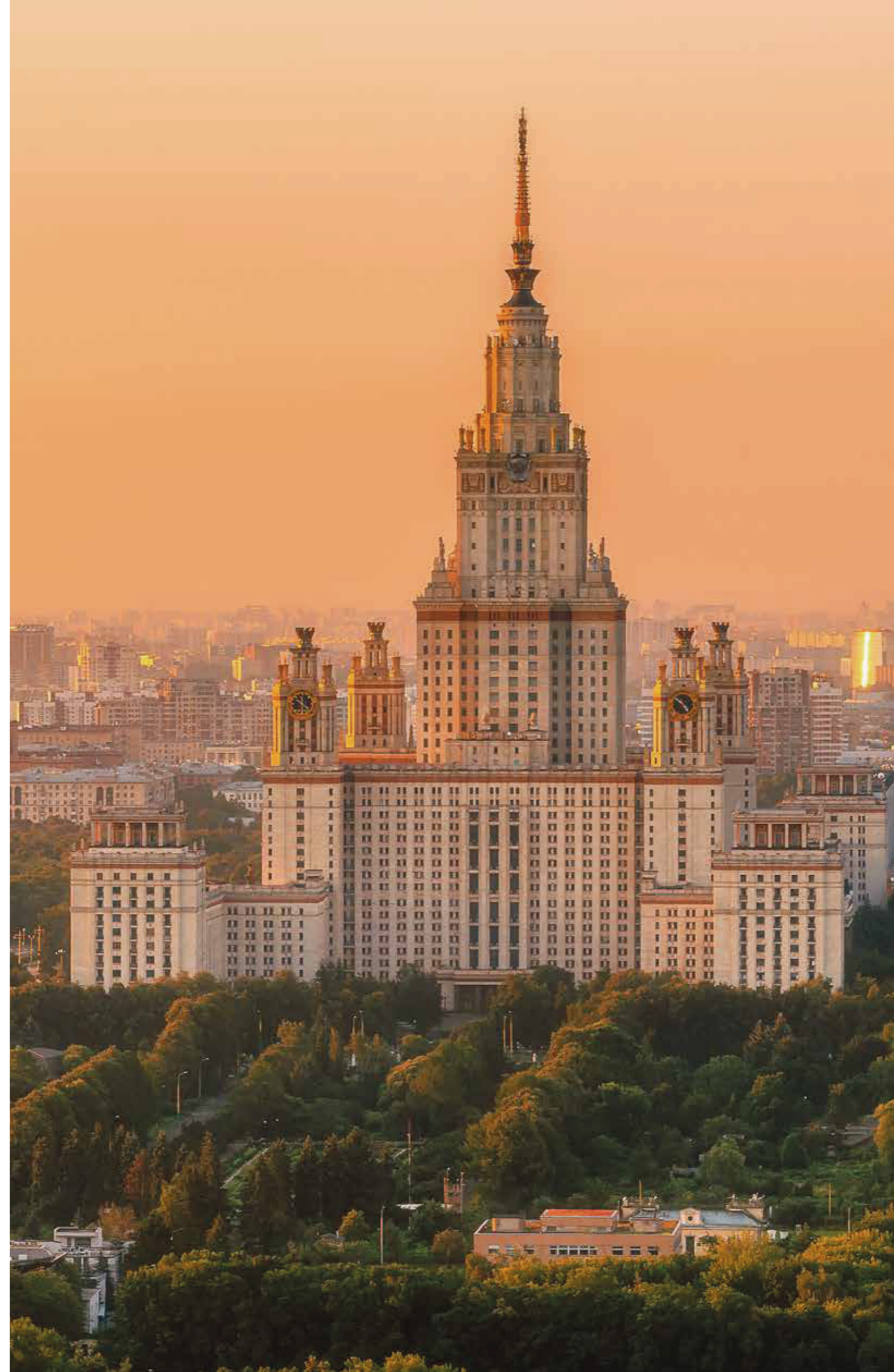
POKLONNAYA 9

# ROAM FREE AND CONTEMPLATE

## MOSCOW UNIVERSITY

15 MINUTES BY CAR

A distinguished university, outstanding in every feature — be it the quality of education, the design of its main building, or the campus grounds.



## KRASNOPRESNENSKAYA EMBANKMENT

15 MINUTES ON FOOT

A promenade worthy of the best European cities, both in terms of its design and execution. Traditional soundness of granite-paved embankment is aptly coupled with safety and comfort of a present-day community space.

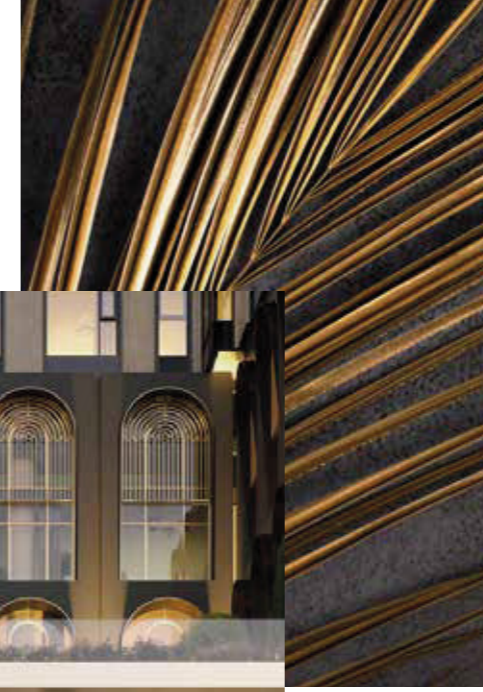
LOCATION

POKLONNAYA 9



POKLONNAYA 9

GRAN DEUR  
ART DECO  
NOBILITY



THE SUPERSTAR HIGH-RISE

THE SUPERSTAR HIGH-RISE

POKLONNAYA 9

# A NEW HEIGHT IN CITY'S HISTORY



The spectacular building is towering over its vicinity so that you'd enjoy the view of the city center, the Vorobyovy Gory area, Moscow-City and Park Pobedy — all from a splendidly advantageous point. Large windows provide romantic panoramas and fill the living spaces with loads of light. If one gets dizzy here, it's only the ecstasy that is to blame — submitting to its master, the height doesn't frighten.



ANT DEVELOPMENT

THE SUPERSTAR HIGH-RISE

POKLONNAYA 9

EVEN THE BIRDS WILL BE  
ENVOIOUS OF YOUR VIEW





SERVICE  
IMPECCABILITY  
QUALITY



SO/MOSCOW

# ON THE SHOULDERS OF HOSPITALITY GIANTS

Enjoying genuine hospitality and quiet retreat spaces is a matter of an elevator journey, not a flight. Right at your feet, at the lower stories of the high-rise, a genuine resort is situated. Here, you can treat yourself to anything you'd got used to while traveling the world. Poklonnaya 9 residents don't need to cross oceans in order to experience five-star hotel service in all its glory.

Why do we love luxury hotels so much? For this one-of-a-kind air their shiny lobbies and classy suites have, for breakfasts-in-bed, the look of the city waking up. For the chance to devote our time to ourselves and our loved ones, exclusively. With SO/ Moscow taking the first seven stories of the high-rise, residents of Poklonnaya 9 can enjoy the top-notch care and amenities 24/7.

Whether you plan a productive day in the comfortable co-working space or are attending a conference in the spacious specially designed convention hall, whichever way your schedule looks today, Poklonnaya 9 is there to anticipate any of your wishes and fulfil them. You know those moments when you just want the day to have an extra couple of free hours, or offer something exciting to look forward to? That's exactly the kind of thing our concierge service takes care of. Getting tickets to the hottest theatre premiere and suggesting a look to go with? Booking a table with the best view possible? Just let us take care of it all and enjoy the impeccable outcome.

Your can experience a resort vacation right here, just some stories below your apartment.



## POKLONNAYA 9



At Poklonnaya 9, you can stick to your habit of always getting the best of the best. The SO/ hotels have already taken over 10 world's capitals, including Berlin and Vienna. Seize your chance to try the distinctive SO/ Moscow hotel, situated in Poklonnaya 9.

Be assured: there's always a table reserved for you and your vis-à-vis in one of the hotel's four restaurants. Just decide on the cuisine you'd prefer today and let us take care of the rest.

Don't waste any time looking for a parking spot, just hand over your car to a valet.



Ask a butler to book loge tickets for the big premiere in the Bolshoy theatre and pick up your suit from the dry cleaner's to bring it right to your apartment.

If business is your passion, Poklonnaya 9 provides everything you need to enjoy your favorite work with no distractions, be it housekeeping or administrative chores.

No matter if you have a business meeting to host or have a new ambitious project to dive into, the specially outfitted co-working space is at your disposal. Its very environment favors successful negotiations, and the SO/ Moscow staff is there to take care of your household chores.

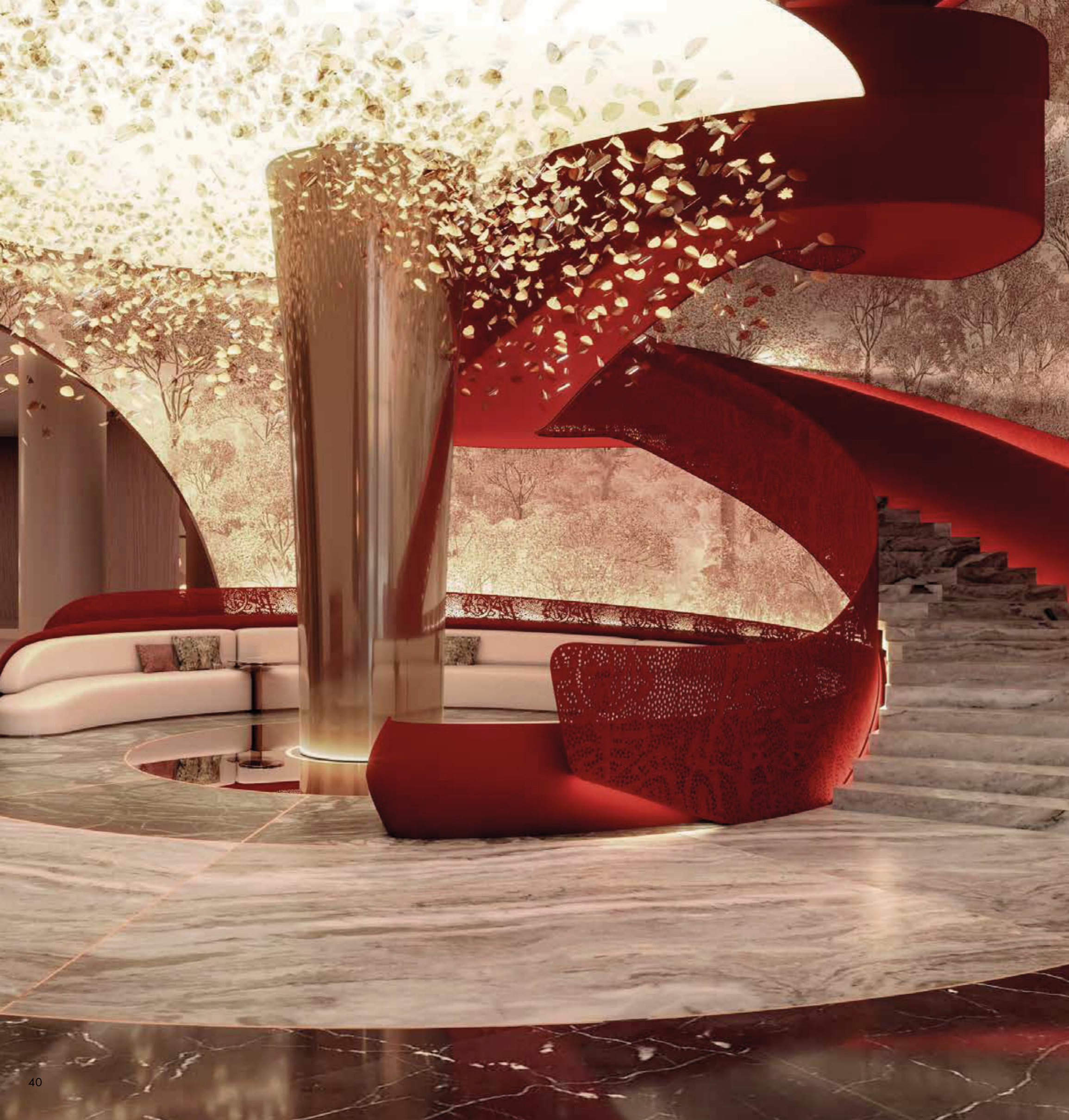
# LIFE IN THE STYLE OF



With its rebellious splendor, sophistication, joie de vivre and charm, SO/ Hotels & Resorts embodies contemporary luxury, which doesn't care for excess and prioritizes unique essence. As any city, every address in the collection is made unique, owing to SO/ capability to re-interpret the "sense of place" — subtly, stylishly or, sometimes, ironically.

At SO/ hotels, the guests are not merely provided with five-star service — they are offered unexpected ways to discover cities and cultures, turning journeys into adventures. At Poklonnaya 9, your life becomes an adventure, with only pleasant experiences awaiting at every step.





## INTERIORS

### FAIRY-TALE LIFE CAME TRUE, COURTESY OF THE ARCHITECTURAL BUREAU ROCKWELL GROUP

The trick to the disarming beauty of SO/ Moscow lies in details. The fascinating halls and lobbies of the hotel have been designed by the New York-based bureau Rockwell Group, with world's best hotels in their portfolio. When pros like them take on a task, you don't expect anything less than genuine magic. Moreover, SO/ Moscow at Poklonnaya 9 was designed around reinventing Russian folklore and the cultural heritage of the ancient capital.

Hotel's space is turned into a fabulous journey to the world of comfort you could have only seen in your dreams.

Stepping into the lobby is like entering an illustration to the stories about Ivan Tsarevich and the magical Firebird — such a vivid impression is left by brass, marble floors and warm velvet shining in the light of the huge chandelier. An impressively sprawling staircase, created exclusively for the project, soars upwards. Who hasn't dreamt of descending one of these under everyone's mesmerized gazes, wearing an impeccable dress or a tuxedo, to meet their awe-struck date? Poklonnaya 9 can turn a regular evening into a movie premiere in Hollywood.

The story continues as you enter the quiet hallways of the upper stories. With a private, almost intimate setting, soft colors and dimmed light, this is the moment when the heir to the throne meets his future queen, and falls in love, once and for all.

## POKLONNAYA 9



## SWIMMING POOL

The high-rise's residents can revel in the watery element in their own panoramic pool overlooking the city — this means that each visit will leave an unforgettable impression in the memory of every guest. Start your morning with a boost of energy, or shake off stress after a long day — you are always welcome here.



## SPA

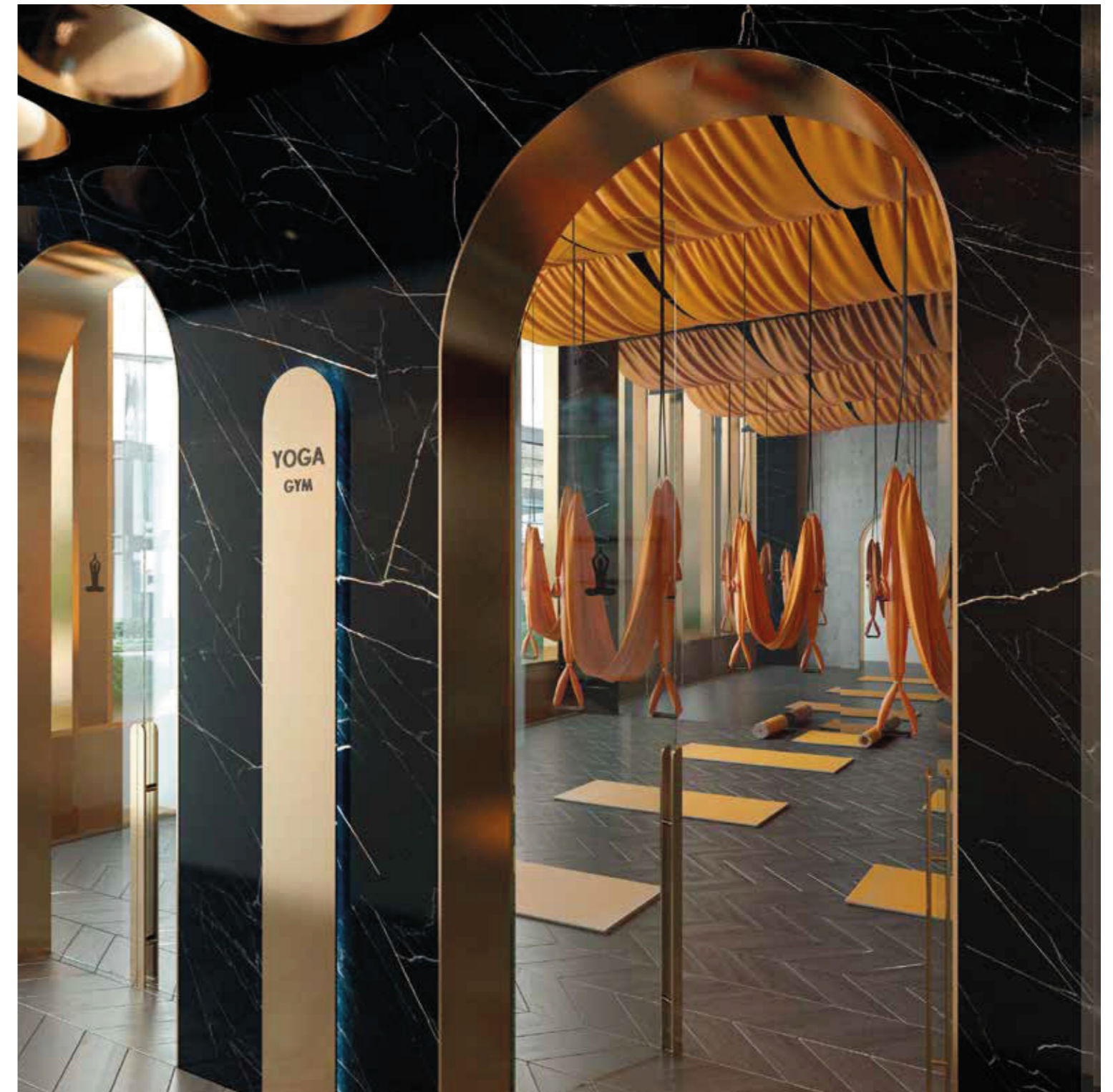
The SPA's interiors are inspired by the luxury of Tsar Saltan's palace from the fairy tale by Aleksander Pushkin, which has received an elegant contemporary interpretation. A visit to traditional khammam, a massage session, and then — a half-hour of peace and seclusion in the lounge zone with a cup of hot tea. Here you can spend time in the best traditions of SPA resorts without leaving your home's premises.

## POKLONNAYA 9



## FITNESS

The SO/ Moscow fitness studio gives every opportunity to become the better version of oneself. The important thing is to do it with pleasure and under considerate guidance of an experienced coach. During joint training sessions with your loved ones, you will be able to support each other, which will also be an excellent motivation.



## YOGA

Fly yoga classes await those seeking to embrace Zen in the midst of a big city's bustle. The bright, spacious hall calls for the flight of the body and imagination. A light, but steady workload during the session helps to develop flexibility and increases muscle tone, while experiencing weightlessness in a hammock allows to relieve accumulated stress.

## POKLONNAYA 9



## HEDONISM

To paraphrase the classic: which country's cuisine do you prefer at this time of day? At Poklonnaya 9, you can always indulge your little whims. Those who want to fully experience the hospitality of SO/ are welcome in four restaurants and the hotel's lobby bar. Gastronomic impressions are provided by the best chefs and mixologists of the capital, along with impeccable service.



## BUSINESS LOUNGE

The complex has a conference hall for meetings and presentations: in such a space, your grand plans will definitely impress your partners. Continue informal communication in the lounge area, where you can replenish your energy and exchange new ideas during a coffee break. In case the task requires maximum concentration in silence, there is a coworking zone at your disposal. Working remotely has never been so comfortable.



# PERFECTION IN DETAIL



Imagine the interior of your dreams in all the details. The way sunset rays are reflected by smooth brass surfaces, the harmony between marble and natural wood floors. The textured leather of a designer sofa is accentuated favorably by light decorative textiles. We have already anticipated all your desires.

You can pick one of the three finish options for your Poklonnaya 9 apartment: 'Modern', 'Timeless', or 'Industrial'. Each has its own unique character, but all were created with equal attention to the comfort of future residents.



POKLONNAYA 9

HEDONISM  
PRIVACY  
ROMANCE



# THE APARTMENTS



# 15

## ADVANTAGES OF YOUR NEW APARTMENT

- 01 EVERY APARTMENT FEATURES A COMPREHENSIVE DESIGNER FINISH COURTESY OF A RENOWNED ARCHITECTURAL BUREAU WITH PROJECTS IMPLEMENTED ALL OVER THE WORLD
- 02 WIDE RANGE OF FINISH STYLES AVAILABLE: FROM LIGHT, CONTEMPORISED CLASSIC TO LUXURY MODERNISM
- 03 FINISHING MATERIALS AND EQUIPMENT PRODUCED IN EUROPE, WITHSTOOD FIELD USE AND THE TEST OF TIME
- 04 EVERY APARTMENT PRE-OUTFITTED WITH SANITARY EQUIPMENT
- 05 LAYOUTS FIT THE EUROPEAN STANDARDS, WITH MEASUREMENTS ALLOWING FOR PERFECT FURNISHING
- 06 THOUGHT-THROUGH ERGONOMICS AND CONVENIENT ZONING
- 07 LOSS OF FLOOR SPACE IN CORRIDORS AND WALK-THROUGH ZONES MINIMIZED
- 08 SPACIOUS KITCHENS COMBINED WITH DINING AND LIVING ROOMS
- 09 FUNCTIONAL MASTER BEDROOMS COME WITH PRIVATE BATHROOMS AND ROOMY DRESSING AREAS
- 10 OPTIMAL NUMBER OF STORAGE NICHES
- 11 LAUNDRY ROOMS AND GUEST BATHROOMS
- 12 EXPANSIVE GLAZING FILLS THE HOME WITH LIGHT, NO MATTER THE TIME OF YEAR
- 13 PANORAMIC WINDOWS INSTALLED NOT ONLY IN THE LIVING ROOMS, BUT IN SOME BATHROOMS AS WELL
- 14 NOOK WINDOWS AND EXPANDED LIGHT FRONT PROVIDE FOR VIEWS OVER 2 OR 3 SIDES OF THE WORLD
- 15 HIGH VISUAL AESTHETICS: VIEWS OF MOSCOW-CITY, POKLONNAYA HILL, SETUN RIVER VALLEY

## POKLONNAYA 9

FINISH STYLE

## MODERN

A laconic base, warm natural tones plus some striking details — that's your universal recipe of a stylish interior. Smoothness of light-colored walls coupled with natural wooden floors brings out modern furniture, brass accessories, graceful glass lamps and an elegant bio fireplace. Art objects become an important part of the design, as the modern period, which inspired both this finish style and the whole complex's architectural project, was an era of bold artistic experiments.



# POKLONNAYA 9



## POKLONNAYA 9

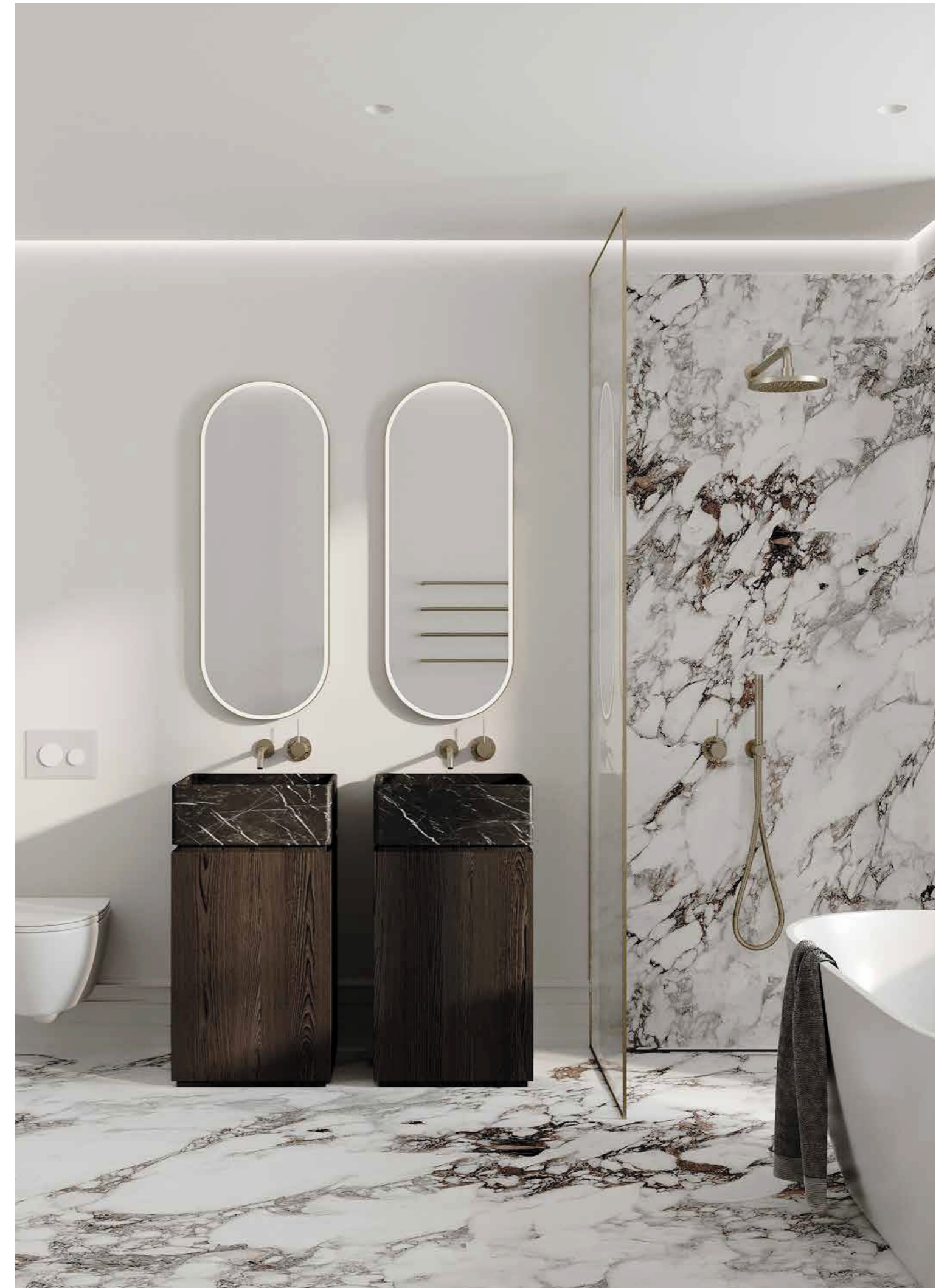
FINISH STYLE

### TIMELESS

The apartment's vast light front allowed for the implementation of another bold idea. The design solution rests upon daylight and geometrical shapes. 'Timeless' style is a topical interpretation of classic interior solutions, a search for the golden ratio, for harmony between tradition and modernity.



# POKLONNAYA 9



## POKLONNAYA 9

FINISH STYLE

### INDUSTRIAL

The loft style you haven't seen before. Black metal, glass and concrete add brutality to the space, and wooden floors and terracotta-colored details in the interior make it warm and friendly. There's plenty of natural light here too, entering not only through high windows, but also through a glass bathroom's wall adjacent to the bedroom.



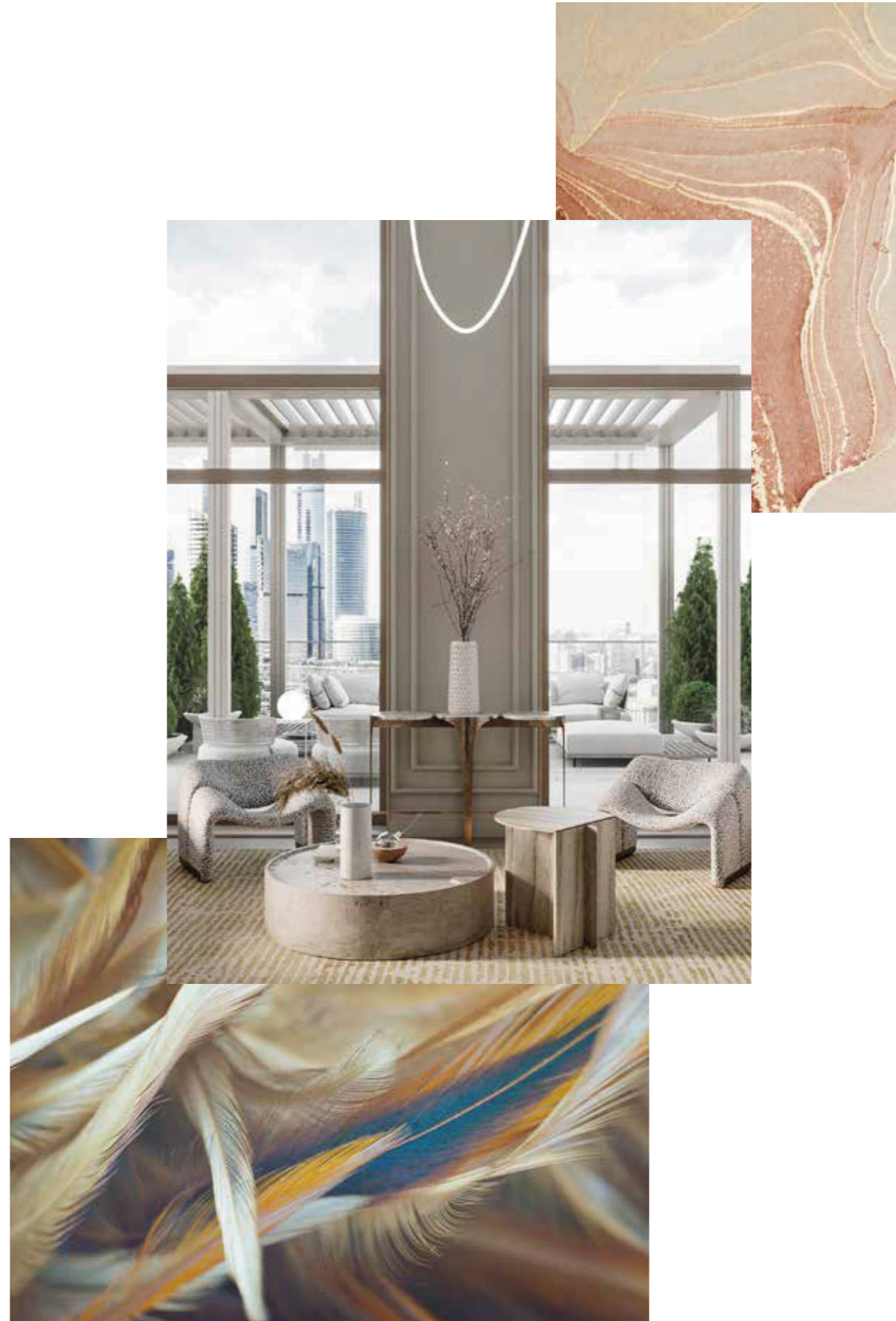


# POKLONNAYA 9



POKLONNAYA 9

YOUR PENTHOUSE  
100 METRES  
ABOVE  
THE EARTH



THE 100 CLUB

# LIFE AT THE CUSP OF DELIGHT



The romance of conquering heights has never been so impressive. This place bestows a fundamentally new feeling, like you've climbed a hundred meters without leaving your own countryside villa. You relish the absolute freedom. It is vast here — both inside and outside. Double-height spaces let in all the capital's sun and beauty. Moscow has a compelling reason to look startling — it's you who's looking at it from your balcony.



THE 100 CLUB

POKLONNAYA 9





PORTRAIT OF CATHERINE THE GREAT.  
F. S. ROKOTOV, 1780

# DEDICATION TO ORANGE

POKLONNAYA 9

## THE COLOUR ORANGE IN HISTORY

THE COLOR OF INSIGHT AND NOVEL IDEAS, WHOSE FLASHES BRIGHTEN UP EVERY DAY OF YOUR LIFE. IT'S THE COLOR OF RELISHING THE ENERGY OF SPORTS, THE SOPHISTICATION OF HAUTE CUISINE, THE AUDACITY OF ART AND THE THRILL OF LIFE ITSELF.

Symbol of Great deeds and Valour of forefathers – St. George ribbon. Its orange part contrasts with the black one, as the brightness of courage and the light of victory do with hollow of destruction and the darkness of aggression. Orange is an undying flame of our historical memory.

# THE ORANGE LIFESTYLE

THE SPLENDOR AND EXPRESSIVENESS OF THE COLOR ORANGE RESONATE PERFECTLY WITH EXPENSIVE POSSESSIONS, RESOUNDING SUCCESS AND HIGH STATUS.



# DEDICATION TO ORANGE





# POKLONNAYA WAS CREATED BY A ROBUST INTERNATIONAL TEAM OF PROFESSIONALS

EACH OF THEM INVESTED INTO THE PROJECT THEIR EXPERTISE,  
ATTENTION TO DETAILS, ACCOUNTABILITY, CARE ABOUT THE FUTURE RESIDENTS –  
AND A PIECE OF THEIR SOUL

## POKLONNAYA 9

# THE TEAM

POKLONNAYA'S 9 VISION AND ITS EXECUTION ARE IN THE HANDS OF WORLD-CLASS PROFESSIONALS

### ANT DEVELOPMENT

International full-cycle developer which anticipates their clients' expectations. A part of Ant Yapi Holding, the company relies on a 30-year-long history and worldwide experience in creating unique real estate objects. Mastery and professionalism, close attention to detail, contemporary design and up-to-date technologies are the Ant Development's indisputable advantages, which allow the company to evolve constantly.

### ANTTEQ

International engineering and construction company with 43 landmark projects realized in Russia and a total floor space of 4,5 million square meters in implemented projects. The company provides a full services range for the construction of residential and commercial real estate. Together with strategic partners in investment, design and technology areas, ANTTEQ succeeds in carrying out iconic architectural projects.

### TABANLIOĞLU ARCHITECTS

The bureau authored the hotel's architectural project, in which the designers managed to emphasize the charm and authentic character of historical Moscow. For many years Tabanlıoğlu Architects have been working together with luxury hotels and developers around the world.

### ACCOR

This international network has been setting the industry's hospitality standard for more than 50 years. SO/ Hotels & Resorts is their most daring and dynamically growing brand, with an impressive number of 5000 hotels across 110 directions around the world.

### ROCKWELL GROUP

The New York-based bureau designed the interiors. Rockwell owns multiple Tony Awards, the National Design Award and a place in the prestigious Architectural Digest's AD 100 rating.







MODESTY IS NOT  
THE ONLY VIRTUE

P9.MOSCOW