



PRIVILEGE

LUXURY APARTMENT COMPLEX,
8 Vyazovaya Street, Krestovsky Island,
St. Petersburg





The grand opening of PRIVILEGE took place in 2017, and it instantly became a city landmark and a place of attraction for the most demanding audience.

PRIVILEGE operates as a five-star hotel. This is a fully autonomous complex, where residents have the opportunity not to leave their apartment if necessary. The complex offers delivery of goods, ordering groceries, including delicacies from Europe, and ready-made meals of author's cuisine from its own bar «Privilege». A luxurious vestibule decorated with works of art; a magnificent lobby bar where you can have breakfast in the morning, conduct negotiations over lunch, and in the

evening relax to the sound of live music with a glass of wine; a cigar club with prestigious international status. The premium around-the-clock concierge service handle the daily tasks of residents. The current partnership agreement between the complex and the legendary Astoria Hotel (one of the top 50 best hotels in the world) gives residents unlimited opportunities and privileges.

The "Privilege Friends Club" is a closed community that is created for like-minded people living in the complex. It regularly hosts vibrant social events, creative meetings with world-class actors and artists, charity concerts, and literary readings.

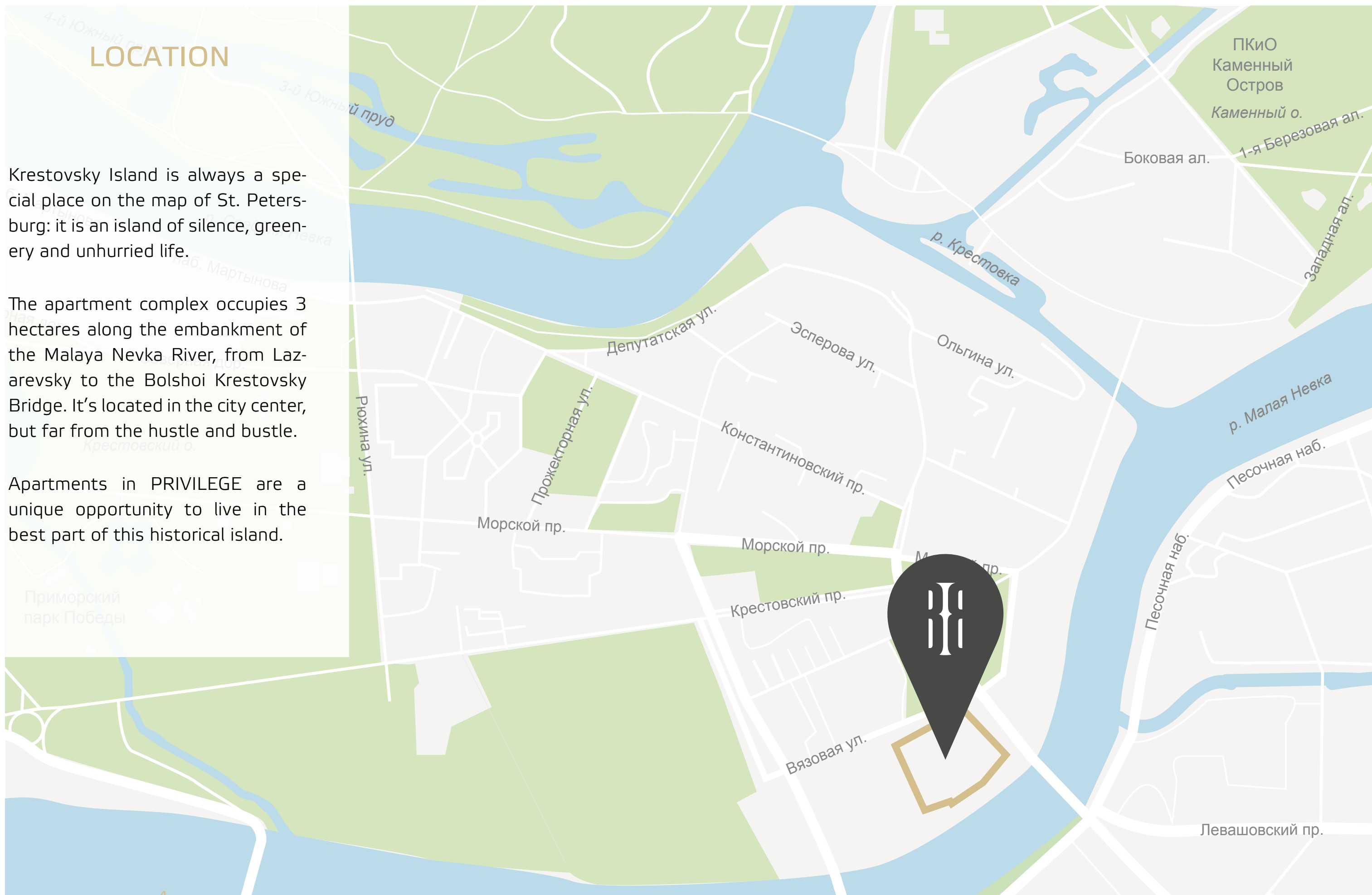
PRIVILEGE is the real estate you've always dreamed of!

LOCATION

Krestovsky Island is always a special place on the map of St. Petersburg: it is an island of silence, greenery and unhurried life.

The apartment complex occupies 3 hectares along the embankment of the Malaya Nevka River, from Lazarevsky to the Bolshoi Krestovsky Bridge. It's located in the city center, but far from the hustle and bustle.

Apartments in PRIVILEGE are a unique opportunity to live in the best part of this historical island.



ABOUT PROJECT

PRIVILEGE consists of 6 buildings with a maximum height of 9 floors. The residential complex includes apartments ranging from 65 m² to 390 m²; there are also duplex apartments and penthouses. The typical floor height of the buildings is 3.15 m and it is 3.30 m on the upper floors. The panoramic windows go from floor to ceiling. All apartments have balconies or loggias.



AWARDS



ADD
AWARDS



EUROPEAN
PROPERTY
AWARDS

AWARD
WINNER

2019-2020

SERVICES



Around-the-clock concierge service is always ready to handle your personal affairs and day-to-day needs: from receiving parcels and buying theater tickets to booking a personal business jet or a luxury yacht on the Cote d'Azur.



Maid service will help to do the cleaning, wash the windows, or tidy up your apartment before you have visitors.



Fleet of premium cars: our drivers are ready to take you to the airport or theater and take your children to school or kindergarten at any time.














Take advantage of **European delicacies and rare foods delivery service** to cook your favorite dishes. Just contact the Service.



RECEPTION AREA



AMENITIES

-  — “Privilege” Bar
-  — Delivery of ready-made meals from the best chefs of “Privilege”
-  — “Privilege” cigar lounge; Habanos Lounge REYES
-  — Beauty salon
-  — British kindergarten-school ILA ASPECT
-  — Premium supermarket “LAND”
-  — SPA for cars
-  — Wine store “JOIA”
-  — Flower boutique “Privilege”
-  — Mooring for yachts
-  — 400-meter embankment



PRIVILEGE BAR

The bar on the second story of the luxurious lobby of PRIVILEGE with an open-air terrace and picturesque views of the park is open to all lovers of tasty and healthy food. Healthy and organic A La Carte breakfasts are served here from 8 am every day. From noon until the closing hours, guests can enjoy excellent European cuisine, meet with neighbors and friends, and spend evenings with a glass of their favorite wine, enjoying live music. Themed brunches and cooking master classes, evenings with movie and theatre stars, and other special events are regularly held here.

You can easily organize a family dinner or a celebration party at your place: just order beloved dishes or a bottle of your favorite wine from the Privilege bar.



PRIVILEGE BAR



PRIVILEGE BAR



Terrace of the bar



Privilege Cigar Club Habanos Lounge REYES

Club for connoisseurs of tobacco culture of the Old and New World “Privilege” Habanos Lounge REYES received the international status of Habanos Lounge. The assortment of the bar includes more than 25 cigar brands. A modern and stylish humidor was created to provide optimal conditions for storing cigars: the temperature is maintained at 16-18 degrees Celsius and the humidity is 65-75%. The entire staff of the cigar lounge was trained at the Habanos Academy, and the guests and members of the club can enjoy a high-quality food service from the Privilege bar.



Privilege Cigar Club Habanos Lounge REYES

The interior design was created by the English company Lees Associates. The expensive black marble that adorns the floor of the cigar room was purchased by architects at an auction in Italy. Nero Portoro EXTRA is an exclusive luxurious material, it has a deep black color and golden veining, simply stunning. The layout of the stone is also special, so-called "Butterfly": flooring with 16 solid tiles, fitted to each other in a certain way, where the pattern of one tile mirrors the pattern of the next one, thus creating a continuous pattern that does not require additional decor.



Privilege Cigar Club
Habanos Lounge REYES



PRIVILEGE Friends Club

PRIVILEGE is a house where like-minded people with similar interests live. A house where everyone is a member of a private club that unites all families in PRIVILEGE and gives them new emotions and impressions.

PRIVILEGE Friends Club is a place where dreams come true and new ideas are born.

Truly successful people are aware of their mission and daily expand the boundaries, making every effort to realize their dreams.

New impressions, vivid emotions, "food for thought" are essential conditions to be inspired for new victories. We have prepared a program that will open up a wide range of events and activities for our residents and customers, as well as create a platform for productive networking.



Guests of PRIVILEGE Friends Club



MARINA AND EMBANKMENT

Having a yacht berth near your home is your privilege.



A well-guarded marina with 39 berths along the Malaya Nevka embankment.



400-meter embankment with walking and jogging paths.

You can always rent a yacht with catering services and go sailing on the rivers and canals of St. Petersburg.



“ I often remember my childhood house: the coolness of a wide windowsill, the Summer Garden outside the window, patterns of white stucco moldings and fancy shadows on the ceiling. Feeling of inner peace and boundless happiness, my family is here and I have nothing to worry about. It is what made me who I am today and it is what I convey to my children.

I want everyone to have the opportunity for a happy life, so my husband and I decided to build a special house, a house that brings happiness.

Many years of hard and laborious work, efforts of hundreds of people, and here it is – PRIVILEGE. It is graceful and beautiful like a snow-

white liner sailing in a vast ocean, life's vast ocean.

PRIVILEGE is a residential complex where you will definitely find your harmony. Here you will be surrounded by the same care as in a good five-star hotel, but at the same time you will be at home. We tried to think everything through: delicious breakfasts in the luxurious lobby, the concierge and maid services, who are always happy to help you with any household issues, a music salon, a cigar room and many little things that will make your everyday life truly comfortable. Use the happy privilege of living in a happy house on Krestovsky Island.

*Oksana Kravtsova,
General Manager,
Evrostroy Group of Companies*



HAPPY CHILDHOOD

In PRIVILEGE, parents can raise their children in a healthy and safe environment. The courtyard is fenced-off and car-free, also it is well-guarded and under constant video surveillance. You can safely let your children play outside alone. PRIVILEGE gives the younger generation the opportunity to feel free and independent.



SAFETY IS EVERYTHING

PRIVILEGE is located in a fenced area under 24/7 video surveillance.

Unified security center



Video surveillance based on the "Intellect" software package.



Management and access control system Rusguard.



True IP intercom system



Glass-break and wall-penetration detection sensors along the ground floor



PEACE AND PRIVACY



Mifare access keys protected
against copying and hacking



Unified access keys management
system



Elevators with access
control system



Electronic key cards with limited
access for guests



BEST TECHNOLOGIES AND MATERIALS



pecially designated places for outdoor units of split air conditioners on all stairwells



facing with ceramic tiles of high strength and stability



partition wall between apartments constructed from monolithic concrete and solid masonry with increased sound insulation



multi-stage water purification system that allows to drink water straight from the tap



noise-absorbing and energy-saving double-glazed windows of the Belgian company Reynaers



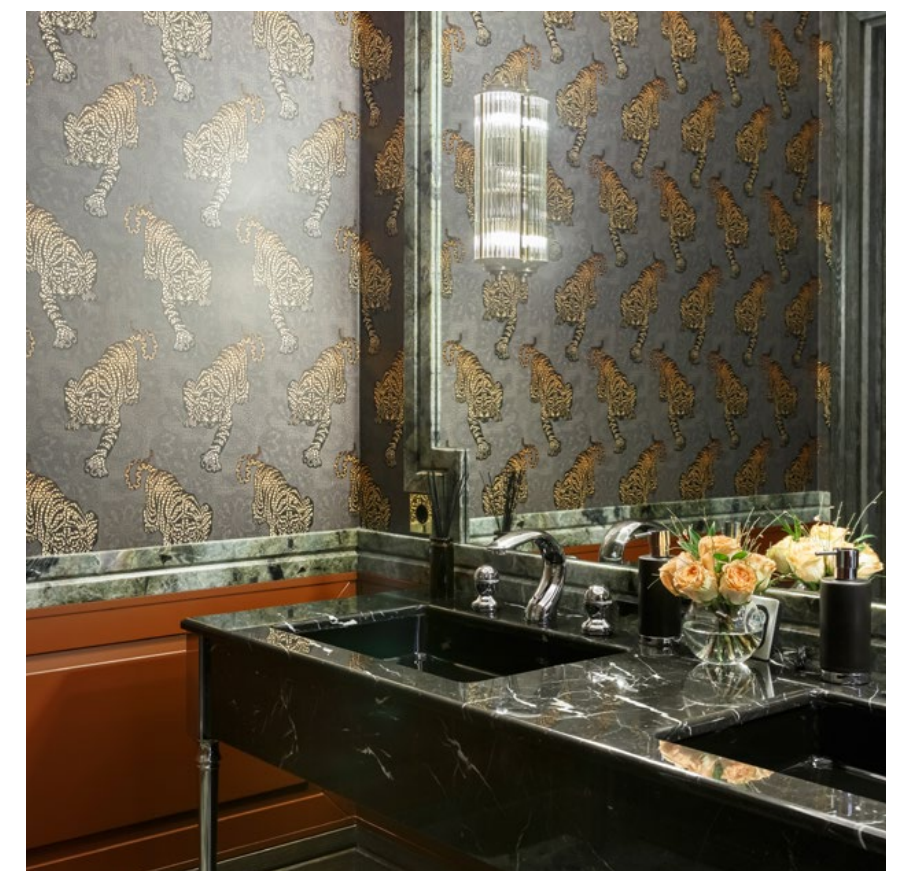
high-speed elevators Kone with smooth and silent ride



COMMON AREAS



COMMON AREAS



PARKING AND STORAGE UNITS

Enclosed area of PRIVILEGE is car-free.



Underground parking for 480 cars



24 hour car wash and tire storage space



Individual storage units on a separate floor



APARTMENTS FOR SALE

River view

Park view

Quiet courtyard view

Penthouses



WINDOW VIEW



ABOUT DEVELOPER



"EVROSTROY" GROUP OF COMPANIES
OCCUPIES A LEADING POSITION IN THE
LUXURY REAL ESTATE MARKET
OF ST. PETERSBURG.

Evrostroy Company is the author of the well-known luxury complexes in St. Petersburg: "Olympic Village", "Privilege", "Esper Club" and "Priority". Our projects have won prestigious awards both Russian and international: Urban Awards, FIABCI, European Property Awards (UK, London), "Real Estate Market Records 2016", Golden Sign of the Architecture 2014 Festival.

The structure of the company is a full-cycle developer: for more than 24 years it has been im-

plementing projects with the participation of its general contractor "Evrostroy-razvitie" and its management company "Evroservis", ensuring impeccable quality of construction and operation.

Creating perfect houses, we set high standards for real estate. Under the brand of "Evrostroy", we implement projects in several areas united by a single philosophy and quality requirements: luxury collection, premium, business, and village.

SALES DEPARTMENT OF EUROSTROY GROUP OF COMPANIES

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