



MVS

REAL ESTATE DEVELOPMENT L.L.C

INVESTMENT AND CONSTRUCTION GROUP

Build

Design

Inspire



ABOUT THE COMPANY

Our company's mission is to exceed customer expectations by fulfilling our obligations on time, providing clients with reliable investments, and creating ideal spaces for a happy and inspired life.

MVS Development Real Estate is an international developer with 19 years of experience.

We specialize in building residential complexes, shopping malls, hotels, and restaurants, with a focus on architecture, landscaping, recreation areas, children's and sports zones, and cultural integration.

We are committed to the advancement of sports and education, proudly sponsoring the PARADISE team, three-time world champions in synchronized figure skating.

AREAS OF ACTIVITY

MVS DEVELOPMENT is an international developer with 19 years of experience.



Development

- Evaluation of the development project
- Investing
- Creating a marketing concept
- Implementation of residential and commercial real estate projects

Construction

- Functions of the customer, general contractor
- Design
- Construction
- Engineering



Service

- Management, operation and maintenance of real estate facilities
- Internet provider services

Hotel business

- Two apartment hotels
- Restaurant

Social facilities and landscaping

- Kindergartens and schools
- Landscaped walking areas

GEOGRAPHY AND ACHIEVEMENTS

With 19 years of successful business and an impeccable reputation.

2006  SAINT-PETERSBURG ————— 2020  LONDON ————— 2022  DUBAI

1,2M

sq. m. of commissioned space

22K

families living in our houses

415

commercial real estate projects

more than

50

professional industry awards

more than

40

commissioned buildings



LONDON

We collaborate with leading industry experts to ensure high-quality services and timely delivery.

MVS Development implements construction and renovation projects, ranging from private villas to modern multi-storey complexes.

We offer a comprehensive, turnkey approach that includes planning, design, financial expertise, procurement management, construction, renovation, and finishing.

Our projects are defined by a harmonious commissioned buildings combination of aesthetics, functionality, and environmental sustainability, while ensuring full compliance with all legal norms.



HOTELS

Fully restored 18th and 19th century structures.

We have completely reconstructed historical buildings from the 18th and 19th centuries.

MVS Development has been developing its hotel business, and we currently operate two hotels in the center of St. Petersburg:

- **5-star apart-hotel Gymnasium No. 5** (45 rooms), located in a late 19th-century building, with a Russian cuisine restaurant on the ground floor;
- **4-star hotel Auguste Chatillon** (25 rooms), situated in an early 18th-century building.

In both hotels, we offer family rooms, pet-friendly accommodations, and additional services to ensure a comfortable stay for our guests in St. Petersburg.



GYMNASIUM NO. 5

The history of this beautiful house with a rounded facade dates back to 1834, when the city's first hospital for young children was opened. A decade later, it was replaced by the Fifth Seventh-Grade Gymnasium, which aimed to modify traditional education by focusing on mathematics, physics, descriptive geometry, mechanics, and chemistry.

Education at the gymnasium continually evolved, with dance and music lessons introduced, and school performances regularly staged. The institution functioned until the revolution, after which the building housed various schools-labor, factory, and secondary – the last of which operated until around the 1980s.



AUGUSTE CHATILLON

At various times, the building housed furnished rooms and shops, a bookstore and library, a pastry shop, a hat factory, the famous workshop of photographer Karl Bulla (who captured portraits of the royal family, Russian cultural figures, and views of St. Petersburg), a wine cellar, an antique shop, a hairdresser, a photo studio, and other service enterprises.

A memorial plaque featuring a loudspeaker, installed on the building's facade, commemorates the events of the Leningrad blockade, when city residents gathered here to listen to news during the war.



RESIDENTIAL REAL ESTATE

MVS Development residential complexes combine comfort, high security, and modern amenities.

Signature architecture, thoughtful layouts, advanced engineering systems, high quality landscaping, and well-developed infrastructure create ideal living conditions for the pace of a big city.

The buildings are constructed using brick monolithic technology, ensuring strength, durability, and environmental sustainability

22K

happy families

42

ready-made residential
buildings



LANDSCAPING

MVS Development gifted the district a newly landscaped walking area, creating a cozy space for relaxation and active recreation.

The alley features cobblestone paths, a fountain, a jogging track, benches, swings, a 'Garden of Four Seasons' with a variety of plants, and charming bronze sculptures of the 'Keepers,' which are especially beloved by locals and visitors.

The landscaping of the alley was carried out at the company's initiative and expense



CHARITY

For 19 years, MVS Development has been providing regular sponsorship to the PARADISE team. Thanks to the support of the company, PARADISE has become a winner at Russian championships and the three-time world champion in synchronized figure skating.

For 17 years, the UniChance school, with the support of MVS Development, has been conducting educational and methodological math seminars for schoolchildren and teachers to help in mastering the most difficult questions of the school curriculum and preparing high school students for final exams.



DUBAI DIVISION (UAE)

The company has been operating in Dubai since 2022.

We are planning an ambitious project that will offer premium residences in prime city locations.

Our team of specialists, with extensive international experience, ensures the highest quality of execution.

Our first residential complex, Sea Legend One, blends advanced technology with a unique architectural style.

In both architecture and interior design, we prioritize practicality, environmental sustainability, and the essentials for luxury living





STONEHENGE RESIDENCES TOWER II

Partnership project with Local Developer,
Located in the heart of Jumeirah Village Circle, Dubai.

The project blends Scandinavian minimalism with smart layouts and thoughtfully designed amenities.

The residences include studios, 1-2 bedroom apartments, and spacious penthouses. Residents will enjoy a rooftop infinity pool, fitness and spa facilities, children's play areas, and relaxing lounge spaces.

With excellent connectivity and prime location, Stonehenge 2 is ideal for both living and investment. Handover is scheduled for Q3 2025.



Steps from the Sea

SEA LEGEND TOWER ONE IS NESTLED WITHIN THE EXCLUSIVE DUBAI ISLANDS — A NEW COASTAL DESTINATION JUST MINUTES FROM THE CITY CENTER. SURROUNDED BY BEACHES, PARKS, AND VIBRANT WATERFRONT LIFE, THE LOCATION OFFERS A PERFECT BLEND OF SERENITY AND CONNECTIVITY.

SEA LEGEND ONE

Located on the shores of Dubai Islands, just 15 minutes from Downtown Dubai.

Sea Legend One offers a boutique coastal lifestyle with elegant architecture and serene surroundings.

The project features 1-5 bedroom club-style residences with panoramic sea views and spacious layouts.

Residents will enjoy a rooftop infinity pool, a tranquil spa with hammam and jacuzzi, a modern gym, children's areas, a private cinema, and stylish lounge spaces.

Blending privacy, comfort, and design, Sea Legend One is perfect for family living or investment. Handover is scheduled for 2Q 2027.





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Business Bay, Opal Tower, office 1908