

## OFFICES IN THE CLASS "A" ICITY

7 253 566 €

|                             |                                             |                              |                     |
|-----------------------------|---------------------------------------------|------------------------------|---------------------|
| <b>Lot №:</b>               | 7770-2201                                   | <b>Type:</b>                 | Sale - Commercial   |
| <b>Location:</b>            | Moscow - Central okrug - Shmitovsky passage | <b>Area:</b>                 | 1759 m <sup>2</sup> |
| <b>Type of commercial:</b>  | Office                                      | <b>Renovation:</b>           | Новое               |
| <b>Floor:</b>               | 22                                          | <b>Number of floors:</b>     | 34                  |
| <b>Heating:</b>             | Central heating                             | <b>Year of construction:</b> | 2024                |
| <b>Distance to airport:</b> | 30 km                                       |                              |                     |

### Property features:

|           |                  |                |          |
|-----------|------------------|----------------|----------|
| Internet  | Air conditioning | Concierge      | Elevator |
| Loggia    | Parking          | Metro          | Parking  |
| Signaling | Phone            | Fitness center |          |

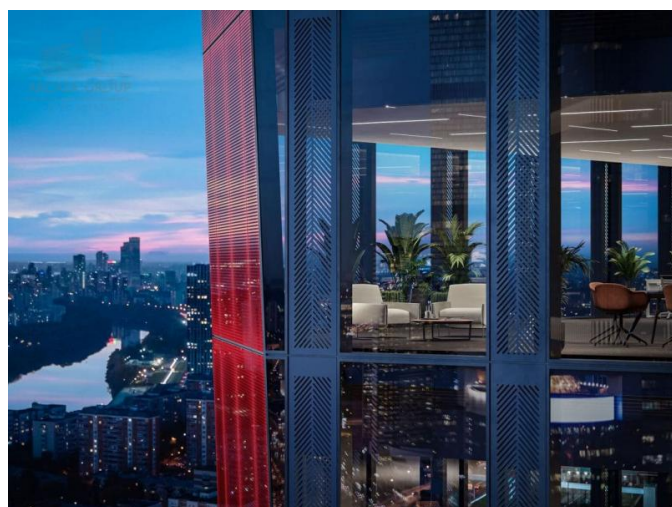
### Description:

#### Offices in the class "A" business center

Office space for sale in the business center class "A" iCITY, with a total area of 1759 sq.m. The premises occupy the entire 22nd floor. The building is located in the Central Administrative District of Moscow, in the Presnensky district, on Shmitovsky proezd street, 37, just 460 meters from Moscow City, next to the Third Ring Road and Shelepikhinsky Bridge, about 400 meters from the Shelepikha metro station, 7 minutes from the stations " Mezhdunarodnaya" and "Business Center", not far from Kutuzovsky Prospekt and Zvenigorodskoye Highway.

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