



LUXURY APARTMENT HOUSE

16/23 ESPEROVA STREET,
SAINT-PETERSBURG, RUSSIA

ABOUT PROJECT

ESPER CLUB is an architectural landmark of Krestovsky Island. The exquisite facade organically combines architectural elements of various styles and makes the house unique and original.

Project Architect: Evgeny Podgornov.

KEY DATA

68

APARTMENTS

7

FLOORS

SIZE OF APARTMENTS:

FROM 45^{M²} TO 255^{M²}

HANDING OVER THE

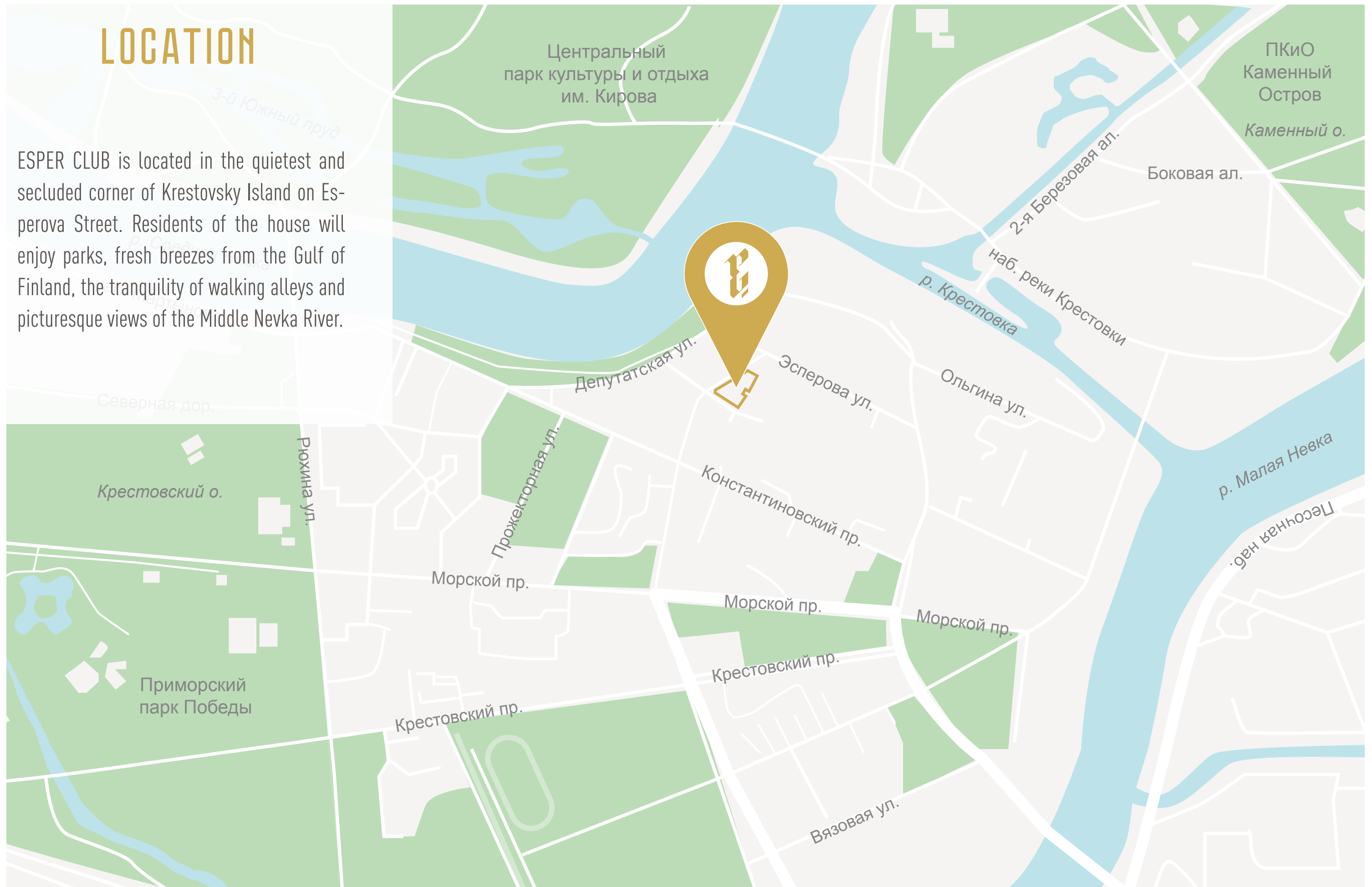
KEYS TO OWNERS IS
PLANNED BY THE END OF

2020



LOCATION

ESPER CLUB is located in the quietest and secluded corner of Krestovsky Island on Esperova Street. Residents of the house will enjoy parks, fresh breezes from the Gulf of Finland, the tranquility of walking alleys and picturesque views of the Middle Nevka River.



SERVICES AND AMENITIES

There is a magnificent lobby with a fireplace and a seating area, a bakery shop, and a gastronomic shop on the ground floor of ESPER CLUB. In the lobby, there will be a 24-hour concierge service to provide residents with services of a five-star hotel: from calling a taxi and delivering food to your home, to booking a table in a restaurant or plane tickets, and watering your flowers.



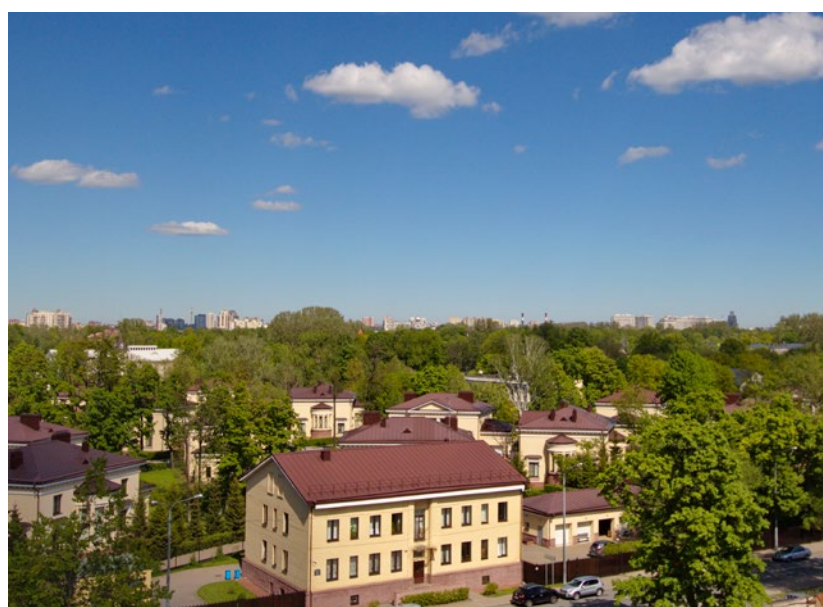
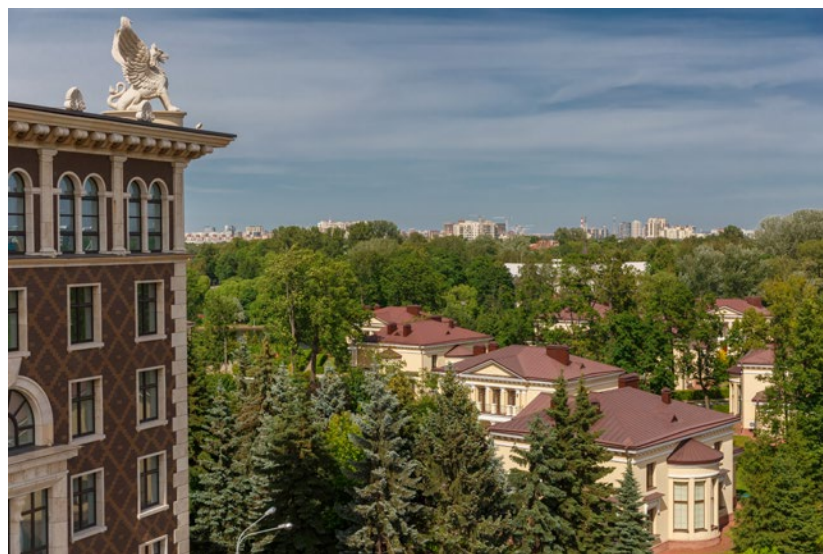
APARTMENTS

The house has 68 apartments ranging from 1-room apartments to spacious 4-room apartments from 45 to 255 square meters. Layouts of apartments are well thought out and rational so that there is a minimum of load-bearing walls. Some of the apartments are facing west, towards the Middle Nevka River, and the remaining apartments are facing east and south.

The owners of apartments on the seventh floor will have their own spacious terraces with panoramic windows.



WINDOW VIEW



CONSTRUCTION TECHNOLOGY

- / Monolithic reinforced concrete structure
- / 250mm brick walls between apartments units
- / Aluminum windows with double glazing by Reynaers with wooden decorative internal panels at the buyer's choice.
- / Water floor heating system with pipelines hidden in the floor screed
- / Energy monitors are placed outside of the apartments
- / Supply and exhaust ventilation system with mechanical motivation
- / Duct spaces for the installation of individual split air conditioning systems
- / Multi-stage water purification system
- / High-speed elevators Kone with smooth and silent ride



PRIVACY AND SECURITY

The security system of ESPER CLUB is a hardware & software complex, which includes:



24 HOUR VIDEO
SURVEILLANCE



TRUE IP INTERCOM
SYSTEM



FIRE ALARM
SYSTEM



WARNING AND EVACUATION
MANAGEMENT SYSTEM



ACCESS CONTROL SYSTEM
FOR COMMON AREAS

Due to an intelligent control system, the latest technologies, and algorithms, the house will be provided with the highest level of security.





“

MYSTICAL.
INIMITABLE.
BEST.

ESPER CLUB is a project that resonates with a special thrill in my heart from the very first second. This is the house where we allowed ourselves to fulfill all our wildest desires and ambitions. This house fascinates us with every detail. This house is meant to perpetuate and preserve.

We tried to reflect in the name of the house **ESPER CLUB** our dream to create a project, that would exist outside of time continuum, would become a thread connecting the past, future, and present. Named after Esper Konstantinovich Beloselsky-Belozersky, whose family owned Krestovsky Island for many years, **ESPER CLUB** is proud to take on the role of Keeper of great family's memory.

Esper in Greek means “Evening star” and we tried to reflect this special mood with a touch of romance in the architecture of the building: Gothic details meet with Moorish motifs, pointed arches echo

the cornices, and the main entrance is crowned by a stunning stained glass window that fills the lobby with bright sunlight. This is not just a house, it's a wild-est fantasy!

We wish our amazing **ESPER CLUB** to find the same amazing residents, those who love our city, its history and want to preserve and increase this heritage. Let **ESPER CLUB** will become your family nest. It certainly deserves it.

Oksana Kravtsova,
General Manager,
Evrostroy Group of Companies

UNIQUE ARCHITECTURE

Creating the project, special attention was paid to the architecture, the concept of which was to take into account the history of the place.



The architecture of the house is designed in the classic but romantic style of southern art Nouveau with Moorish motifs, and the main facades are facing west towards the setting sun. The facades are decorated with durable and aesthetic natural materials: handmade clinker bricks, marbled Jurassic stone with decorative inserts of mosaic panels. Gothic half-columns adorn the upper floors and upper tier of the building, and large arches to the full height of the house in front of the main entrance give it a bewitching appearance. Arches enclose a private space in front of the main entrance, which deepened inside relative to the main facade.

The configuration of the building provides for a cozy inner courtyard hidden from strangers.

Large windows with noble classical frames differ slightly in shape by floors. And on the top floor there is a stained-glass panoramic glazing. The apartments on the seventh floor have spacious terraces with incredible views.



ARCHITECTURE

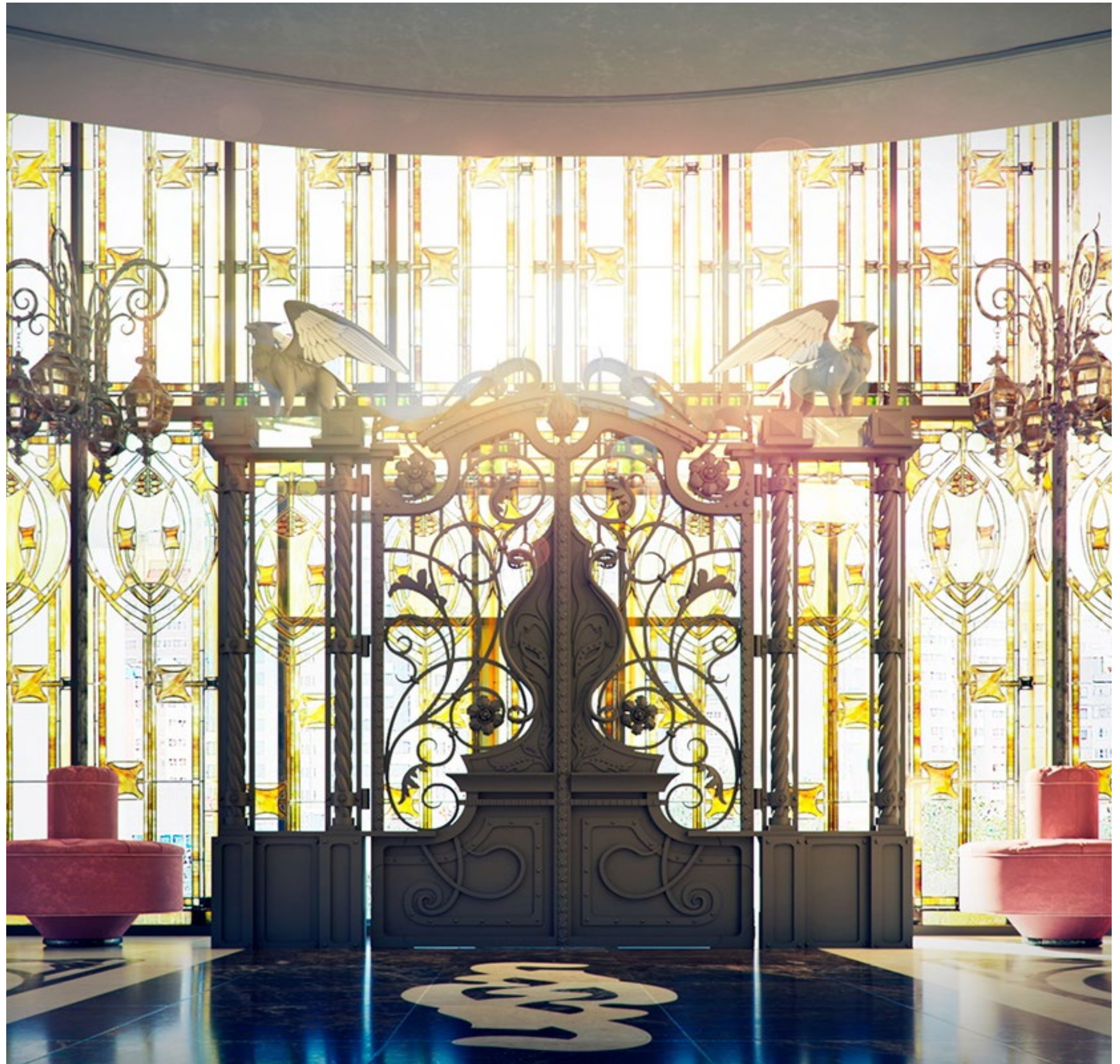


MAIN ENTRANCE INTERIOR DESIGN

LIKE A WORK OF ART
PERFECT IN EVERY DETAIL.

The interior of the two-story main entrance and lobby space designed in the Art Nouveau style. The main feature is natural smooth lines that presented in every element of decoration and ornament. Wide carved doors and panoramic stained-glass windows are the main decoration of the lobby. The second story decorated with a patterned wrought-iron fence.

The decoration will use several shades of marble, including marble with a natural veining pattern, stucco moldings, wooden wall panels with stained glass elements. The interior also complemented by sculptures, a large wrought-iron chandelier, a wood-burning fireplace in the Seating area with velvet sofas and armchairs.



MAIN ENTRANCE INTERIOR DESIGN



ABOUT PROJECT



ON THE BANK OF THE
MIDDLE NEVKA



VIEW
OF ELAGIN ISLAND



UPPER FLOORS WITH
TERRACES



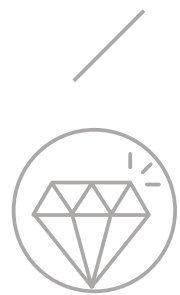
SECURED
AREA



UNIQUE
ARCHITECTURE



SERVICES OF A FIVE-
STAR HOTEL



ONLY
68 APARTMENTS



SECLUDED CORNER OF
KRESTOVSKY ISLAND



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 implementing

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.

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