TULA
RIVIERA
CITY-PARK

CITY-PARK «TULA RIVIERA»

Russian Federation

Tula region

Leninsky district

Company «Expert»

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CITY-PARK

LOCATION

Strategic geographical position of Tula region from the point of view of its connection to the federal transportation routes, its great historical and cultural heritage, rich industrial, intelligent and scientific potential found the basis for the development of the region as well as give rise to the realization of ambitious investment projects of innovative nature.

Tula region is located in the center of the European part of Russia on the Central Russian upland and shares borders with such regions as Moscow, Ryazan, Lipetsk, Orel, Kaluga. The overall area of the region is 25,7 thousand square km, the total mileage of territory: from the north to the south – 200 km, from the west to the east – 190 km. The population of the region amounts to about 1,7 million people.

Commercial appeal of «Tula Riviera» associates with the closeness to the historical centre of the city – the Tula Kremlin (2 km), unique strategic allocation of the land area which connects the largest district of Tula city – Proletarsky district with the center of the city, southward and eastward, traffic access to the main city arteries as well as to Leninsky district and availability of the water files (60 ha), possibility of integrated construction development.

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PLOTPLAN

1. Expocenter
2. Golf–club
3. Landscape–recreation park
4. Aqua park, front, city beach
5. Business center
6. Business Plaza
7. Schools of general education
8. Auto station
9. Indoor swimming–pool
10. Indoor universal sports complex
11. Ice arena
12. Administrative center
13. Boat station
14. Shopping and leisure centers
15. Preschool institutions for children
16. Medical health center

The great town–planning value of the territory defines the town–planning concept of the development of City–Park «Tula Riviera» as a complete architectural ensemble and entire social organism.

Commercial and business center shall be allocated along the main highway – the Eastern by–pass – the transportation artery which connects Proletarsky destrict with the Central district.

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CITY-PARK ZONING SCHEME

Golf–club	1	56,4 ha
Recreation and entertainment park	2	42,9 ha
Aqua park, front, beach	3	10,0 ha
Sports	4	26,4 ha
Expocenter	5	7,0 ha
Hospital complex	6	5,2 ha
High–rise housing area	7	55,6 ha
Terraced housing area	8	19,2 ha
Homestead area	9	30,5 ha
Bus station	10	3,5 ha
Commercial and business center	11	108,7 ha
Boat station	12	3,1 ha
Leisure area	13	10,1 ha
Schools and kindergartens	14	10,1 ha
Administration	15	11,4 ha

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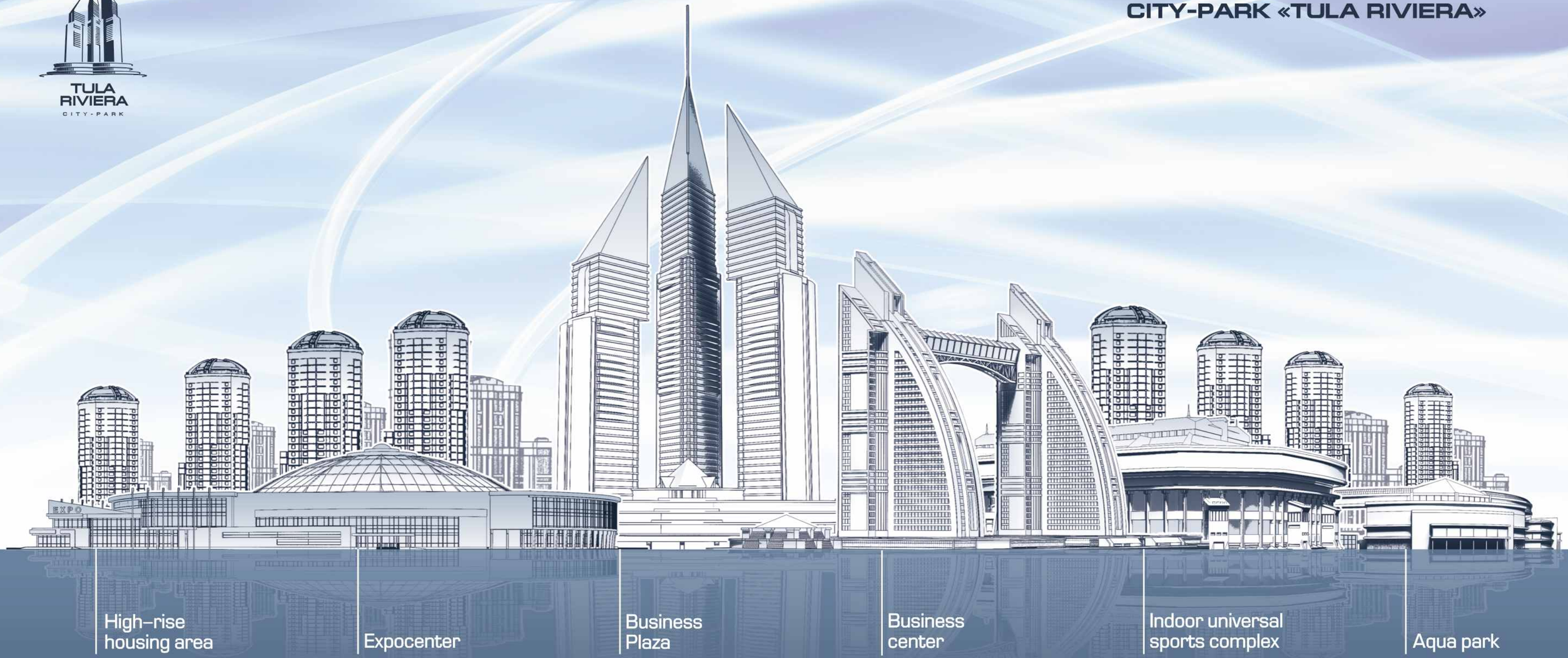

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GENERAL VIEW

The Concept of «Tula Riviera» – is the «city within the city» which is planned to be constructed on the territory of municipal formation of Leninsky district and involves the integrated development of this territory within the frame of the general plan of the region development.

Within the global concept the project ensures the development of the territory of over 600 ha.

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BUSINESS PLAZA

The core of the project is business – city – business center – the island raised on an artificial platform with the total area of about 10 ha where the retail–park, business and congress centers as well as the hotel village will be allocated.

BUSINESS CENTER

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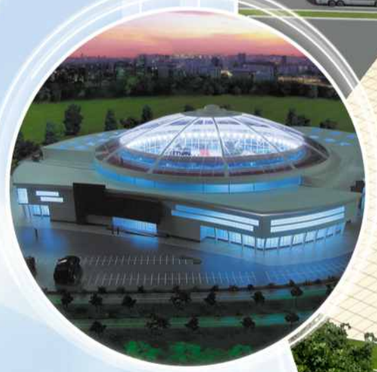
EXPOCENTER



Within the frame of realization of the «Tula Riviera» project it is planned to construct the international exhibition center where the products made by the manufacturers of Russian Military-industrial complex will be exhibited. Expocenter will become the permanent exhibition of weapon produced by Russian (Tula) manufacturers as well as the center of cooperation and business intercourse of the gunsmiths from all over the world.

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HOUSING DEVELOPMENT

The area of the housing development under the project consists of four neighborhoods with the total area of about 1,3 million square meters. The neighborhoods shall be located along the artificial lake around the business–city in accordance with the circular radial allocation scheme. The project ensures the development of three neighborhoods with the construction of high–rise buildings and one neighborhood with the low–rise as well as cottage housing.

HOMESTEAD DEVELOPMENT –30,5 ha
The total housing area – 60 000 m²

TERRACED HOUSING DEVELOPMENT – 19,2 ha
The total housing area – 80 000 m²

HIGH–RISE DEVELOPMENT – 55,6 ha
The total housing area – 1 200 000 m²

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INFRASTRUCTURE FACILITIES

The district under design has well–developed infrastructure. Along with various variants of housing development (homestead, terraced, high–rise) the complex of office buildings, shopping centers of various capacity as well as the sport facilities (indoor ice arena, stadium, indoor swimming–pool, outdoor sport area) and golf links have been already designed.

Shopping center

Universal sports complex

Medical health center

Hotel center

Golf–club

School

Auto station