

OKO

OKO GROUP

“At its best, property development uses the language of architecture to embody the spirit of the times, the spirit of the city, and the aesthetics of a given urban environment.”

Vladislav Doronin, Chairman and CEO



ABOUT VLADISLAV DORONIN

Vladislav Doronin is an accomplished international investor and real estate developer focused on luxury residential, commercial and hospitality properties. As founder of Russia’s leading real estate development firm, Capital Group, and Chairman and CEO of the world’s most prominent hotel brand, Aman, Mr. Doronin’s global business portfolio spans Europe, Asia, the United States and the Caribbean. He has developed 71 large-scale, high-end projects, which total more than 75 million square feet.

Through his work in real estate and hospitality over the last quarter century, Mr. Doronin has collaborated with leading architects such as Pritzker Prize-winning architect Dame Zaha Hadid, Skidmore, Owings & Merrill, innovative design firm NBBJ, Hani Rashid of Asymptote Architecture, Adrian Smith + Gordon Gill Architecture, Tom Kundig of Olson Kundig, Jean-Michel Gathy of Denniston, and Kerry Hill Architects.

Mr. Doronin has also worked with distinguished designers such as the acclaimed Paris-based Jacques Grange, Italy-based Massimo Iosa Ghini of Iosa Ghini Associati, Canadian firm Yabu Pushelberg and New York-based Paris Forino.

Under the leadership of Mr. Doronin, Aman continues to set the benchmark for luxury hospitality with its uncompromising, bespoke approach and rigorous attention to detail—which are equally applied to every aspect of the guest experience in the brand’s 31 resorts, hotels and residences in 20 countries.

Mr. Doronin’s passion for excellence and vision for real estate development have effortlessly translated into his strategy to grow and nurture Aman. Recent openings include Aman Tokyo—the first urban Aman hotel; Amandayan in Lijiang, China; Amanera in the Dominican Republic; Amanemu on the eastern coast of Japan; and the expedition vessel Amandira. A pipeline of development opportunities is in place.

Mr. Doronin’s US real estate venture, OKO Group, is currently developing sites in Miami, including the world’s first residential collaboration with Missoni, the legendary Italian fashion brand. OKO Group is also redeveloping New York’s landmark Crown Building on the corner of 57th Street and 5th Avenue. OKO Group brings not only considerable financial strength to the US market, but also a passion for working with the very best architects and designers in the world.

In addition to his business activities, Mr. Doronin is an active philanthropist and patron of the arts.



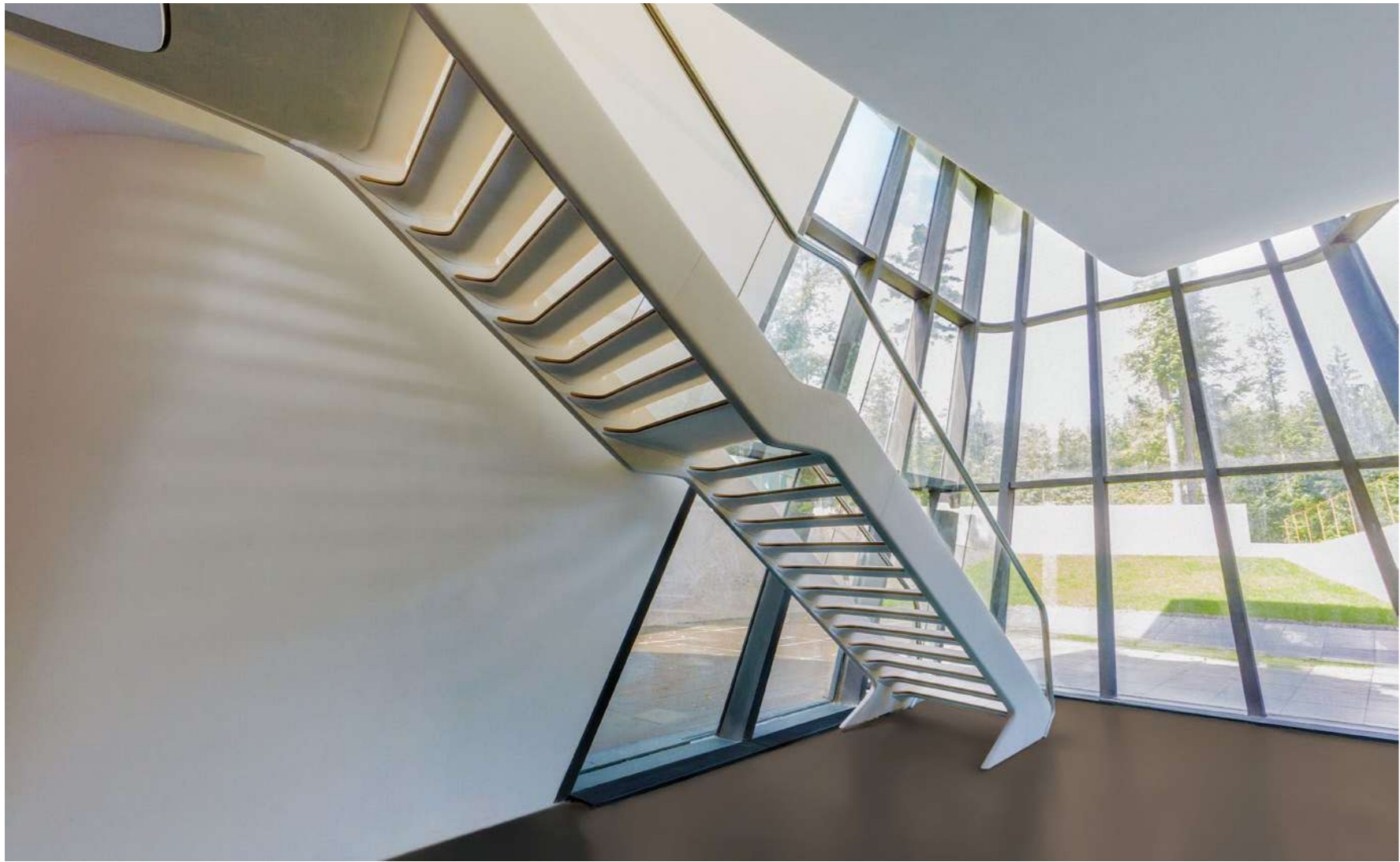


Vladislav Doronin commissioned Dame Zaha Hadid to design his private residence, located on the north-facing hillside in Barvikha, where pine and birch trees grow up to 20 meters high. The residence is divided into two components—one merges with the hillside while the other floats above the treetops. The residence emerges from the landscape with fluid geometries and dynamic views of the forest.

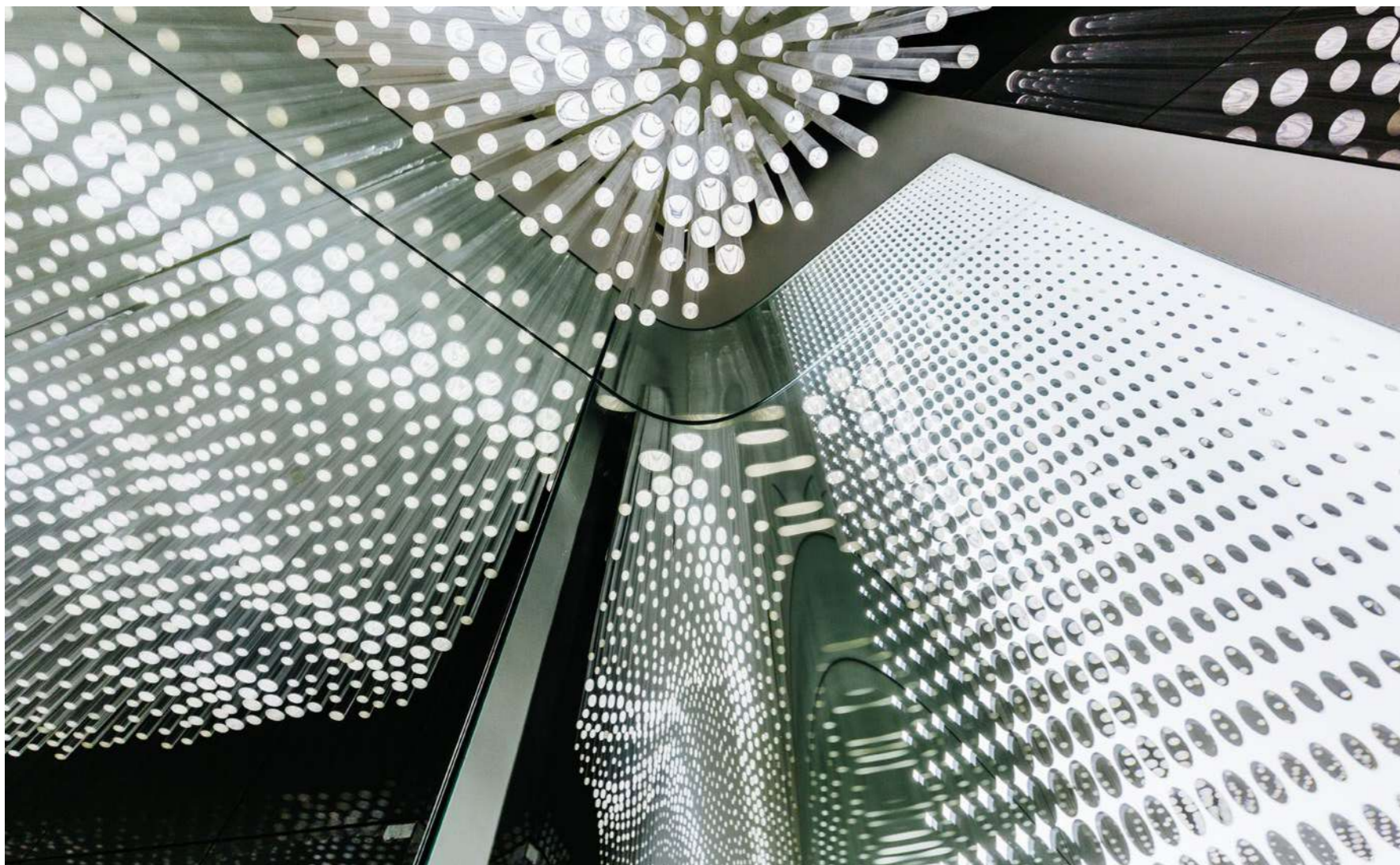
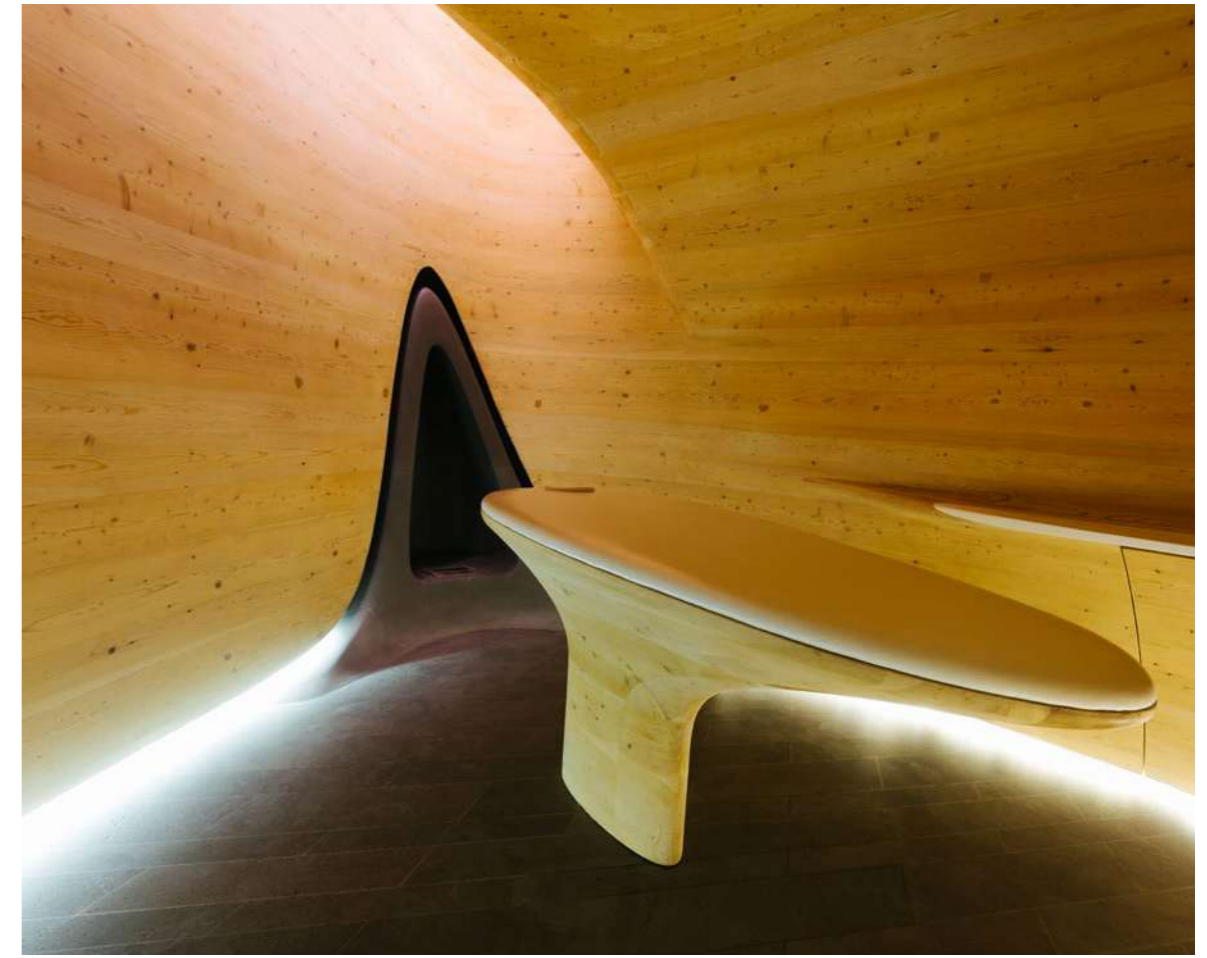
Comprising entertainment spaces, an indoor swimming pool, fitness and massage areas, sauna and hammam, as well as guest rooms and exterior terraces, the residence is an expression of Mr. Doronin's health-centered lifestyle and passion for both wellness and hospitality.

Capital Hill is the only private residence designed and built by Dame Zaha Hadid during her lifetime.









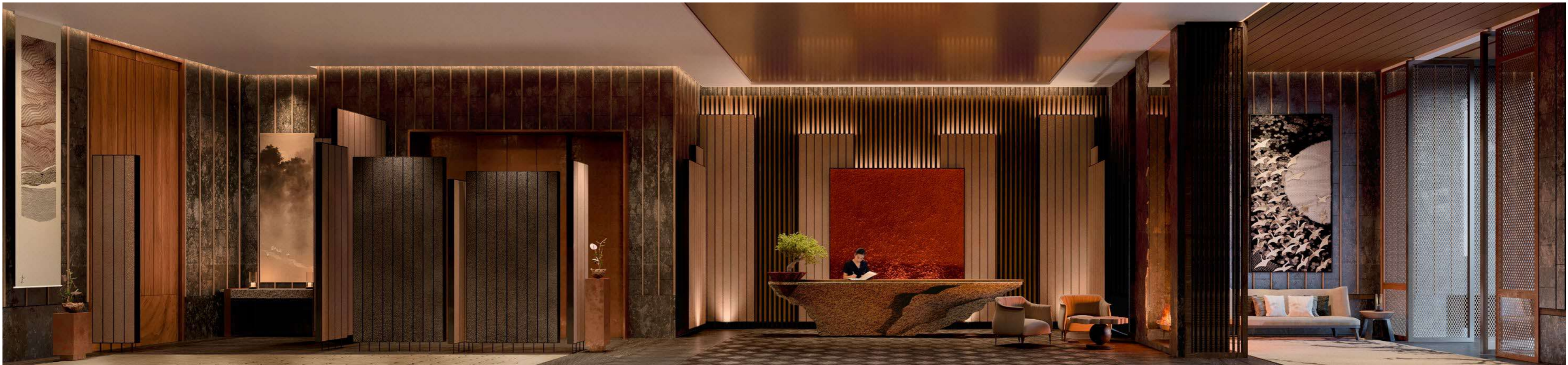
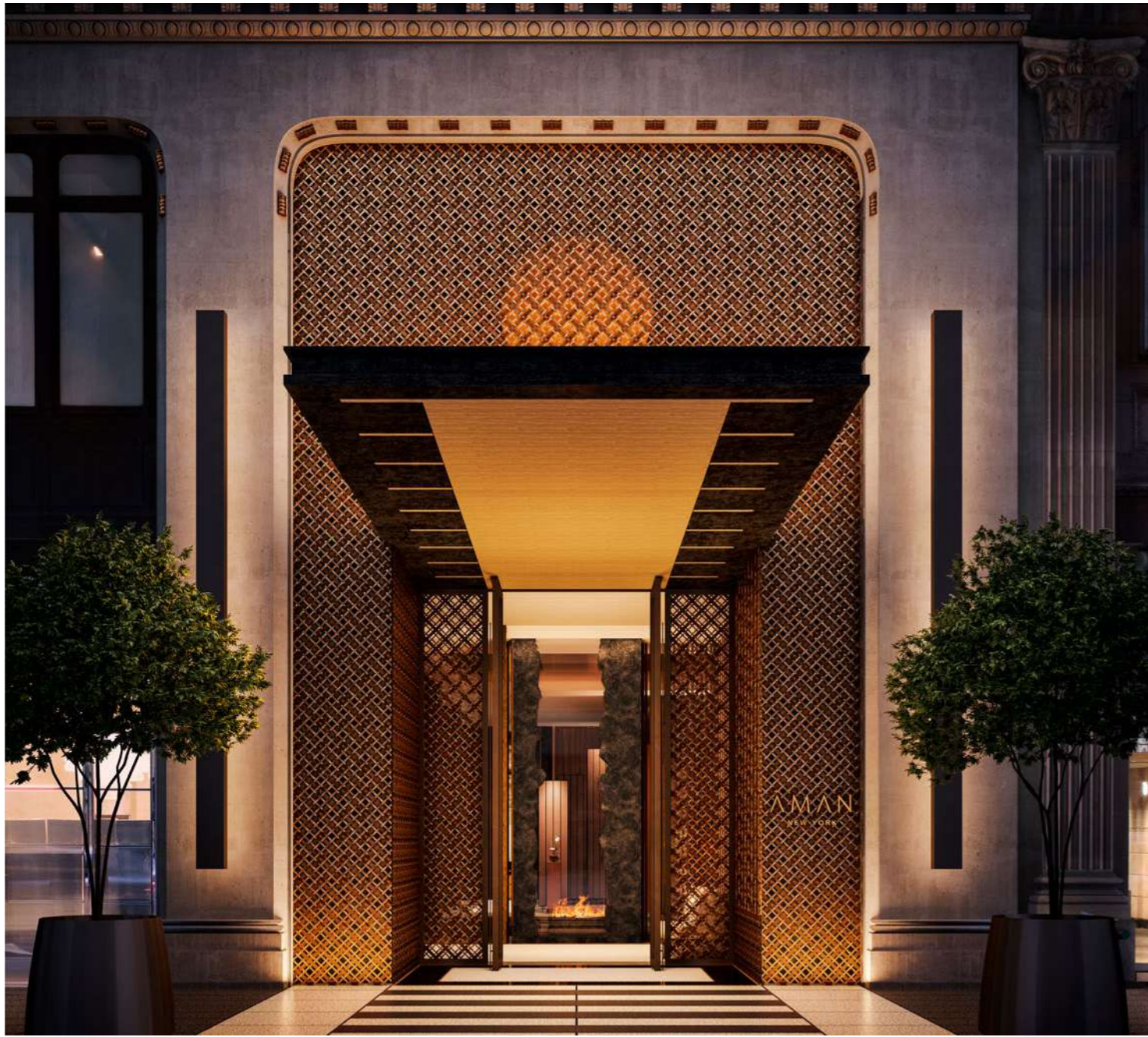


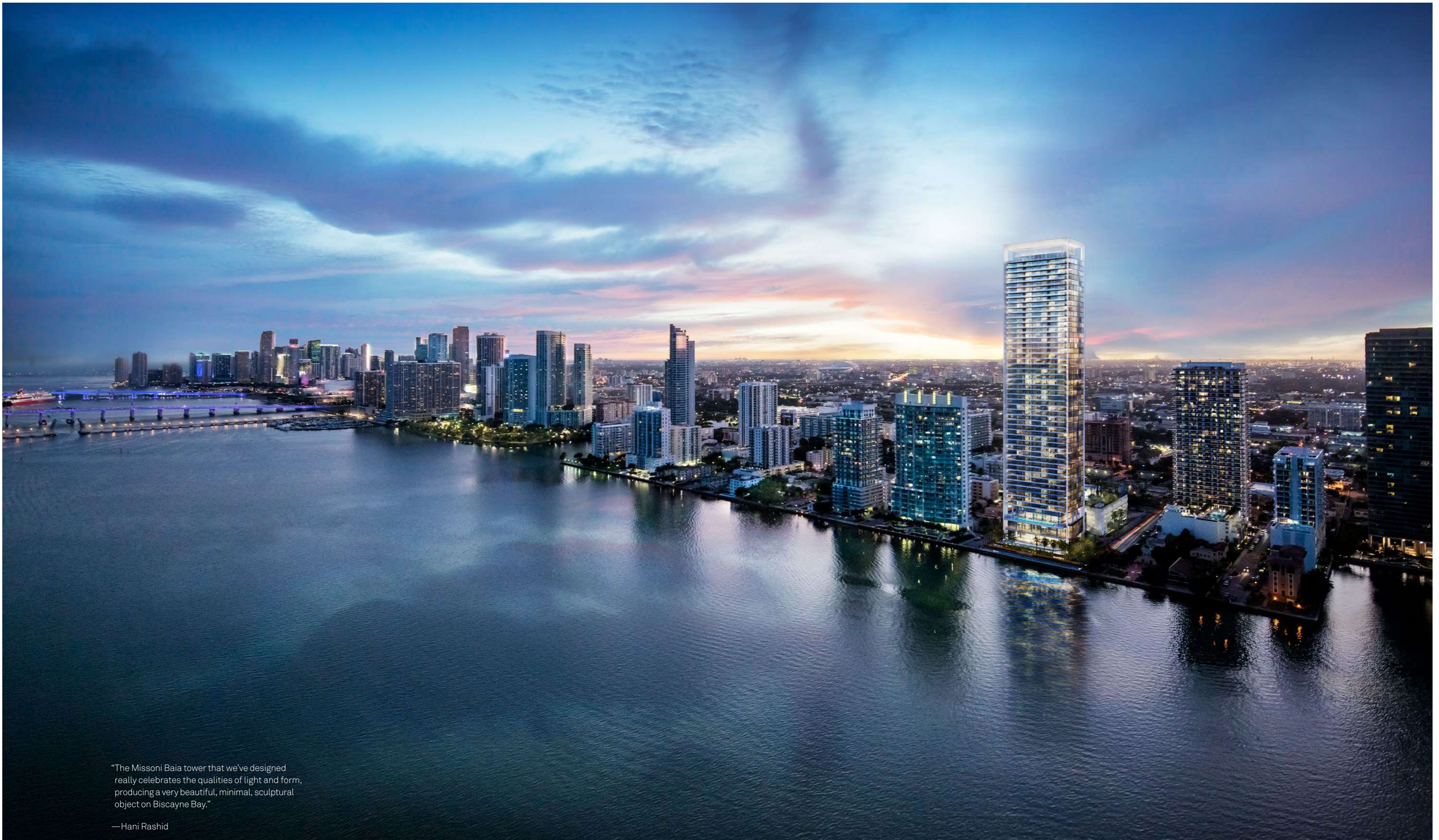
Built at 730 Fifth Avenue—and designed by Warren & Wetmore, architects of Grand Central Terminal and the Helmsley Building—the Crown Building is one of the finest examples of Beaux-Arts architecture in the United States.

Completed in 1921, it became the first home of the Museum of Modern Art—from 1929 to 1932. Under the guidance of Abby Aldrich Rockefeller and founding director Alfred H. Barr Jr., some of the most influential exhibitions in the museum’s history were staged during this three-year tenure within the Crown Building, including the prominent “Modern Architecture” exhibition.

As it embarks on a new chapter ahead of its centenary in 2021, the Crown Building will undergo a monumental transformation, which will see it fully restored to its original splendor and imbued with the spirit of Aman. Aman New York will comprise not only 83 guest rooms and suites, but will also house the first urban Aman Residences, a collection of just 19 incomparable private homes and a one-of-a-kind, five-story penthouse at the building’s pinnacle.

Aman New York will offer amenities to calm the soul and rejuvenate the spirit in the midst of the world’s most dynamic city. A 2,000-square-meter Aman spa will fill three stories, with a dramatic 25-meter indoor swimming pool. Dining, drinking, and relaxing spaces, including a subterranean Jazz Bar, a wraparound Garden Terrace overlooking Central Park, a Cigar Bar, a Wine Library, and multiple restaurants will offer the unrivaled, intuitive service for which Aman is celebrated. This new urban sanctuary, together with its fully serviced Aman Residences, will open in 2020.





"The Missoni Baia tower that we've designed really celebrates the qualities of light and form, producing a very beautiful, minimal, sculptural object on Biscayne Bay."

—Hani Rashid







Elevated tennis court



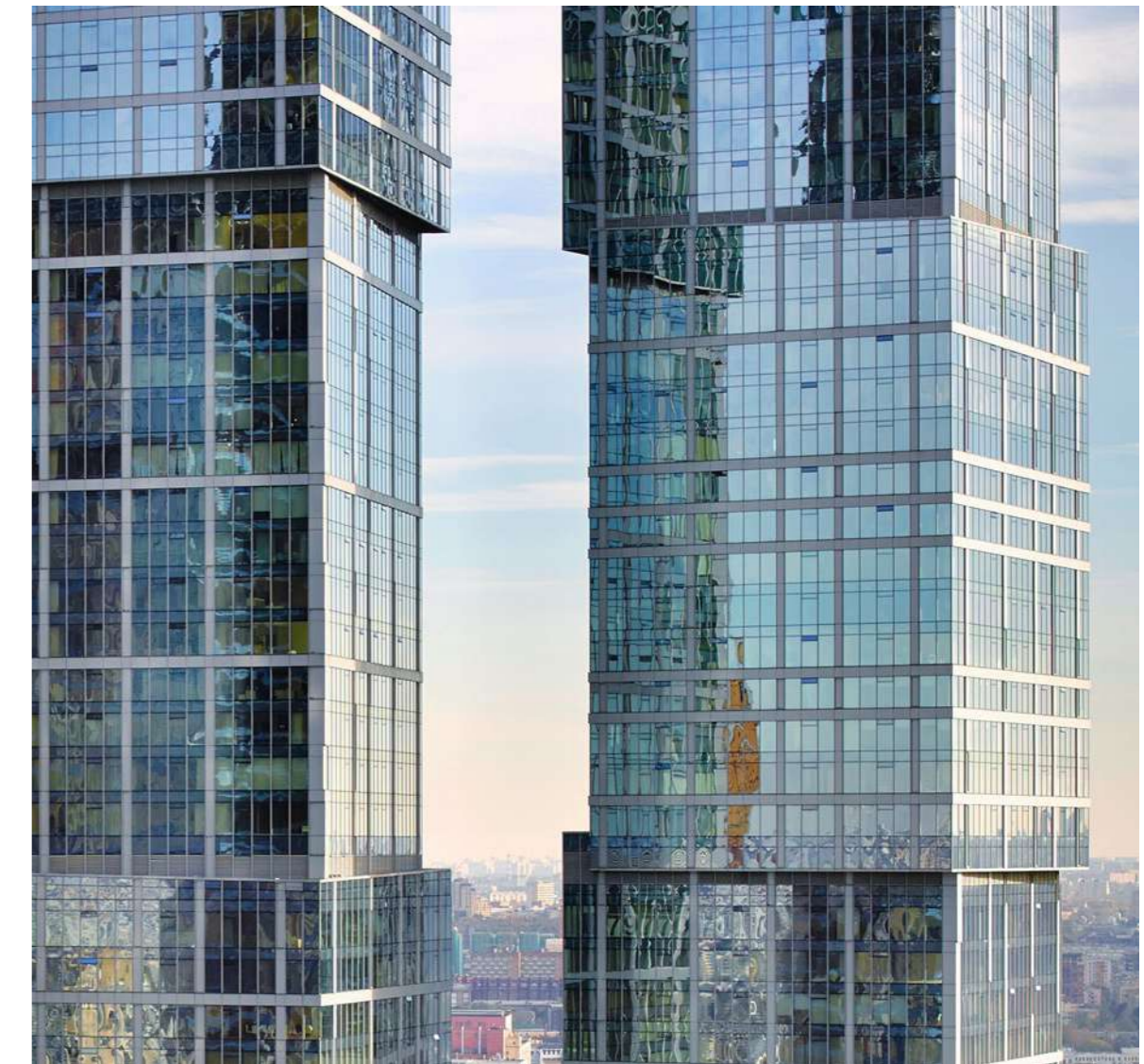
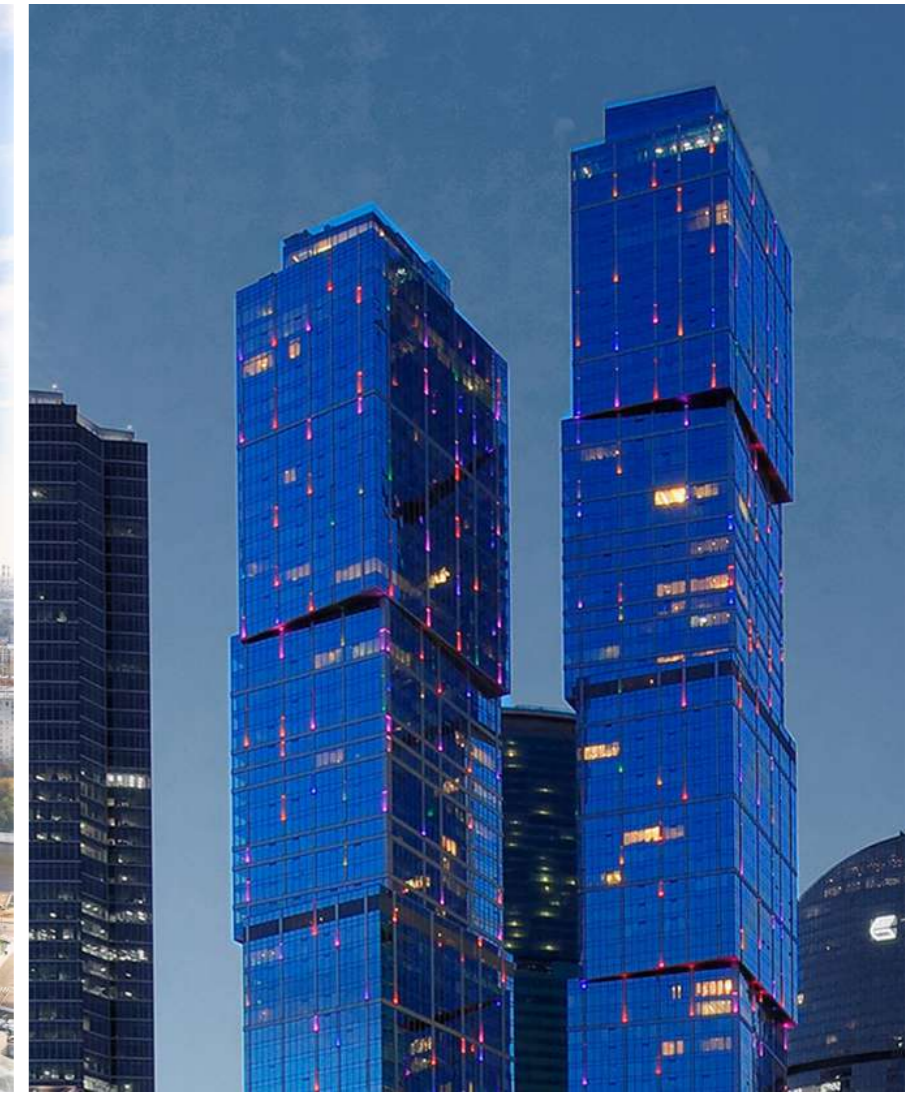
Amenities deck



Fitness center



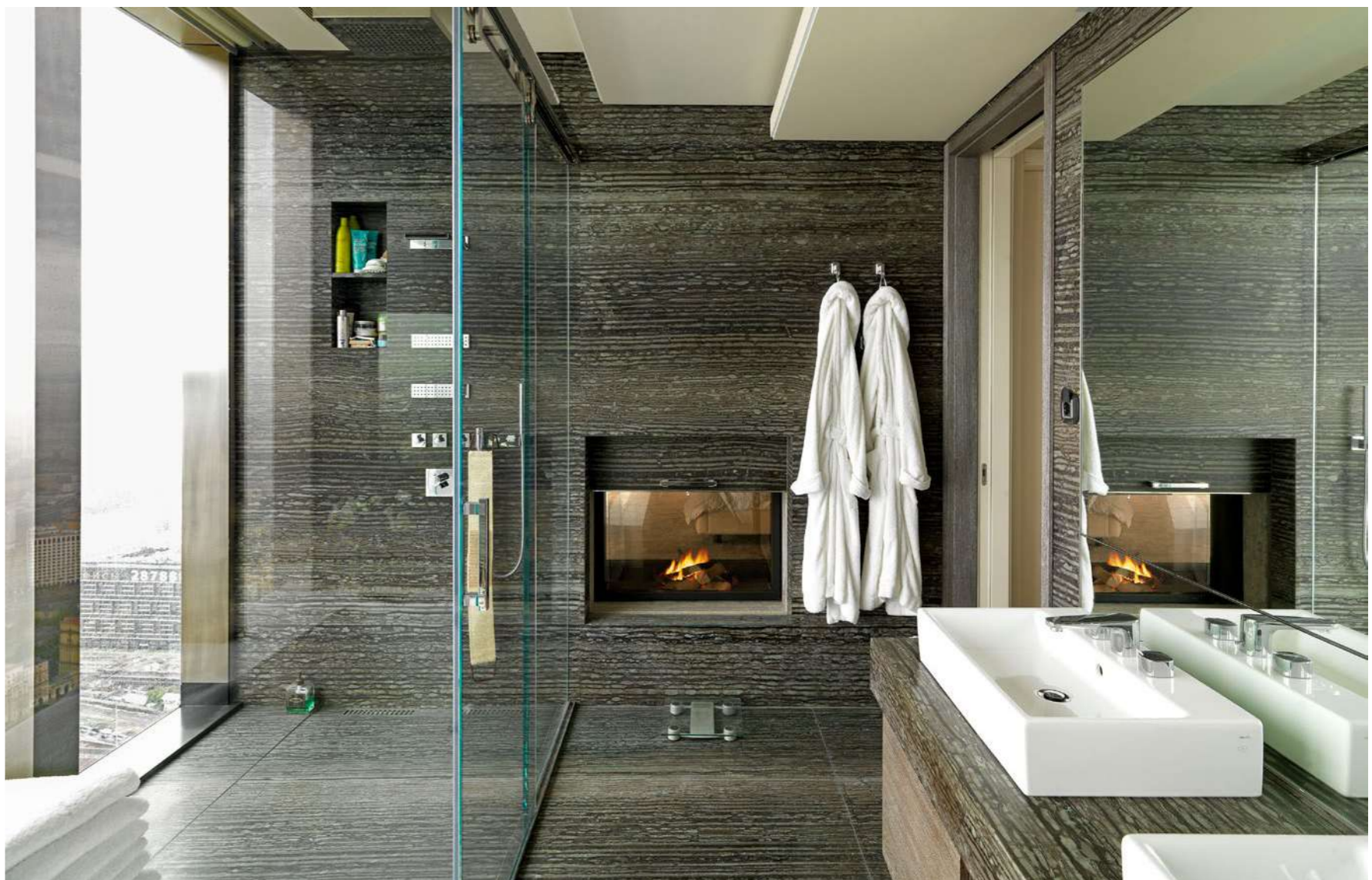
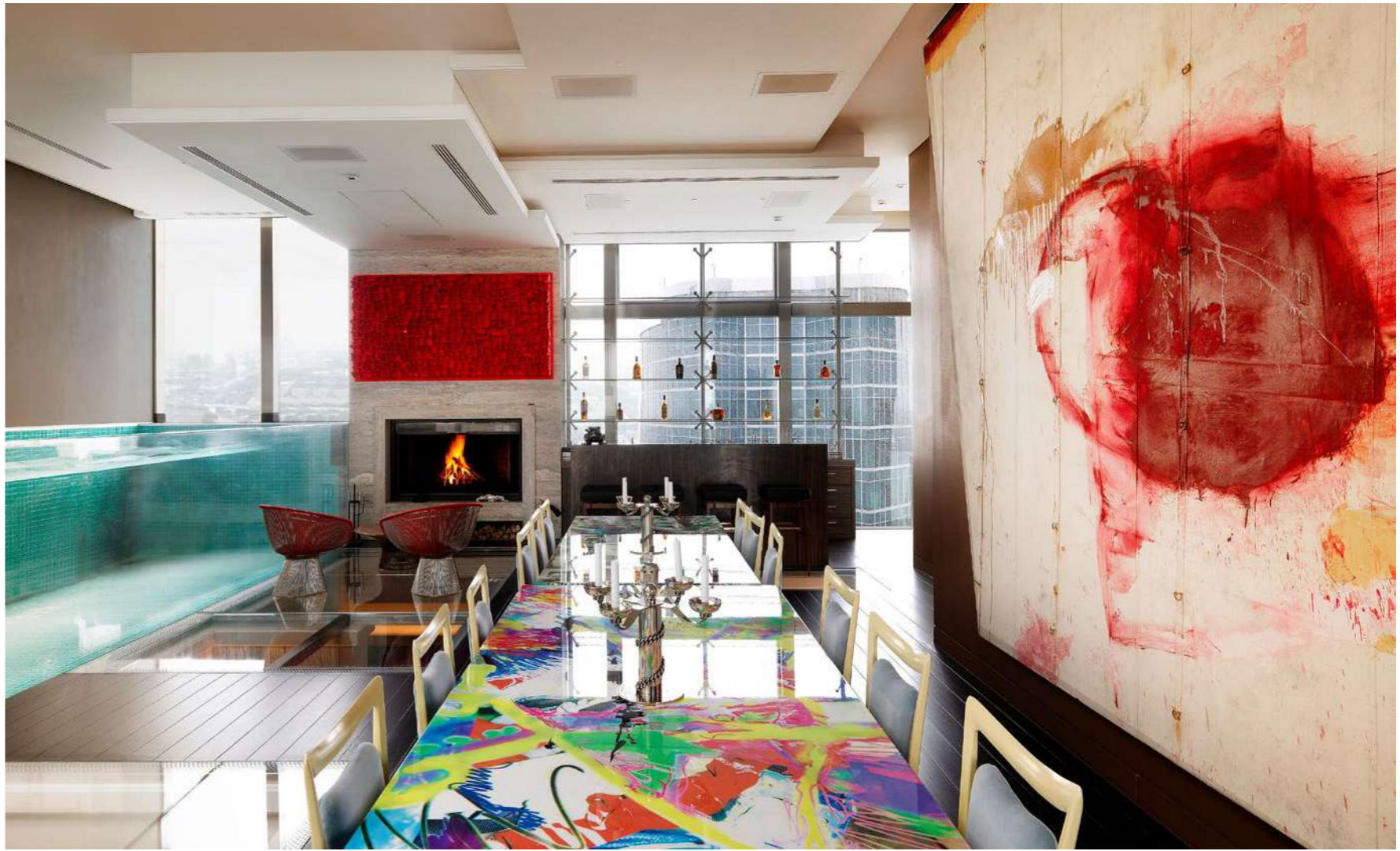
Children's splash pad

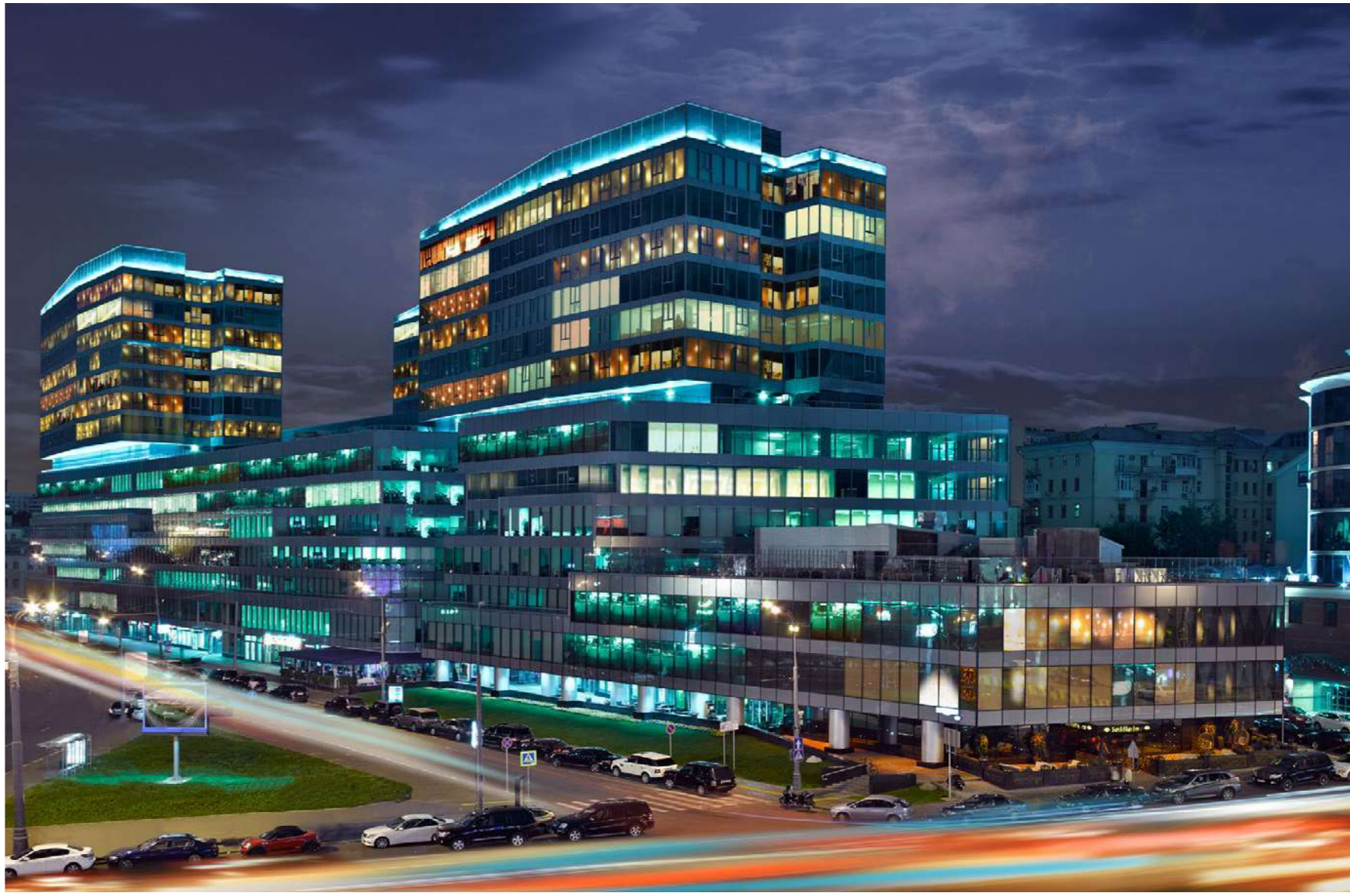
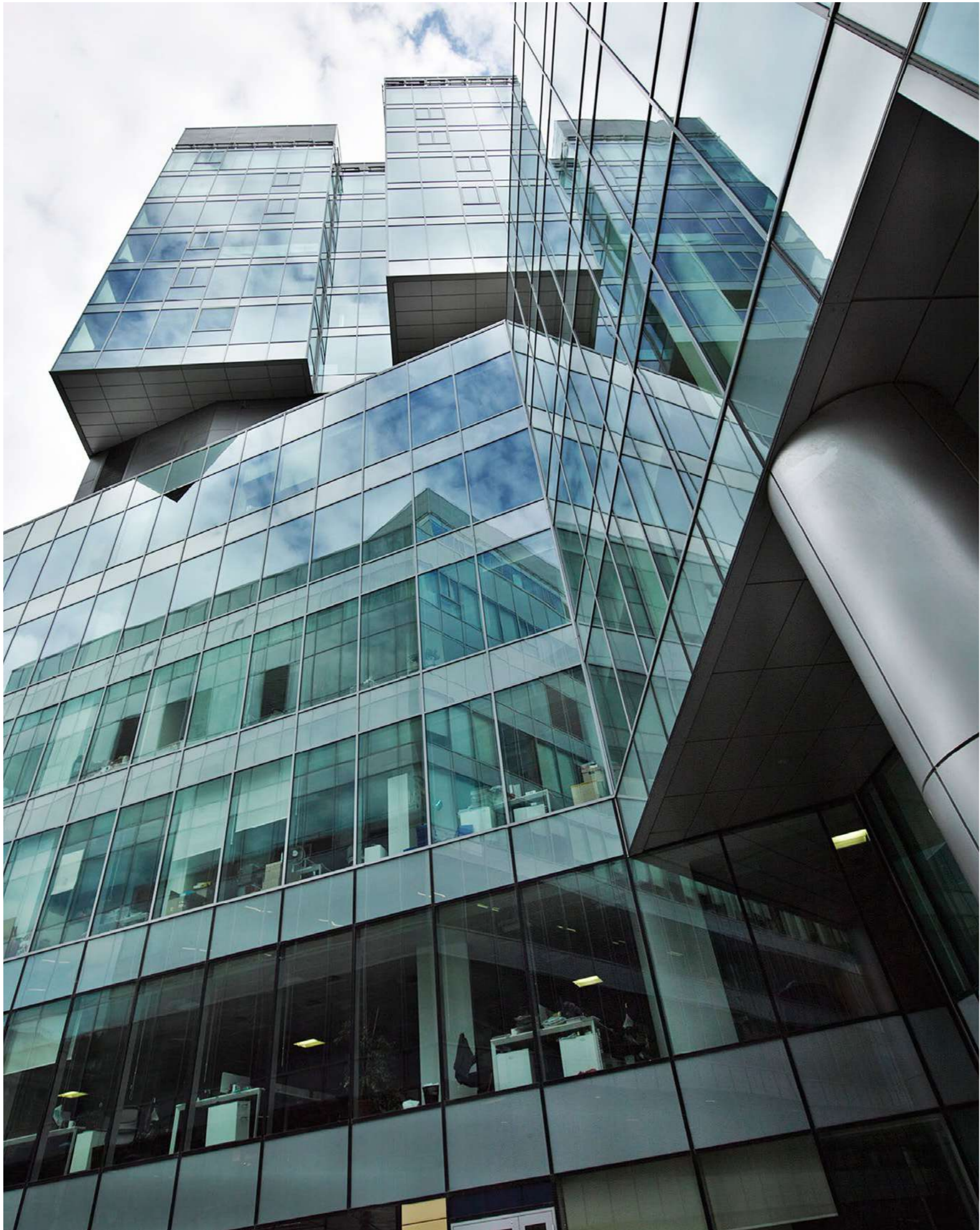


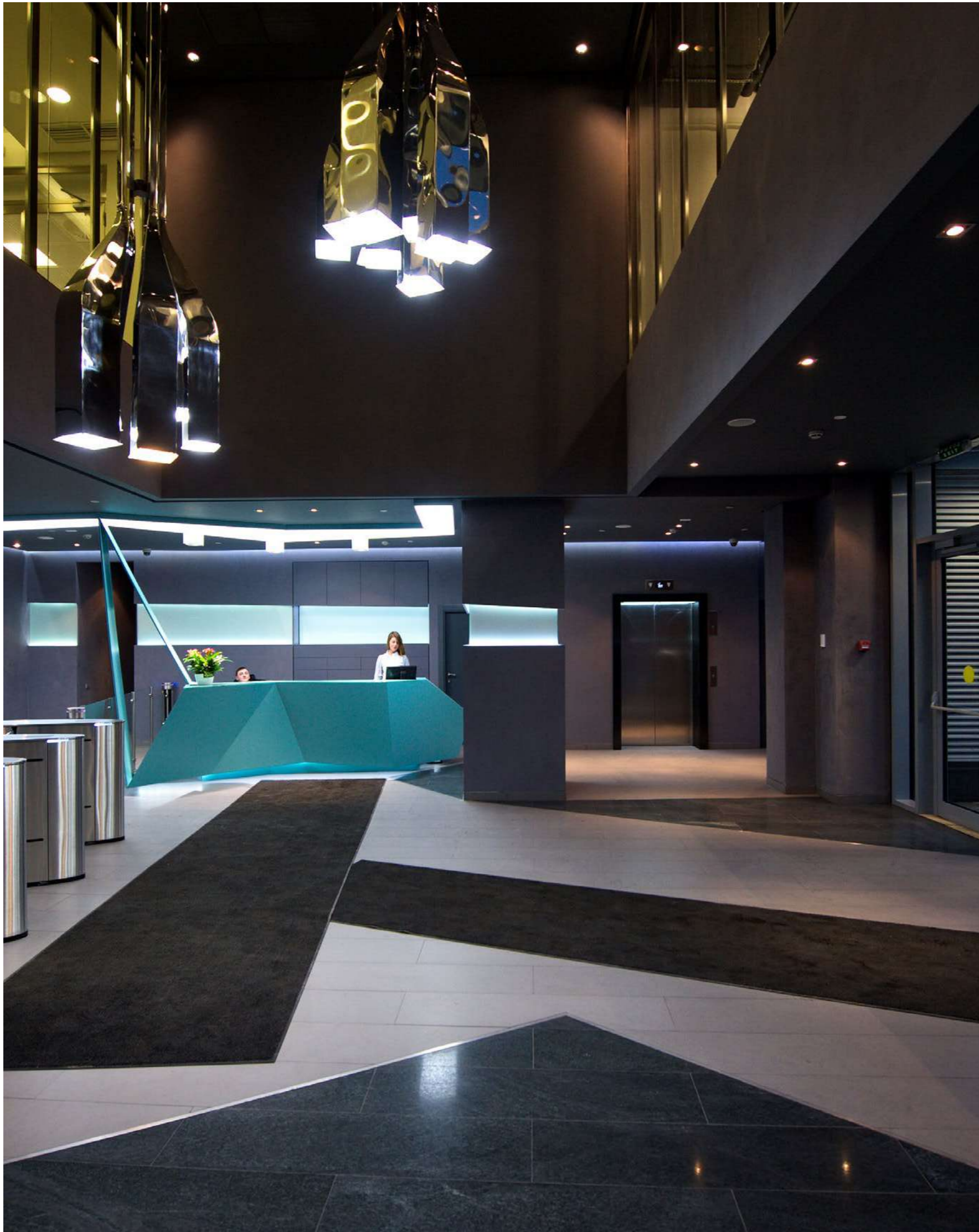
The Capital City complex comprises two mixed-use buildings: the Moscow Tower and the St. Petersburg Tower. Boasting not only a combined total of 141 stories of retail, office and residential spaces, the development also includes an impressive 2,200 parking spaces in Moscow City. With floor-to-ceiling windows offering panoramic views across the sprawling city, the Moscow Tower residences span floors 18 to 72, while the St. Petersburg Tower residences are located on floors 18 to 61. Apartment layouts feature open-plan living, kitchen and dining spaces, as well as spacious lobbies, comfortable en suite bedrooms, walk-in wardrobes and office space. The two buildings connect on the first 19 floors, with office, retail and spa spaces throughout. The retail floors occupy an extensive, naturally lit atrium on the lower three floors.











Walking distance from the Kremlin, the Legend of Tsvetnoy multifunctional complex is an exclusive architectural project of American firm NBBJ. Spacious residential apartments, designed for city professionals, float above the city—with walk-through living and kitchen areas, offering residents breathtaking panoramic views of Moscow's historical center and most prominent landmarks. The luxurious lobbies, designed by Massimo Iosa Ghini, are notable for their homely atmosphere and use of high-end finishing materials, with snow-white leather and wood paneling, backlit glass walls and unique hardwood floors. The complex faces the park opposite Tsvetnoy Boulevard and houses street-level boutiques, banks, cafés and exclusive restaurants, including the newly opened Buddha-Bar Moscow.

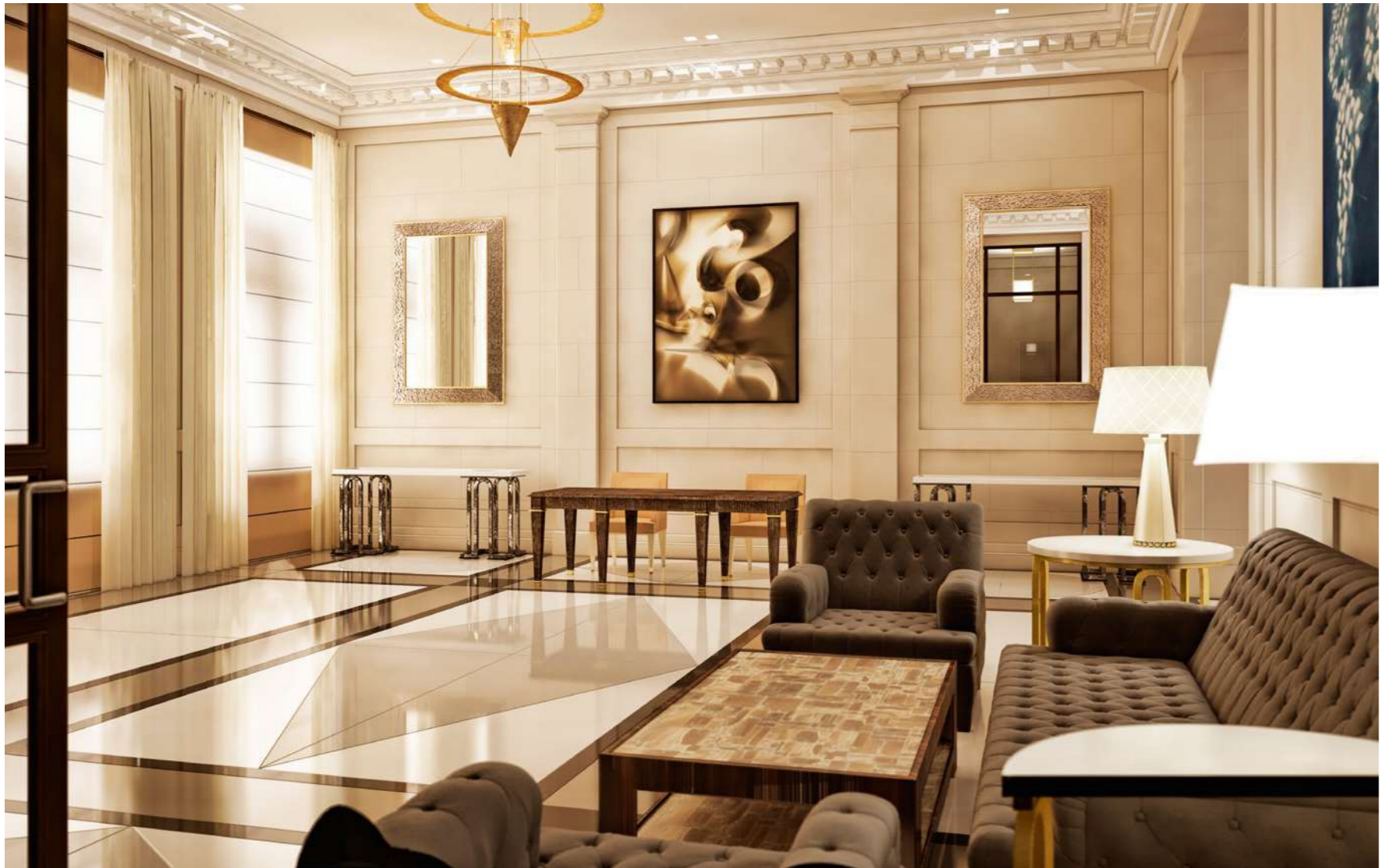
“Vladislav’s personality is reflected in this duality; he expressed himself through highly celebratory working places using brave shapes, dynamics and technological elements. On the other hand, in the residential areas he softened the shades warmed by rich materials and decorative textures combined in a contemporary way.”

— Iosa Ghini



A luxurious mansion in the early modern style, Mon Cher is one of the most sophisticated buildings in the center of Moscow. Located next to Yakimanka Square, just a five-minute walk from the Kremlin, and comprising 26 one- and two-level boutique residential key-ready suites, Mon Cher offers a sense of French chic and exclusivity right in the heart of the city.

The lobby and glass-roofed atrium with panoramic elevators, as well as the interiors of the suites themselves, are the work of acclaimed French designer Jacques Grange. Grange's elegant neoclassical style uses soft tones and antique elements to create the warmth and charm of a family home—with color accents provided by furniture pieces from renowned designers such as Dame Zaha Hadid, Mattia Bonetti, Patrice Dangel and Vincent Corbiere.





With its monumental Victorian style, palatial interiors and exclusive location in the very heart of historical Moscow, the imposing Imperial House on Bolshaya Yakimanka Street across from the Tretyakov Gallery, is a landmark in modern Russian real estate, combining multifunctionality, innovative architecture and the best in technical equipment and services.

The 65 apartments have been developed by top designers in line with latest trends in deluxe-class properties, and boast panoramic windows offering beautiful views over the Moskva River, the Kremlin, the Cathedral of Christ the Saviour, Gorky Park, Muzeon Park and Vorobyovy Gory.

Residents enjoy a unique range of amenities, including a business center with modest office space and conference halls, a private cinema, a sports complex with a swimming pool, a vintage wine collection, a cigar-smoking room and a library.





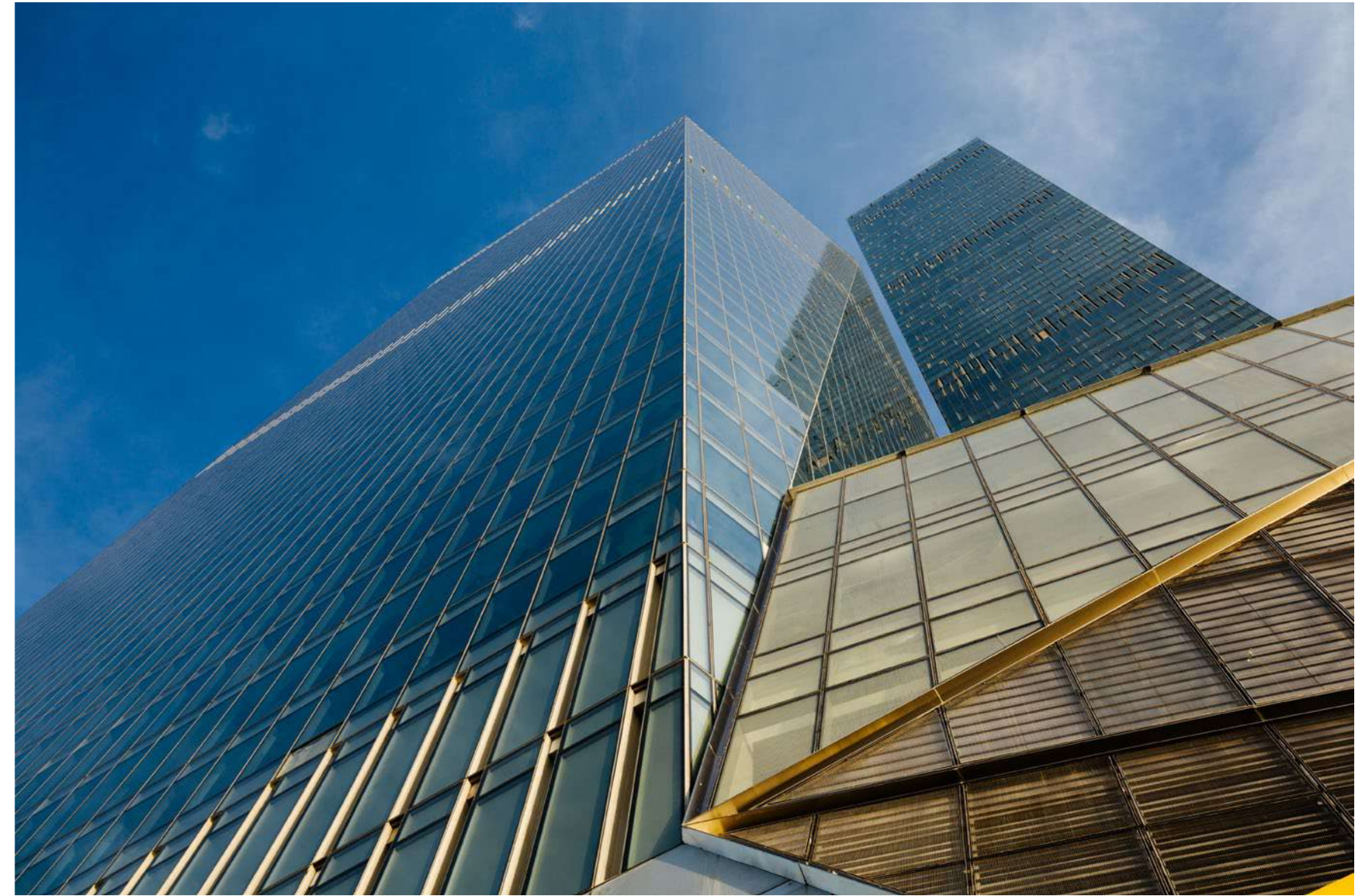
This four-story office block is located in the unique historic district of Ostozhenka, a quiet area in downtown Moscow. In the immediate proximity are the Kremlin, the Cathedral of Christ the Saviour, and a number of business centers and embassies.



The office building is in historic downtown Moscow—the Boulevard Ring Road. Here, next to Pushkin Square and Tverskaya Street, is where high-end hotels, luxury housing, restaurants, salons and shops are located. The favourable location gives convenient access to all major thoroughfares of the capital, including Sadovoye Ring Road and Leningradsky Prospekt.

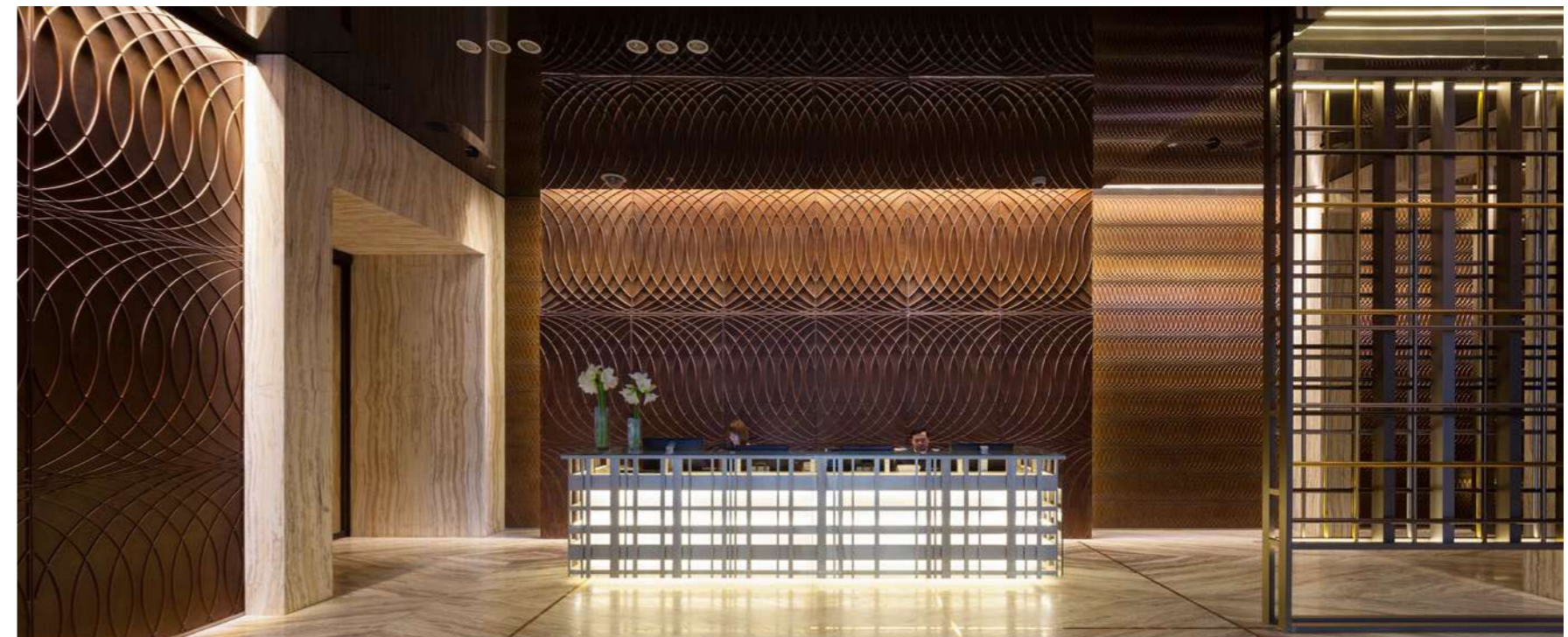
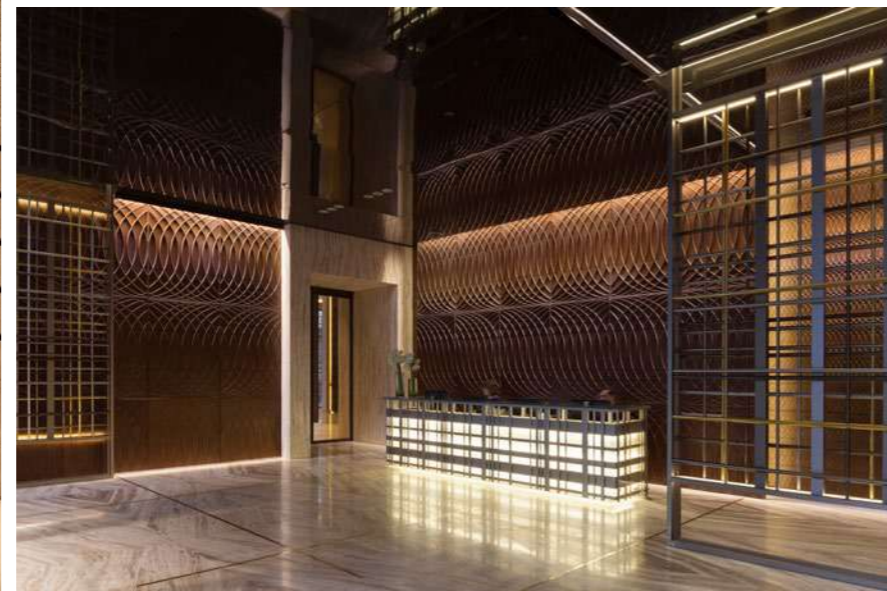


The modern housing complex of Tricolor sits in one of Moscow's greenest districts, just outside the urban forests of Losiny Island and Sokolniki, the park belt of the VVTs (All-Russian Exhibition Center) and the Main Botanical Garden. Thanks to the visionary architecture of Vladimir Plotkin—Russia's "Architect of the Year 2010"—and a symbolic color scheme of the façades, it has become a new landmark for the Prospekt Mira neighborhood and all of northeastern Moscow.

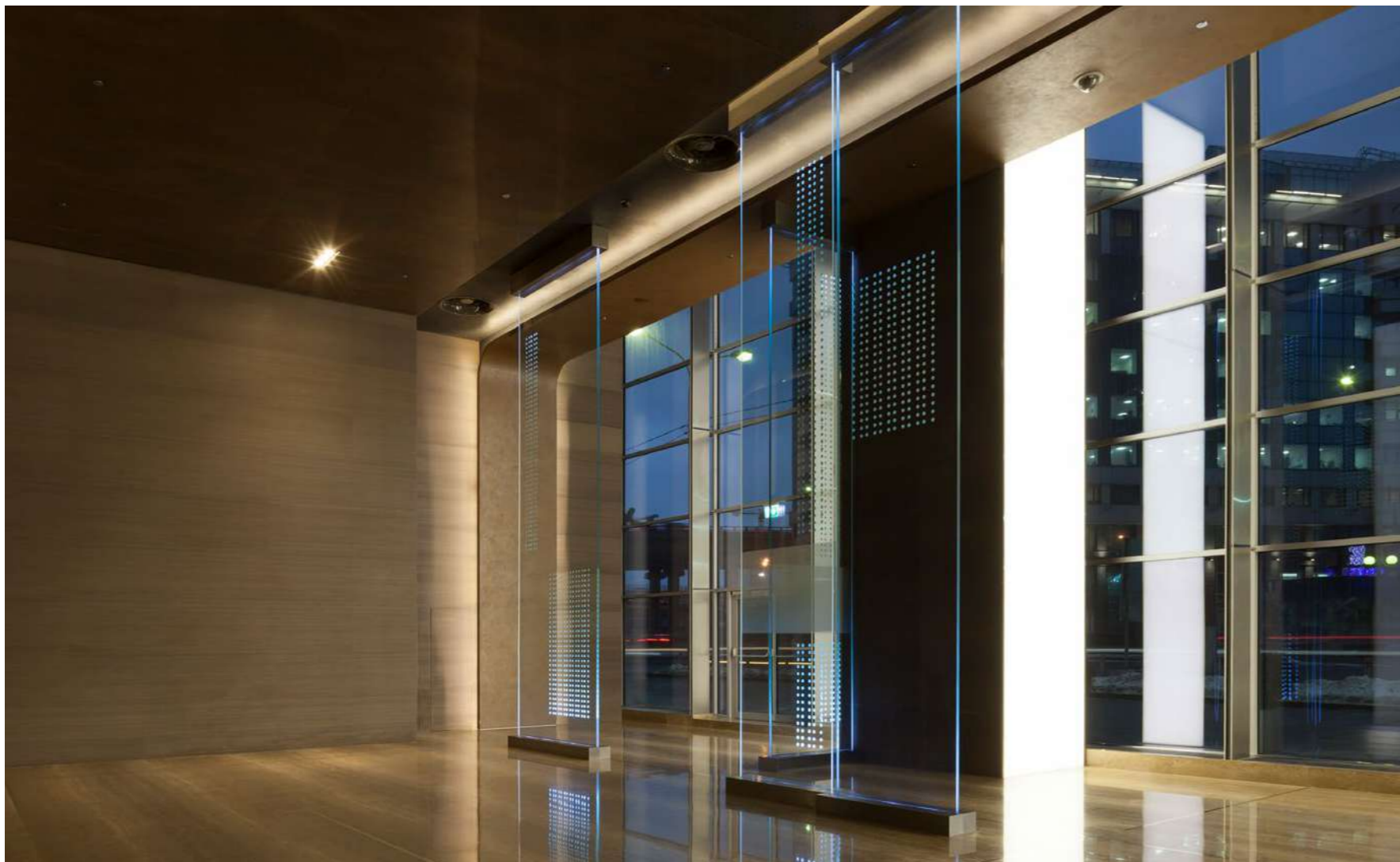
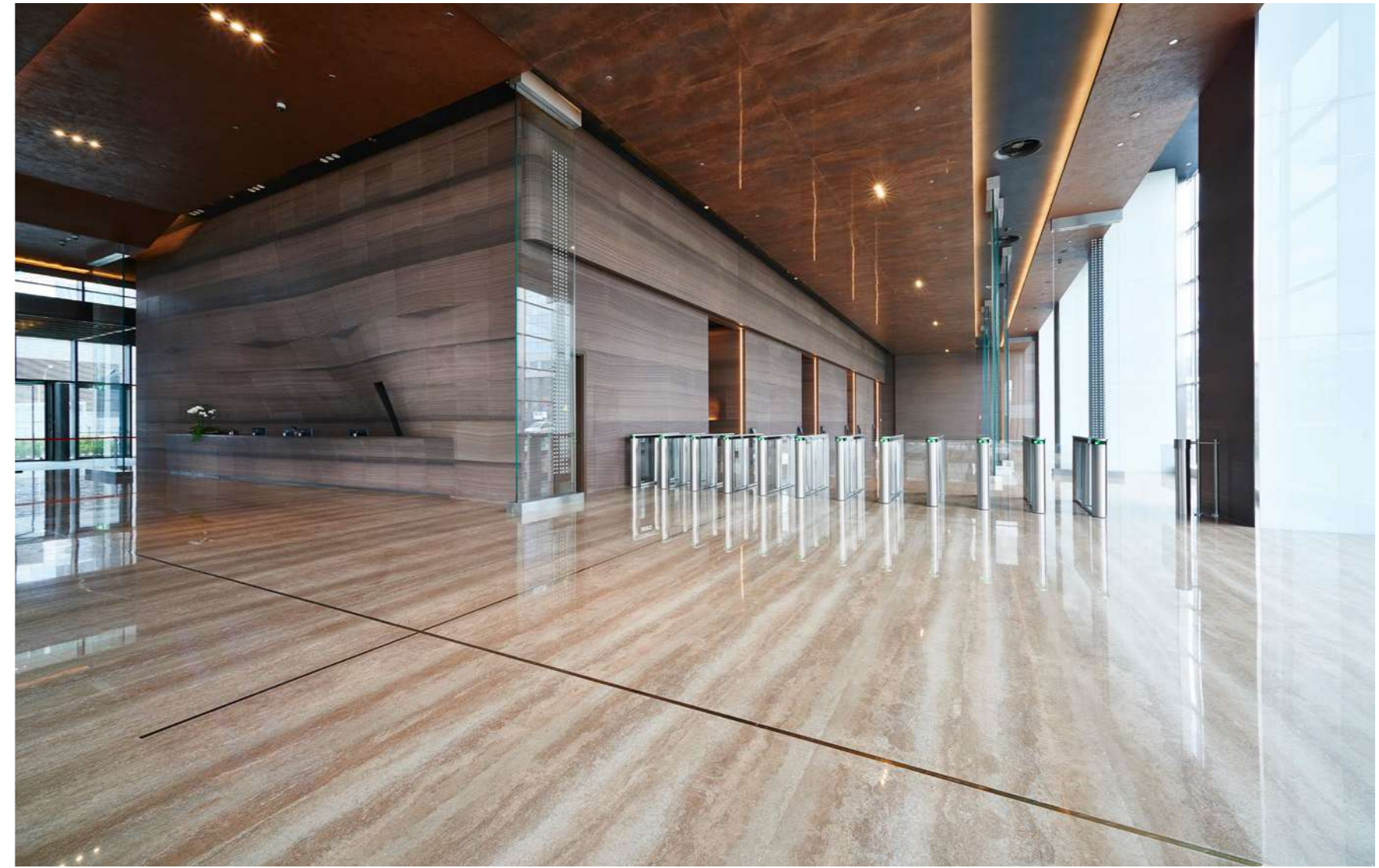
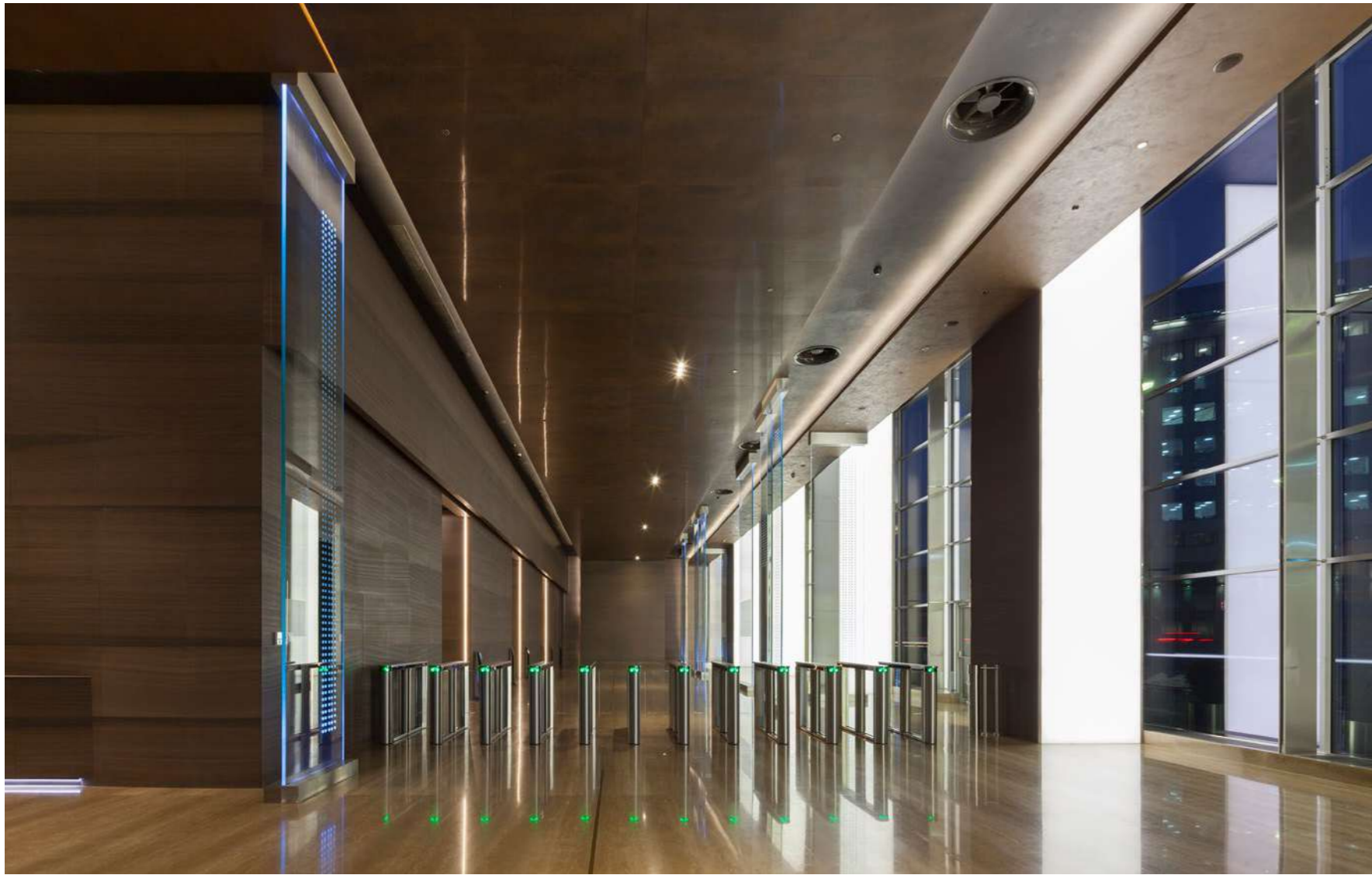


OKO Tower is part of the thriving Moscow City mixed-use district—centrally located within the sprawling Russian metropolis—the design of which was loosely based on London’s Canary Wharf and Paris’s La Défense. An 85-story skyscraper and a 49-story office tower soar from a 7-story transparent crystalline base, gradually tapering away from each other as they rise. Designed by US-based architectural and engineering firm Skidmore, Owings & Merrill—renowned for its iconic towers, including Burj Khalifa, the world’s tallest building—the OKO Tower complex laid the groundwork for a new era in contemporary Russian development. At 1,150 feet high, and with a total area of 4,300,000 square feet, the OKO Tower is not only the largest skyscraper in Moscow, but also the highest residential tower in Europe. The complex also has the biggest parking area in Moscow, with 15 levels for 3,500 parking spaces.

Residential and office lobbies have elegant interiors by Italy-based designer Massimo Iosa Ghini. With leading engineering solutions and security systems, 24/7 services, restaurants and bars, a private cinema hall, a luxurious spa and fitness center, and a private landscaped park, OKO Tower offers the ultimate in comfort and activity. The key-ready residential apartments boast designer interiors and stunning panoramic views of the Moskva River, the Vorobyovy Gory (Sparrow Hills) park, the Kremlin and the skyscrapers of Moscow City.



The residential lobby has splendid interiors by the Italian designer Massimo Iosa Ghini. The spacious lobby has highly polished surfaces and luxurious paneled walls.



At the entry point to the 49-story OKO Tower offices is a wide and airy lobby with soaring 8-meter high ceilings. The lobby was designed by Italian architect and designer Massimo Iosa Ghini.





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