



FEDERATION  
TOWER

# SCYSCRAPER #1

Moscow City, Presnenskaya emb., 12



Federation Tower  
374 m

**The highest peak in Moscow.  
The highest peak in the country.  
The highest peak in Europe.**

The Federation Tower is located in one of the most progressive districts of the capital and makes no compromises. This is the first skyscraper that could reach the top level.

The Federation Tower is located in the center of the Moscow City area, being initially designed as a high-rise dominant building. Having the height of 374 meters, it is specified as the highest skyscraper.\*

\* As defined by the Council on Tall Buildings and Urban Habitat (CTBUH, an international high-rise construction agency instituted in 1969 in the USA)

The Federation Tower is the highest building in Europe with its highest living floors accessible.

An incredible Sergey Choban's concept to construct a yacht like designed skyscraper was embodied in two different-height towers. These two towers are mounted on a solid stylobate and faced with practically seamless glass structures having color of an image of sky clouds saturated so that to make the building merge with the sky.

Need to say that it is very difficult to obtain such glass color and just a few companies in the world are capable to cope with this task. The areas between floors of the building are stuffed with cloud-image coated inserts (sternalites) to make an emphasizing effect of a cloud-living glass giant.

As for the interior, there is a feeling of an absolute, infinite, and boundless space when looking at the urban view through the panoramic glazing and while standing quite at a distance off the columns.



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Construction end date:

Height:

Number of floors:

Area:

December 2017

West Tower — 242 m

East Tower — 374 m

West Tower — 63

East Tower — 97

overground floors

and 4 underground floors

Total 101 floors

443 000 sqm

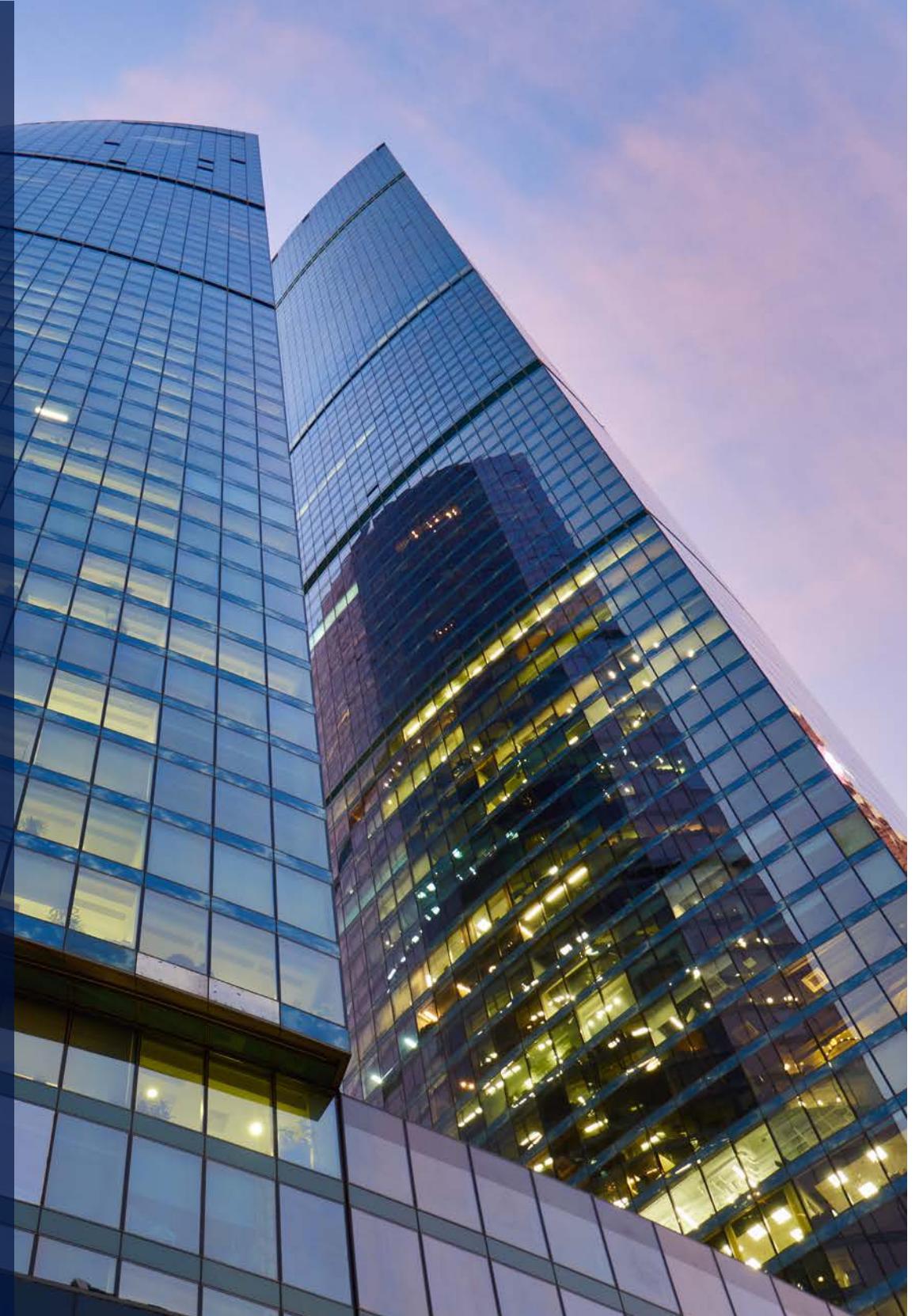
the Federation Tower has the largest areas in the Moscow City complex.

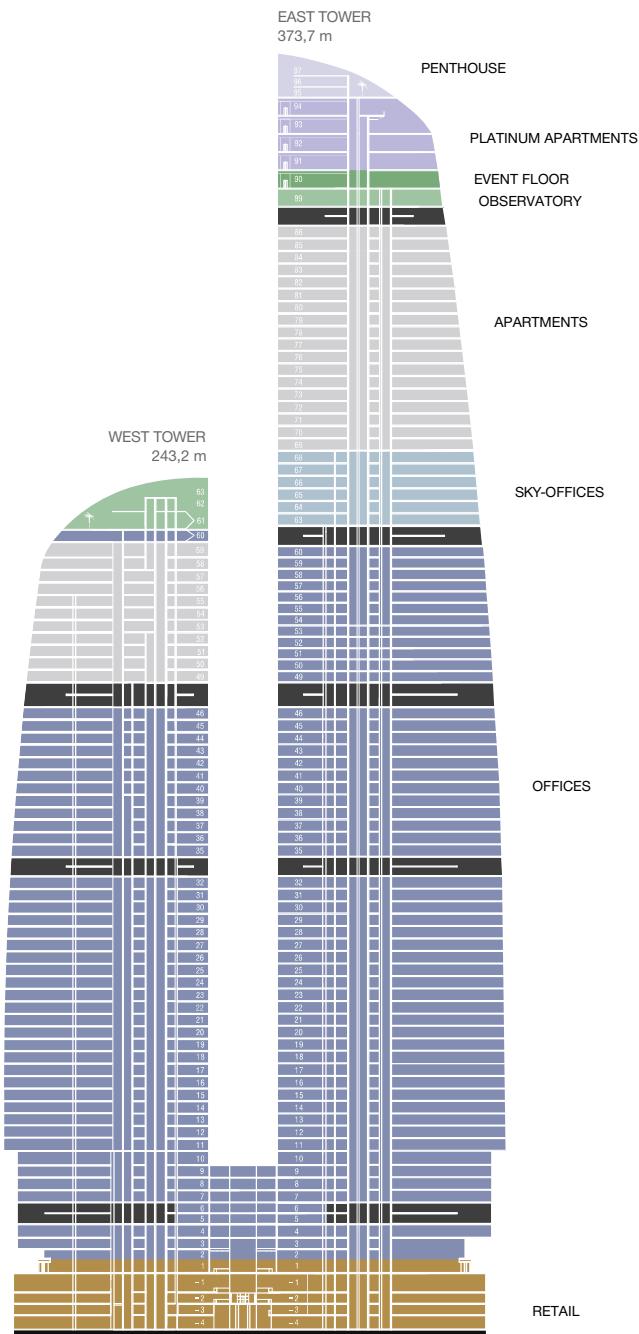
Architects:

Sergey Tchoban

Peter Schweger

The Federation Tower is a core unit of the City – it is linked with Afimall, adjacent towers and with the underground train network and subways. This is to say that tower inhabitants can feel an absolutely new level of freedom – they can easily move around the City with comfort in any season of the year visiting multiple infrastructure facilities which total number exceeds 600 units! This area is characterized with comfortable climate and tidy environment.





The Federation Tower is a real vertical town with its own central square – a major atrium has the area of 3 thousand sqm and the height of 55 m up to the glazed roof that combines the both West and East Towers

It has four underground floors occupied by the own shopping gallery. Actually, the Tower residents can satisfy their demands staying inside the building: shops, cafes, restaurants, and other services – all of them are accessible within 200 meters.

Class A representative offices cover the area from the 1<sup>st</sup> to 68 floors.

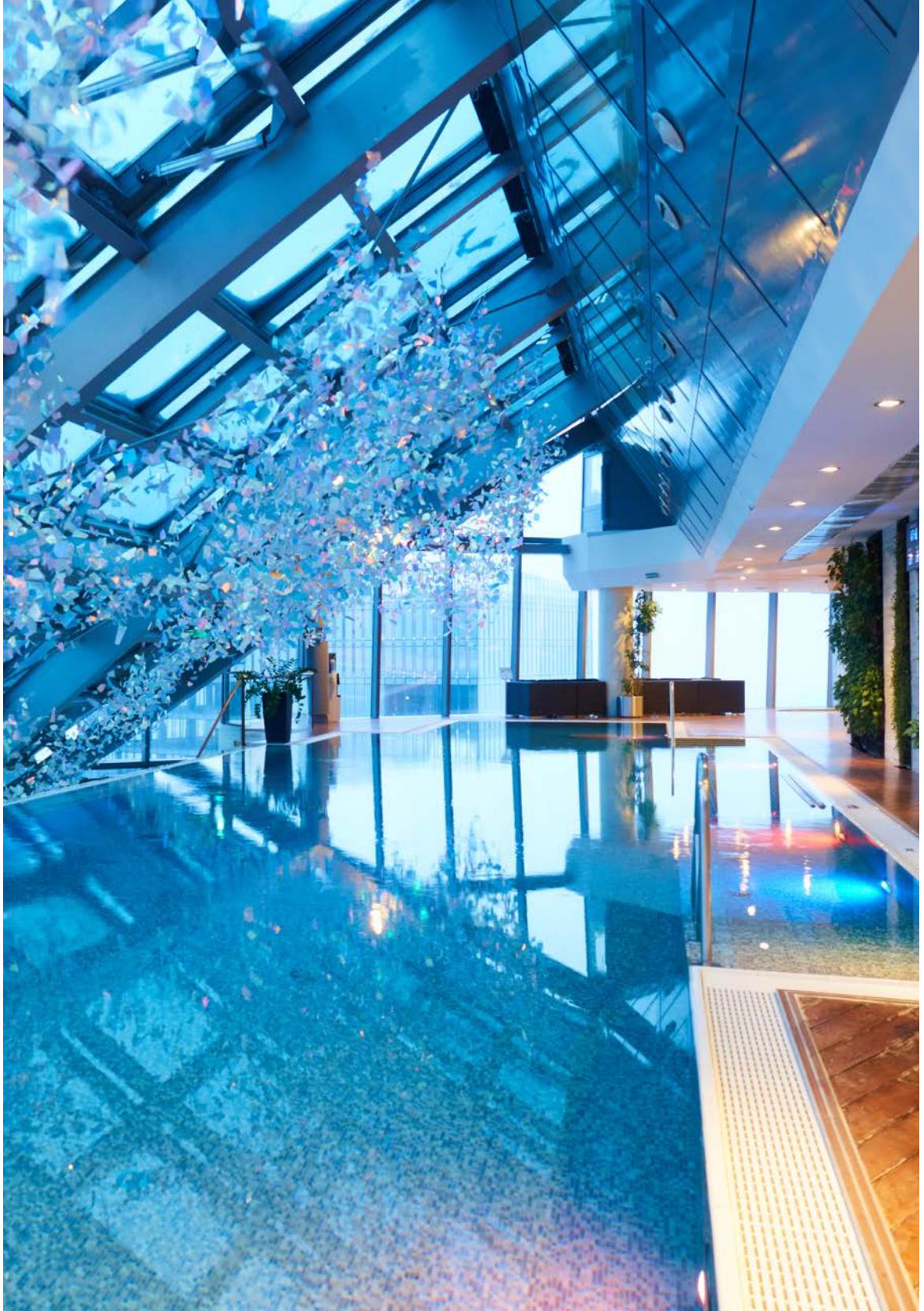
There are premium apartments upwards the 69<sup>th</sup> floor. There are high-rise floors and the best views only.

A well-known Panorama 360 observation deck is operated on the 89<sup>th</sup> floor and a number of tourists from around the world seek their chance to visit that place and for observing the capital at the altitude where they can hardly see any bird.

The 95<sup>th</sup> – 97<sup>th</sup> floors are designed as a penthouse. This is a unique space enclosed by the glazing dome. This is the highest apartment in Europe.

There are some key Federation Tower infrastructure units as follows:

- Leading Azbuka Vkusa premium network supermarket.
- Sixty restaurant – one of the highest level restaurants in Europe. The restaurant is furnished with the unique window control system that can open and close windows at the 62<sup>nd</sup> floor altitude – no equivalents are available in the world.
- Nebo wellness club with the highest level pool in Europe.
- Own shopping gallery situated at 4 underground floors.
- VTB international financial group headquarters with an individual Privilege sector.
- Sberbank Pervy VIP service office.



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The Federation Tower was created by thousands specialists invited from around of the world. Having the highest standards of knowledge, they did their best to share their skills and to create the highest residential building in Europe

### **SERGEY TCHOBAN**

AUTHOR OF THE PROJECT

From Coca-Cola and Architectural Art Museum to the new building of the Moscow municipal council and Federation Tower. On winning the recognition and earning the reputation in Europe, Sergey Tchoban, Visionary, could carry an architectural and town-planning "DNA" over to Russia and could make some Moscow architectural facilities have their modern and European look.



In 2018, Sergey Tchoban was awarded European Prize for Architecture, the major architectural premium in Europe. Experts in architecture know Choban as a real façade master. While he projects himself as an artist skilled in creating simple rectangular buildings, his last triumph is represented by the Federation Tower facade.

### **PETER SCHWEGER**

ARCHITECT

Being founded in 1964, Schweger Associated Architects could create a number of landmarks in Europe and Dubai. Peter Schweger's high-rise buildings became remarkable sights of the urban panoramas of Berlin (Treptowers), Frankfort on the Main (MeinTower) and other European megalopolises.

### **AEON-DEVELOPMENT**

DEVELOPER

AEON-Development has the portfolio comprising more than 2.7 million sqm meters of immovable property listed from skyscrapers and yacht clubs to office centers and public sector facilities. Its business is aimed at the only thing – i.e. to create projects for improving the dressing of the Russian architectural structures and for developing a vector-based version of any urban-planning items.

### **THORNTON&TOMASETTI**

PROJECT-DESIGNER

It is a recognized expert in constructing skyscrapers. Thornton&Tomasetti was engaged in constructing 6 of 10 highest towers in the world. Its portfolio's "pearl" is Jeddah Tower that is currently constructed in Saudi Arabia. This building is planned to be the highest one in the world and will exceed the altitude of 1 km.

### **RENAISSANCE CONSTRUCTION**

GENERAL CONTRACTOR

This is a Turkish construction holding company with the best reputation in the world. In 2008, Renaissance Construction was listed as that ranking the top three contractors engaged in construction of commercial property and ranking the top 20 leading general constructors.

### **TURNER CONSTRUCTION COMPANY**

PROJECT MANAGEMENT

Being founded in 1902, Turner Construction grew into one of the largest USA companies holding branches in 20 countries throughout the world and implementing one and a half thousand projects a year. Turner Construction has the portfolio of more than 300 LEED green buildings and dozens of skyscrapers – from Buj Khalifa to Taipei 101.



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## RECOGNITION

Federation Tower's uncompromising attitude-sourced harmonic and comprehensive superiority gives the impression fascinating reputable experts in the leading premium sectors

Its structural reliability satisfies the Guinness Book of World Records; the architectural project could win the award of Prix d'Exellence FIABCI; in 2017, the Federation Tower was named as the "Best Multipurpose Complex" in the nomination of European Property Awards. In 2019 – grand prix of International Property Awards as World's Best Property.



## HOW IS IT DONE?

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Specific backing up and redundancy principles were utilized for ensuring reliability, safety and durability of the building

### Durability of the building

Super-strong B90 concrete was used for constructing the Federation Tower. That was the first case when the above high grade concrete was used in the civil engineering sector.

Structural strength of the Federation Tower is also ensured by the extra thick foundation – 20 meters! Totally, 14 thousand m<sup>3</sup> of high-strength concrete was poured during 4 days to cast a solid plate. That event was even recorded in the Guinness Book of World Records.

The explosion-proof façade is capable to protect the entire building from top to bottom. Laminated components – i.e. glass elements of the building have been designed so that to absorb and tolerate any impacts that could be caused by large or small missiles thereby staying safe inside metal framework.

In 2009, Discovery acknowledged the Federation Tower as the most durable and stable skyscraper in the world.

All installation the Federation Tower is furnished with has been supplied by the west manufacturers – Europe and USA.

### Centralized air conditioning and ventilation

The environment temperature is kept at 22°C all the year round. Air humidity is kept at 50-60% in a warm season and 40-50% in a cold season. External air is taken by air conditioners at the level of 33/34, 61/62, 87/88 service floors.

### Refrigeration supply system

Cold air is produced and charged by a single 35 MW refrigeration station. This is the largest refrigeration station in Europe.

### Elevators

The Federation Tower is equipped with 67 elevators including 41 ones in the East Tower. TWIN elevators are installed in the office sector of the East Tower. This elevator technology was developed by ThyssenKrupp (Germany). That's why the very brand was given the preference. The Federation Tower is the first building in Russia in which such elevators are used.

The East Tower's apartments are equipped with Schindler elevators (Switzerland).

Such elevators can achieve maximum 8 m/s speed – there are no elevators in Russia that can gain similar speed. Visitors can go up to the 93<sup>rd</sup> floor in 55 seconds without any stops or transfers. The high-level elevator system in Europe only is capable to provide such services. This system allows reaching high-rise floors without any stops or transfers in a number of other skyscrapers.

## HOW IS IT DONE?

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### Facade maintenance

There is the fixed façade maintenance system that is mounted over the sliding glazed roof of the East Tower on the 97th floor directly above the tower dome. The unique 33 m boom crane is moved out of the building roof for the purpose of maintenance.

The building façade is totally washed twice a year. The owner can optionally order window washing services to be provided by a managing company.



### Safety and access system

Lenel System (Lenel System International) is an integrated ONGuard project safety system that comprises an access control system, turnstile groups, door readers, and CCTV. This is a close-type system – i.e. it has no cloud services or outside access options, thereby protecting against any data leaks. The system is controlled by managing company's staff and no external contractors are required.



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## Shopping gallery

The Federation Tower shopping gallery occupies 4 underground floors with the total area of 15 000 sqm.

There are 16 escalators that lead visitors from the major atrium to the shopping gallery. Cafes, restaurants, shops and other services provided to locals and tower personnel can be found here.

This shopping gallery will be always visited by a substantial flow of people:

- 23000 residents (high-paid prestigious job staff and premium apartment inhabitants)
- 8000 daily guests (visitors of offices and the observation deck)

Additionally, there are ways running through the Federation Tower from other skyscrapers located beyond the Moscow City core and kept out of any easy-to-access areas linked to the shopping center and underground railway stations.

The majority of spaces had been already sold and occupied by shops and cafes that continuously attract a number of customers.

Currently, there are 60 to 5000 sqm lots available on the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors. They include shopping spaces and a number of multiple back areas: service and storage rooms.

The ceiling height can be ranged from 3 to 7.8 m depending on the floor and space type.

All the spaces are equipped with necessary electric, ventilation and water supply systems.

There is a cargo yard sited at the Federation Tower with convenient access ways and a serviceable goods handling zone that provides an effective logistic chain of cargo flows. There are 7 freight elevators.





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## OFFICES

The Federation East Tower offers a wide range of top-class office spaces.

The Federation Tower shows off a representative lobby, four high-speed elevator groups, wealthy infrastructure, access ways plus its individual brand prestige.

To occupy an office in the Federation Tower is not only to present an unambiguously corporate status, prestige address, a maximum of comfort for personnel and for business partners, but also to have a high ROI. The rental property's rate of return goes to 11%.

### 1 - 63

1 to 63 stores are occupied by class A representative offices. The lots ranged from 170 to 1 084 sqm are currently on sale.

### 64 - 68

64-68 stores are occupied by SKY offices – the most prestigious office spaces with high ceilings and really panoramic windows – from top to bottom and from wall to wall. Some 60-80 sqm lots are currently on sale.







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## The apartments in the Federation Tower are the highest ones in Europe.\*

\* As officially investigated by Knight Frank (the largest independent international consulting company that provides its clients with commercial and residential property services; incorporated in London in 1896).

The Federation Tower apartments are brought up starting from the 250 m level of the 69<sup>th</sup> floor raised up off the ground. It is a rare thing that any Moscow buildings could reach such height. There are no low-level apartments in the Federation Tower. No compromising.

The building can overlook exclusive views – surrounding sky only. There are genuine panoramic windows – from wall to wall and from top to bottom without any crossbars or handrails. Nothing obstructs enjoying overwhelming lively Moscow scenes.

As for the apartment area, it can meet any of consumer demands. You can purchase any area ranged from 42 sqm to an entire 1 700 sqm floor space.

The higher floor, the higher ceiling heights – this is a top-rate status that deserves worthy characteristics. For example, the 69<sup>th</sup> to 80<sup>th</sup> level apartments have the ceiling height of maximum 3.5 meters (Shell&Core) and the 81<sup>st</sup> to 86<sup>th</sup> level apartments – 3.8 meters.

Optional versions are also available:

- Shell&Core
- WhiteBox
- FitOut







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## PLATINUM APARTMENTS

Exclusive Platinum apartments go up to a higher level occupying 90<sup>th</sup> to 94<sup>th</sup> floors: penthouses at other skyscrapers have to face them upward.

Such apartments have 5.5 m height ceilings and 160 to 719 sqm areas that outrank any de luxe requirements, thereby expiring to create exceptional interiors and making inhabitant enjoy open space and freedom.

Huge windows consist of tremendous 5.2 m double-glass panes without using any supplement casements. Nothing should obstruct enjoying superior views. Since spacious and friendly-use apartments have high ceilings, it is possible to construct the second floor level, thereby zoning spaces and increasing useful areas.





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## PENTHOUSE

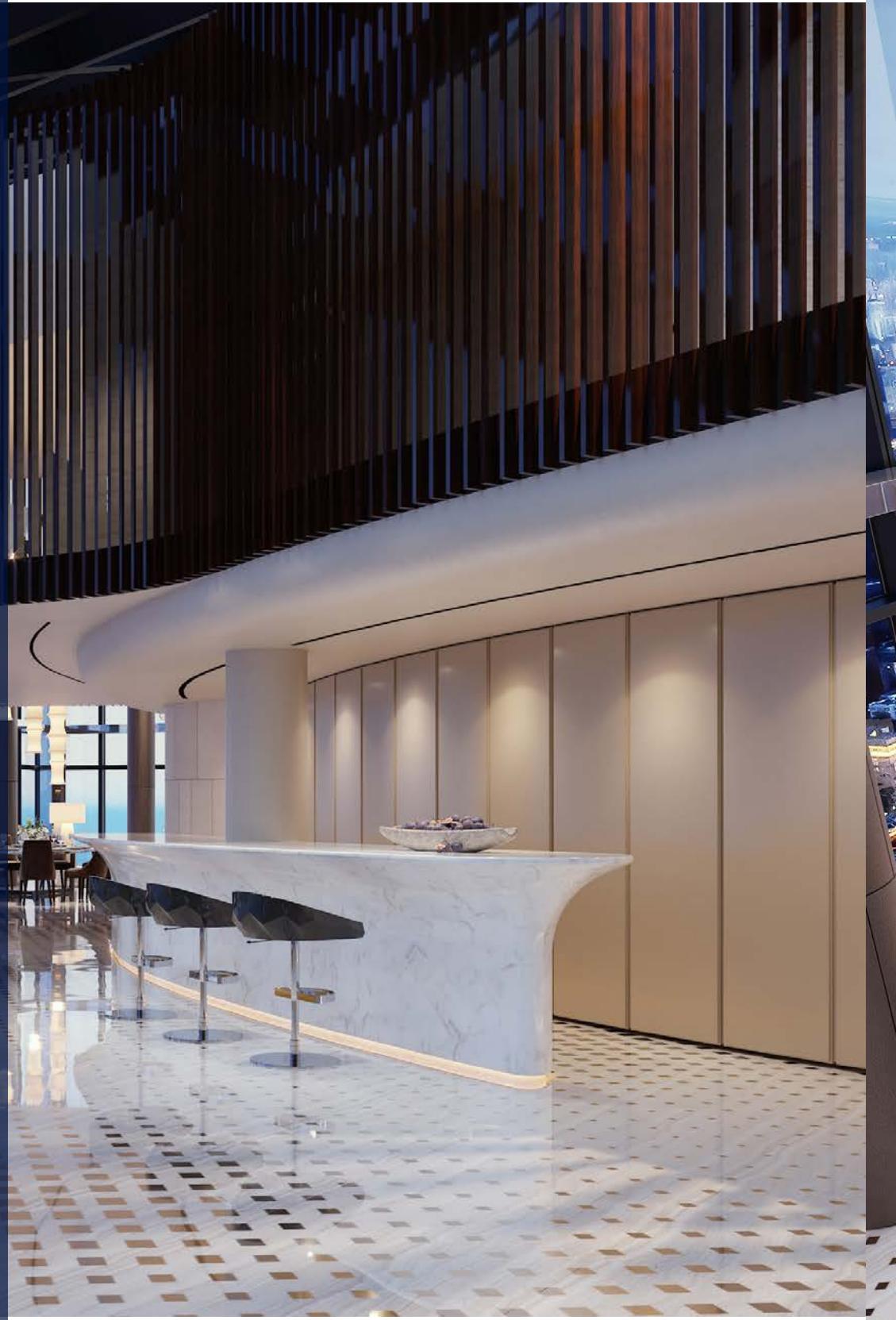
The highest in Europe.  
Unique. Exclusive.

The 95<sup>th</sup> floor penthouse with three levels arranged under the glass dome will be a new personal viewpoint for those who could reach all conceivable peaks.

2 181 sqm

Stars instead of a ceiling

The penthouse spaces cover the interior of the tremendous glass dome. While having the height of 12 m available at the ceremonial hall, the penthouse dome actually leaves no doubts, since the entire celestial hemisphere going up and down its skylines opens up before eyes. The Moscow cyclorama can be seen in details at the incredible height of 360 m with bright stars and clouds observed overhead.







## LOBBY

The skyscraper lobby makes a real impression on potential inhabitants of the Federation Tower. That is why we attracted the best specialists capable to transform the club lobby, thereby creating a luxurious prologue of the unforgettable journey to the 374 meter height.

Whatever the Federation Tower is proud of – i.e. an advanced design, uncompromising safety and technological innovation – everything can be found on-site. It needs only to cross the threshold.

While the Federation Tower is outlined like a sailing yacht, the apartment lobby is stylistically closer to companion cabins of any motor-driven super-yachts.

When developing the lobby project, Sergey Tchoban was inspired by some actual bio-design images. The reception desk along with light bionic-shaped elements enriches the interior with futuristic atmosphere. The tremendous carpet absorbs pacing effects and makes the space look like a chamber. The central lighting column produced from a hand-made 3D glass unit illuminates the lobby flooding it with calm and soft light. Every column glass segment has a unique shape design – its geometry looks like that of the Federation Tower facade panels.

The apartment lobby is intended for the skyscraper inhabitants only: no tower guests or office personnel can get to the lobby. The apartment entry is located at a quiet passage and detached from any offices and shopping center – nothing and nobody can get to your personal space.

## PRIVACY

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The privacy is ensured by using the state-of-the-art access control system provided by a reputable security expert – Lenel Systems International.

Each inhabitant has personal smart card in which an individual access level is recorded. Prior to reaching any personal apartment, this card should be scanned four times – when entering the club lobby, at the turnstile in front of elevators, when calling an elevator for getting to a required floor, and at doors leading from the elevator hall to the apartments. As for inhabitants of the 94<sup>th</sup> floor and penthouse, they use their smart card the fifth time when calling a personal elevator lifting them to their personal floors.



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[apartments.fedtower.ru/en](http://apartments.fedtower.ru/en)