
Neustadt

PORTFOLIO PRESENTATION

ABOUT THE COMPANY

A reliable partner in design

Neustadt was founded in 2008, when the market called for new quality standards in design services. We brought together industry professionals and built our practice on a German approach to construction projects — precision, attention to detail, and seeing a project through to full completion.

Precision

Sound engineering and architectural solutions

Attention to detail

Quality control at every project stage

Full completion

Guiding the project through to handover

NEUSTADT IN NUMBERS

Experience measured in results

17

years in the market, since 2008

130+

projects delivered

3 m+

m² of total floor area

60+

clients and partners

45+

in-house specialists

BIM

end-to-end modelling

QUALITY STANDARDS

We design in a BIM environment

Building Information Modeling is the studio's core tool. A single digital model unites every project discipline, reducing clashes and keeping schedule and cost transparent at every stage.

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|-----------|-------------------------------|-------------------------------------------------------------------|
| 01 | Single digital model | All disciplines synced in one information model of the building |
| 02 | Fewer clashes | System conflicts are caught before reaching the construction site |
| 03 | Control at every stage | Transparent schedule, scope and cost at each phase |
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SCOPE OF WORK

A full range of design services

01 **Integrated engineering design**
All sections — from concept to working documentation

02 **General design**
Coordination of subcontractors and client-engineer service

03 **Architectural & urban concept**
AGO, concepts, public hearings

04 **Fire-safety audit & sections**
STU, fire-protection measures, NFPA

05 **Low-voltage networks & security**
Integrated security and automation systems

06 **Special sections & site supervision**
SMIK/SMIS, civil defense, construction support

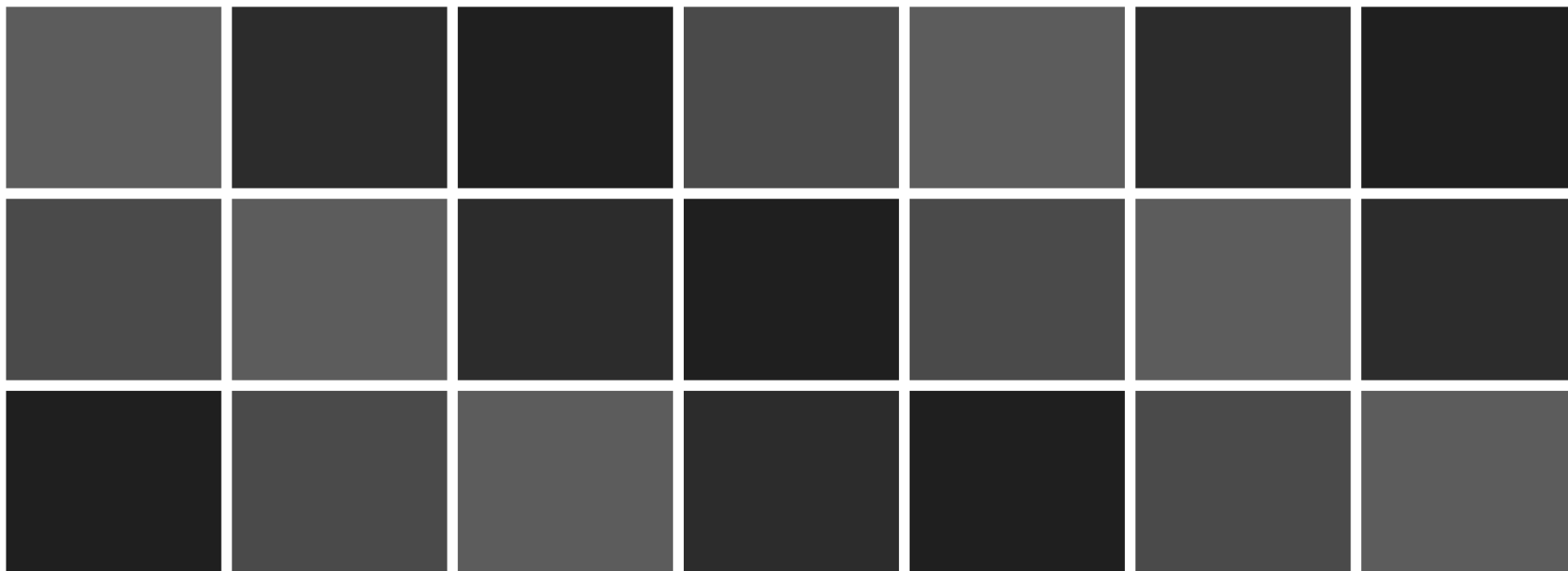
FOCUS AREAS

Five sectors of competence

01	Hospitality sector	4–5★ apart-hotels and resort complexes
02	Residential development	Residential and club houses, from premium to mass segment
03	Federal projects	Airports, railway stations, state programmes (DOM.RF, Minstroy)
04	Public spaces	Offices and interiors — Best Office Awards SPb laureates
05	Industry	Plants, power engineering, engineering infrastructure

SELECTED WORKS

A cross-section of the portfolio



01

HOSPITALITY SECTOR

Hospitality sector

Selected delivered projects

GK “Volna” 5★, Sochi**28 711 m²**

Client: Nedvex

Hotel complex, Kaliningrad**23 000 m²**

Client: Domina

Novaya Volna apart-hotel (ph. 3)**7 200 m²**

Client: Nedvex

Vesper Tverskaya apart-hotel (spa)**2 100 m²**

Client: VESPER

02

RESIDENTIAL DEVELOPMENT

Residential development

Selected delivered projects

ARMANI CASA club house, Moscow

6 740 m²

Client: VOSHOD

Lucky residential complex, Moscow

46 630 m²

Client: VESPER

Lunar residential complex

41 200 m²

Client: Hutton

VESPER Pogodinskaya, Moscow

17 000 m²

Client: VESPER

03

FEDERAL PROJECTS

Federal projects

Selected delivered projects

Domodedovo Terminal T2**52 300 m²**

Client: Signy Group

Kurumoch airport, Samara**12 380 m²**

Client: Signy Group

Boarding gallery, Pulkovo**8 700 m²**

Client: StroyExpert

Training centre TC-2, Domodedovo**8 500 m²**

Client: StroyExpert

04

PUBLIC SPACES

Public spaces

Selected delivered projects

“Mechta” office, Moscow

42 000 m²

Client: FSK

Sovcombank office, SPb Tashkentskaya

17 000 m²

Client: Sovkom

Huawei central office, SPb

1 300 m²

Client: Huawei

Vesper head office, Moscow

1 000 m²

Client: VESPER

05

INDUSTRY

Industry

Selected delivered projects

IKEA Industry furniture factory**25 400 m²**

Client: Beltel

Uralvagonzavod diesel engines**12 300 m²**

Client: Transmashproekt

Re-equipment “Zvezda-Reduktor”**11 000 m²**

Client: Transmashproekt

Service base, fire station**6 500 m²**

Client: Antipinsky Refinery

THE TEAM

45+ specialists across three units

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- | | | |
|----|--------------------------------|-------------------------------------------------------------------------------------------------------------|
| 01 | Administration | General and technical directors, project managers, lead engineers and architects, economist, office manager |
| 02 | Design department | Lead and project engineers — the core of the studio's engineering competence |
| 03 | Architecture department | Architects shaping the appearance and spatial solutions of projects |
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CLIENTS & PARTNERS

Trusted by

Developers, corporations and government bodies

Gazprom

IKEA / IKEA

Huawei

Marriott

Armani Casa

VESPER

VOSHOD

SberCloud

Sovcombank

VK

ALDAR

LSR

TsDS

PIK

Setl City

KNAUF

LenSpetsSMU

Airports of Russia

Domina

Lamoda

Axenix

Stroitelny Trest

ARCHITECTURE STUDIOS

Trusted by architects

Leading architecture studios engage Neustadt as their engineering partner

ABD Architects

Offices for Avito, Huawei, Oracle, MSC, Lenenergo

Syntaxis

Office and residential complexes

UNK

Public and residential projects

A-Len

Marriott hotel, Saransk

HAAST

Apart-hotels and sales offices

PROJECT GEOGRAPHY

From St. Petersburg to London

Neustadt projects have been delivered in more than 18 cities across Russia, Europe and the Middle East — from private residences to federal infrastructure.

— St. Petersburg	— Moscow	— Sochi	— Samara
— Arkhyz	— Kirovsk	— Vladimir	— Ufa
— Yekaterinburg	— Nizhny Novgorod	— Novosibirsk	— Vladikavkaz
— Grozny	— Pskov	— Astana	— Abu Dhabi
— London	— Barcelona		

06

126 delivered projects

Full list of projects · 2013–2026

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2013	Residential complex “Capital”, phase 1, with built-in/attached premises and transformer substations	Stroitelny Trest	71 400	Integrated design
2013	Lastochkino Gnezdo (“Swallow’s Nest”) residential complex	LenSpetsSMU	112 600	General design. Client’s-engineer service
2013	Tsarskaya Stolitsa (“Tsar’s Capital”) residential complex	LenSpetsSMU	141 700	General design. Client’s-engineer service
2013	Retail complex	Solideks	4 500	Integrated design
2014	Gas-distribution station (AGNSK)	Gazprom	650	Integrated design
2014	Knauf GIPS plant, Kolpino	KNAUF	1 200	Low-voltage networks, integrated security systems

REFERENCE LIST

Projects · continued

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2014	Residential complex “Nevsky Style” with built-in/attached premises, transformer substations and detached parking	Stroitelny Trest	66 300	Integrated design
2014	Residential complex “Capital”, phase 2, with built-in/attached premises and transformer substations	Stroitelny Trest	77 200	Integrated design
2014	Maksidom company office centre	Maksidom	4 100	Integrated design
2014	Gazprom sports & fitness complex	Gazprom	6 200	Integrated design
2015	Reconstruction of a community-services building into a boxing school	Vyborg District Admin. (Leningrad Reg.)	1 800	Low-voltage networks, integrated security systems
2015	Service base. Fire station	Antipinsky Refinery	6 500	Integrated design
2015	Kurumoch airport, Samara	Signy Group	12 380	Fire-safety audit. Fire-protection sections. Integrated automation systems
2015	Paint booths of the Obukhov plant	Prime EXPORT (Spain) / Almaz-Antey	1 200	Adaptation and redesign
2015	Administrative building	LLC “LK Rezerv”	3 200	Integrated engineering design
2015	Re-equipment of production facilities; test rig for heavy gearboxes “Zvezda-Reduktor”	Transmashproekt	11 000	Integrated engineering design

REFERENCE LIST

Projects · continued

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2015	St. Petersburg College of Library & Information Technologies	SPb College of Library & IT	2 400	Low-voltage networks, integrated security systems
2015	“Winter Palace”	Telros	12 000	Development of an automated general-exchange ventilation system. A unique solution
2015	Primate nursery, phase 2, Adler	RAS Inst. of Medical Primatology	1 200	Low-voltage networks, integrated security systems
2015	Siemens gas-turbine blade plant. Administrative building	Signy Group	3 500	Fire-safety audit. Fire-protection sections
2016	Residential complex “OSTROV” with built-in/attached premises and transformer substations	Stroitelny Trest	25 000	Integrated engineering design
2016	Reconstruction & re-equipment of diesel-engine production, Uralvagonzavod	Transmashproekt	12 300	Integrated engineering design
2016	“Centre for Preclinical Translational Research”	Profil	4 800	Low-voltage networks, integrated security systems
2016	VALO apart-hotel with built-in/attached premises	Becar	77 100	Integrated engineering design
2016	Southern boarding gallery of the central passenger terminal, Pulkovo airport	StroyExpert	8 700	Integrated design

REFERENCE LIST

Projects · continued

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2016	Technological building & air-traffic management system, St. Petersburg area control centre	Signy Group	5 800	Integrated design
2016	The “Stock Exchange” building. Restoration & adaptive reuse	City (municipality)	11 300	Integrated engineering design
2016	Residential complex “Stereos” with built-in/attached premises and transformer substations	Signy Group	36 600	Integrated engineering design
2017	Skolkovo Innovation Centre, planning district D2	Signy Group	44 100	Fire-safety audit. Fire-protection sections
2017	Domodedovo passenger terminal. Terminal T2	Signy Group	52 300	Fire-safety audit. Fire-protection sections
2017	IKEA Industry Novgorod furniture factory	Beltel	25 400	Low-voltage networks, integrated security systems
2017	Mixed-use complex with a 250-room hotel and a football stadium (Hillton)	Beltel	18 700	Low-voltage networks, integrated security systems
2017	ICTSO of the Verkhne-Svirskaya HPP-12, Ladoga HPP cascade, Nevsky branch	TGK-1	3 ha	Low-voltage networks, integrated security systems

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Projects · continued

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2017	Domodedovo passenger terminal. Terminal T3	Signy Group	47 400	Special section: structural & engineering monitoring (SMIK/SMIS)
2017	MEGA Khimki shopping centre	LLC "IKEA MOS"	560	Reconstruction of the food-court engineering networks
2017	Residential complex "OSTROV" with built-in/attached premises and transformer substations	BAU-HAUS	12 300	Integrated design
2017	Marriott four-star hotel, Saransk	A-Len	10 800	Integrated engineering design
2017	GorkyParkTower business centre	Beltel	12 300	Low-voltage networks, integrated security systems
2017	House of culture with a 150-seat auditorium and a library	Profil	3 200	Low-voltage networks, integrated security systems
2017	Luzhniki restaurant & cultural centre	UNK	6 200	Integrated engineering design
2017	Residential complex "Silver" with built-in/attached premises and transformer substations	UNK	46 300	Fire-safety audit. Fire-protection sections
2017	Non-residential premises of the Raiffeisenbank building	ABD Architects	563	Fire-safety audit. Fire-protection sections

REFERENCE LIST

Projects · continued

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2017	Apartment building with built-in/attached premises; administrative facility	SM-Proekt	8 200	Integrated design
2017	Neurosurgical research-clinical complex, Almazov National Medical Research Centre	Profil	32 000	Low-voltage networks, integrated security systems
2017	Leningrad Interregional Veterinary Laboratory (Rosselkhoz nadzor)	Profil	8 200	Low-voltage networks, integrated security systems
2017	Apartment building “Ogni Zaliva”, parking garage	Sever Stal	5 100	Integrated engineering design
2018	Training centre area, phase 2 (TC-2), Domodedovo airport	StroyExpert	8 500	Integrated engineering design
2018	NOVOTEL hotel complex with underground parking	Beltel	10 600	Low-voltage networks, integrated security systems
2018	Office space for GS Group	Beltel	10 784	Integrated engineering design
2018	ASPECT English school, “Privilege” residential complex	Aspekt	1 100	Integrated engineering design
2018	MEGA IKEA Ufa & MEGA IKEA Yekaterinburg retail complexes	IKEA MOS	208 100	Fire-safety audit. Fire-protection sections. European NFPA review passed
2018	Apartment building with built-in premises “Zhivi v Rybatskom” K1.1, K1.2, K1.3	SPBRenovation (Samolet)	32 100	Integrated engineering design

REFERENCE LIST

Projects · continued

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2018	Residential building with built-in premises, kindergarten and underground parking "Civilization"	LSR	77 000	Low-voltage networks, integrated security systems
2018	Residential building with built-in premises and underground parking "Neva Residence"	LSR	52 310	Low-voltage networks, integrated security systems
2019	Residential building with built-in premises, kindergarten and underground parking "OKHTA HOUSE"	StroyExpert	88 100	Integrated design
2019	Residential building with built-in premises and underground parking "STATUS"	Setl City	56 224	Low-voltage networks, integrated security systems
2019	Office space for AVITO	ABD Architects	1 400	Integrated engineering design
2019	Office space for Huawei	ABD Architects	1 100	Integrated engineering design
2019	Office space for ORACLE	ABD Architects	880	Integrated engineering design
2019	Adaptation of buildings for the "Maksidom-Kotelniki" retail complex	Maksidom	52 000	Fire-safety audit. Fire-protection sections
2019	Residential building with built-in premises, kindergarten and underground parking "Kvartal Che"	StroyExpert	54 100	Integrated design
2019	Residential building with built-in premises, kindergarten and above-ground parking "Orlovsky Park"	PIK	32 100	Special section: civil defense & emergencies

REFERENCE LIST

Projects · continued

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2019	Apartment building with built-in premises and attached garages. “Elizarovsky” complex	TsDS	10 200	Integrated engineering design
2019	“Maksidom” — business park with retail complex	Maksidom	102 300	Fire-safety audit. Fire-protection sections
2020	Office space for MSC	ABD Architects	1 620	Integrated engineering design
2020	Apartment-building complex with a 25-place kindergarten. First vegetarian quarter “Veda Village”	Veda-Haus	7 260	Integrated design
2020	Tekta Group sales office	HAAST	520	Integrated engineering design
2020	Redesign of the Lucky residential complex	HAAST / Syntaxis	85 200	Integrated engineering design. Adjusting architectural & structural parts to client needs
2020	“Tsvetnoy-Gorod” shopping complex	Steit	3 500	General design
2020	“Okun” shopping complex	Steit	5 700	General design
2021	Congress hall	Kiyevskaya Ploshchad	5 800	General design
2021	Residential building with built-in premises, kindergarten and above-ground parking “Gorod Pervykh”	TsDS	44 100	Integrated engineering design

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Projects · continued

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2021	“Fashion Boutique” retail building, Moscow, Novoslobodskaya St. 30–32	Werner Zobec	6 200	Integrated engineering design
2021	Glorax sales office	ABD Architects	570	Integrated engineering design
2021	Office space for K-Flex	HAAST	4 200	Integrated engineering design
2021	Office space for HomeCreditBank	HAAST	863	Integrated engineering design
2021	Office space for Lenenergo	ABD Architects	5 200	Integrated engineering design
2021	Architectural & urban concept of an international railway station, St. Petersburg, Devyatkin	Steit	2 500	General design
2022	Residential building with built-in premises, kindergarten and above-ground parking “Gorod Pervykh”, phase 2	TsDS	87 100	Integrated engineering design
2022	Residential building with built-in premises, underground parking	E-Flaer	82 000	Architectural & urban-planning concept (AGO)
2022	Apart-hotel with built-in/attached premises, Arkhyz	Miro group	6 800	Architectural & urban-planning concept (AGO)
2022	SberCloud office building	Syntaxis	5 900	Integrated engineering design
2022	Lunar residential complex	Hutton	41 200	Integrated engineering design

REFERENCE LIST

Projects · continued

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2022	“Absolut” residential complex	Syntaxis	253	Integrated engineering design
2022	PIK sales office. “PORTLAND” residential complex	HAAST	680	Integrated engineering design
2022	PIK sales office. “MOMENTS” residential complex	HAAST	510	Integrated engineering design
2022	Office space for PETROVICH	ABD Architects	6 800	Integrated engineering design
2022	VOLNA apart-hotel with built-in/attached premises	HAAST	21 100	Integrated engineering design
2022	Office space for HUAWEI Irkutsk	ABD Architects	310	Integrated engineering design
2022	ASPECT English school, “Leontievsky Mys” residential complex	Aspekt	820	Integrated engineering design
2023	Office space for HUAWEI Nizhny Novgorod	UNK	5 600	Integrated engineering design
2023	Residential complex with built-in/attached premises, Pogodinskaya	VESPER	12 000	Integrated engineering design
2023	ARMANI CASA club house	HAAST	6 100	Integrated engineering design
2023	“Kirovsk” apart-hotel	Private investor	4 500	Architectural & urban-planning concept (AGO)

REFERENCE LIST

Projects · continued

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2024	Miller shopping & entertainment complex	Private investor	15 300	Design & approval of façade overhaul with the Urban-Planning Committee
2024	Scientific & technical space-communications complex, Zheleznogorsk	Ministry of Defense	8 300	Design & approval, 'Project documentation' stage at Glavgosexpertiza
2024	Administrative & hotel complex, Kaliningrad	Domina	23 000	Adaptation & redesign of working documentation. Expert review passed
2024	Apart-hotel with built-in/attached premises, Arkhyz, phase 2	Miro group	11 200	Architectural & urban-planning concept (AGO)
2024	Vesper Tverskaya apart-hotel (spa complex)	Vesper	2 100	Integrated engineering design
2024	Vesper Tverskaya apart-hotel (laundry)	Vesper	1 800	Integrated engineering design
2025	“Levenson” residential complex, VESPER	NOOSFERA	8 100	Integrated engineering design
2025	Axenix office, St. Petersburg	Axenix	310	Integrated design
2025	“Mechta” office, FSK	Syntaxis	42 000	Integrated engineering design
2025	“Novaya Volna” apart-hotel	Five Star	11 200	Integrated engineering design

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Projects · continued

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2025	Lamoda office	UNK	2 200	Integrated engineering design
2025	Sports complex, Griboyedova 51	Sports Committee	5 100	Integrated design with Glavgosexpertiza review. Ministry of Culture
2025	Vesper head office	HAAST	1 000	Integrated engineering design
2025	Sovcombank office, St. Petersburg, Tashkentskaya	Sovkom	17 000	Integrated engineering design
2025	VOSHOD Cheval Court	VOSHOD	5 300	Integrated engineering design
2025	Vesper, management-company office	VESPER	450	Integrated engineering design
2025	Vesper, central sales office on Tverskaya	VESPER	1 100	Integrated engineering design
2025	Vesper sales office on Tverskaya (1st Tverskaya-Yamskaya St. 2, Mayakovskaya metro)	VESPER	—	Integrated engineering design (full cycle: architectural, structural, MEP)
2025	Abu Dhabi Plaza mixed-use complex, Astana	ALDAR	1 500	Integrated engineering design to international standards
2025	Sovcombank office, Novosibirsk	Sovkom	2 200	Integrated engineering design

REFERENCE LIST

Projects · continued

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2025	GALS, Dubinin Sky business centre	ABD Architects	12 000	Integrated engineering design to international standards
2025	Sovcombank office, Novosibirsk (additional office)	Sovkom	1 800	Integrated engineering design
2025	VK office, St. Petersburg	VK	1 300	Integrated engineering design; architectural + MEP approval at the heritage authority (KGIOP)
2025	Boutique hotel, Vladikavkaz	BTK Development	4 300	Integrated design
2025	VESPER Pogodinskaya	VESPER	17 000	Adaptation of the architectural design
2025	Office of the Foreign Trade Chamber	UNK	450	Integrated design
2025	“Novaya Volna” apart-hotel, phase 3	NEDVEX	7 200	Integrated engineering design
2026	Residential complex on Pogodinskaya St. (architect — Noosfera)	VESPER	14 000	Engineering networks, working documentation
2026	Spaso-Preobrazhensky Mirozhsky Monastery — reconstruction of an outbuilding into a brothers’ dormitory (heritage site)	Monastery	2 300	Engineering networks & site landscaping, design and detailed stages

REFERENCE LIST

Projects · continued

YEAR	PROJECT	CLIENT	AREA, M ²	SCOPE OF WORK
2026	Phantom — engineering networks of apartments and public areas for the interior-design project	Sence	34 000	Engineering networks for the interior-design project
2026	Grozny mixed-use complex (hotel, spa, medical centre, restaurant), Grozny	MADarchitects	16 000	Development of engineering networks, design and detailed stages
2026	Lukoil Arena (stadium) — reconstruction of the fan zone	Lukoil	3 500	General design. Architectural, structural, MEP

Neustadt

We will design your project through to full completion

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