

NARVA *Gate* ATE





About 10 000 years ago water from Lake Peipsi found a new passage to the North. A waterfall was formed – one of the largest in Europe.

Originally a trading camp, later a castle and soon a city appeared just below the waterfall.

## It was named Narva – the most important city in the area

until St. Petersburg was established by Peter the Great.

Years passed, industrial revolution reached Russia and Narva found a new role – one of the most important industrial centers in Russian Empire with Krenholm textile factory being the largest and leading development.

Globalization made Krenholm to lose its position as an industrial leader. Fortunately, a new capable owner has developed a grand vision for the historical site. Narva is the gate between European Union and Russia located close to St. Petersburg and Tallinn. The city needs modern office space, attractive entertainment facilities and cozy residential buildings. Historical Krenholm is the place for all of this.





# New Narva starts here.

310,000 square meters of restored or newly developed property.

- Residential
- Retail
- Hotel
- Office
- Entertainment
- Educational

- Most of the buildings face waterfront
- A place with long history
- Beautiful industrial architecture
- A natural hub on the EU- Russian border







**Narva is 140 km  
from St Peterburg  
and 212 km  
from Tallinn.**

- An old trade hub.
- One of the main crossing points between St. Petersburg area and European Union.
- Narva and Ivangorod have approximately 80,000 inhabitants. Many people living in Ivangorod work in Narva and *vice versa*.
- A number of international companies have production facilities in Narva because of the location and skilled workforce.





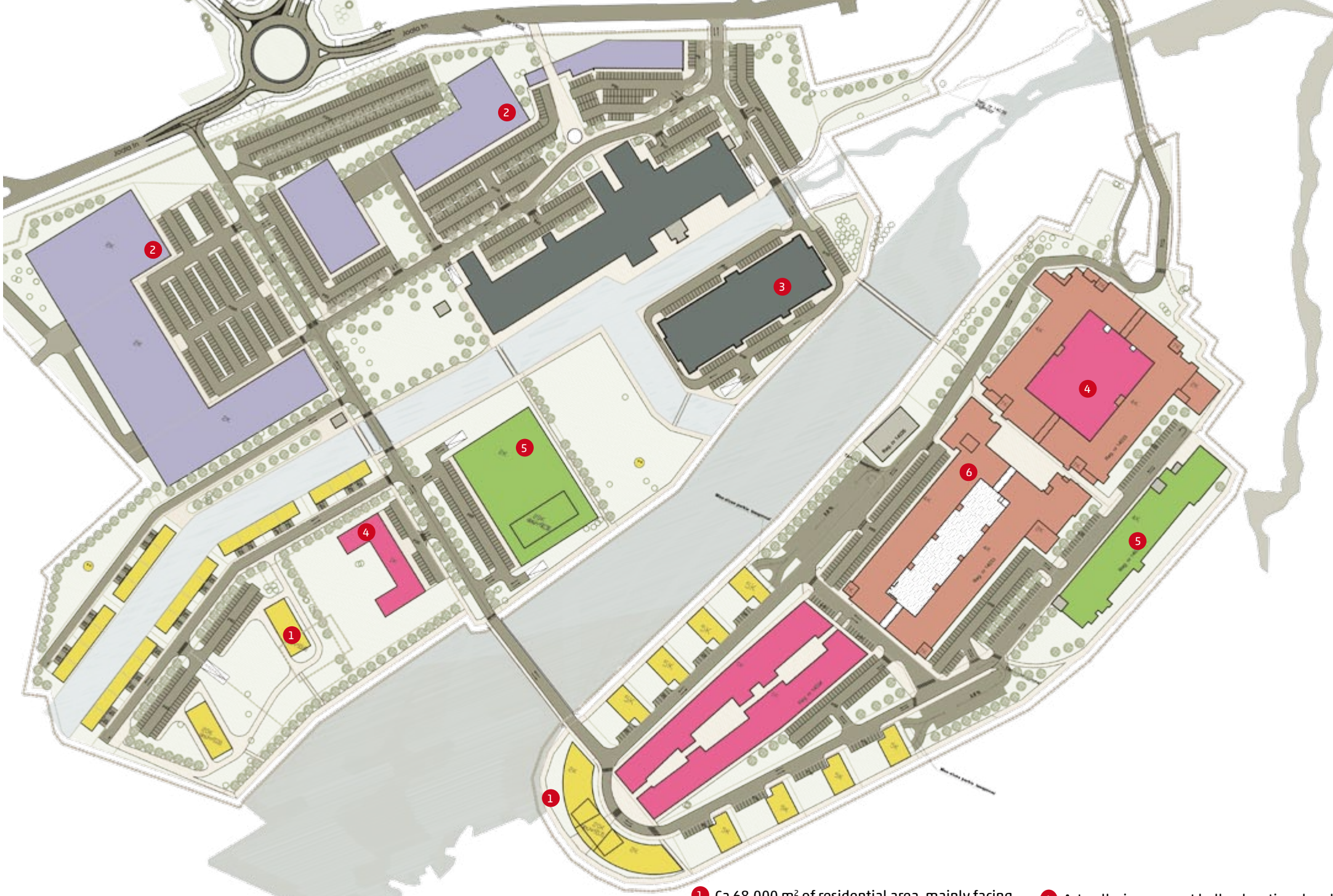


# On the border-line of the two worlds – west and east.

Krenholm historical centre is very well located. It is just 2 kilometers south from Narva historical city centre and 1 kilometer from Narva railway station.

It is accessible by public transportation and is a natural location for larger retail establishments. It is also an excellent residential area – the city centre is very close, all buildings have view of the river and some view of the grand Narva Reservoir, parking is sufficient.

The area is also easily accessible from Russian border. Just north of Krenholm area is a pedestrian bridge over Narva river used by people who live in Russia, but work in European Union or other way around.



- 1 Ca 68,000 m<sup>2</sup> of residential area, mainly facing waterfront
- 2 Ca 29,000 m<sup>2</sup> of retail space, a potential main shopping area in Narva
- 3 Ca 69,000 m<sup>2</sup> of office space in historical and new buildings
- 4 Art galleries, concert hall, educational and other social institutions
- 5 Hotel, SPA and sports clubs
- 6 Casinos, night clubs and other entertainment establishments



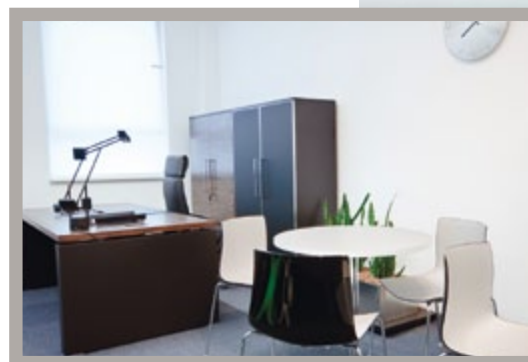
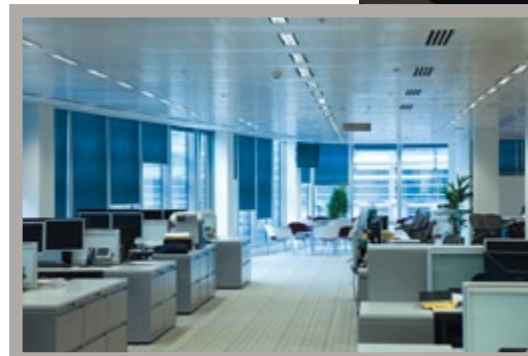
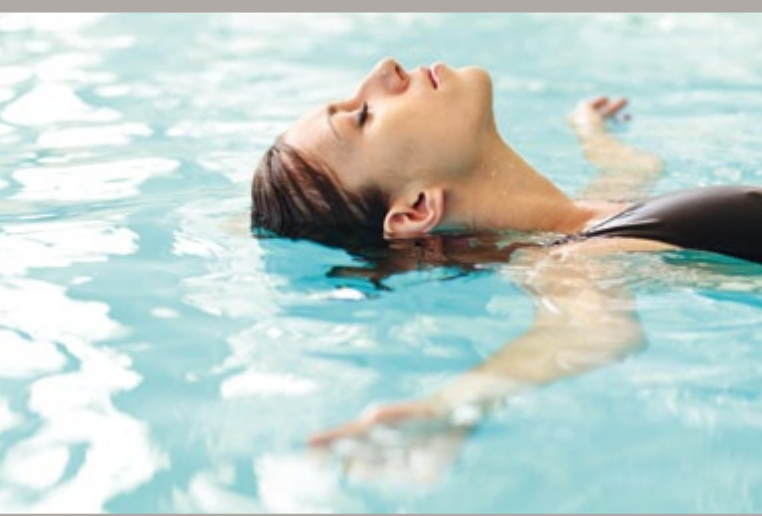


The owners of site have prepared the property for development, low value buildings have been demolished, conceptual desing has been prepared and detail plan is approved by Narva municipal authorities.

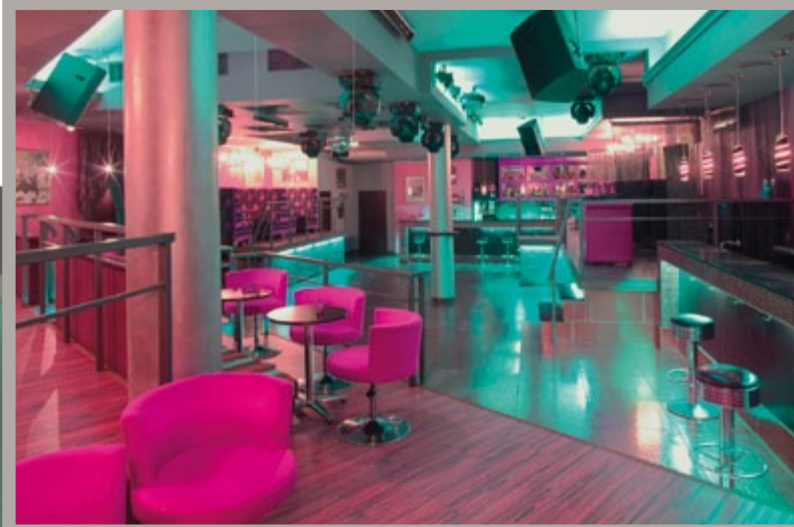
An old channel will be opened which will create an additional island between historical Krenholm island and Estonian mainland. This will allow to develop more waterfront residential space.















# The name: Narva Gate.

Narva has always been the gate between Western-Europe and St. Petersburg and Krenholm area has had a central part of it. The location, on the island between Estonia and Russia, enables selling its products to East and West.

The owners of the site decided to name the new development project accordingly - Narva Gate. It is a home for companies from Estonia and St Petersburg, from European Union and Russia.

“I am very proud to be part of the project that gives new life to Krenholm area and Narva.”



Jaanus Mikk / General Manager

Mats Gabrielsson is a prominent Swedish entrepreneur having interests in real estate and in number of industrial companies including a listed clean-tech company Opcon, TPC Components AB, a patrolling guard services and alarms systems company Rapid and Swedish largest dental clinic City Dental.

Claesson family has extensive real estate interests in Sweden, Germany, Estonia and Russia. The family is also the largest shareholder in a listed company Catella, which is a leading European finance group specializing in Financial Advisory Services, Asset Management and Banking.

# The Owners of Krenholm area today are Mats Gabrielsson and Claesson family.

The Board of Narva Gate.



Mats Gabrielsson



Johan Damne



Andreas Claesson



Kenneth Eriksson





“History teaches everything including the future.”

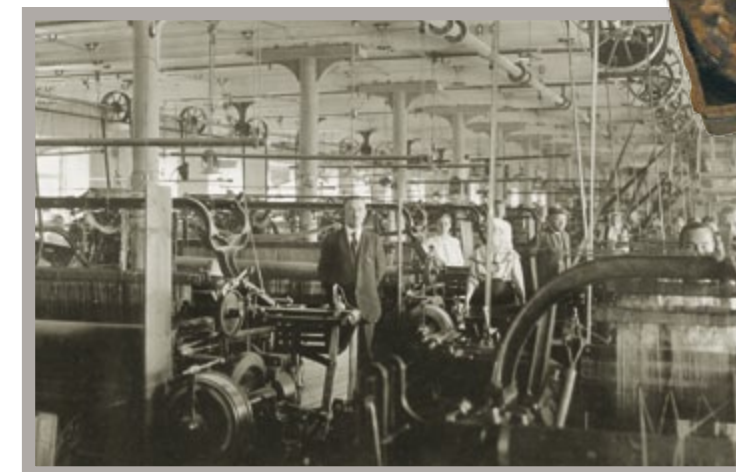
Lamartine



Ludwig Knoop and his 3 sons, circa 1890

In 1856 Krenholm (in Swedish Krähneholm – crow island) was bought by German industrialist Ludwig Knoop together with his business partners from Moscow and St. Petersburg. A cornerstone of a new cotton factory was laid on April 30, 1857.

The architects from St. Petersburg designed production facilities that were not just functional, but also aesthetically impressive. Most of those buildings are still there and are part of Narva Gate development. The result will be elegant mixture of history and modern design.



1857 – Krenholm factory is opened. At first the cotton comes from North-America and later from Russian Central Asia. The products are sold in Russia and Europe.

1911 – the factory employs 10,000 people and is one of the largest industrial facilities in Russian Empire. The machinery is modern and the factory can be compared to a small city with school, church, police station, graveyard, bakery, hospital and all other parts of social infrastructure.

1955 – the factory is fully operational again after the Second World War. Hydro power plant is built next to Krenholm on Narva river and the large Narva Reservoir appears upstream of the factory. Krenholm has its own sea now.

1995 – the company is bought by Swedish Boras Wäfer. This opens new markets in Western Europe. Step by step the workforce is reduced, as modern production needs less people and global textile industry shifts more and more to Asia.

2008 – Production is closed completely in the historical part of Krenholm and the old factory premises are prepared for a real estate development.





“Whoever wishes  
to foresee the future  
must consult the past;

for human events ever resemble those of  
preceding times.

This arises from the fact that they are  
produced by men who ever have been,  
and ever shall be, animated by the same

**passions,**

and thus they necessarily have the same results.”

Machiavelli





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