



REEF RESIDENCE

De luxe apartments and villas
First coastline
Black Sea • Sochi



A place of absolute tranquility

The REEF RESIDENCE complex includes 61 exclusive apartments with terraces and two luxury villas. It is designed for the most discerning collectors of the best. Such coastal properties are really priceless because they are exclusive.

Warm sun, top quality standards and undisturbed happiness: the life in Sochi now can be compared to a never-ending vacation in Saint-Tropez. Our complex of apartments and villas with a private beach, the first deluxe project in Sochi, has changed the concept of true luxury. REEF RESIDENCE is located in a large evergreen dendrological garden close to the Bocharov Ruchey residence.

Patinated copper of the façade adds the building an exceptional turquoise shade. The unique shape and exquisite finish makes REEF RESIDENCE a real piece of jewelry.

Key facts
of the project

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Reef Residence



Residence for top persons: hand-made and durable.

REEF RESIDENCE delights at first glance. Patinated copper sheets on the building's façade add it an unusual turquoise shade. 15,000 square meters of this rare and durable material were used. The unusual façade lines required fine work: each sheet was cut out and assembled manually. Even at fast glance, REEF RESIDENCE is impressive. There is not another building like it.

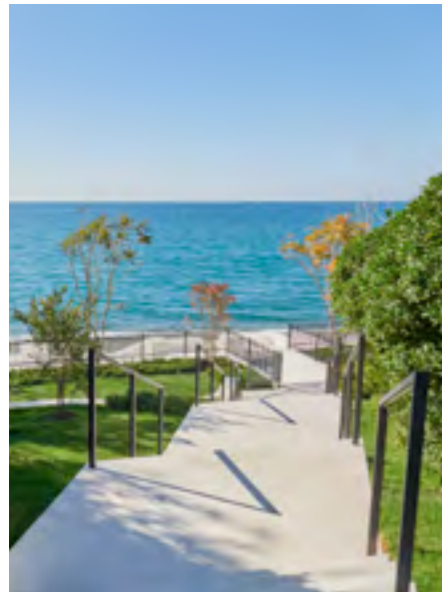
The interior decoration matches the exterior style. The interior of public areas is finished with natural materials of exceptional quality: the best grades of marble, travertine, onyx, brass, or glass.





Swimming pool infinity

REEF RESIDENCE is located in the only seaside area of Sochi with no railway line.



This environmentally safe and quiet corner is the region's best. It is located in the seafront close to Bocharov Ruchey, the residence of Russian President, in a dendrological garden with relict pine trees, palms and cypresses. This is the quietest, safest and most picturesque place on the Russian Riviera.

The site has its own landscape design: Himalayan cedars and cypresses, Washington palms and Canary date palms, maples and grapes, honeysuckle and juniper, six types of pine, and over 30 species of exotic plants.



Location

Cannes, Nice, Monaco and Sochi do not only share the same geographical latitude, but a perfect combination of mountains and sea. In these regions, summer lasts from May to October.

Beautiful seascapes, sparkling water drops and free wind, 300 sunny days in a year, and a marina with snow-white yachts — everything here invites to a sailing trip.

Just one-hour drive away on a multilane highway, and the seascapes change to mountain landscapes. From the village in the valley with buildings resembling Swiss chalets, a cascade of ski lifts takes you to the mountain top with crystal-clear air and everything necessary for skiing, snowboarding or paragliding.

Sochi does not only share a mild climate with Cannes and Nice, but also a rich gastronomic culture. Sophisticated gourmets will appreciate the menu, exquisite wine list and perfect service offered by the best restaurants in the Russian Riviera.

- | | | |
|----|----------------------------------------------------------|------------|
| 1. | Bocharov Ruchey | |
| 2. | Seaport | 10 minutes |
| 3. | Sochi Airport | 45 minutes |
| 4. | Formula 1 Autodrom, Olympic Park and Fisht Stadium | 50 minutes |
| 5. | Krasnaya Polyana | 1,5 hours |



Apartments

Apartments
Private spaces



Overlooking the widest opportunities.

REEF RESIDENCE terraces seem to float above the sea surface. The panoramic windows of any apartment open to a marvellous seascape, up to the horizon.

The building was designed with an account for the wind rose. All apartments are exposed to a gentle breeze, and high ceilings create light and air.

Each apartment has a terrace. Apartments with a patio embody the concept of a seaside house with a path leading from a private garden to a private beach.

Classic
apartments
with terraces

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Reef Residence









REEF RESIDENCE's classic apartments are all unique. The terraces and apartments have various designs, but each terrace has a sea view. Lift landing door opening into the apartment lets you get from the parking straight into your own world.

Apartment floor area ranges from 84 m² to 629 m²

43% of lots have lift landing doors opening into the apartment

Apartments
with a patio

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Reef Residence





Apartments
with a patio are
unparalleled, even
for REEF RESIDENCE.

Here, natural environment is combined with high privacy. Just a step out of the inner rooms and you have soft lawn grass underfoot and the glittering sea behind the patio's living fence. The way to the sea here does not lie through the lobby. The private exit to the beach gives you a sense of pristine privacy.

Apartment floor area: 629 m²

Private access to the beach from the patio

2-level
apartments
with garden

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Reef Residence



A unique opportunity to enjoy nature without leaving home.

Two-level apartments with a private garden give a unique opportunity to enjoy nature without leaving home.

At level 1, you can use your imagination and create your own unique landscape design or be satisfied with a neatly trimmed lawn. The dense living fence creates privacy, but the picture completely changes at level 2 with a spacious terrace with a panoramic sea view, inspiring and irresistible.

Apartment floor area ranges from 245 m² to 363 m²



Villas



Diamond Rock
Angel Reef

Diamond Rock
Villa

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Reef Residence





Owning such property by the seaside is the sign of high status and great opportunities.



Private pool with a waterfall,
private lounge zone,
and panoramic glazing
with sliding windows
overlooking the illimitable sea.



Floor area: **1,283 m²**

Terrace: **437 m²**

Private pool and waterfall

Living walls

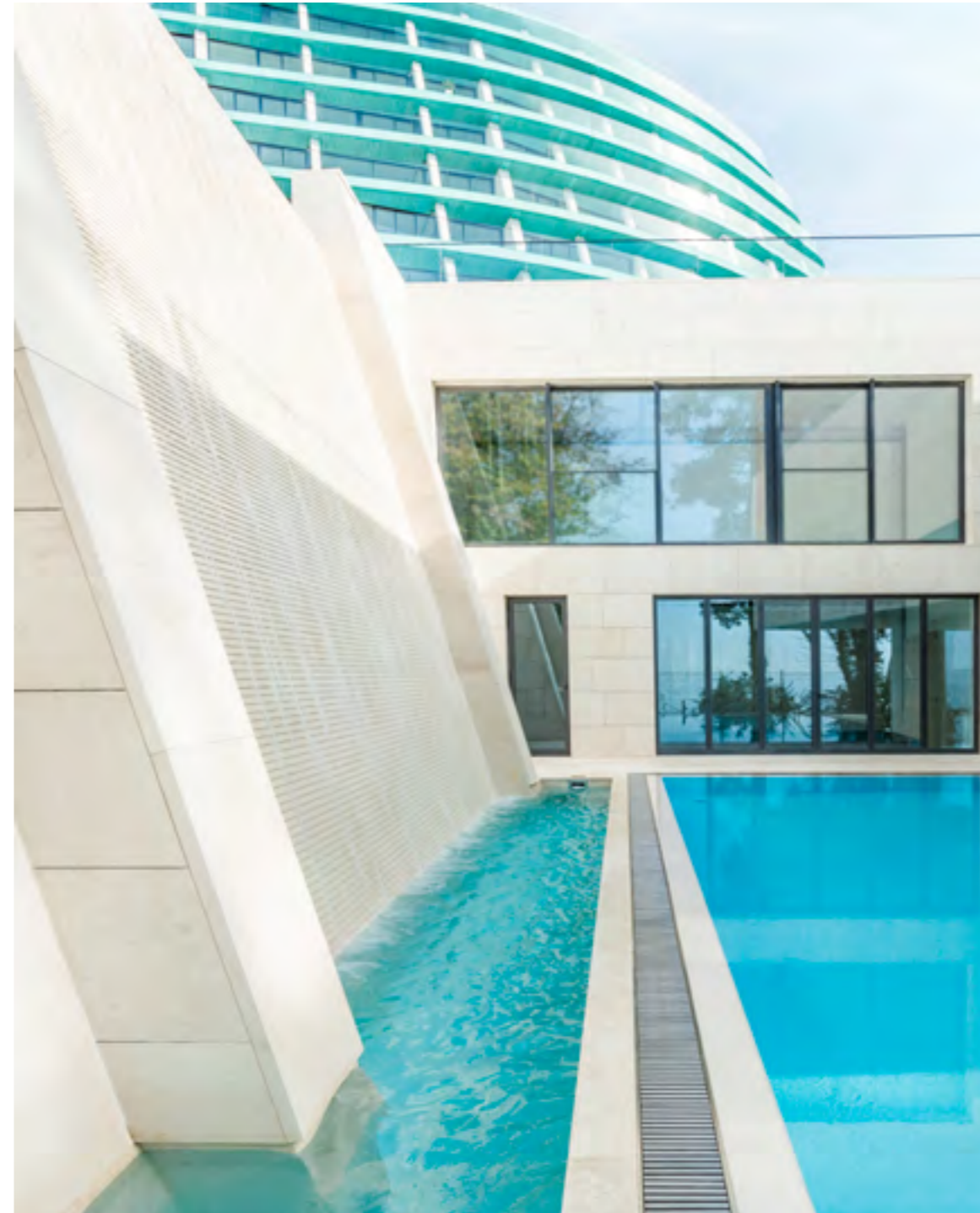
Panoramic glazing

Sliding windows

Private lounge zone

Private parking with a lift to the villa.

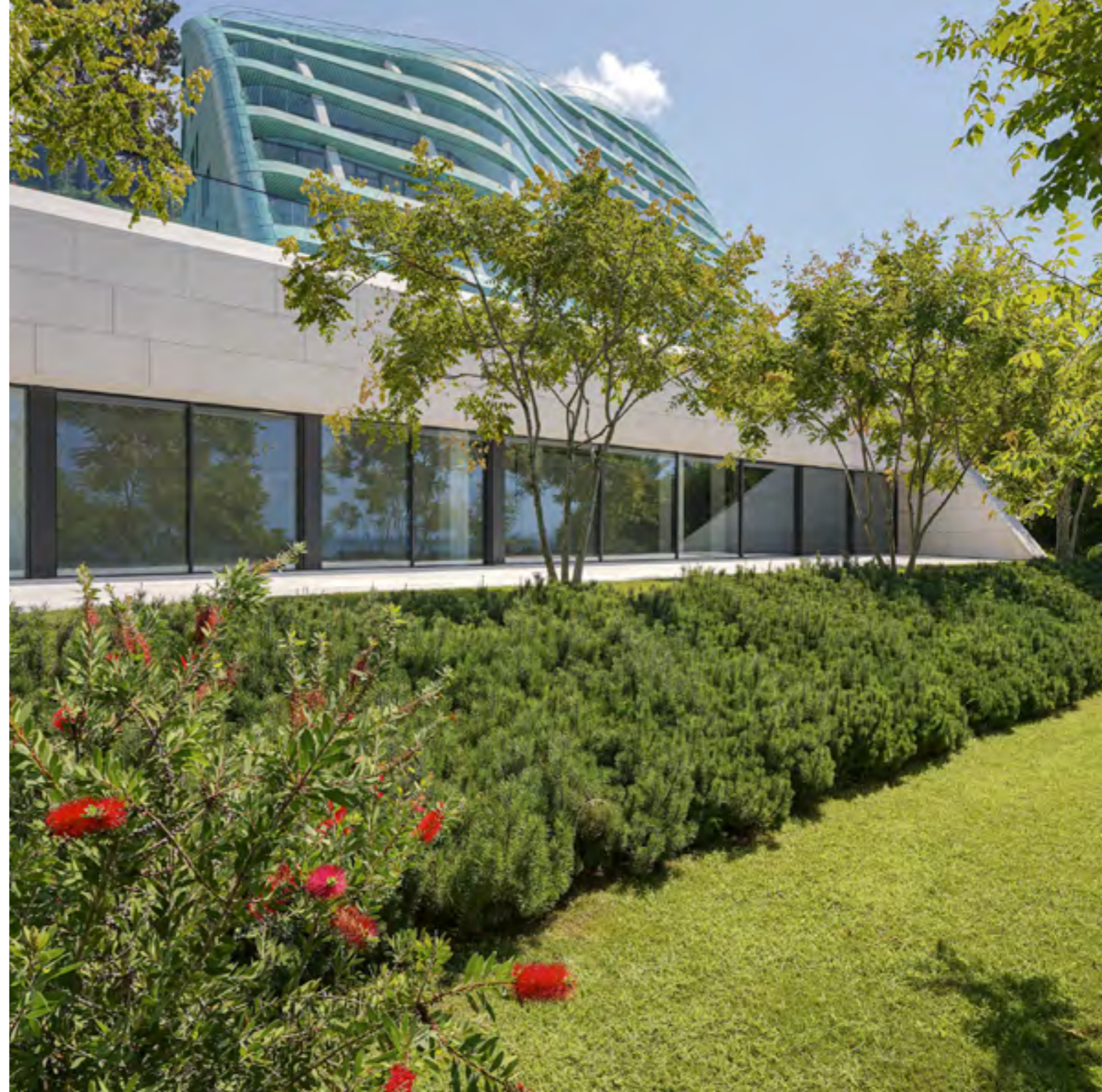
The total floor area of the villa is 1,283 m². To ensure your privacy, the design provides for a private parking with a lift to the villa with a direct access to the large view terrace (437 m²). Private pool with a waterfall, private lounge zone, panoramic glazing with sliding windows overlooking the illimitable sea... A villa like this could rank among the best coastal properties on the French Riviera.



Angel Reef
Villa

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Reef Residence





40 meters from the coastline, a villa with a panoramic sea view and a private tropical garden can rightfully be considered an exquisite rarity.

The property floor area is 445 m², including the terrace (120 m²).

An invaluable bonus is the opportunity to admire, alone or with your closest people, the marvelous seascapes that belong only to you.

Floor area: **445 m²** Terrace: **120 m²**

Panoramic glazing

Sliding windows

Private tropical garden

Comfort
and service

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Reef Residence





Residents are offered 24-hour de luxe services.

REEF RESIDENCE offers everything necessary for activities or contemplative relaxation. A set of swimming pools, underground parking with lift landing doors opening into the apartment, private beach, spa and fitness centers overlooking the sea – the sophisticated infrastructure helps switch from work to leisure in an instant.

Hammam



Fitness center



Spa center reception



Change room

All-season swimming pool





Sochi
Luxury
Guide



In the land of magnolias

“In the land of magnolias ...”, a land without winter, with generous land, pristine forests, clean rivers and a personal paradise for everyone, both who seeks adrenaline and extreme experiences or prefers relaxation and quiet rest. Since founded, Sochi has always been a place for passionate and creative people. Today, it again starts gathering people who, above all, value authenticity in natural beauty, human emotions and home aesthetics.

Warm season

Air temperature:
23–29°C

Water temperature:
17–25°C

Cool season

Air temperature:
12–20°C

Water temperature:
12–23°C



Water adventures

- **Boat park and charter**
- **Sea fishing**
- **Salmon farm**
- **Sailing school**
- **Restaurants**
- **Boutiques**

The wind fills the sail, pulling the fabric tight, the yacht speeds up, salt sea splashes in your face when rolling, and the sun gives your skin a bronze tan. For those who cannot think of sea without sailing, available are Sochi Grand Marina (main yacht port) and Hobie Club Sochi (sailing club) located within an arm's reach in the Imereti port.



Waterfalls

Waterfalls are born high in the mountains, powered by glaciers and groundwater. They can be accessed through secret paths going through alpine meadows and centuries-old oak and boxwood forests. Waterfalls are the planet's sacred places. If you start a journey to meet their force, you should come with respect, knowing their history and bringing gifts. Let things of the past and unnecessary go with the stream to continue the journey light-hearted.

- **Agura waterfalls**
- **33 waterfalls in the Dzhegosh Gorge**
- **Orekhovsky waterfall**
- **Dragonmaw waterfall**
- **Svanidze waterfall**
- **Polikarya waterfall**



Mountain adventures



If you want to try your power and skills, go to the mountains. Whether you are trekking, enjoying the valley views from the height of the cable car, or simply choosing your best mountain, you will feel your connection with the earth. The power it gives is endless. All-season ski centers and resorts of Krasnaya Polyana bring together romantic and strong people who love mountains in any season.

- Gazprom
- Rosa Khutor
- Gorki Gorod
- 65 km of ski tracks
- 28 ski lifts
- 23 cableways
- Ski schools
- Children Alpine Academy
- Panda park
- Ski and biathlon complex
- SPA
- Shopping
- Restaurants
- Sightseeing flights

Nature

- **River Mzymta valley**
- **Mount Akhun**
- **Berendeevo Kingdom tourist route**
- **Eagle Rocks**
- **Agura Gorge**

Relic and Colchis forests, picturesque groves, mountain lakes and rivers, waterfall cascades, mineral springs, mysterious caves and rockshelters — you are only a few hour drive away from a beautiful, fantastically diverse and perfect planet which has not yet been explored enough.



Air adventures

When in Sochi, you cannot miss the chance of seeing the snow-covered mountain tops or green slopes from a height. Deep and strong emotions driven by such experience are incomparable. No matter how many times you go up to the sky, each time you are overwhelmed with joy. Whether you fly to the mountain top to descend with a snowboard, or feel air currents in a paragliding or air balloon flight, or are at the helm of the helicopter, the most valuable thing in life is your personal experience.

- **Aeromania Club**
- **Helicopter skiing club Heli-Ski**
- **Ot Vinta airpark**



Land adventures

When your heart beats heavily or heat runs up your spine and colours become brighter, you are either in love or have a passionate interest in something. For example, you are in for supercar drifting or horse-riding lessons or win a tennis game.

- Polo field in the Olympic Park
- Formula 1 track
- Sochi Autodrom
- Tennis courts in Zhemchuzhina Grand Hotel



Flora

- Dendrarium
- 1,800 exotic and rare plants
- Biosphere reserve
- Yew and box tree forest
- Sochi National Park



One day in Sochi is enough to understand what makes the city so special. An incredibly vast variety of greenery, forms of crowns and leaves, flower buds and fruits, and bark textures. The subtropical climate offers a unique collection of flora that you can explore in urban environment or in reserved areas. There the subtropics meet mountains, and on the way you can not only see relict trees and tropical flowers, but ancient dolmens, fortresses and temples as well



Restaurants

If you are a fan of gastronomic tourism and a gourmet, you are sure to like the Black Sea Riviera restaurants as much as you like the places recommended in the Michelin or Zagat guides. The quality of local products here inspires not only professional chefs. Come to the market early in the morning, choose the best products and experiment in your kitchen with pleasure, why not?

- **BARAN-RAPAN**
Caucasian cuisine restaurant
- **D.O.M**
restaurant
in Sochi Grand Marina
- **KAURI**
panoramic restaurant in
Skypark AJ Hackett Sochi
- **5642 VYSOTA**
Arkady Novikov's
restaurant
- **CHICHA**
Peruvian restaurant
in Rosa Khutor
- **RED FOX**
restaurant in Rosa Khutor
- **BRUNELLO**
restaurant in Sochi Casino
and Resort
- **BLACK MAGNOLIA**
restaurant in Rodina
Grand Hotel & SPA

Cultural life

The Russian Riviera follows the rules of easy life, collects impressions, mixes the energies of the young and the mature, enjoys slow walks and high speed on the highway. Some places have preserved the atmosphere of a sea resort town, others have acquired the Californian drive and French chic.

As a Riviera resort, dazzling here is not only the sun, but also the flashlights on the red carpet of the key social events in the world of cinema, music and fashion. Here you have a chance to admire stars not only at night time.



- **Russian Investment Forum**
- **Kinotavr Film Festival**
- **New Wave**
- **KVN Summer Cup**
- **Comedy Club in Sochi**
- **Bashmet Festival**
- **Surf Yoga Festival**
- **Velvet Seasons Fashion Festival**
- **Russian Cup regatta**
- **Sochi Winter Cup regatta**
- **Black Sea regatta**
- **Formula 1**

SPA

- **Wellness center
Rixos Royal SPA
in Gorki Gorod**
- **Soul SPA center
in Gorki Gorod**
- **Sauna complex
British Banyia**
- **SPA complex
in Rodina Grand
Hotel & SPA**

The natural power of mountain herbs, thermal springs and healing muds are all a gift from this beautiful land. The traditions and experience of the famous Sochi and Matsesta resorts have not been lost, but enriched with new knowledge, integrative practices and methods. Incredibly soon you will find that your body thanks you for your care.



Sauna complex British Banyia



Contact details

+7 495 980-80-80

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|----------------|------------------------------------------------------------------|
| Website | www.reef.live |
| E-mail | info@reefresidence.ru |
| Address | Sochi, Politeknicheskaya St. 66 |
| Open | 10:00-19:00, seven days a week |

