

The background image is a high-quality architectural rendering of a modern, multi-story condominium complex. The building features a mix of light-colored panels and large glass windows, with balconies that have decorative railings. In the foreground, there is a large, rectangular swimming pool with a curved edge. Several people are depicted in various states of relaxation: some are swimming in the pool, while others are lounging on white sunbeds arranged along the pool's edge. A few people are also standing near the pool. The pool deck is paved with light-colored tiles. Lush tropical landscaping, including palm trees and large-leafed plants, is scattered throughout the scene, particularly around the pool and along the building's base. The entire image is overlaid with a semi-transparent blue filter, which serves as a backdrop for the white text.

# SIRIUS

CONDOMINIUM

**METRICS** | Development

# METRICS

About the company

Metrics  
Development

Metrics Development is an international developer company which implements projects of comfort-, business- and elite- class. It is included in the list of systemically important organizations of Krasnodar Region.



Developer of the year  
2022 and 2023

Winner of the federal Urban Awards in the  
Developer of the Year category in 2022  
and 2023

# TOP-10

According to the developer  
rating in Krasnodar region

# 500 000 sq.m.

completed

# 11 YEARS

on the real estate market

# 18 projects

in the process of  
implementation

# 6 projects

at the design stage

# 13 projects

completed



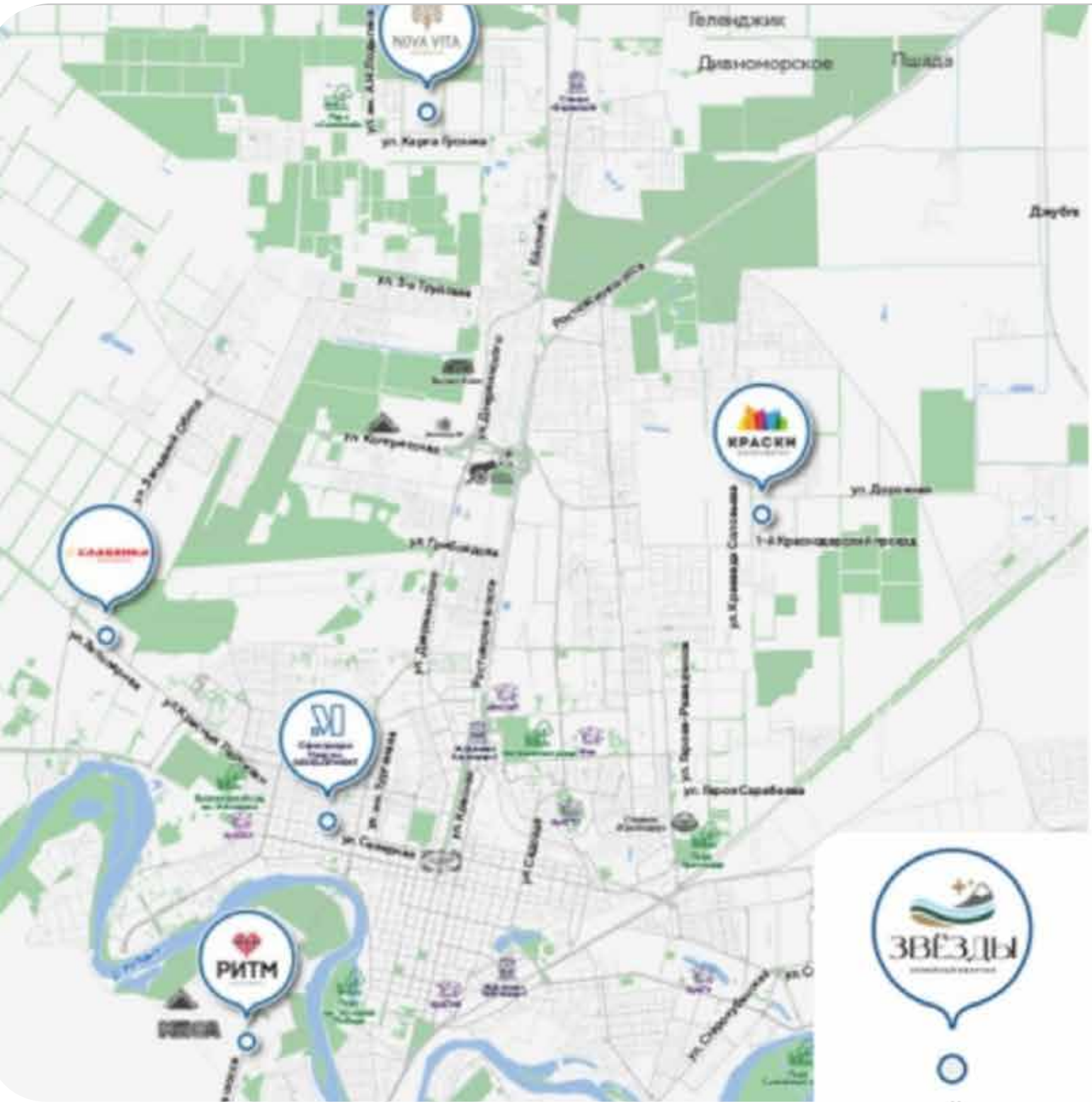
# METRICS

Development

Metrics in Russia

Metrics  
Development

# Area of construction in Russia



Krasnodar region and  
Adygeia republic



Black Sea Shore

19 projects in  
Russia

at different stages of  
implementation

15 projects

completed

4 projects

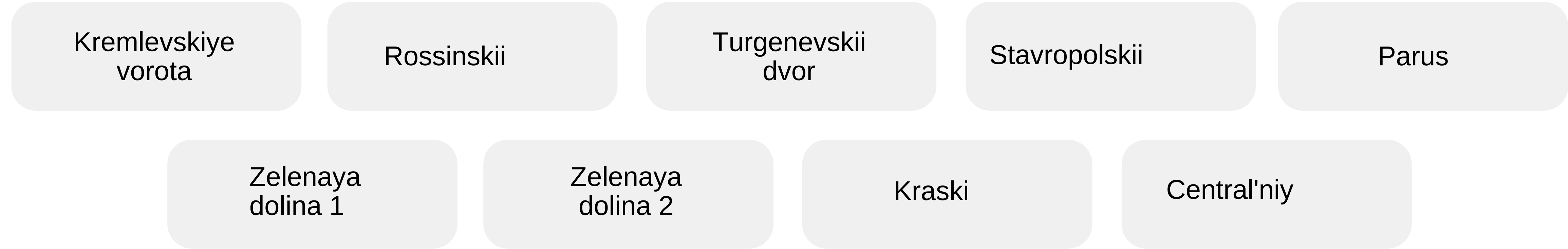
at the design stage

# Object portfolio

## Objects in construction



## Objects completed



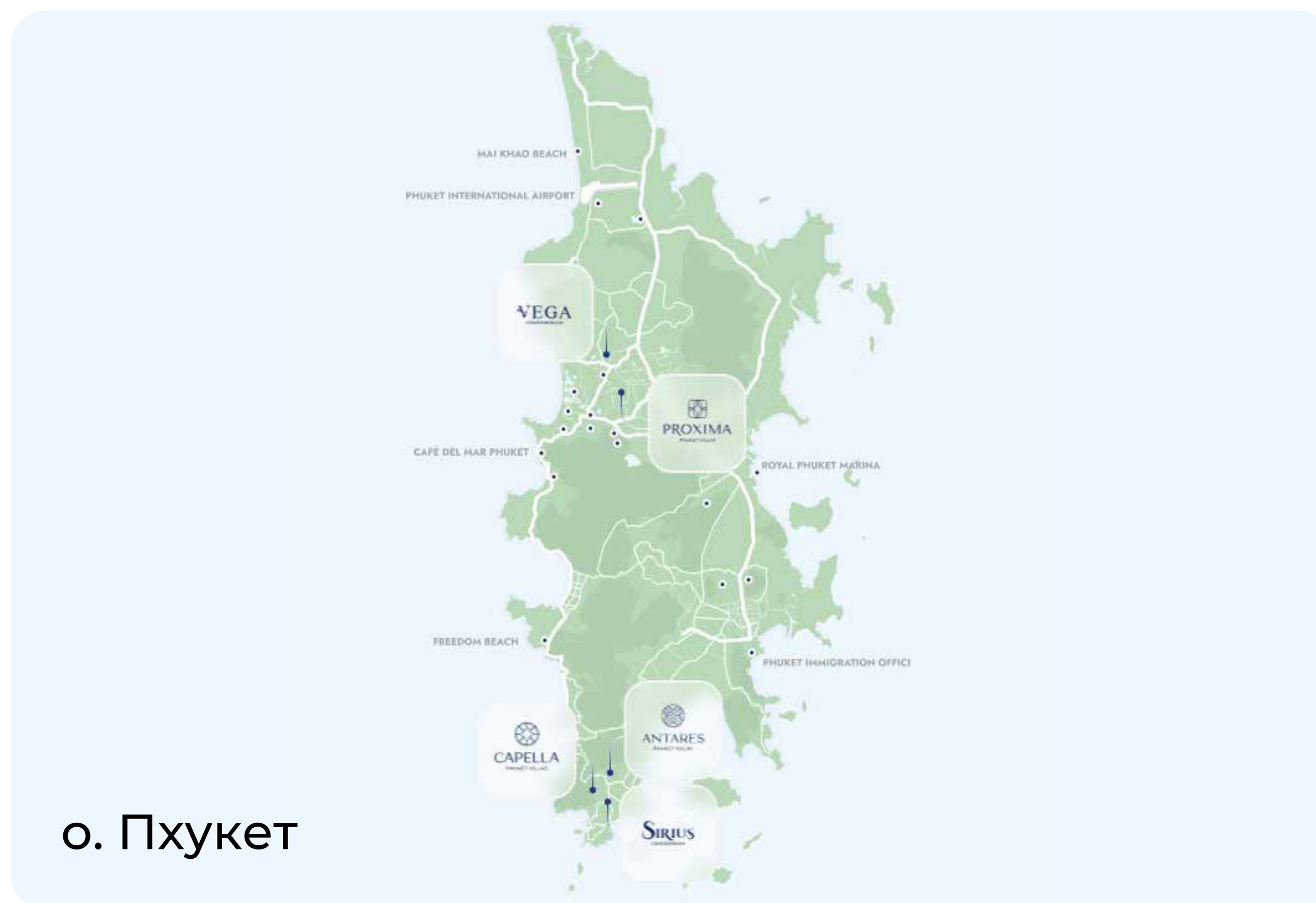
# METRICS

Development

Metrics in Thailand

Metrics  
Development

# Area of construction in Thailand



## 6 projects in Thailand

At various stages

## 4 projects

at the implementation stage

## 2 projects

at the design stage

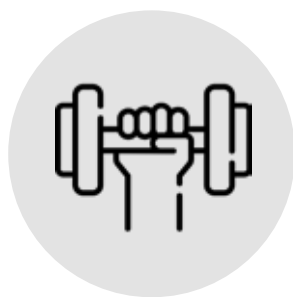
# Vega Condominium



Location: 29/24 Soi Hok Thanot, 3, Cherng Talay, Thalang area

Start of construction: August 2024

Amount of apartments: 353



Fitness  
center. 900  
sq.m.



Pool,  
24x24  
sq.m.



Kids pool,  
15x4 sq.m.



Kids club



Modern  
coworking



Restaurant with  
integrated  
conference hall



Roof top



Lounge bar  
on the roof



Roof movie  
theatre



SPA

**METRICS** | Development

# Proxima Villas

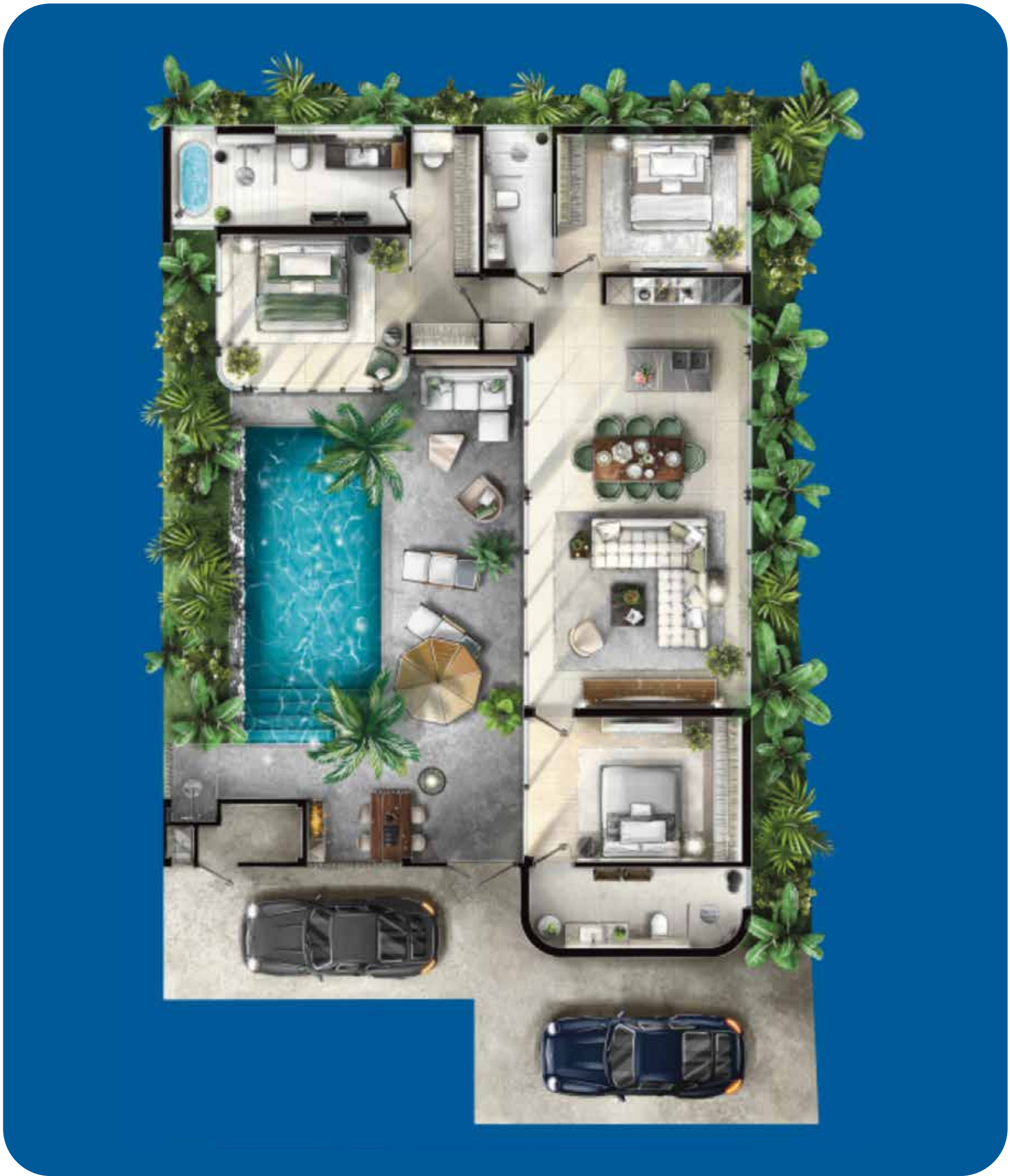


Location: Soi Pasak, 8, Cherng Talay, Thalang  
Start of construction: June 2023  
Amount of villas: 14

# Proxima Villas

Total construction area-  
227,50 sq.m.

Garden	69,90 sq.m.
Terrace	46,40 sq.m.
Pool	23,10 sq.m.
Parking	21,20 sq.m.



Area of facilities - 120,30  
sq.m.

Living room-kitchen	48,15 sq.m.
Bedroom 1	15,36 sq.m.
Bedroom 2	12,75 sq.m.
Bedroom 3	20,92 sq.m.

# Capella Villas



Location: 27/28 Rawai, Mueang Phuket, Rawai

Start of construction: October 2024

Amount of villas: 9

**METRICS** | Development

# Sirius Condominium



**METRICS** | Development

Location: Rawai (Nai Harn)  
Start of construction: March 2025  
Amount of apartments: 282

# Location

<b>Crème</b> cafe	1 minute
<b>Unni's</b> restaurant	2 minutes
<b>Rawai</b> park	4 minutes
<b>Nai Harn</b> Beach	5 minutes
<b>Tops</b> supermarket	5 minutes
<b>Kinderville</b> kindergarten/school	6 minutes
<b>Yanui</b> Beach	7 minutes
<b>7-Eleven</b> supermarket	7 minutes
<b>Prom Thep Cape</b>	10 minutes
<b>Kata Beach</b>	15 minutes
<b>Chalong</b> Hospital	16 minutes
<b>The Big Buddha</b>	21 minute





Nai Harn Beach



Lake Nai Harn /  
Prom Thep Cape





Yanui Beach



Rawai Park /  
Kinderville School and Kindergarten





Kata Noi Beach




Kata Beach Public Park /  
Cafe Crème





# About the project


SIRIUS is a complex of three elegant seven-story buildings, where everyone will find their own space for relaxation and inspiration. The complex offers a harmonious blend of refined style, impeccable comfort, and exceptional amenities.


The complex features several swimming pools, restaurants offering a variety of gastronomic experiences, a children's club for the little ones, a modern fitness center, and a comfortable coworking space for productive work. Special attention should be paid to the unique rooftop relaxation area — an exclusive space with a bar, an outdoor cinema, and private gazebos with jacuzzis.

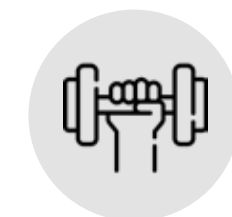
- 


Swimming Pool
- 


Kids' pool
- 


Rooftop
- 

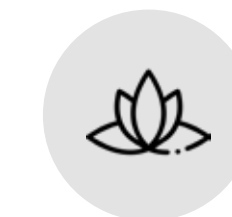
Bar/restaurant
- 


Outdoor movie theatre
- 


Fitness club
- 

Kids' club
- 

Coworking
- 

Restaurant
- 

Spa
- 

Underground parking
- 

Electrocar charging stations

# About the project



# Landscaping



A large swimming pool measuring 32x10 meters, equipped with loungers and sun umbrellas, where you can enjoy a refreshing break. For the youngest guests, there is a separate children's pool measuring 12x8 meters, located next to a kids' club. The surrounding area of the complex is adorned with greenery, decorative tropical shrubs, and palm trees.

# Rooftop



On the roof, there is a unique leisure complex. A large group can gather in a stylish bar-restaurant with cozy tables.



And for those seeking privacy, there is one of eight jacuzzis, surrounded by a hedge for a more secluded experience.



More than that, you can enjoy an evening outing to the outdoor cinema.

# Indoor infrastructure



Spa



Fitness club (235 sq.m.)



2 restaurants (184 and 156 sq.m.)



Kids club



Coworking



Rooftop

# Modern technology

## Energy efficiency

- Modern air conditioning systems (HVAC)
- Glazing with an insulating coating
- Double walls with a low thermal conductivity coefficient
- Cool wall technology

## Longevity

- Hydrophobic concrete and advanced waterproofing materials
- The use of modern materials to ensure increased endurance of the building
- Modern soundproofing standards

## Safety

- 24/7 video surveillance system
- Access control with key cards
- Fire alarm system, notification and evacuation control, sprinkler fire suppression system
- Termite protection and rodent control system
- 24/7 security

# Layout solutions



## Studio

The comfortable apartments with an area of 36m<sup>2</sup> are perfect for short stays.



# Layout solutions



## 1-bedroom apartments

The apartments with a total area of 54 m<sup>2</sup> create the perfect atmosphere for relaxation, whether for an individual or a couple.





# Layout solutions



## 2-bedroom apartments

Spacious and elegant luxury apartments with an area of 90 m<sup>2</sup> are perfect for accommodating families.



# Layout solutions



## 3-bedroom apartments

The 94 m<sup>2</sup> apartments are perfect for the vacation of both large families and groups of friends.







The ceiling color accentuates the modern design, creating a sense of openness and cleanliness, making the space brighter and more airy.

All built-in furniture is custom-made, ensuring perfect alignment with the design and the guests' needs. Durable melamine and HPL finishes guarantee scratch resistance and longevity, while Blum hardware ensures smooth operation and quiet performance.

The stylish combination of paint and decorative panels adds sophistication and functionality to the walls. The smooth surface of the painted walls gives the space a sense of lightness, while the decorative panels add accents and texture.

The upholstered furniture is made from high-quality materials with an anti-vandal coating.

High-quality, wear-resistant porcelain stoneware not only highlights the modern style but also ensures durability and easy maintenance, creating an atmosphere of cleanliness and comfort.

# Appliances and materials' brands

The logo for Samsung, featuring the word "SAMSUNG" in a bold, blue, sans-serif font.

Electronics

The logo for American Standard, featuring the words "American Standard" in a black, cursive script font.

Plumbing fixtures

The logo for DAIKIN, featuring a blue and black stylized "D" icon followed by the word "DAIKIN" in a bold, blue, sans-serif font.

Climate control  
equipment

The logo for Schneider Electric, featuring the word "Schneider" in a green, sans-serif font above the word "Electric" in a smaller green font, with a green circular icon containing a stylized "E" between them.

Electrical installation  
products

The logo for Electrolux, featuring a blue and white stylized "E" icon followed by the word "Electrolux" in a bold, blue, sans-serif font.

Household  
appliances

The logo for blum, featuring a stylized orange arrow icon pointing upwards and to the right, followed by the word "blum" in a bold, orange, sans-serif font.

Furniture  
hardware

The logo for JOTUN, featuring a blue and white stylized globe icon followed by the word "JOTUN" in a bold, blue, sans-serif font.

Finishing wall  
coatings

The logo for uniview, featuring a red curved line above the word "uniview" in a bold, sans-serif font, with "uni" in black and "view" in red.

Surveillance systems

# Economic efficiency and sustainable development

## SIRIUS

-13%  
expenses

-20%  
maintenance

4 years  
Investment payback  
period

◆ Offers an economically efficient solution for comfortable living and profitable investing.

◆ The use of advanced construction technologies reduces operating costs of facilities by up to 13%.

◆ Effective resource management, process automation, as well as the use of innovative materials and methods, significantly reduce the overall maintenance costs by up to 20%.

◆ The minimum investment payback period is 7.6 years, with a combined payback period of 4 years and a return of 13% annually.