

Lotte World Moscow, Russia



Client
ZAO "L&L"

Value
\$120 million - Phase 1 (office and retail)
\$180 million - Phase 2 (5* hotel)

Area
84,000 sq.m - Phase 1
64,000 sq.m - Phase 2

Completion
2007 - Phase 1
2009 - Phase 2

Duration
234 weeks - Phase 1
30 months - Phase 2

Assignment
Project Management / Zakazchik - Phase 1
Project Management - Phase 2



Lotte World was the first project of Korean Investor (Lotte Group) in Russia. The project is located in the City centre at the intersection of the most important Moscow roads.

The project is developed in phases with Phase 1 being high-rise Office and Retail centre and Phase 2 a luxury 5*star hotel. The design solution of the project was developed by Korean architects (Suh-Han) and adapted by Russian designer (Mosproekt 2).

Following the extensive design period construction of the 1st Phase of Lotte commenced in 2002. Among the project challenges during construction were removal and relocation of the underground utilities and structures. The construction site is surrounded by adjoining buildings including historical buildings that was the main reason for choosing diaphragm wall and "top-down" construction method for the basement cycle which consisted of four underground levels.

The above "O" concrete structure consisting of 3 retail floors and 18 office floors was partially carried out during winter period with ambient temperature as low as -32 C.

Due to the central location of the project and the very specific city line all architectural design solutions were strictly coordinated with the city historic landmarks including high-rise buildings on Novy Arbat and The Ministry of Foreign Affairs.

Central location of the project also necessitated a number of additional Statutory approvals and permissions.

Bovis Lend Lease was performing Project Management and Zakazchik functions with the responsibility for design and construction management, cost and budget control, quality assurance, safety control and project coordination between main Korean and Russian contractors and suppliers.

In May 2006 with the completion of the shell and core works on Phase 1 BLL was requested to undertake Project Management of Phase II of the project.

The luxury 5* Lotte Hotel with total area of 64,000 sq.m. consists of 14 floors including 3 car parking levels and one floor for SPA and fitness facilities. Its 250 luxury rooms will provide one of the best accommodation for business and leisure travelers in Moscow.

