



# RETAIL SPACE

G L O B A L



## Company Activities:

- Creative Conceptualization
- Analytics
- Financial Modeling

# - About us →

- Project Brokerage
- Facility Management

## Competencies Retail Space Global

Retail Space specializes in creating and developing the best solutions for commercial real estate. Our team handles brokerage, financial efficiency, marketing, and the architecture of the property itself.

Retail Space clients are guaranteed to raise their rental rates and reduce the return on investment period, experienced with the tangible savings from expert consultations and market insights.



### **Yerzhan URAZBAYEV**

Founder with 20 years of experience in commercial real estate consulting and shopping center management. Developed and improved over 60 projects in Kazakhstan, Kyrgyzstan, and Uzbekistan.

Over ten years, our company has advised on more than 100 projects, covering over 2 million square meters. As a result, more than 600,000 square meters have been leased.





**Yerzhan Urazbayev**  
Founder

“It used to be a good hotel,  
but I used to be  
a good boy too...”



**Andrey Gordienko**  
Director of the company

“What is a hotel?  
A place where you can  
escape from life...”



**Vitaliy Nam**  
Chief Architect

“I like living in a hotel.  
You leave - it's a mess.  
You come back - it's all right.”



**Alina Veys**  
Lead Architect

“If my answers scare you,  
stop asking scary questions”



**Yulia Vikhlantseva**  
Architect designer

“Right now I'm considering  
all the possible «ifs»”



**Abilkaiyr Dzhubanov**  
Lead Architect

“Pie is good  
at any time of the day”



**Kuanish Mukhamediarov**  
Architect

“I'm out. I like Scotch,  
but Scotch doesn't like me”

## Creative Team

The key to our company's success is the team, which accumulates experience and shares expertise within the organization and in the external market.

## COMPANY MISSION

We make the market better for people and more efficient for partners!





**Asselkhan Nurdillayeva**  
Chief accountant

“Business exists  
to create customers...”



**Temirlan Ryskul**  
Commercial Director

“I judge a book by its cover because I  
respect graphic designers”

We are a company  
founded in 2014  
by a team of professionals  
in the field of commercial  
real estate



**Aleksandr Zaripov**  
Sales Department Manager

The company's vector isto promote the  
market for the implementation of  
commercial real estate projects by  
sharing the experience and expertise  
accumulated over decades

“DRAKARIS...”



**Arkadiy Kolchinskiy**  
Marketing and Research Director

“In business there is only one plan: no plan”



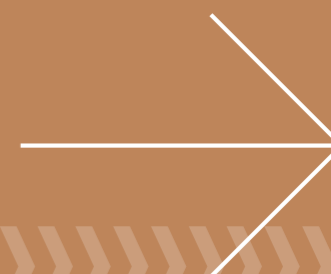
## Company's projects:

- Shopping malls
- Offices
- Co-working spaces

- **Hotels** →

- Restaurants

# 01 / CONCEPT of CONNECTIONS





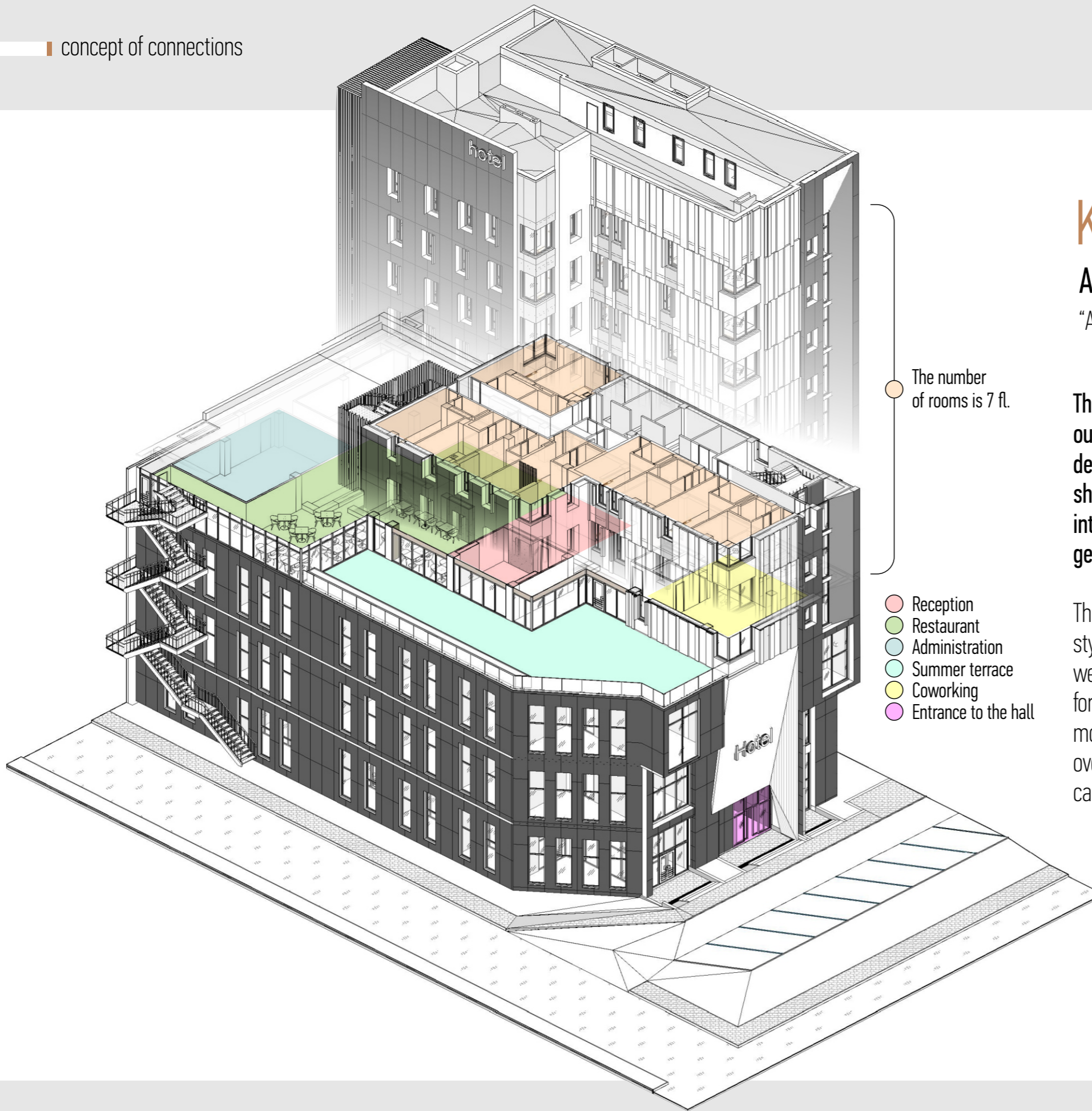
## Kuanysh M.

### Architect

“A well-thought-out vertical”

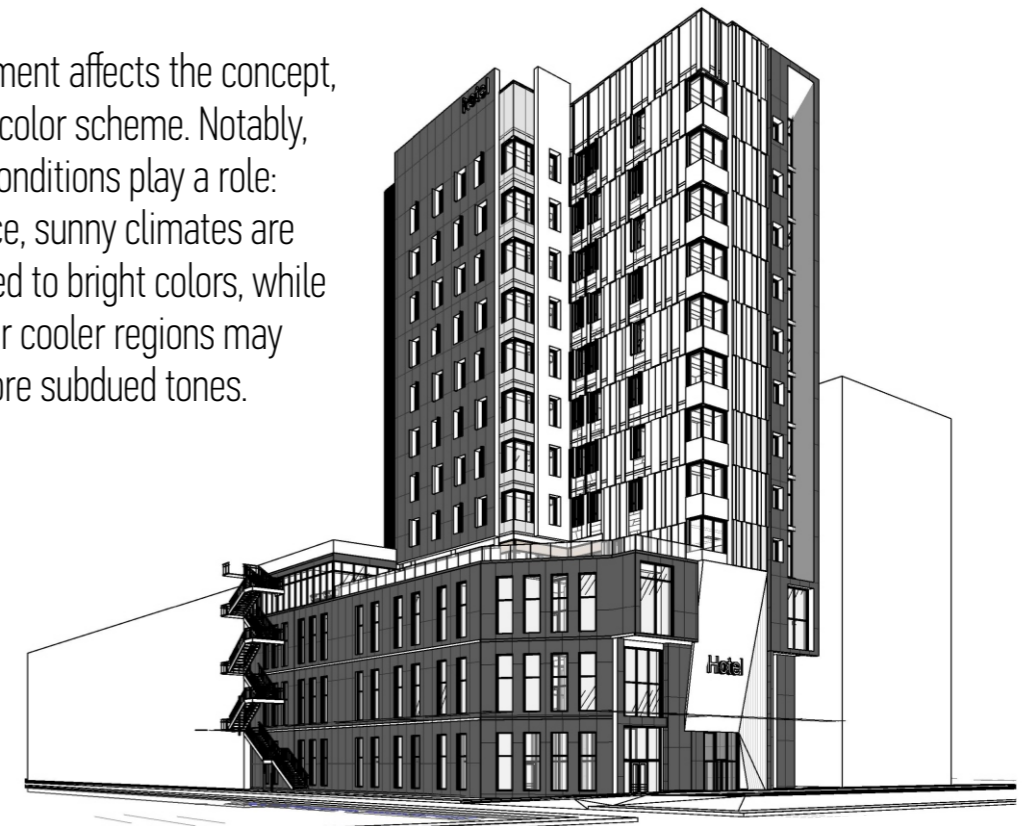
The location of a hotel—whether it's in the city center or on the outskirts, in a resort or an industrial town—significantly influences the design concept. The landscape around the hotel, whether flat or hilly, should also align with the building's overall design. The facade, interiors, and the hotel's surrounding area should harmonize with the general landscape.

This alignment affects the concept, style, and color scheme. Notably, weather conditions play a role: for instance, sunny climates are more suited to bright colors, while overcast or cooler regions may call for more subdued tones.



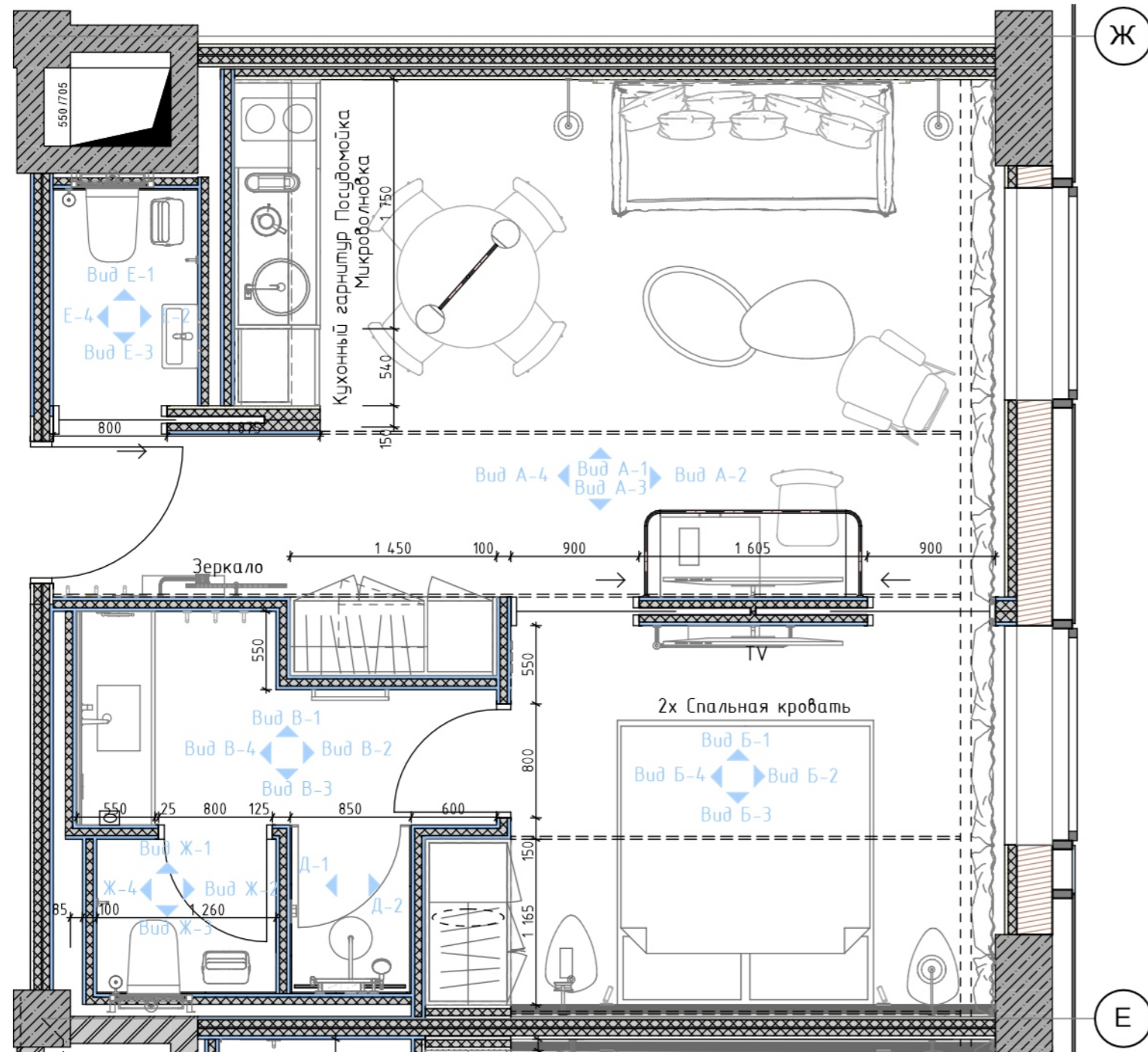
The number of rooms is 7 fl.

- Reception
- Restaurant
- Administration
- Summer terrace
- Coworking
- Entrance to the hall



# 02 / PLANS are EVERYTHING





Yulia V.

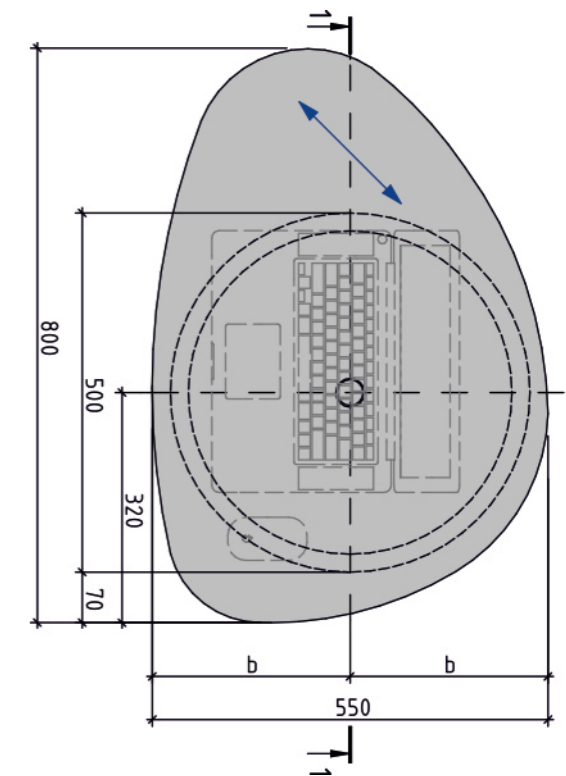
Architect designer

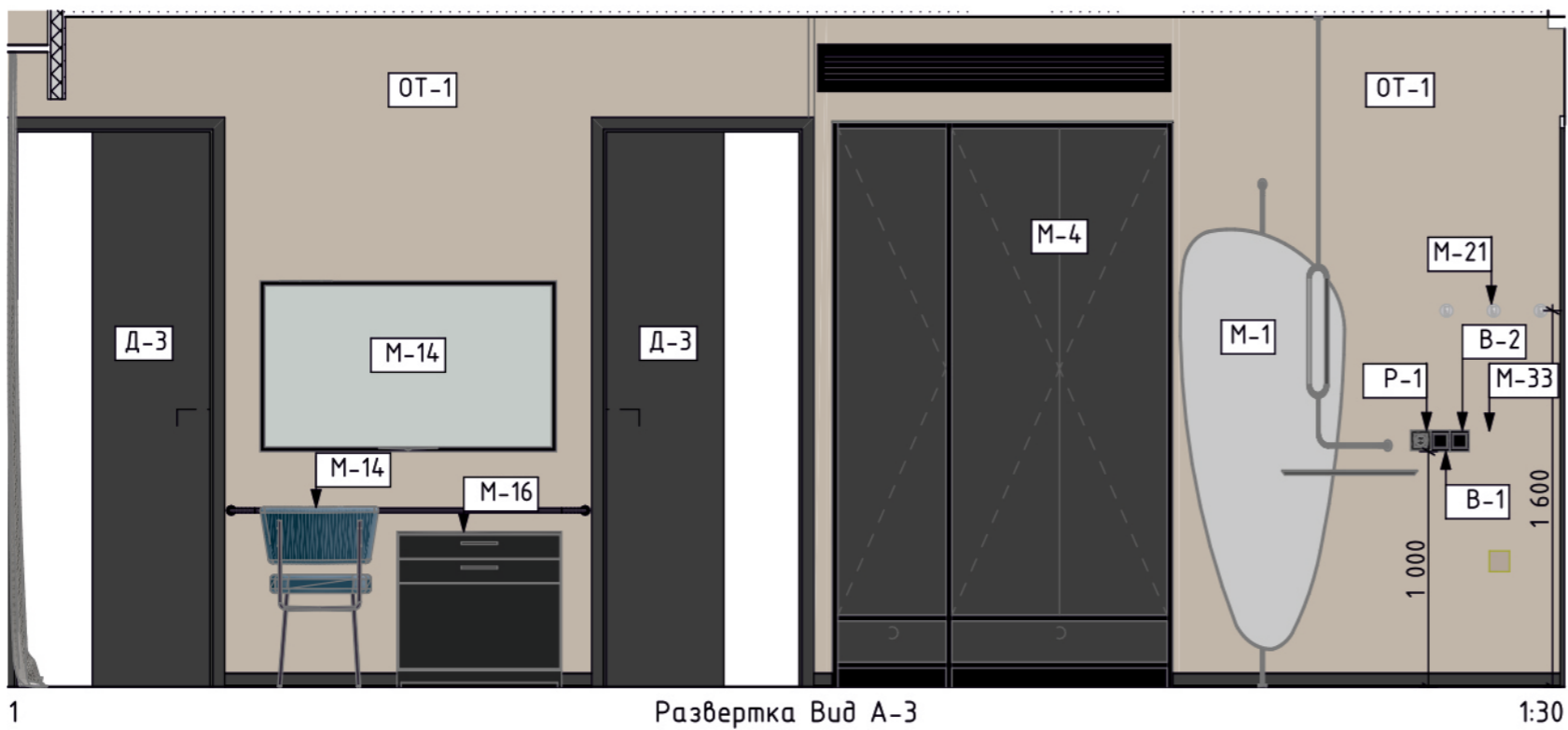
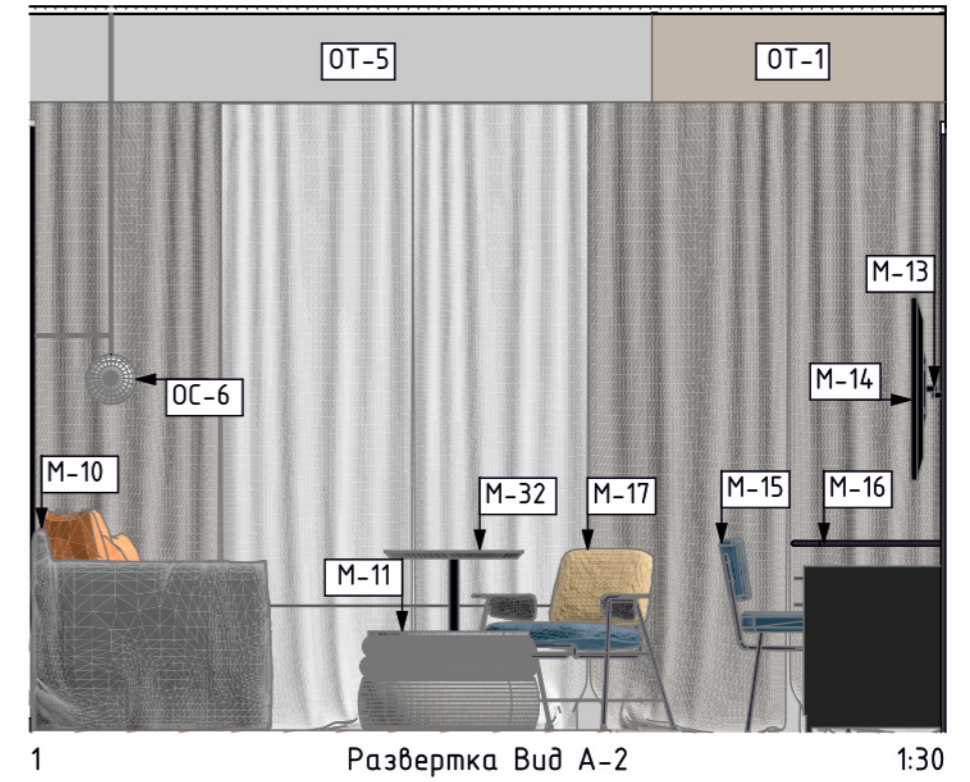
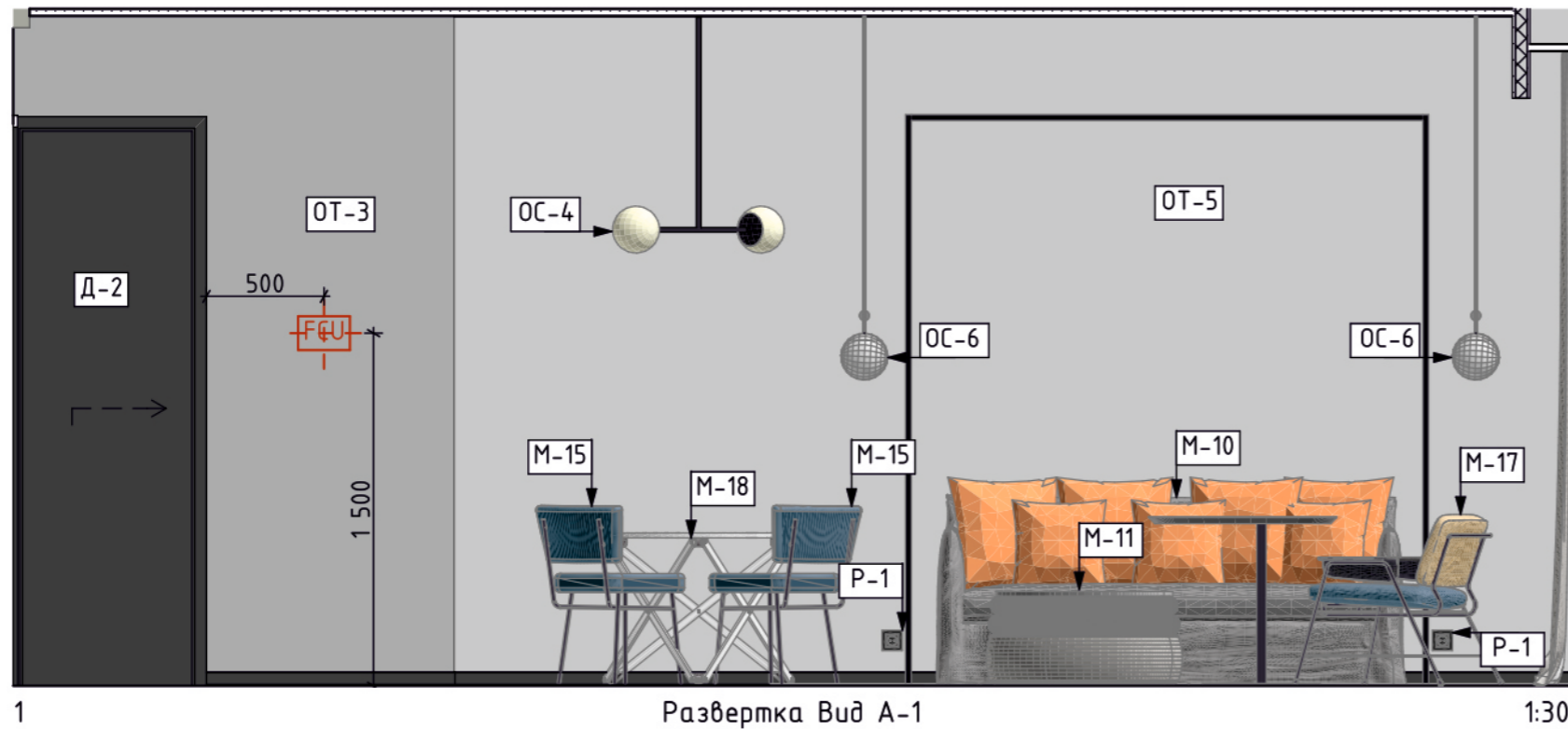
“Ergonomics and practicality”

The lobby, reception area, and other public spaces in a hotel should not be overly flashy (unless the hotel’s concept calls for it). Another important target audience consists of business travelers who come to a city on work trips. To address the needs of the entire audience, it’s essential to follow a set of guidelines...

**1** Hotels and inns are temporary homes. Therefore, maximum comfort must be considered in both the lobby and guest rooms. Every detail should be designed to avoid causing any irritation or inconvenience to guests.

**2** Hotels are sanctuaries for travelers. The designer should ensure that the atmosphere reflects the local city or resort’s spirit, preserving the style that matches the area’s character.

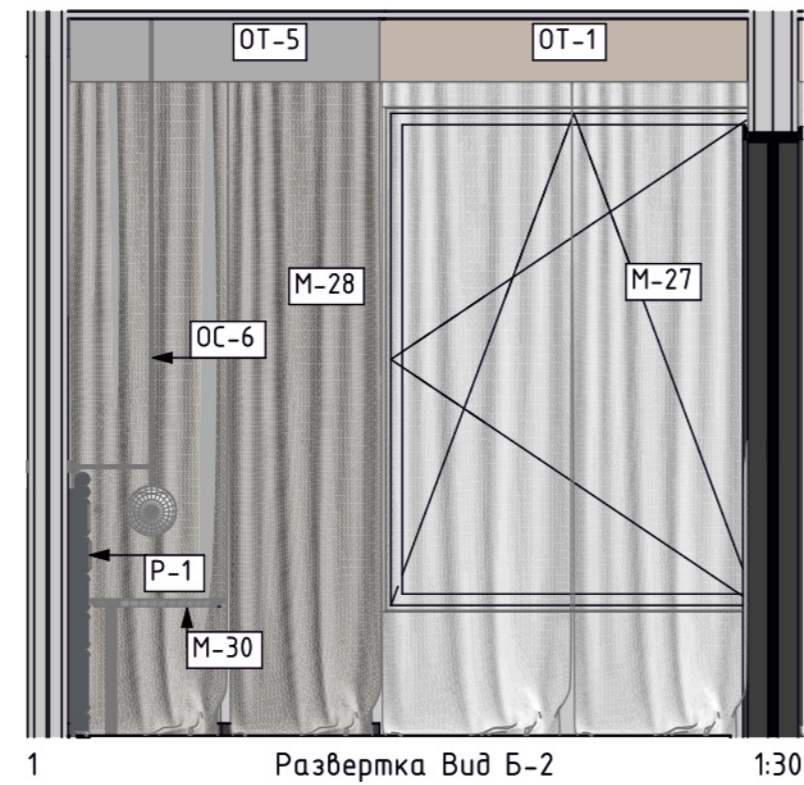
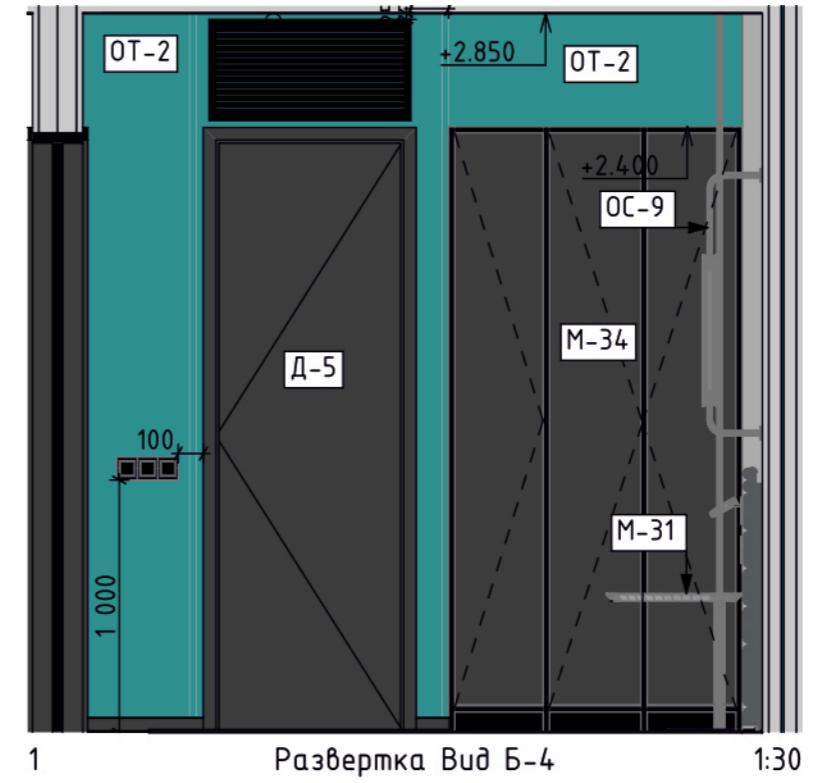
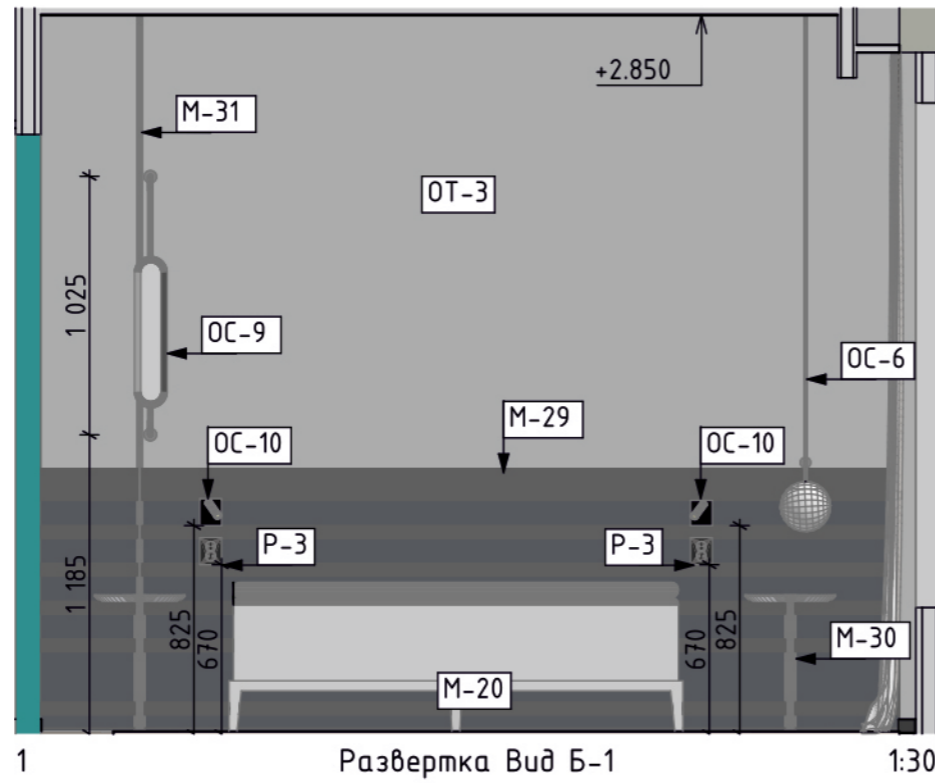




## Architectural Features

This stage is essential when designing a concept for an existing building or an already established hotel. For instance, when working with a culturally significant building, it's important to preserve its historical appearance, including facade details, layout, and overall color scheme. When dealing with an industrial facility, the design can emphasize an industrial look, perhaps by incorporating modern styles.

For this, the interior architect needs a clear understanding of the owner's vision: what they originally intended and the specific needs that must be met for the client.



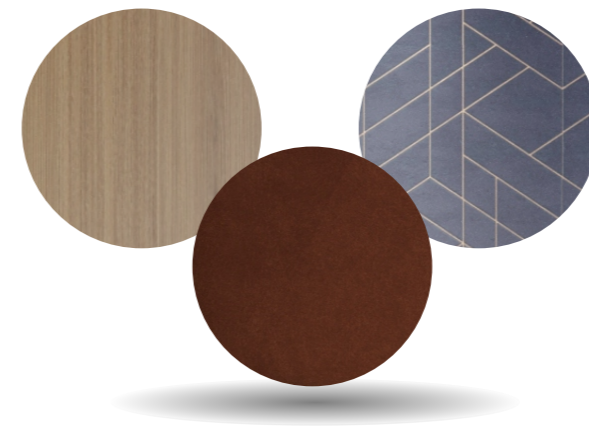
# 03 / DESIGN PHILOSOPHY





**Abilkaiyr D.**  
**Lead Architect**  
“Visual Harmony”

Creating a hotel interior is a challenging task for any designer, even for those with extensive experience. In developing the project, the designer must understand the specific requirements of such a large, multifunctional space.



Colors like white, light gray, and beige are frequently used. An abundance of light colors visually enlarges the space, which is particularly advantageous in areas with high foot traffic, such as lobbies, cafes, and conference rooms.

Materials like wood, stone, cotton and linen.



## Thoughtful combinations



A hybrid between a hotel and a residential complex, apartment hotels are designed for people who stay long-term while enjoying hotel services. These services include housekeeping, in-house chefs, and concierge support. Consequently, room design demands special attention, as they resemble high-end apartments with multiple rooms.





## Main Directions and Styles:

- Scandinavian
- Baroque
- Vintage
- Retro
- Country
- Boho
- British
- Colonial
- Nautical
- French

## Community as Part of the Interior

Public interior design requires the involvement of more specialists compared to residential spaces, due to the complex life-support systems in public buildings. These include lighting, HVAC (heating, ventilation, and air conditioning), and safety systems, which all need to be integrated seamlessly into the design.





# 04 / MATRIX FULFILMENT





Alina V.

Lead Architect

“Mood in decore”

What's the recipe for the perfect hotel design? A pinch of style, a spoonful of comfort, and a large measure of the designer's professionalism! We firmly believe that without a specialist, it's impossible to create a beautiful hotel interior.

Essential Elements of Hotel Room Décor are blackout curtains, comfortable pillows, low-pile carpets, artwork or photographs.

We have completed dozens of beautiful and functional projects and are ready to share our experience with you.

# 05 / For the BENEFIT of SOCIETY



When developing and implementing new concepts in real estate, we take into account the needs of the target audience and future operators. We analyze the latest trends across various retail formats and services, making our future projects as adaptable and in-demand as possible on the market.



More  
than **2million m<sup>2</sup>**



**10 years** on the market



**100+**  
projects

the project is under construction



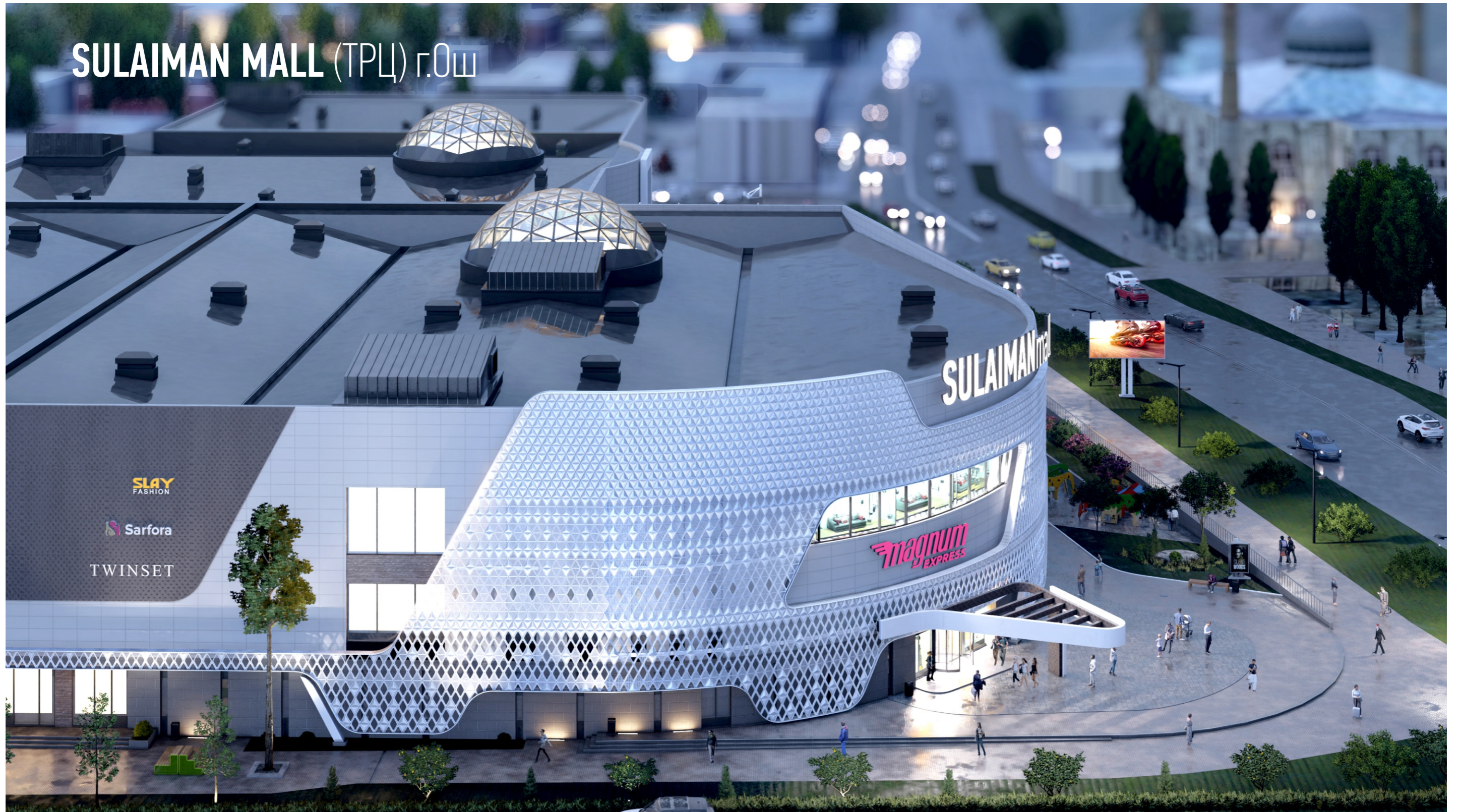
RIO (TRC) г.Кокшетау



the project is under construction



DALIDA CITY (TRC) г.Актобе



the project is under construction



# ЖАРОКОВА (ОТЕЛЬ) г.Алматы



# TASHBOLOT PARK (МФК) г.Бишкек



# TASHBOLOT PARK (МФК) г.Бишкек





# BISHKEK TOWERS (МФК) г.Бишкек



the project is under construction



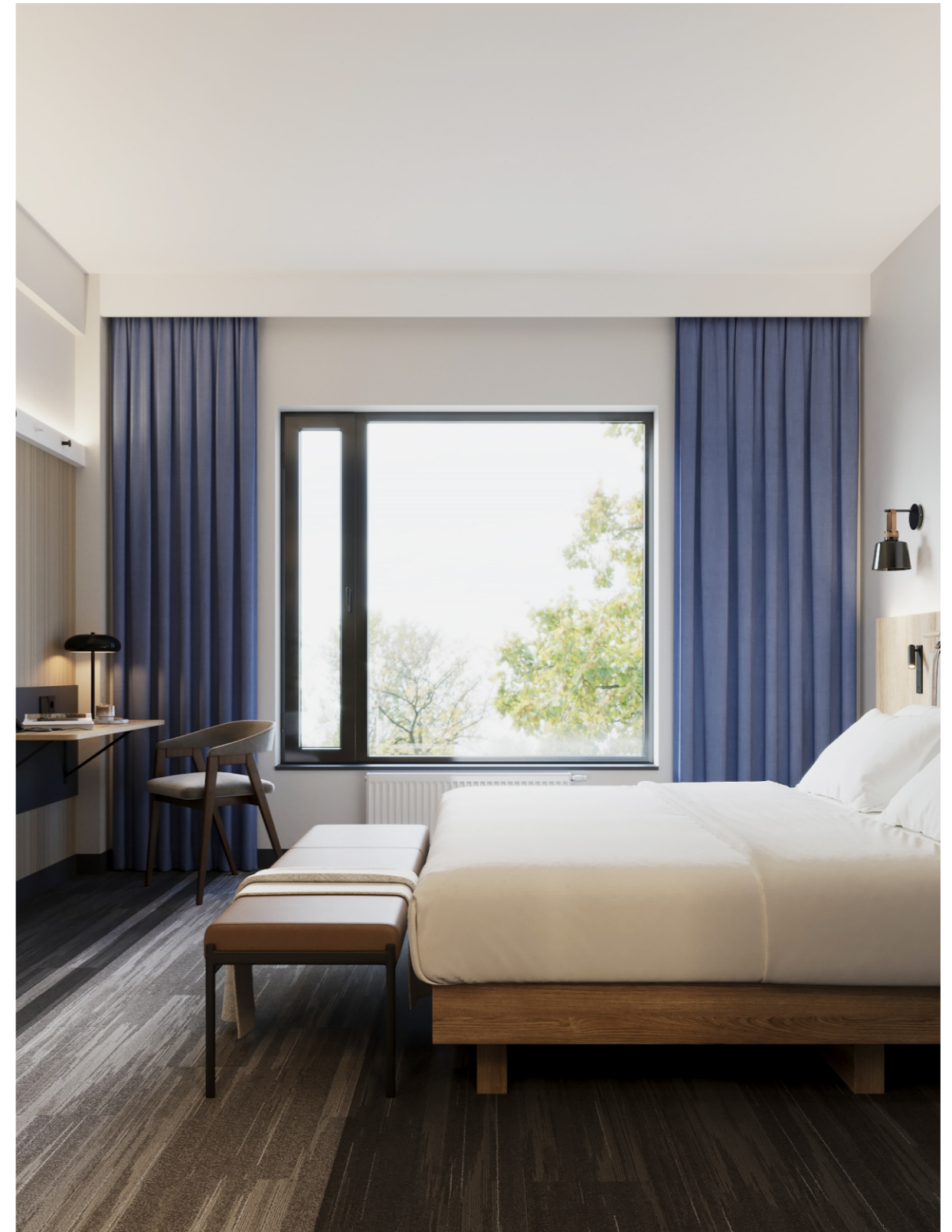


Mountain Resort  
(Hotel) Almaty

# Mountain Resort (Hotel) Almaty



## Mountain Resort (Hotel) Almaty





# Panfilov Inn (Hotel) Almaty

Вид с высоты птичьего полета

# Panfilov Inn (Hotel) Almaty



Вид с пересечения улиц  
Панфилова и Богенбай батыра



Panfilov Inn (Hotel) Almaty

Вид со стороны ул. Панфилова

# Panfilov Inn (Hotel) Almaty



# 06 / AND ALSO...





**Arkady Kolchinsky**  
Marketing and Research

**Analytics** involves the analysis of the future investment project's location, which is one of the key factors for success.

With extensive expertise and numerous completed projects, our analysts can provide highly accurate forecasts of the target audience's future traffic for the property.



**Alexander Zaripov**  
Sales Manager

**Brokerage** is the process of leasing spaces, which begins long before the construction of a commercial real estate project.

Our brokers, each with over 6-7 years of experience, ensure a high level of professionalism in this task, taking into account the entire business model developed with our consulting services.

**All of this guarantees the successful development of the project in the future!**



**Andrey Gordienko**  
CEO  
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[retailspaceglobal.kz](https://retailspaceglobal.kz)