

An aerial photograph of a dense forest with a winding river. The river flows from the bottom right, curves around a small island in the center, and then continues towards the top left. The forest is a mix of green and yellowish-green trees, suggesting a spring or summer setting. The water of the river is a dark, reflective blue-grey.

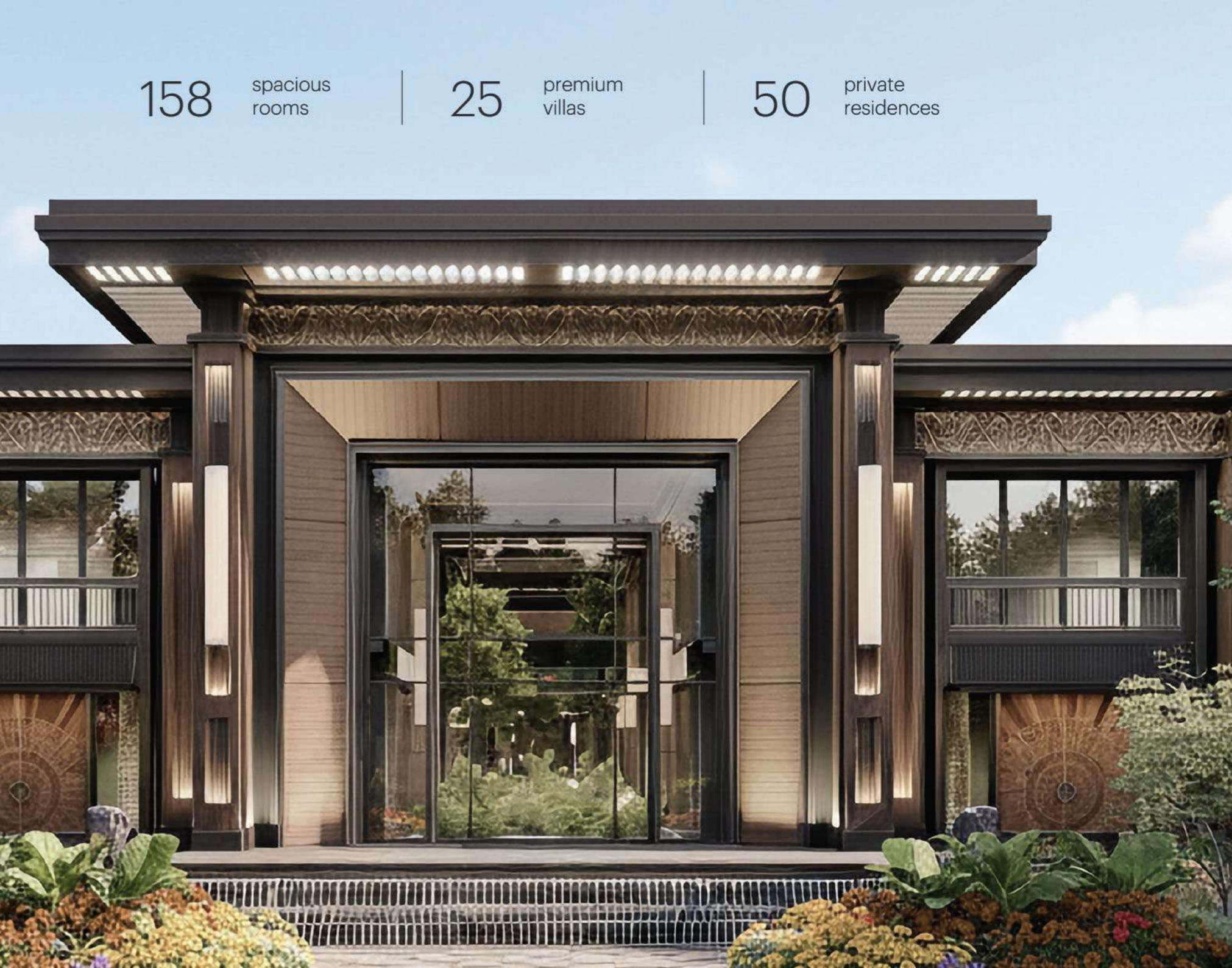
encore
R E S O R T



The resort town Encore Resort

Encore Corporation presents a unique project in the field of hotel business and real estate on the banks of the Volga River.

The project combines the best architectural solutions and rich infrastructure. It offers an atmosphere of privacy for luxurious living and recreation within one hour from Moscow.



158

spacious
rooms

25

premium
villas

50

private
residences



300 ha
The resort grounds



3 km
Riverfront



34 000 ha
Protected natural
park area

Location

The development of the resort began in 2022 on the territory of the Lisitsky Bor tourist complex in the Tver Region.

The construction of the hotel complex complies with the Federal Target Program "Development of Domestic and Inbound Tourism of the Russian Federation."

The launch of the resort city, Encore Resort, is scheduled for the end of 2027.

- Environmentally friendly area
- First-line location on the Volga River shoreline



* At permitted speed



- ① **Entry group**
Reception, guest parking, security
- ② **Main hotel building**
Guest rooms, cigar club, wine shop, cinemas, restaurants
- ③ **Villas**
Accommodation in villas, restaurants
- ④ **Spa, fitness and detox**
Spa areas, fitness center, swimming pools, baths and thermal baths, kids club, children's pool and wellbeing cafe
- ⑤ **Sauna complex**
Sauna, relaxation areas, massage rooms
- ⑥ **Hunting area "Wild park"**
Eco park, shooting club and agricultural facilities
- ⑦ **Yacht Club**
Marina, pier, restaurant
- ⑧ **Beach**
Beach club, swimming pools, recreation area for events
- ⑨ **Sports complex**
Tennis courts, squash courts, padel courts, golf simulator, multi-purpose hall, children's workshops, mini-football field, workout area, children's playground
- ⑩ **Boutiques**
Shopping area
- ⑪ **Conference facilities**
Banquet hall, conference and meeting rooms, terrace overlooking the Volga River
- ⑫ **Private residences**
- ⑬ **Nature Park**
- ⑭ **Well-maintained embankment**
Boardwalk, cycling, gazebos and campfire areas
- ⑮ **Staff settlement**
Administrative building, residential buildings, shops, sports grounds and fitness area





The Main Hotel Building



Main hotel building

Encore Resort Main Building is the conceptual and architectural center of the entire project.

The building includes 158 hotel rooms and 25 premium villas, designed as a unified space that brings together everything required for a comfortable and seamless stay.

Located on the banks of the Volga River, within a relict pine forest, the architecture is inspired by the surrounding natural landscape and creates an atmosphere of privacy, calm, and tranquility.





Main Hotel Lobby







Rooms

The hotel offers a range of spacious accommodation options:

- Standard from 45m²
- Standard deluxe from 57m²
- Suite from 68 m²
- One-bedroom suite from 91m²
- Two-bedroom suite from 139m²

The overall concept includes panoramic windows with views of the Volga River, natural materials, private terraces, and a smart home system.

Standard rooms start from 45 m²



Suites start from 68 m²



Villas

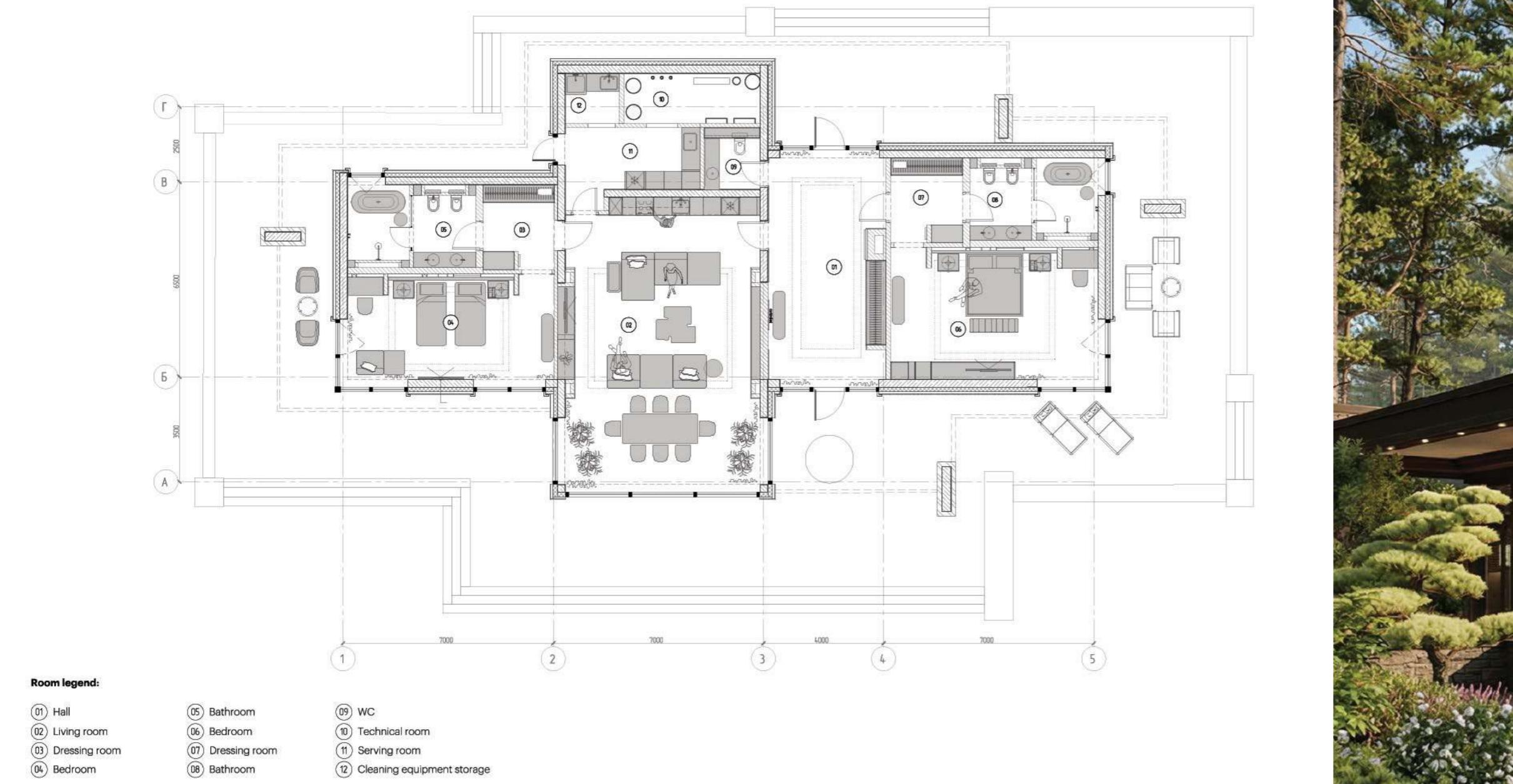
Villa size:

start from 180 to 300 m²

- Unique architectural solutions with facades made of thermally treated fir by APC
- Panoramic glazing
- Private location surrounded by a pine forest
- Terrace with views of the Volga River
- Ceilings up to 5 m
- Finishes using natural materials, including Alcantara and natural stone mosaic
- Wood-burning fireplace
- Smart home system
- Personal butler service

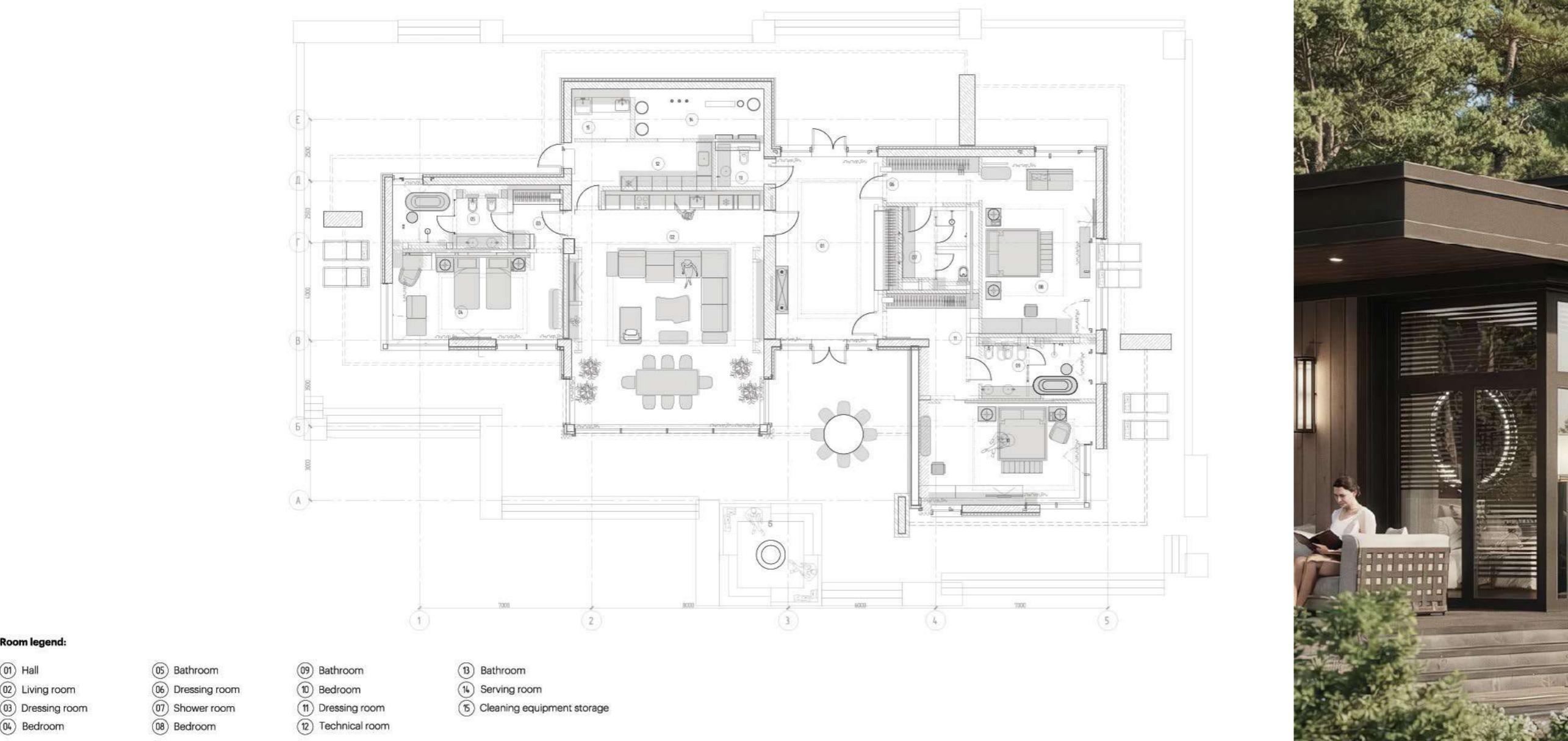


Two-bedroom villa of 180 m²



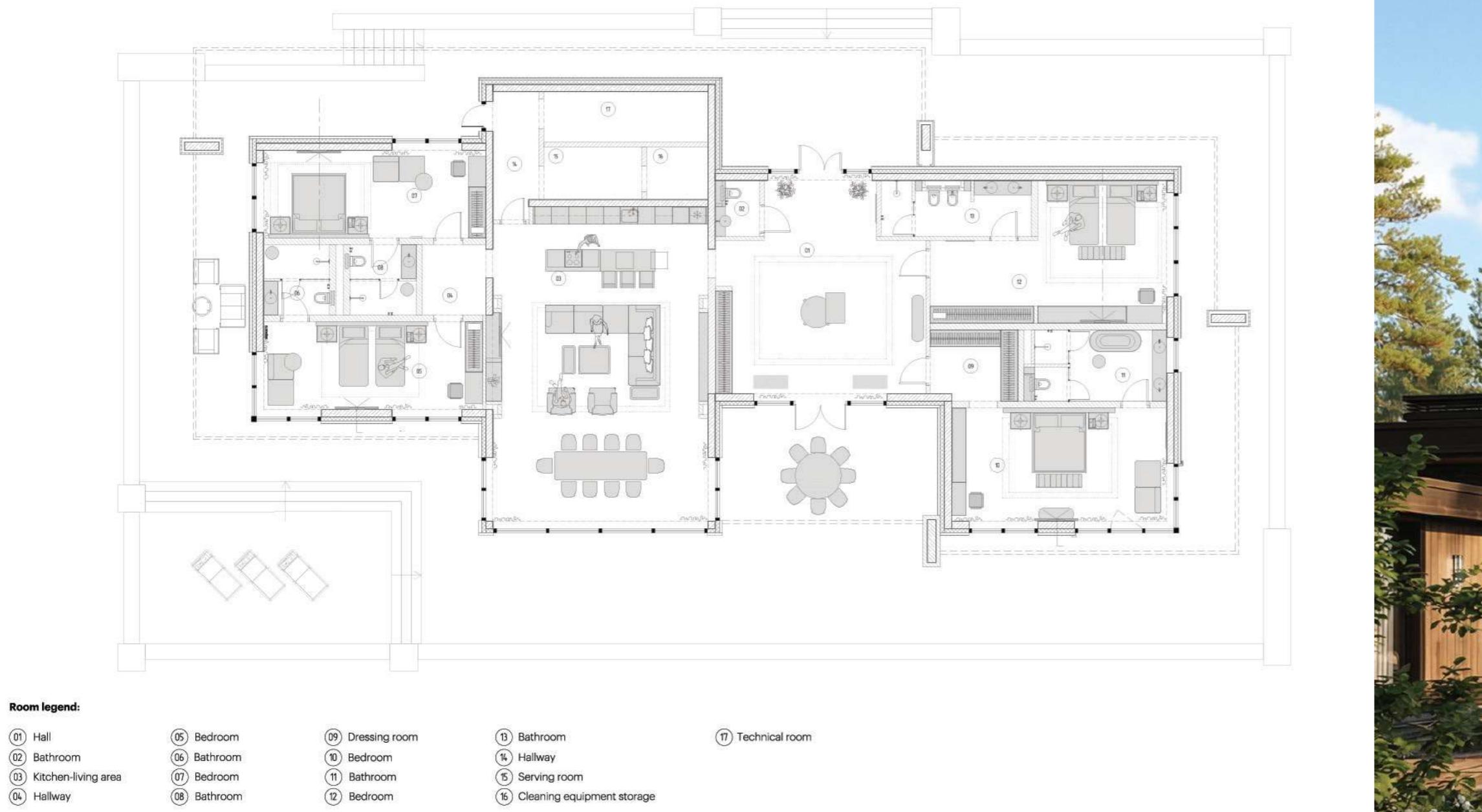


Three-bedroom villa of 250 m²





Four-bedroom villa of 300 m²





SPA, fitness and detox

The 5,600 m² multifunctional wellness complex designed for physical activity, recovery, and relaxation, created by industry experts at Encore Fitness.

SPA and thermal unit:

- A complex of 9 baths and saunas with different climatic conditions
- SPA, massage and grooming rooms
- Unique recovery zones
- Relaxation and meditation area
- Detox clinic

Fitness Center

- Modern gym featuring premium equipment
- Signature group training sessions
- Dedicated spaces for personal training and wellness practices

Aquazones:

- 25-meter sports pool
- Children's aqua zone with a 10-meter swimming pool
- Cozy hydrotherapy pools for relaxation



Bath complex

Russian steam rooms in the silence of the forest: the premium class sauna complex is located in the forest area of the massif. The traditional Russian steam format is offered here.

- Three baths: two with an area of 150 m² and one spacious - 250 m²
- Steam room with access to the terrace for hot and cold bathing rituals
- Relaxation room with fireplace
- Massage room
- Food delivery from the restaurants of the complex
- Separate service entrance for maintenance personnel



Nature Park

The unique territory of the 300 ha total protected area, and 100 ha of the adjoined territory, combines well-developed recreational infrastructure with a strong commitment to preserving nature.

- The area extends through a picturesque pine forest and along the Volga River shoreline, offering privacy and clean air

- Purpose-built walking and running trails of varying difficulty levels pass through the most scenic areas of the park



Steakhouse

Specially matured meat and an open kitchen:
every meal is a gastronomic show.

-Modern steak restaurant with an outdoor terrace
seating 135 guests

-Signature show kitchen with an open grill, dishes are
prepared in front of guests

-Menu focused on premium meat cuts, including dry-aged
and wet-aged beef

-Suitable for both individual dinners and private events

-High product quality, precise technical execution, and
spectacular presentation





Russian restaurant

Authentic cuisine in a spacious premium interior:

- The 150-seat Russian cuisine restaurant offering a modern interpretation of traditional gastronomy
- The menu features classic and signature dishes prepared in a wood-burning oven, complemented by an extensive selection of original drinks
- The interior combines modern design with elements of Russian traditions: natural materials, folk patterns and panoramic windows overlooking the Volga River
- The space creates an atmosphere of comfort and harmony, ideal for breakfasts, family dinners, holidays and relaxed leisure dining





Japanese Restaurant - Museum

It is an authentic Japanese cuisine restaurant with 80 seats located in a picturesque part of the resort.

The restaurant is set on a pine-covered hill with panoramic views of the bay and the Volga River.

- Traditional Japanese aesthetics, natural materials, minimalist design, and abundance of natural light
- Interior featuring Japanese antique weapons, armor, and art objects
- Authentic Japanese cuisine prepared by a Japanese chef
- À la carte breakfast service
- Private dining room offering an atmosphere of privacy and harmony with nature





Mediterranean restaurant

Located within the yacht club, the restaurant offers direct access from the water and a prime waterfront position. Guests get to enjoy a relaxed dining experience on a spacious terrace overlooking the Volga River.

-The 60-seat restaurant is located in the yacht club building, with immediate proximity to the water

-A large outdoor terrace overlooks the Volga River, creating a distinctive panoramic view

-The menu focuses on Mediterranean cuisine: seafood, fresh fish, cold appetizers, light vegetable dishes and signature cocktails



Wellbeing café

A functional, detox-oriented café that naturally extends the resort's wellness programs. The café is located within the fitness center building, providing convenient access for guests.

- Cafe with 40 seats
- Specialized in functional and wellness nutrition, including balanced bowls, protein smoothies, fresh juices, and nutrient-dense low-calorie meals
- Menus tailored to detox, recovery, and sports nutrition programs
- Phyto-bar offering signature drinks



Bar-restaurant





Cigar club and wine shop

A private members-style space located in the main hotel building, created in collaboration with the team behind Romanov Cigar Lounge. The club combines a refined atmosphere, expert curation, and personalized service for an elevated cigar and wine experience.

- Curated selection of premium cigars with verified origin and professional humidor storage
- Extensive wine list and classic bar menu
- Expert service by professional chefs and sommeliers

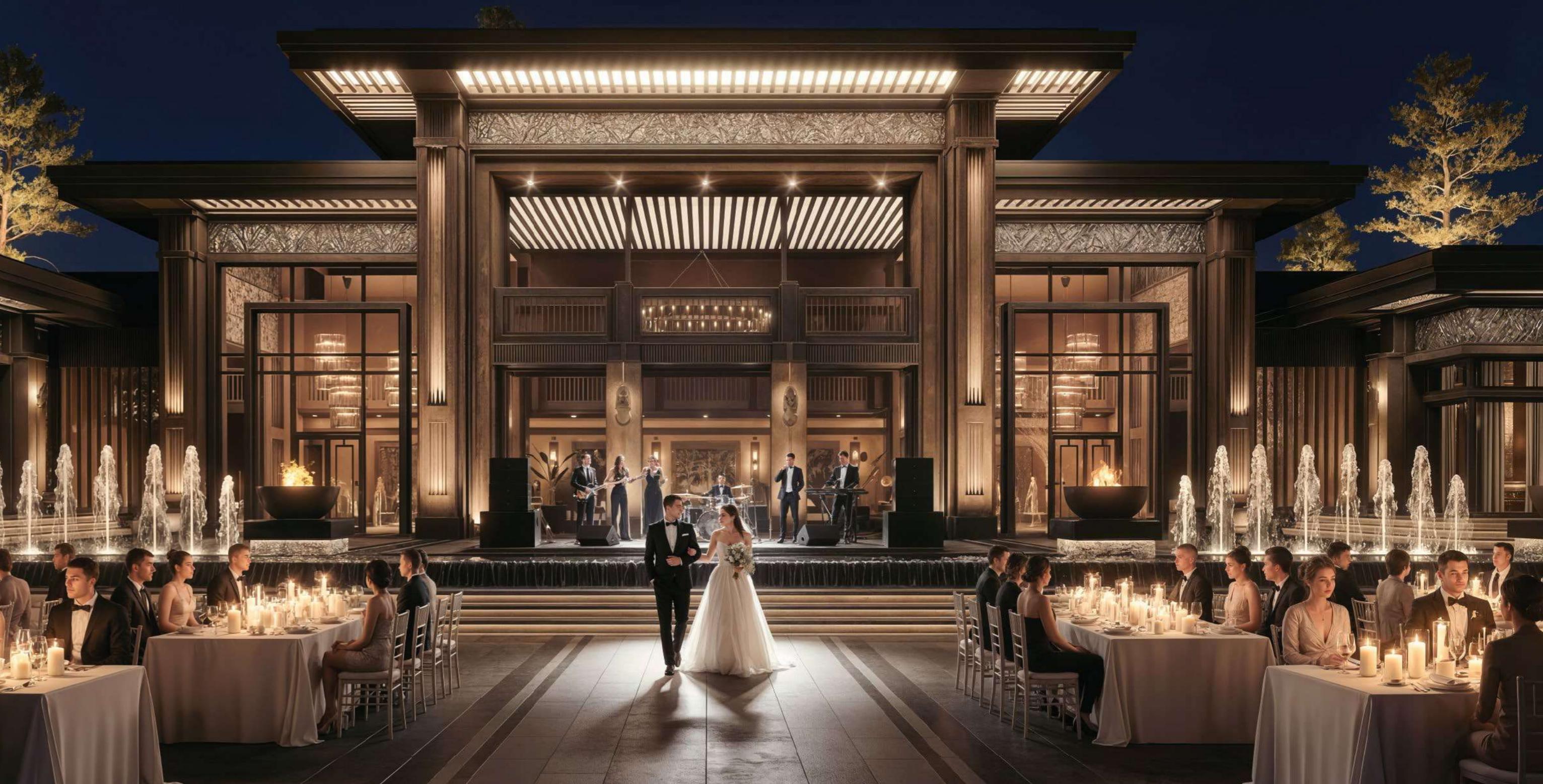




Banquet and conference hall

Encore Resort offers a dedicated space for business and social events, combining a high standard of service with a refined atmosphere. The conference hall with panoramic views of the Volga River is designed with careful attention to zoning, comfort, and visual experience.

- Banquet hall accommodating up to 300 guests
- 2 conference rooms
- Spacious meeting room
- Large terrace overlooking the river, suitable for outdoor events and concerts





Yacht Club and Marina

The yacht club is located along a picturesque stretch of the Volga River and occupies an area of 500 m².

Its prime waterfront location provides direct access from the water and panoramic views of the marina and yachts.

The yacht club infrastructure includes:

- Marina for up to 160 vessels
- Yacht school
- Main and guest berths
- Lounge area
- Mediterranean cuisine restaurant
- Equipment rental



Beach Club

Encore Resort offers two distinct beach experiences: a spacious sandy beach near the main building and a secluded relaxation area with soft sand, located in a shaded forest bay.

- Two heated outdoor pools
- Volleyball court
- Pool-bar
- Spacious relaxation terrace



Sports complex

An ideal environment for sports and recreation for the whole family. The complex includes an enclosed area with panoramic windows, as well as an outdoor playground.

Indoor complex, 5,400 m²:

- 2 tennis courts
- 2 padel courts
- 2 squash courts
- Golf simulator
- Universal hall for team games (basketball, volleyball, handball)
- 3 creative workshops for children

Professional equipment and specialized coatings ensure the safety and effectiveness of training for all visitors.

Outdoor area, 2,000 m²:

- A mini-football field
- Tennis courts
- Workout area
- Children's play area





Children's Club

Encore Kids Club is a dedicated play and activity space for children aged 3 to 16.

- Located on the first floor of the fitness center building
- Separate zones for: children aged 3-6, children aged 7-12, teenagers aged 13-16
- Indoor play and activity areas
- Access to a children's pool within the spa area

Children's workshops

For calm, educational, and creative activities, the sports complex includes three purpose-built workshops, each measuring 30-40 m²

- Pottery workshop
- Creative arts studio
- Robotics workshop



Landscaping

Encore Resort is seamlessly integrated into the surrounding natural landscape, offering panoramic views of the Volga River.

- Multi-level promenades and embankments, with carefully designed viewpoints
- Landscape design that preserves existing vegetation and natural terrain
- Thoughtfully planned recreation areas that encourage relaxation and immersion in nature



Promenade

A 3 km landscaped embankment that seamlessly connects modern comfort with the natural setting of the Volga River. A thoughtfully designed layout with separate pedestrian boardwalks and cycling paths offers a range of leisure experiences, from active walks to quiet relaxation by the water.

- Secluded waterside gazebos and atmospheric campfire areas
- Integrated architectural lighting enhancing the landscape after dark
- Use of natural materials and native plants to preserve the area's authentic character



Boutiques

16 retail spaces are located on 1,600 m² of retail space.





Hunting Areas

The modern Wild park complex on the territory of 34,000 ha is designed to provide a balanced combination of functionality, comfort, and nature-oriented recreation. The architecture and infrastructure are thoughtfully integrated into the landscape to ensure a high-quality guest experience.

- A complex of 6 buildings
- A 2,000 ha wildlife enclosure for safari experiences and regulated hunting
- Fishing pond
- Guest houses for accommodation
- Technical infrastructure







Private residences

Your personal shore of peace on the Volga.

Encore Resort's private residences are designed for those who value true privacy without compromising on comfort.

- 50 residences with private territory of 0.5 ha each
- 24/7 hotel service
- Access to the resort's infrastructure and amenities
- Private access to the water
- A landscaped system of lakes and embankments
- Gated and secure residential area
- A private beach for each residence within the lake system







Staff settlement

Encore Resort Work Settlement is located within walking distance from the main complex ensuring consistently high service standards.

The architectural ensemble includes an administrative building and 3 modern residential buildings.

Village infrastructure:

- Sports ground
- Children's playground
- Store
- Parking area







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