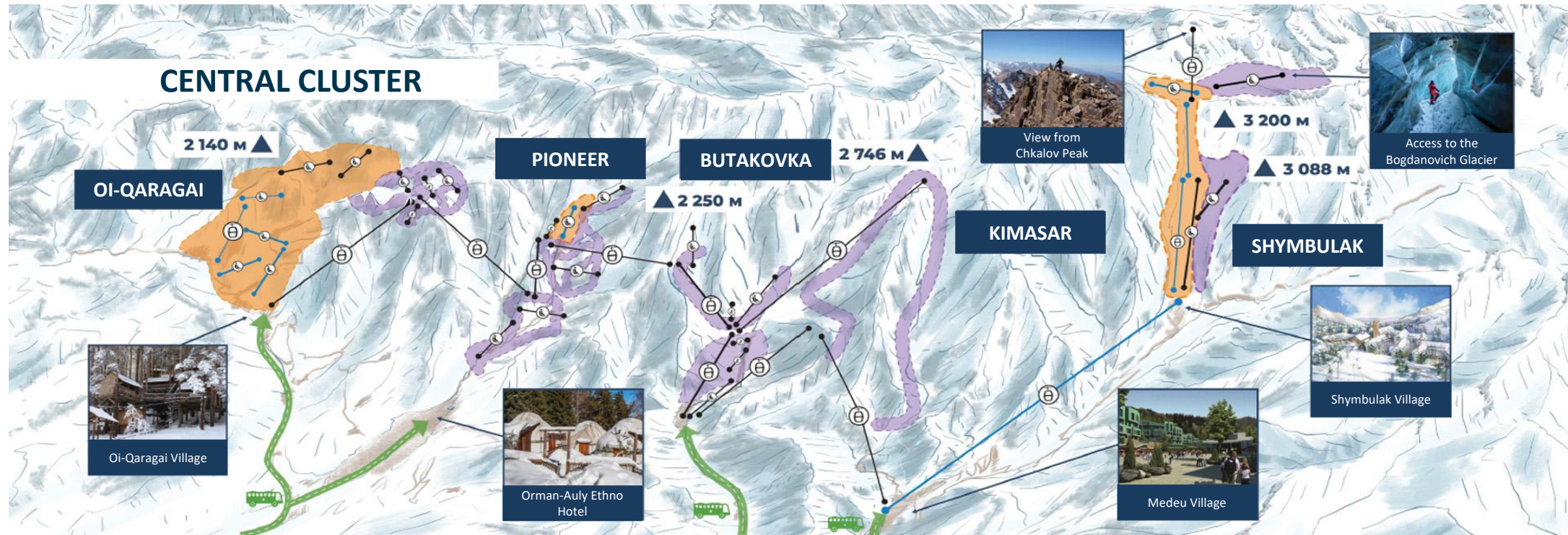




PROJECT
ALMATY MOUNTAIN CLUSTER

ALMATY 2026

DEVELOPMENT OF THE SHYMBULAK – OI-QARAGAI RESORT AREA



PHASE 1

Shymbulak resort and Butakovka
(2026-2027)

- 11 new and 2 modernized lifts

PHASE 2

Pioneer + Oi-Qaragai
(2027-2028)

- 8 new lifts

PHASE 3

Connection of resorts and Oi-Qaragai
(2027-2028)

- 11 new lifts

Expansion of ski slopes length to **252** km and an **increase** in capacity by **6.7** times — from **6,000** to **40,000** people per day.



CHKALOV PEAK

360-DEGREE PANORAMIC VIEW



PENDULUM CABLE CAR



Construction of a **pendulum cable car** to **Chkalov Peak** places the project among the **TOP 3 highest upper stations** of pendulum cable cars at ski resorts worldwide.

MASTER PLAN OF THE ALMATY MOUNTAIN CLUSTER



- Modern Alpine:

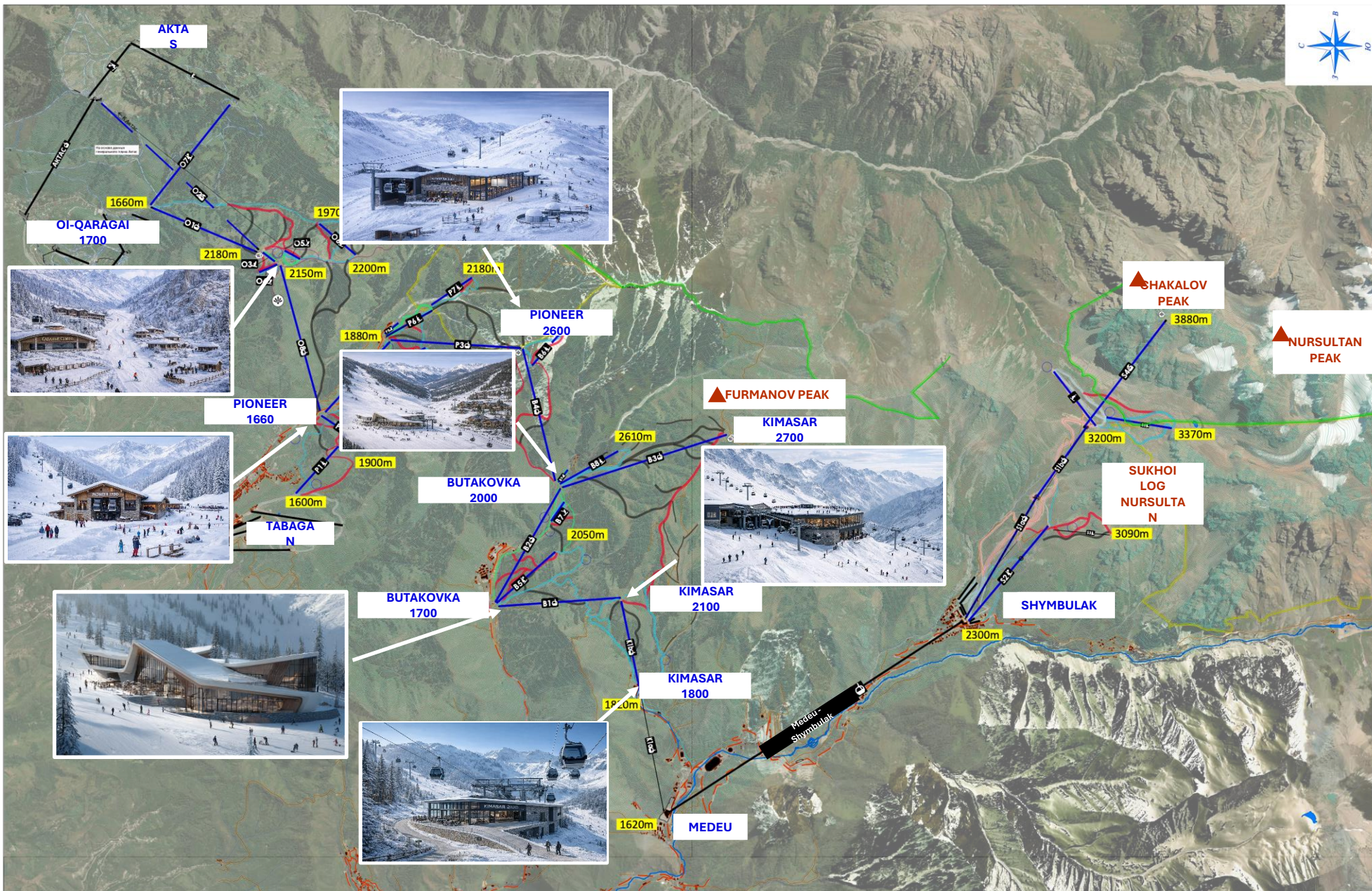
Kimasar / Butakovka

- Alpine (Traditional):

Pioner

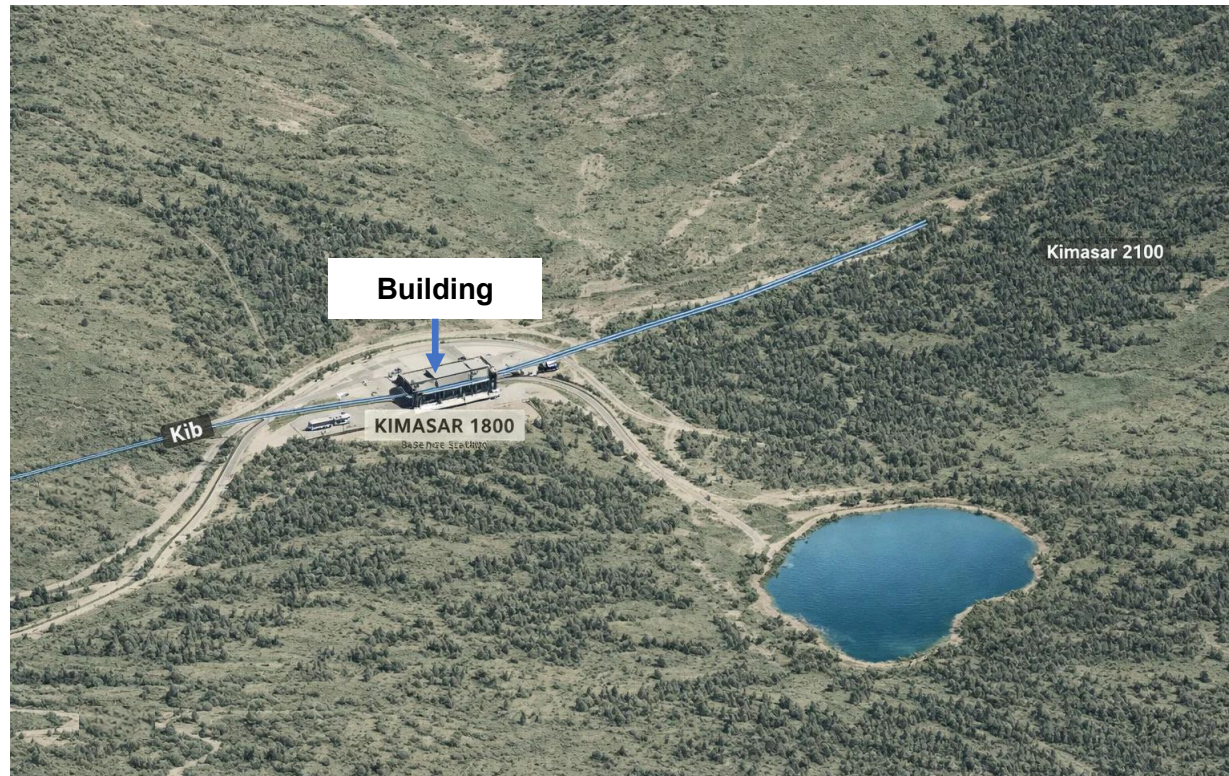
- Regional / Ethno Style:

Kabanye Lake Plateau



RENDERS OF THE ALMATY MOUNTAIN CLUSTER

MODERN ALPINE – KIMASAR 1800



Building (docking station):

1. Vestibule
2. Café/snacks, vending machines
3. Restroom
4. Alarm box (contact with emergency services)
5. Utility rooms.

Total area: 200 m²

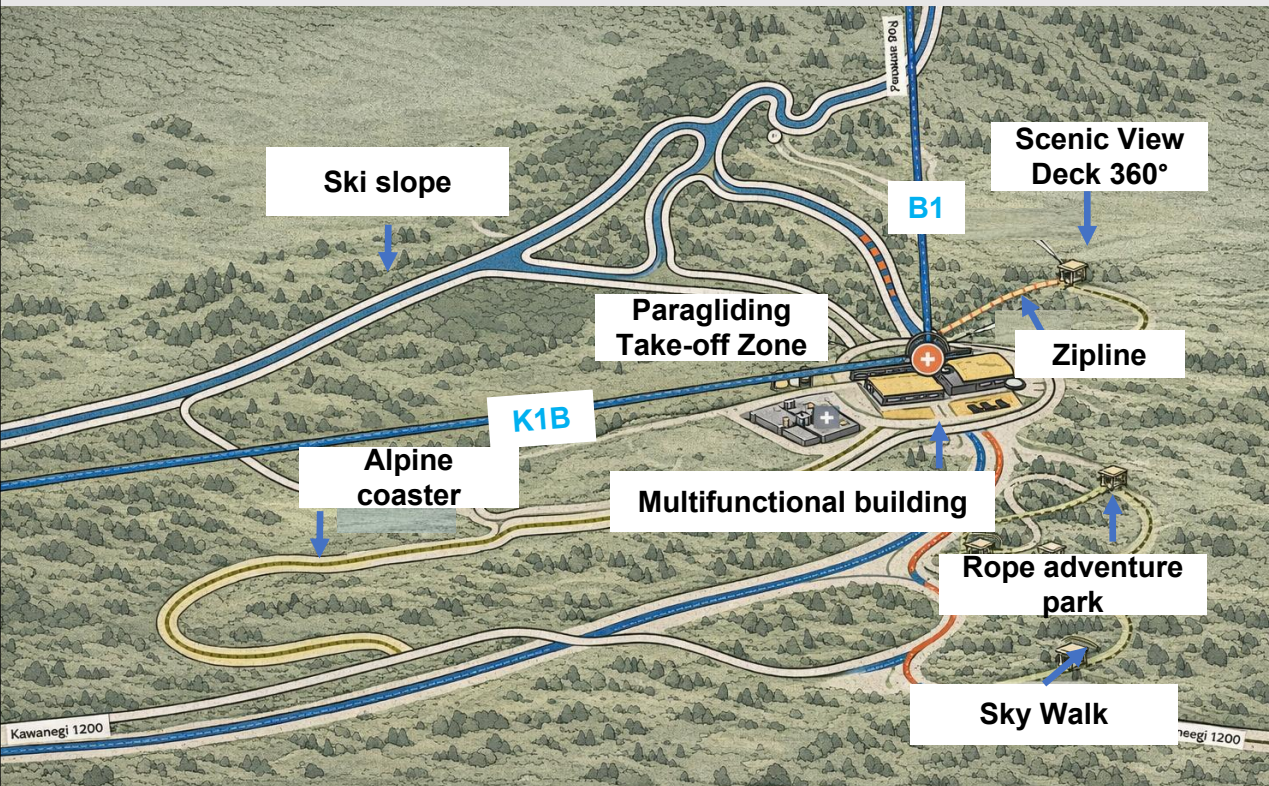
Capacity: 600 people per day

RENDERS OF THE ALMATY MOUNTAIN CLUSTER

MODERN ALPINE – KIMASAR 2100



MASTER PLAN KIMASAR 2100



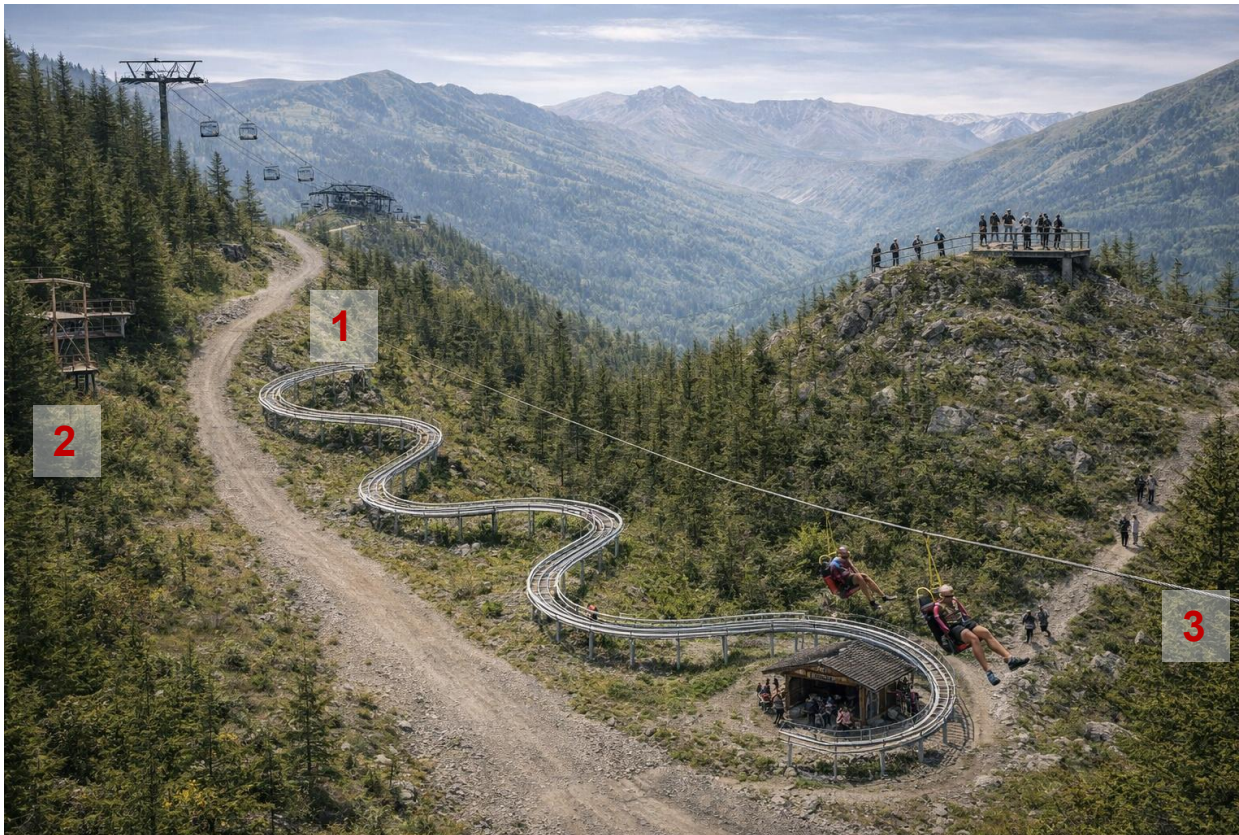
Multifunctional Building:

1. Bar / Restaurant with 30 seats
2. Visitor restrooms (WC)
3. Emergency service
4. Open terrace
5. Technical rooms

Total area: 600 m²

Capacity: 1,150 people per day

RENDERS OF THE ALMATY MOUNTAIN CLUSTER ACTIVITIES – KIMASAR 2100



1. **Alpine coaster** — downhill ride attraction for visitors.
2. **Rope adventure park** — recreational area with rope courses.
3. **Zipline** — high-speed descent attraction.

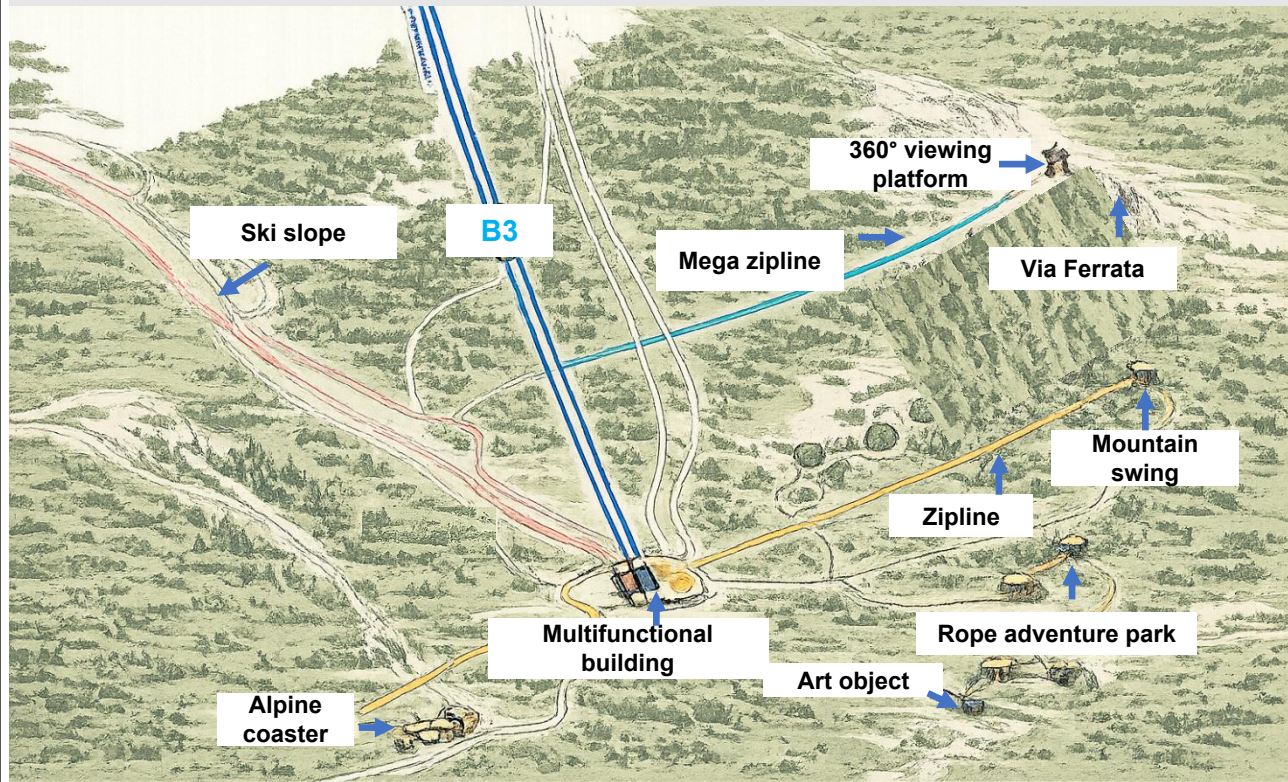
4. **Viewing platform** — panoramic viewing area for visitors.
5. **Ski slope** — downhill skiing trail.
6. **Multifunctional building** — 600 m².

RENDERS OF THE ALMATY MOUNTAIN CLUSTER

MODERN ALPINE – KIMASAR 2700



MASTER PLAN KIMASAR 2700



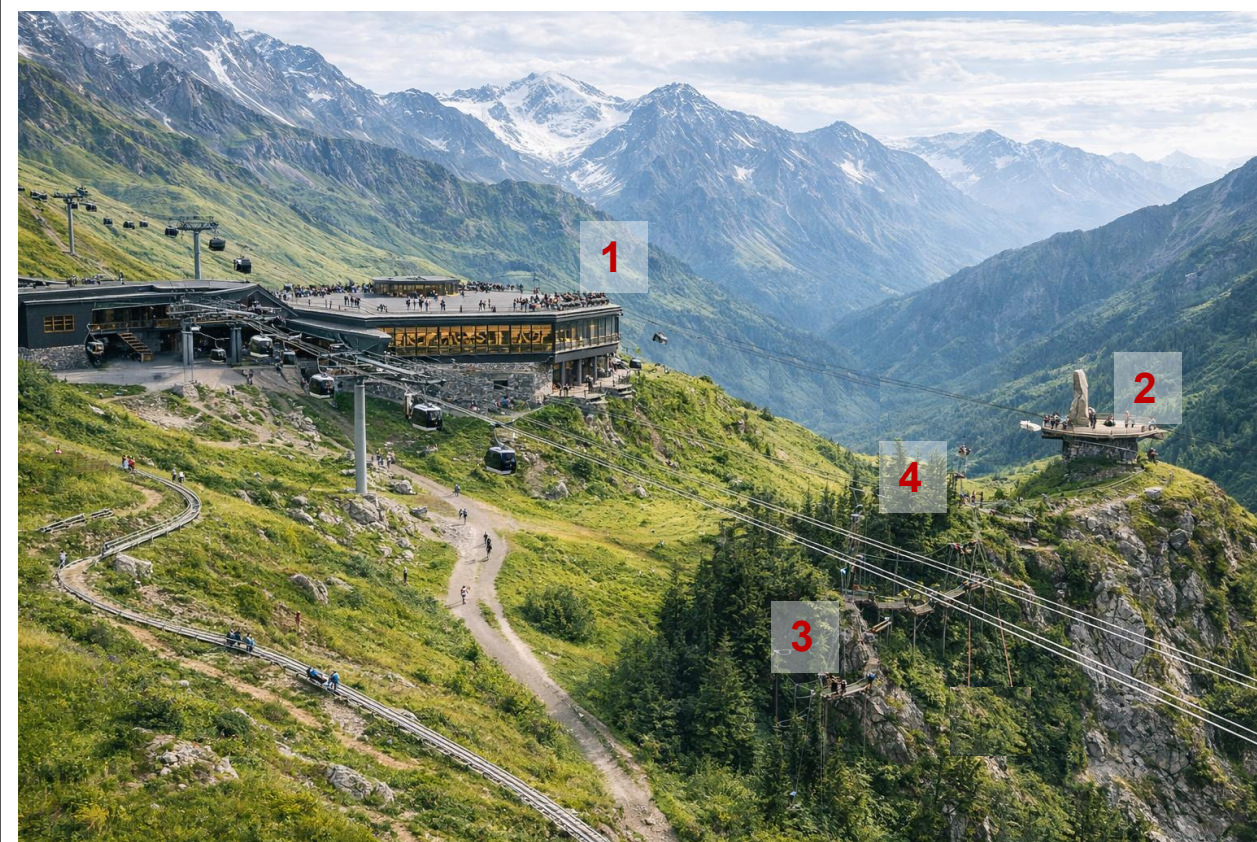
Multifunctional Building:

1. Bar / Restaurant with **250** seats (*après-ski* area)
2. Visitor restrooms / cloakroom
3. Emergency and rescue services / medical point / administration
4. Open terrace
5. Rental center
6. Technical rooms

Total area: 3,000 m²

Capacity: 1,150 people per day

RENDERS OF THE ALMATY MOUNTAIN CLUSTER ACTIVITIES – KIMASAR 2700



1. **Zipline** — high-speed descent attraction.
2. **360° Viewing Platform** — circular panoramic viewing area for visitors.
3. **Rope adventure park** — recreational area with rope-based routes.
4. **Mountain swing** — pendulum-type attraction.

4. **Ski slope** — downhill skiing trail.
5. **Art object** — element of artistic and spatial composition.
6. **Alpine coaster** — rail-based high-speed downhill attraction.
7. **Tubing** — downhill track for inflatable sleds.



UNIQUENESS OF THE KIMASAR ZONE

- **Two elevation terraces within one area: 2,100 m** — active family base; **2,700 m** — panoramic and high-altitude leisure;
- **All key activities concentrated at the cable car station**, without dispersion across the valley;
- **Extreme and family activities within walking distance** (mega zipline, alpine coaster, via ferrata, tubing);
- **Viewing platforms** as the **core** of the spatial layout, including a 360° panorama;
- **Alpine elevation combined with urban accessibility** — a format with no global analogues.

EXAMPLES OF INTERNATIONAL REFERENCES

- **Grindelwald-First, Switzerland** — panoramic routes, cable-based attractions (zipline format), and scenic viewpoints.
- **Serfaus-Fiss-Ladis, Austria** — a family-oriented “summer mountain”: coaster, activity parks, and strong infrastructure.
- **Whistler, Канада** — a year-round resort model: cable cars, viewing areas, adventure activities, and a comprehensive service ecosystem.



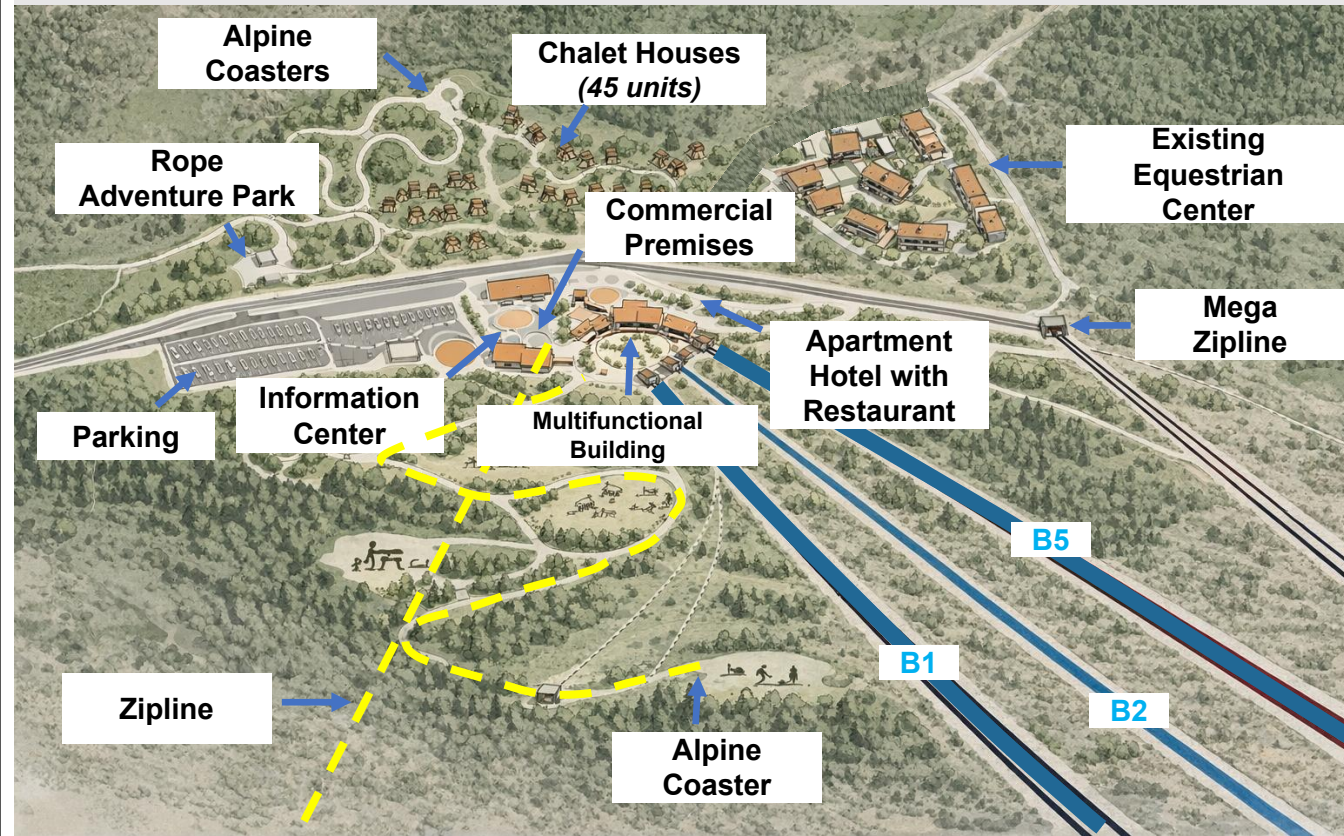
Kimasar is a modern alpine hub of **Almaty**: one area — two elevation levels — a full range of year-round experiences.

RENDERS OF THE ALMATY MOUNTAIN CLUSTER

MODERN ALPINE — BUTAKOVKA 1700



MASTER PLAN BUTAKOVKA 1700



MULTIFUNCTIONAL BUILDING:

1. Boarding and passenger area
2. Ski rental and service
3. Public catering facilities
4. Retail and services
5. Administrative premises
6. Technical and operational facilities

Total area: 12 000 m²
 Designed for **500** beds

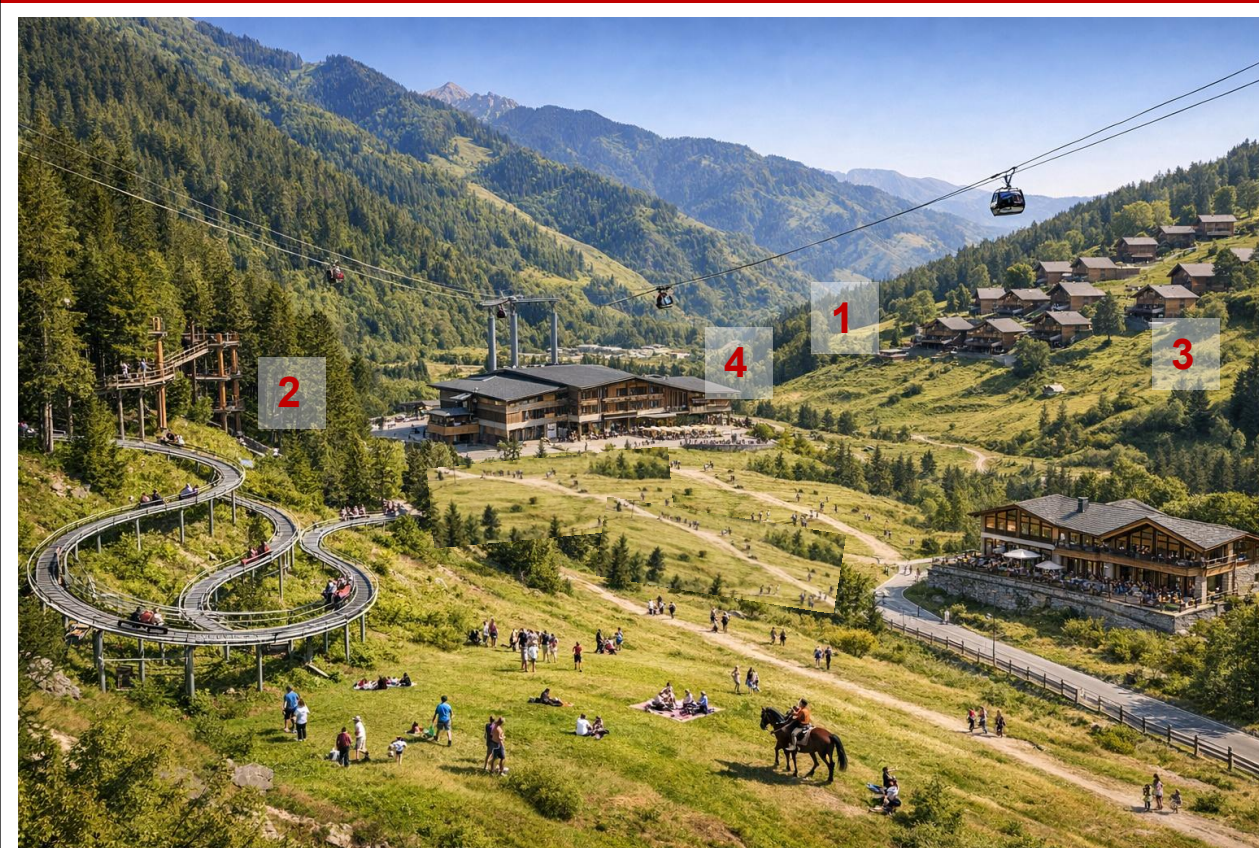
INFORMATION CENTER:

1. Boarding area
2. Tourist services
3. Educational and presentation area
4. Administration and staff
5. Technical and sanitary facilities

Total area: 1 500 m²
Capacity: 7,400 people per day

RENDERS OF THE ALMATY MOUNTAIN CLUSTER

ACTIVITIES – BUTAKOVKA 1700



1. **Alpine coasters** — attraction zone for downhill rides.
2. **Rope adventure park** — recreational area with rope-based routes.
3. **Chalet houses (45 units)** — tourist accommodation in individual chalets.
4. **Commercial premises** — retail and service facilities.



4. **Apartment hotel with restaurant** — accommodation and food & beverage facility.
5. **Existing equestrian center** — equestrian sports and recreation facility.
6. **Mega zipline** — extended high-speed descent attraction.
7. **Alpine coaster** — rail-based high-speed downhill attraction.

APART-HOTEL WITH RESTAURANT



📍 **Location:** Butakovka Gorge, Base Station **1 700 m**

Key features:

- Mountain apart-hotel integrated into the resort masterplan
- Direct access to cable cars and year-round attractions
- Restaurant with panoramic terrace
- Flexible accommodation for families and tourist groups
- High demand from all-season mountain tourism



4 500 m²

Building area

~400 beds

Capacity

CHALET LODGES



 **Location:** Butakovka Gorge, Base Station **1 700 m**

Key features:

- Detached chalet lodges set within the natural landscape
- Low-rise development with a high level of privacy
- Year-round accommodation for families and tourist groups
- Integrated with resort walking trails and outdoor activities
- Eco-lodge format with strong all-season tourism demand



1 500 m²

Building area

~100 beds

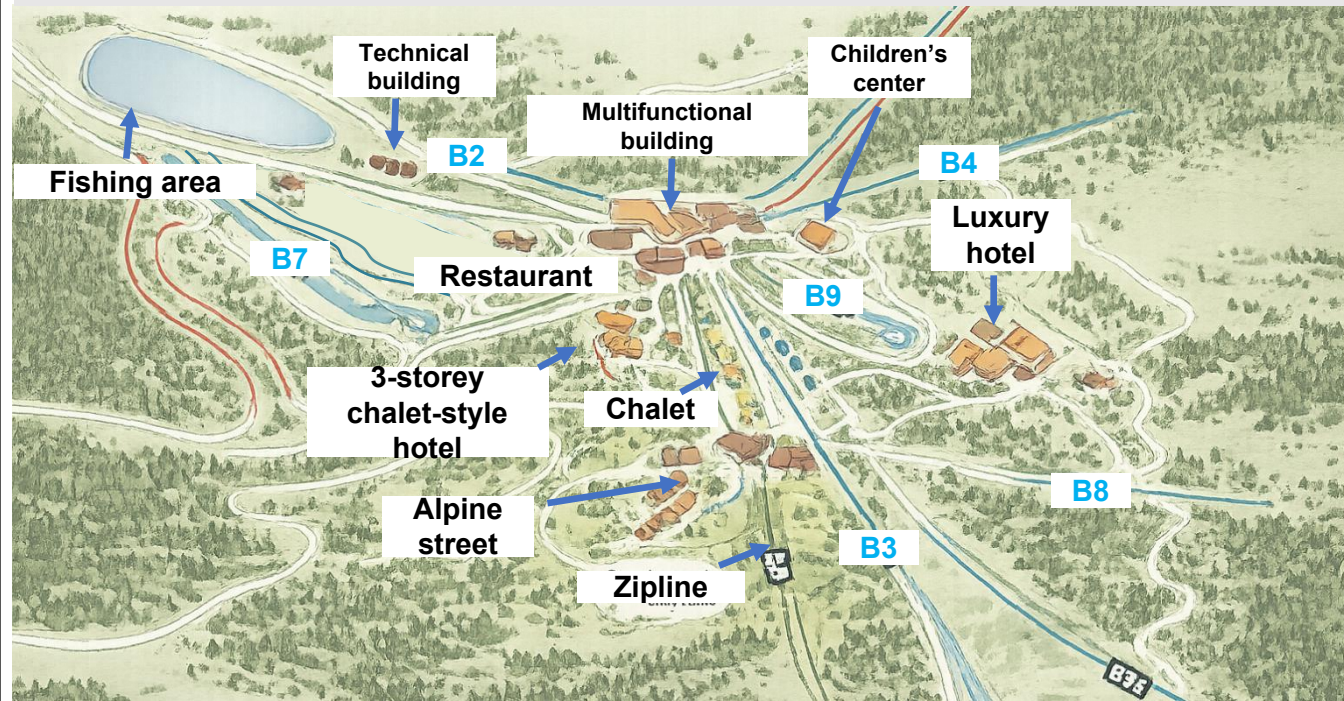
Capacity

RENDERS OF THE ALMATY MOUNTAIN CLUSTER

MODERN ALPINE — BUTAKOVKA 2000 (Option 1)



MASTER PLAN BUTAKOVKA 2000



Multifunctional Building:

1. Visitor center, restaurant, administration
2. Ticket offices, cloakroom / luggage storage
3. Lounge area / public hall
4. Sports shop, souvenirs, rental
5. Equipment service and repair
6. Instructor facilities, medical point

Total area: **6 000** m²

Capacity: **7,400** people per day

Designed for **450** beds



RENDERS OF THE ALMATY MOUNTAIN CLUSTER ACTIVITIES – BUTAKOVKA 2000



1. **Fishing area** — recreational zone for amateur fishing.
2. **Technical building** — engineering and operational support facility.
3. **Restaurant** — food and beverage facility for visitors (**1,000 m²**).
4. **3-storey hotel** — tourist accommodation facility.

5. **Chalets** — individual tourist accommodation units.
6. **Children's center** — leisure and activity facility for children (**800 m²**).
7. **Luxury hotel** — high-end accommodation facility.
8. **Alpine Street** — pedestrian public zone with services and activities.
9. **Zipline** — high-speed descent attraction.

MID-CLASS HOTEL (3-STOREY)



 **Location:** Butakovka Gorge, Base Station **2 000 m**

Key features:

- Three-storey mid-class hotel integrated into the resort masterplan
- Central location near cable cars and key attractions
- Full-service hotel format with public and guest areas
- Food & beverage facilities: café, kitchen and bar
- Operational and administrative zones for efficient management

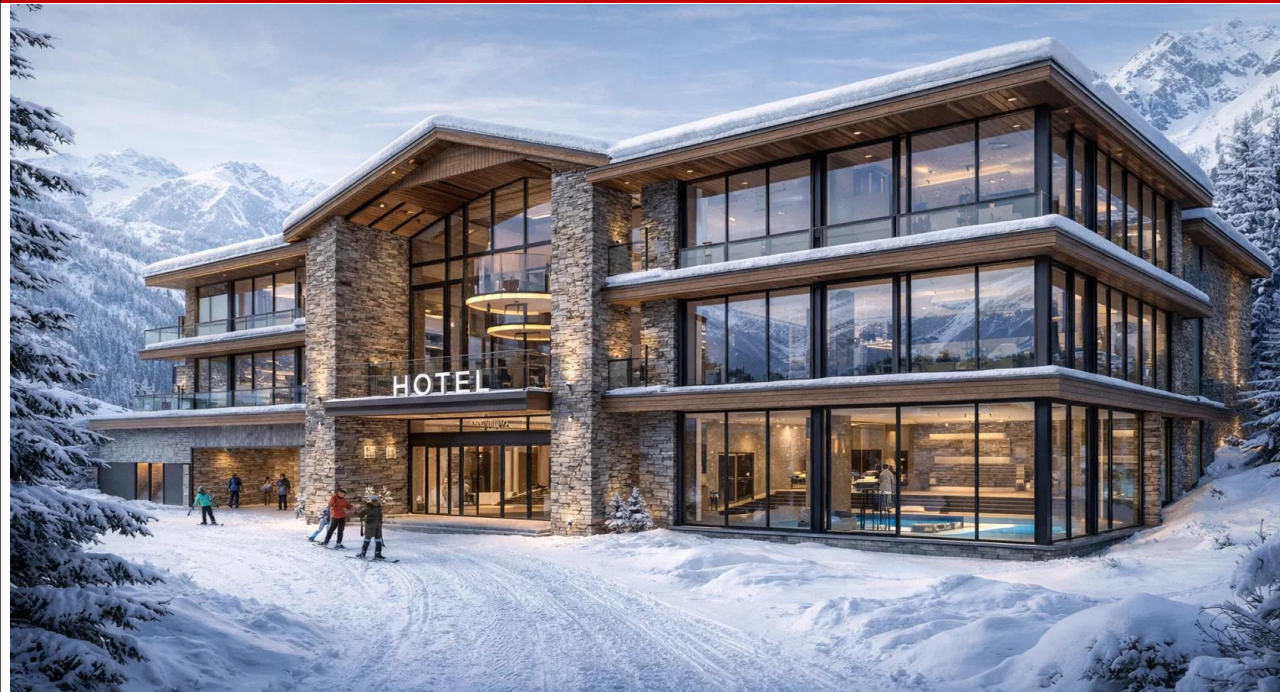


120 rooms

5 000 m²

Building area

LUXURY HOTEL (3-STOREY)



 **Location:** Butakovka Gorge, Base Station **2 000 m**

Key features:

- Three-storey luxury hotel integrated into the resort masterplan
- Exclusive accommodation with a limited number of rooms
- Lobby, lounge and fireplace hall
- Private ski-room for hotel guests
- SPA zone with panoramic pool
- Dedicated service and administrative areas



100 rooms

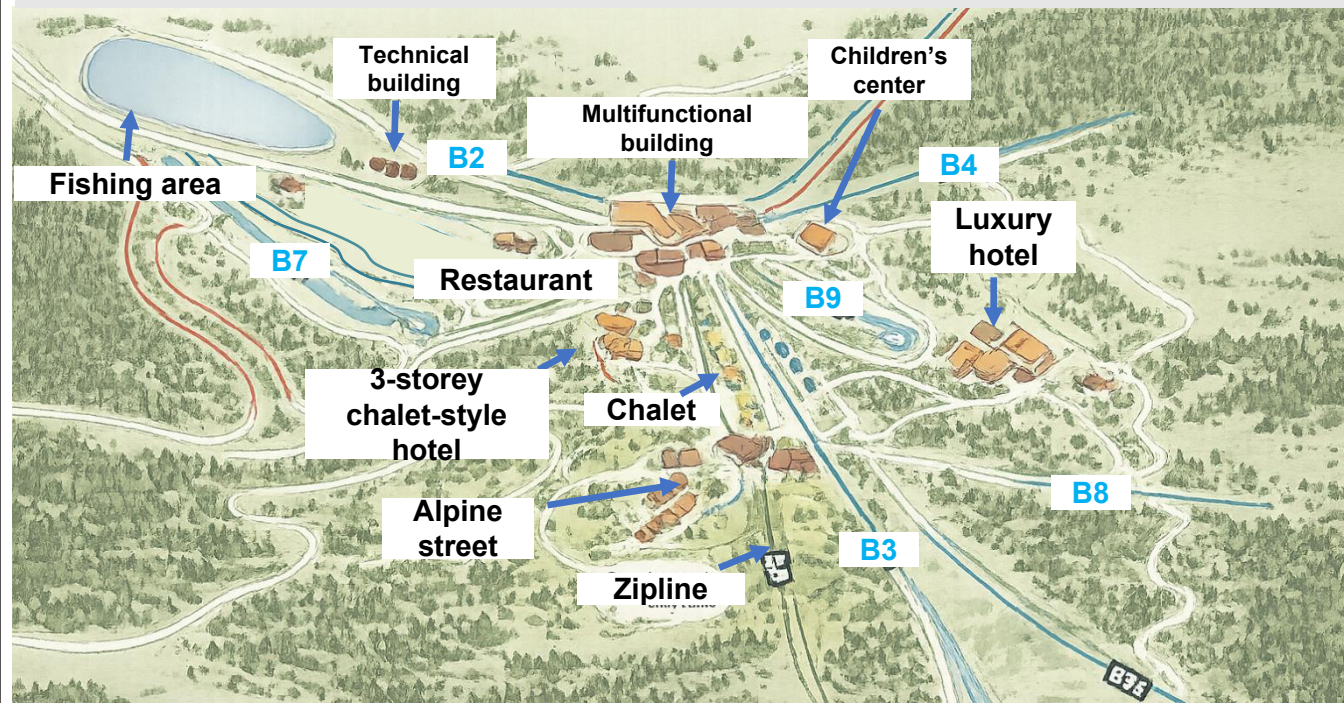
10 200 m²
Building area

RENDERS OF THE ALMATY MOUNTAIN CLUSTER

MODERN ALPINE — BUTAKOVKA 2000 (Option 2)



MASTER PLAN BUTAKOVKA 2000



Multifunctional Building:

1. Visitor center, restaurant, administration
2. Ticket offices, cloakroom / luggage storage
3. Lounge area / public hall
4. Sports shop, souvenirs, rental
5. Equipment service and repair
6. Instructor facilities, medical point

Total area: **6 000** m²

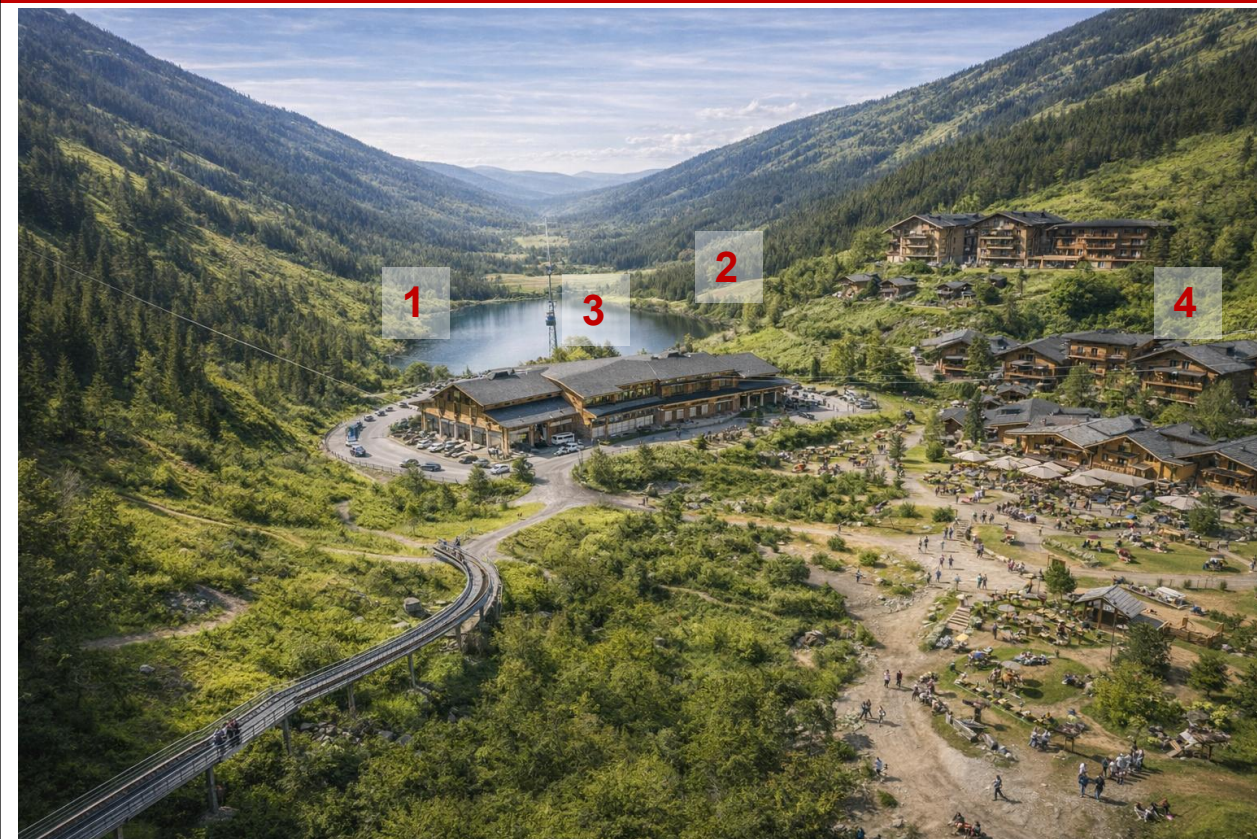
Capacity: **7,400** people per day

Designed for **450** beds



RENDERS OF THE ALMATY MOUNTAIN CLUSTER

ACTIVITIES – BUTAKOVKA 2000



1. **Fishing area** — recreational zone for amateur fishing.
2. **Technical building** — engineering and operational support facility.
3. **Restaurant** — food and beverage facility for visitors (**1,000 m²**).
4. **3-storey hotel** — tourist accommodation facility.

5. **Chalets** — individual tourist accommodation units.
6. **Children's center** — leisure and activity facility for children (**800 m²**).
7. **Luxury hotel** — high-end accommodation facility.
8. **Alpine Street** — pedestrian public zone with services and activities.
9. **Zipline** — high-speed descent attraction.

CHALET HOUSES (2 STOREYS)



 **Location:** Butakovka Gorge, Base Station **2 000 m**

Key features:

- Detached two-storey chalet houses set within the mountain landscape
- Low-density development with a high level of privacy
- Individual accommodation format for families and small groups
- Alpine-style architecture with terraces and panoramic views
- Integrated with resort walking trails and infrastructure



2 600 m²

Building area

260 m²

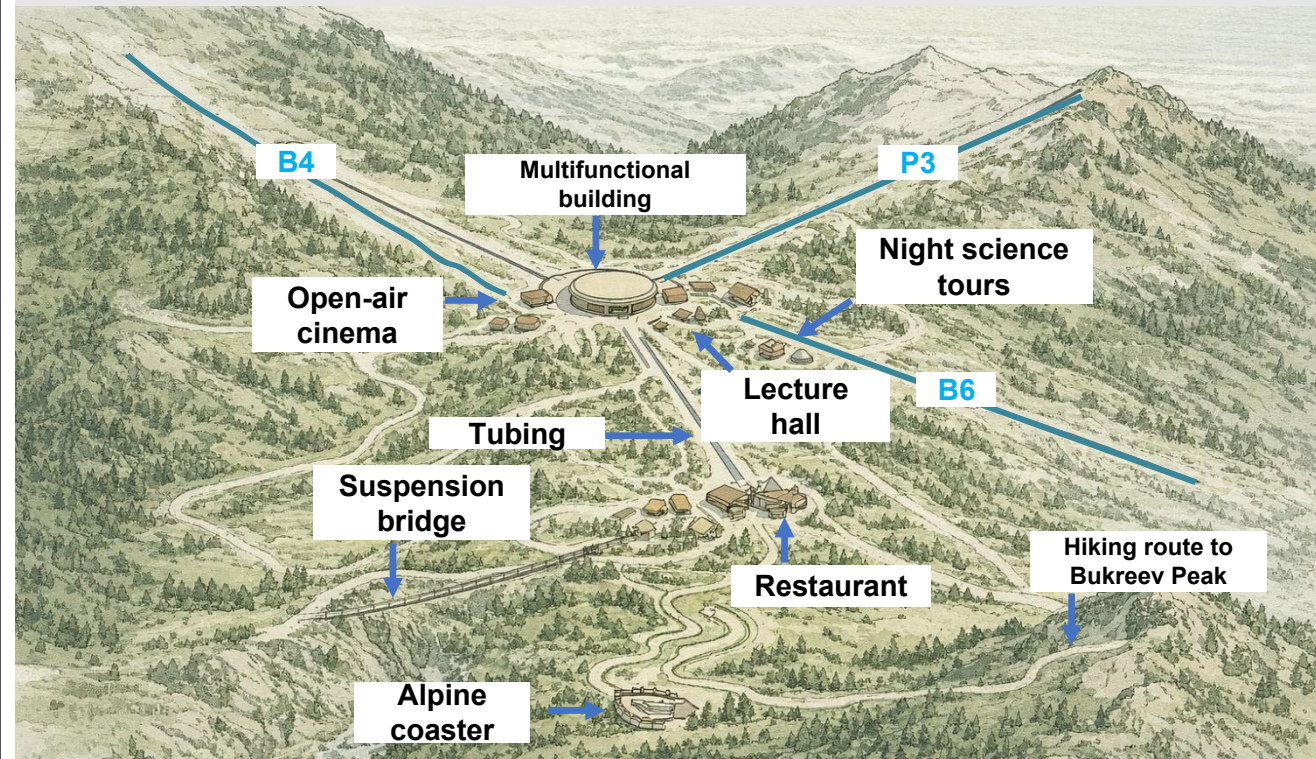
Unit size

RENDERS OF THE ALMATY MOUNTAIN CLUSTER

MODERN ALPINE — BUTAKOVKA 2600



MASTER PLAN BUTAKOVKA 2600



Multifunctional Building:

1. Restaurant
2. Bar / buffet / kitchen (semi-prepared food)
3. Administration, service and technical facilities
4. WC
5. Mother and child room

Total area: **1 400** m²

Capacity: **3,800** people per day

RENDERS OF THE ALMATY MOUNTAIN CLUSTER

ACTIVITIES – BUTAKOVKA 2600



1. **Open-air cinema** — outdoor venue for evening film screenings.
2. **Science tours** — educational night excursion routes.
3. **Lecture hall** — space for lectures and educational events.
4. **Alpine coaster** — rail-based high-speed downhill attraction.

5. **Suspension bridge** — pedestrian bridge crossing.
6. **Restaurant** — food and beverage facility.
7. **Hiking route to Bukreev Peak** — marked tourist hiking trail.
8. **Tubing** — downhill track for inflatable sleds.



UNIQUENESS OF THE BUTAKOVKA ZONE

- **Mountain resort** format integrated into the immediate proximity of the city of Almaty;
- **Night-time mountain programs at elevations of 1,700–2,600 m** (cinema, science formats, events);
- **Panoramic alpine hiking route** for pedestrian tourism (connecting routes: “Kimasar”, “Butakovka”, “Pioner”, “Kabanye Lake”, “Oi-Qaragai”);
- A **“live – relax – explore” scenario** without the need for travel between locations.

INTERNATIONAL REFERENCES

Zermatt Sunnegga–Blauherd (Switzerland)

mountain area with a lake, family recreation, and hiking trails (without urban accessibility and night-time formats).

Dolomiti Adventure Valleys (Italy)

mountain valleys with eco-trails, activity parks, and family recreation (without a unified night-time and educational program).



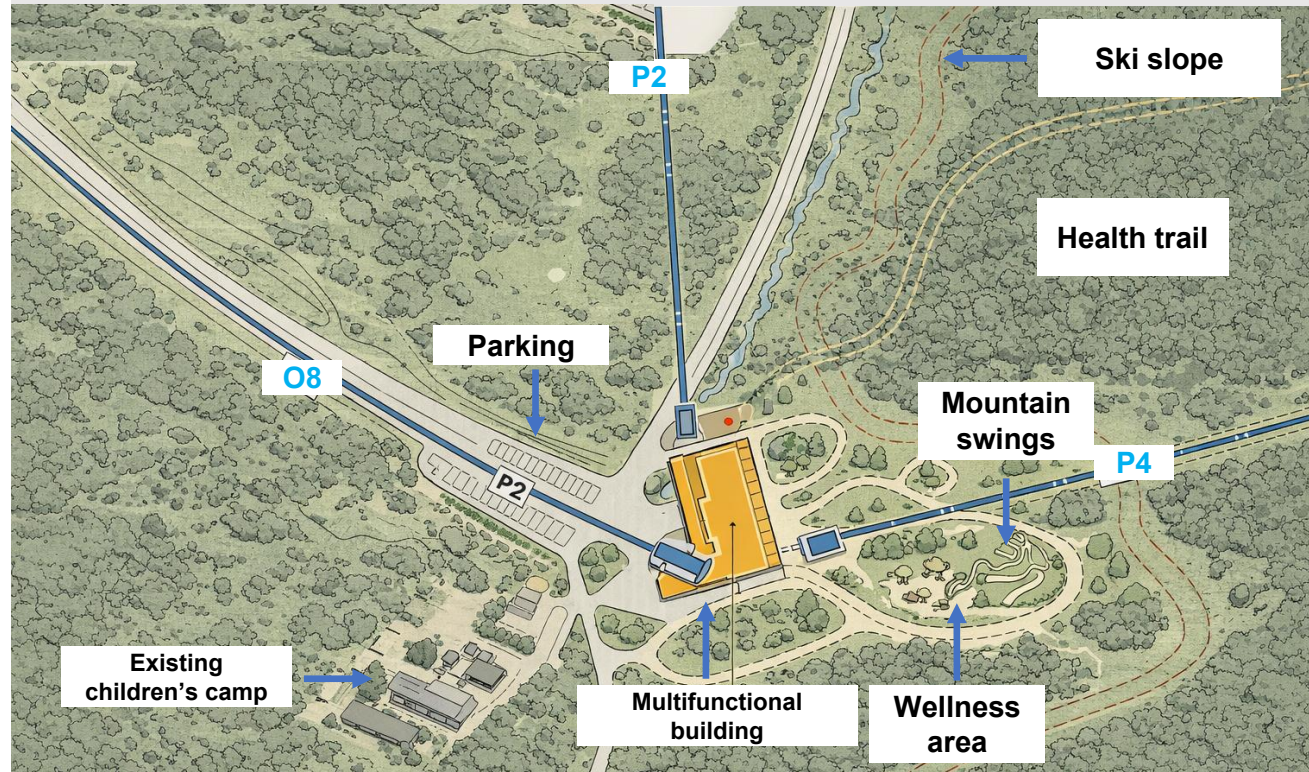
Butakovka — a resort valley with accommodation and **year-round activities**, enhanced by night-time formats and activities.

RENDERS OF THE ALMATY MOUNTAIN CLUSTER

TRADITIONAL ALPINE– PIONEER 1700



MASTER PLAN PIONEER 1700



Multifunctional Building:

1. Visitor center
2. Ticket offices
3. Lounge area / public hall
4. Coffee shop / café
5. Shop / souvenirs / clothing rental
6. Ski and snowboard rental

7. Equipment service and repair
8. Cloakroom / luggage storage
9. Changing rooms
10. Instructor facilities
11. Medical point
12. Security service
13. Staff facilities
14. Storage rooms

Total area: 7 000 m²

Capacity: 4,000 people per day

RENDERS OF THE ALMATY MOUNTAIN CLUSTER

ACTIVITIES – PIONEER 1700



1. **Ski slope** — downhill skiing trail.
2. **Health trail** — pedestrian wellness walking route.
3. **Mountain swings** — pendulum-type attraction.

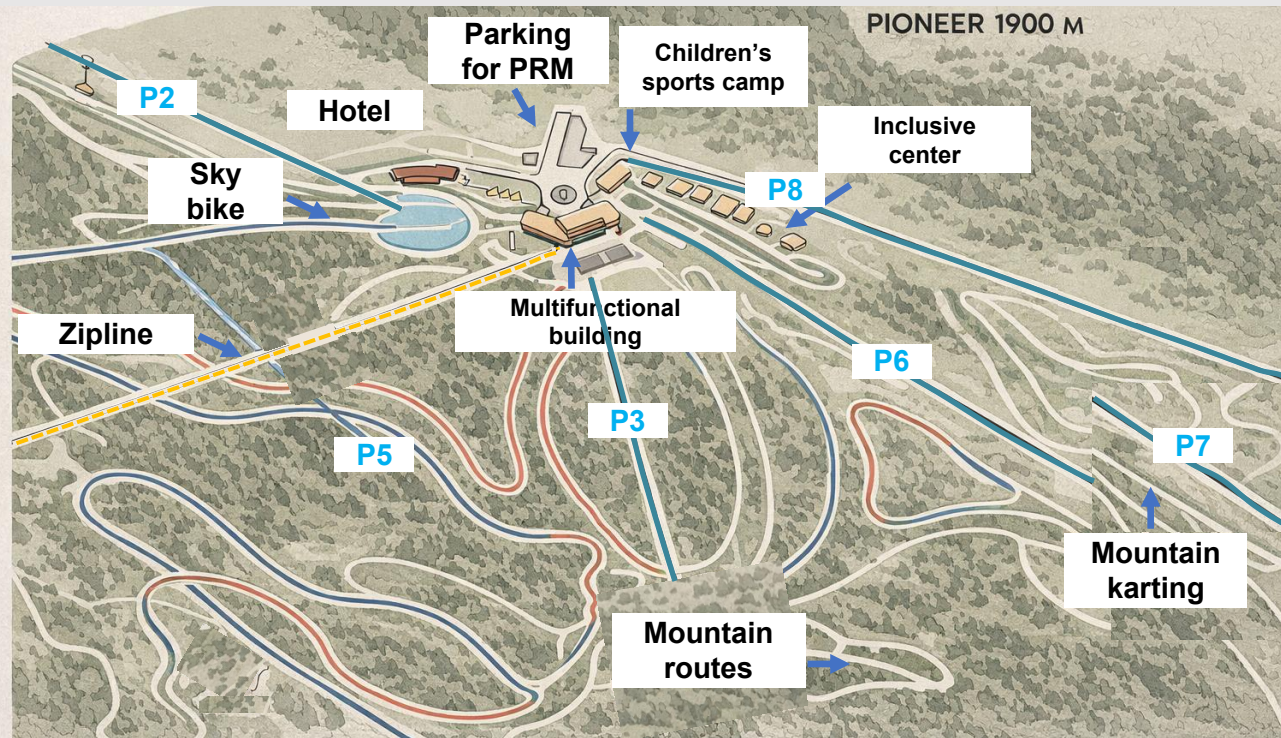
4. **Wellness area** — relaxation and wellness zone.
5. **Parking** — vehicle parking area.
6. **Existing children's camp** — children's recreational infrastructure facility.

RENDERS OF THE ALMATY MOUNTAIN CLUSTER

TRADITIONAL ALPINE- PIONEER 1900



MASTER PLAN PIONEER 1700



Multifunctional Building:

1. Visitor center / ticket offices / administration
2. Lounge area / public hall / WC
3. Ski school / medical center
4. Storage rooms / lockers / rental
5. Equipment service and repair
6. Security service

Total area: 6 200 m²

Capacity: 5,500 people per day
Designed for 420 beds

RENDERS OF THE ALMATY MOUNTAIN CLUSTER ACTIVITIES – PIONEER 1900



1. **Mountain karting** — mountain karting track.
2. **Parking for PRM** — parking area for persons with reduced mobility.
3. **Children's sports camp** — children's sports infrastructure facility.
4. **Inclusive center** — adaptive recreation and leisure facility (1,200 m²).



5. **Hotel** — tourist accommodation facility (6,000 m²).
6. **Sky bike** — suspended cycling attraction.
7. **Zipline** — high-speed descent attraction.
8. **Mountain routes** — tourist routes of varying difficulty levels.

HOTEL (3-STOREY)



📍 **Location:** Pioneer **1 900** m

Key features:

- Three-storey hotel integrated into the Pioneer 1900 resort masterplan
- Central location near cable cars, mountain routes and year-round activities
- Public guest areas including lobby, waiting area, restaurant and bar
- Functional hotel layout for mid-scale resort operations
- Dedicated service, administrative and technical zones

6 000 m²

Building area

100 rooms



UNIQUENESS OF THE **PIONEER** ZONE AND INTERNATIONAL BENCHMARKS



UNIQUENESS OF THE PIONEER ZONE

- An alpine zone where wellness infrastructure is integrated into the cable car hub and ski slope network;
- A comprehensive children's ecosystem on the mountain: an operating children's camp and a sports camp within the resort;
- An inclusive mountain resort as a core model, rather than a separate specialized facility;
- A focus on health within a classic alpine format, rather than on extreme activities.

INTERNATIONAL BENCHMARKS

- Bormio / Livigno (Italy) - integration of skiing and wellness/thermal facilities as part of the tourism product.
- Laax / Flims (Switzerland) - family-oriented mountain area with strong infrastructure and non-winter activities.
- Adaptive / Inclusive ski centers (USA / Canada) - models integrating adaptive programs and infrastructure for people with disabilities into resort environments.



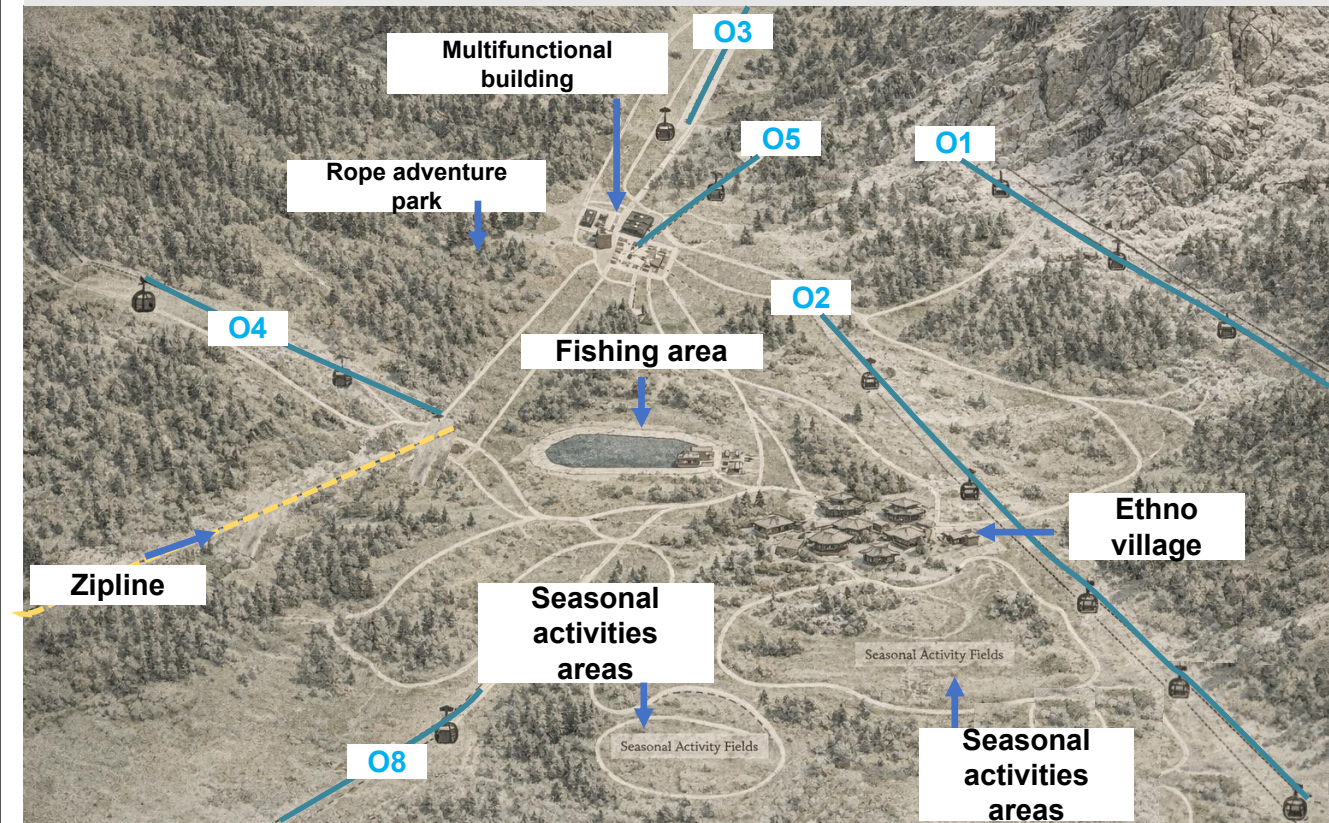
Pioneer is a **family-oriented** mountain base where **wellness** and **inclusivity** are integrated into a classic alpine resort scenario.

RENDERS OF THE ALMATY MOUNTAIN CLUSTER

ETHNO STYLE – KABANYE LAKE 2100



MASTER PLAN KABANYE LAKE 2100



Multifunctional Building:

1. Panoramic guest hall
2. Kitchens / storage areas / WC
3. Accommodation facilities - 25 rooms
4. Lobby / service / administrative area

Total area: 4 700 m²

Capacity: 8,250 people per day

Designed for **50** beds

5. 360° viewing platform
6. Sun loungers / benches / outdoor café / photo zone
7. Medical assistance / administration
8. Snowmobile garages
9. WC / maintenance / security

RENDERS OF THE ALMATY MOUNTAIN CLUSTER

ACTIVITIES – **KABANYE LAKE 2100**



1. **Rope adventure park** — recreational area with rope-based routes.
2. **Fishing area** — recreational amateur fishing zone.
3. **Zipline (Sky bike)** — high-speed descent attraction.



4. **Ethno village** — ethnocultural tourism facility.
5. **Seasonal activities** — areas for seasonal leisure activities.
6. **Operational and transport building** — **1,500** m².

ETHNO VILLAGE



📍 **Location:** Pioneer **1 900** m

Key features:

- Ethno village integrated into the natural mountain landscape
- Traditional accommodation format with authentic architecture
- Focus on eco-tourism, cultural and family-oriented experiences
- Direct connection to seasonal activities, fishing area and hiking trails
- Atmospheric public space serving as a cultural gathering point

~50 beds
Capacity

UNIQUENESS OF THE **KABANYE LAKE ZONE** AND INTERNATIONAL BENCHMARKS



UNIQUENESS OF THE KABANYE LAKE ZONE

- A unique high-altitude artificial lake, designed as the central public space of a mountain resort;
- An ethno village by the lake as part of resort infrastructure, rather than a museum exhibit;
- A year-round “water → ice” scenario in a single location (summer recreation and winter activities without changing locations);
- Lake, attractions, and cable car within walking distance.

INTERNATIONAL BENCHMARKS:

- Lac de Tignes, France** — a mountain lake with seasonal recreation formats integrated into resort infrastructure..
- Trübsee (Engelberg), Switzerland** — a “lake experience” combined with a mountain resort and activities.



Kabanye Lake brings together a lake, ethno environment, and activity park within one compact **mountain hub**.