

KAZAKHSTAN

PART FOUR

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Innovation and individuality in Astana, the cutting-edge capital

The great American architect and city planner Daniel Burnham is remembered for his dictum, "Make no small plans." The planners behind Astana, Kazakhstan's ambitious, striving, and glittering capital rising out of the flat Central Asian steppe, have taken Daniel Burnham's motto for itself.

Visitors here often struggle to find a comparison. Americans reach for Las Vegas, another dynamic, modern, fast-growing city studded with awe-inspiring buildings designed to impressive dimensions. Others look to Brazilia, the modernist South American capital improbably built where there was nothing before.

Ultimately, however, the city is without comparison. Home to 529,000 people and located in the nation's northern region, Kazakhstan's President Nursultan Nazarbayev designated Astana



A winter swimmer enjoys the icy waters of Ishim River in Kazakhstan's incomparable capital.

(meaning "capital city" in the Kazakh language) the country's future capital only in 1994. A mere three years later it became the seat of government and a symbol of the country's lightning rise as a leading regional center for business, energy extraction and trade, as well as a major actor on the world stage.

In just 15 years Astana has quick-

ly become a showcase for the most dazzling works by the world's iconic architects: Lord Norman Foster's glass and steel Pyramid, home to President Nazarbayev's innovative conference on world religions, and his upcoming Khan Shatry, a giant, transparent tent that will host a huge concert arena and a dolphinarium among much else. Meanwhile, build-

ings like the Bayterek Tower and the Roman Catholic Cathedral anchor it into the country's complex social fabric.

This is a city that looks like nothing else in Central Asia, yet it is Kazakhstan in microcosm. It is just now coming into its own. A bevy of new restaurants specializing in dozens of world cuisines, new entertainment centers and retail malls, and an emerging sense of its very own civic identity combine to give solidity and a feeling of permanence. But the torrent of ongoing construction projects also gives expression to Astana's ambitious future, now in the making.

KAZAKHSTAN

Project directed and coordinated by:
Miguel Artacho and Eleanor Legge-Bourke

Port of Aktau: the nation's global gateway to trade

IT'S NO EXAGGERATION: Kazakhstan's bounty of raw materials has, in just a few short years, become vital to the global economy. Its huge reserves of oil and minerals are essential, but mean nothing unless they reach their intended markets. Since its establishment in 1963, the Port of Aktau, on the Caspian Sea, has become Kazakhstan's vital gateway to overseas markets, through which flow the country's massive reserves of metals and petroleum in addition to other exports such as wheat and timber.

"In two years, new port capabilities will double the flow of dry goods and almost triple the transport of oil," says Talgat B. Abylgazin, Director of the Aktau International Sea Commercial Port, who adds: "For more than five years, we have been operating at

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Playing a vital role in Kazakhstan's civil aviation sector



KAZAKHSTAN

Constructing 21st century ambition

Originally from Turkey, Ceylan Limited has now taken to shaping Kazakhstan with top quality local talent and vision

Back in 1998, Ceylan Limited's Chief Executive Officer, Levent Ceylan, took a close look at what was happening in Kazakhstan and liked what he saw. Looking back, Mr. Ceylan says, "We decided to start our business in Kazakhstan, because the country had a great deal of stability. President Nazarbayev has a clear vision for the country's ongoing development."

This, it turned out, was the right combination, and for Ceylan it proved to be a fortuitous bet.

Founded more than 30 years ago, Ceylan is one of the biggest

construction companies in Turkey and has completed the construction of more than 8.2 million square feet. Parent company Ceylan Holding has a broad range of capabilities in the construction sector, mainly with a portfolio of prestige buildings, apartments, office buildings, and infrastructure, including airports. Ceylan is also active in the management of its own hotels. "We have a great deal of experience throughout all aspects of the tourism and construction business," said Mr. Ceylan.

One of the company's first major projects was the Gumilev

Eurasian University, which was completed in one and a half years time. President Nazarbayev participated in the opening ceremony and gave special thanks to

the group "because at that time there were very few construction companies operating here," says Mr. Ceylan, pointing out that the country is a difficult construction environment because of the cold weather.

Kazakhstan has since kept Ceylan very busy. Among its iconic projects include the office of the Prime Minister and the office of the High Court Building of the Republic of Kazakhstan.



LEVENT CEYLAN
CEO
Ceylan Limited

The company also constructed the Ishim Bridge, a vital structure in Astana, and is currently building the Olympic Village outside Almaty, the bustling commercial capital.

With projects in the works worth upwards of \$360 million, Mr. Ceylan says the secret to his success here is not expensive research or personal relationships, but the quality of his staff, which is overwhelmingly comprised of local talent. Mr. Ceylan's emphasis on human resources – training, retaining, and looking locally – are key. Soon, the company hopes to reach \$1 billion in projects, a large, ambitious number suiting a large, ambitious country remaking itself in its 21st century image.

Founded in 1976, Ceylan Limited is Kazakhstan's premier construction company, with over 40 years of experience, ongoing projects worth a total of \$360 million and an experienced workforce of over 2,500 employees. Utilizing technological innovations and implementing the highest standards born of decades of successful operations, Ceylan Limited has been responsible for some of the finest and most ambitious projects in Kazakh history, including the Eurasian University in Astana and the office of the current Prime Minister.

With a pervasive presence synonymous with construction excellence in Kazakhstan, and a strong market presence in Dubai and Moscow, Ceylan Limited is building the future of Kazakhstan and its international friends and partners.

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The art of
constructing a nation



CEYLAN HOLDING

KAZAKHSTAN

Partners bringing glitz to the grasslands

Capital Partners works with the world's most highly-acclaimed construction professionals in redefining real estate

Starting only seven years ago, Capital Partners is striding headlong into its long-term transformation of Kazakhstan – adding towering steel-and-glass height to where there was only windswept grassland, introducing acres of glitz where there was only decay and importing world-class design where there was only Soviet uniformity.

Capital Partners, the real estate development company, has roared into Kazakhstan with a ferocious menagerie of international experts, teams of engineers and reams of architects, together with local teams, to adapt high-end building concepts to the Almaty environment. "We aim to have an end result that can work as successfully in Almaty, Kazakhstan's surging metropolitan business center, as in New York," said Yusuf Sarimsakci, Managing Director of Capital Partners. "When you look around the city, there are still many buildings from Soviet times. You

give the people a new product such as ours, and they are willing to pay to have that product. For office buildings, the principle is the same: the stock is bad, so if you create a proper office space where people can work in harmony and attract employees as well as clients, they go for it. Kazakhs themselves appreciate the better quality of living standards," says Mr. Sarimsakci. He adds, "Another motivation for us is that



YUSUF SARIMSAKCI
Managing Director
Capital Partners

we strive to make Almaty an even more beautiful place. Nature has already given it a beautiful backdrop and we must make sure that what we create is in line and enhances this beauty."

Capital Partners, in fact, has become a major player throughout the former Soviet Union. This spring, it is inaugurating the Ritz Carlton Moscow next to Red Square – widely considered the most anticipated and important hotel opening in Europe for years – as well as in Turkey and Eastern Europe. In Kazakhstan, the company has built the architecturally significant Renaissance Aktau Hotel, managed by Marriott International.



CAPITAL PARTNERS

Astana Shopping Mall is representative of the company's passion to enhance their projects' surroundings.

Furthermore, there's Capital Partner's signature project: Esentai Park, a luxury mixed-use hotel-condominium-office space development designed by fabled New York architecture firm Skidmore Owings & Merrill, who were the design brains behind Chicago's Sears Tower and New York's planned Freedom Tower. Capital Partners is building glossy retail malls as part of Esentai, expressly targeted to attract anchor tenants from the world's finest retailers. Esentai will be Central Asia's tallest building, a shimmering arrow between China and Europe.

Mr. Sarimsakci explains: "We don't care what the market demands from us. We look at what we should do and our vision, we try to avoid thinking according to limitations. We carry the market

forward with us, as is the case with Esentai, where we are delivering fully serviced apartments, the likes of which you cannot even find in Russia. We are aware that our competitors are following us, and we think it is a good sign."

The former Soviet Union is not a simple place in which to build. Knowing the local market is crucial for getting a prime piece of property and properly designing it for local needs. Capital Partners, in part, attributes its success to an obsessive attention to due process, moving deliberately and cautiously into new markets. This is unlikely to change even after the firm rebuilds Almaty's pristine mountain ski resort, Medeo Chimbulak, and the firm's partners begin to hold their meetings on the slopes.

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Handling international commerce

For more than forty years, the Aktau International Sea Commercial Port (AISC) has been Kazakhstan's vital maritime gateway opening up the region to global trade. A modern, international port enabling year-round transcontinental shipment at the crossroads of China, Russia, Europe and the Caspian Basin, AISC has the most fully equipped, multifunctional terminal facilities in the area, using the latest handling techniques of the highest quality standards.

Access all areas

KAZAKHSTAN

High-tech navigation into the top flight

As the country's development continues to soar, air transport proves vital for a nation as large as the whole of western Europe

The ninth largest nation on earth, Kazakhstan is the size of Western Europe. This makes for an arresting United Nations statistic. For KazAeroNavigatsia, this makes for one very, very large challenge.

KazAeroNavigatsia provides the nation with the high-tech navigation infrastructure for its fast-developing aerospace. The country is a destination for such international long-haulers as British Airways, Lufthansa, Turkish Airways and KLM. Negotiations are underway with many others, including Austrian Airlines. At the crossroads between trading titans China, India and Europe, Kazakhstan is an important logistics center, catering to a major Federal Express stopover. And the country's homegrown airline, Air Astana, is growing exponentially, adopting a younger fleet and ever more far-flung destinations across Europe, the Middle East and Asia.

"Kazakhstan's desire to get integrated into the world community

and the global economy is confirmed by the development rate of different sectors of the economy," says Sergey Kulnazarov, Director General of KazAeroNavigatsia. He notes that he hires his air traffic controllers (who work from control towers in Astana, Almaty, Aktubinsk and Shymkent) directly out of a British traffic control university located in Almaty.

Creating a state-of-the-art air navigation environment is not only crucial for Kazakhstan's development

— 90 percent of KazAeroNavigatsia's work is targeted at international flights — but it is also important for the integrity of the global air traffic control system. It's a job that not only required a massive upgrade when Kazakhstan became an independent state 16 years ago, but being ICAO-compliant (International Civil Aviation Organization) in any country requires continual, constant modernization.

"We are really keen on getting integrated into the world economy," he explains. "I am proud of the development pace enjoyed by the air navigation system in this region. We have a lot of assessments made by various international organizations and they are very high."



SERGEY KULNAZAROV
Director General
KazAeroNavigatsia

Port of Aktau: the global trade gateway

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the maximum of our capacities which proves that the country's industrial potential is on the rise."

The port also has a partner. KazMortransFlot, the company that provides the tankers to the port, has leveraged the harbor's growing capacity with double-hulled vessels that symbolize the company's focus on the environment and worker safety, according to Ruslan B. Zhumagulov, General Director Deputy at KazMortransFlot.