Visualisation · TUTO community concept

Off-grid homes and communities for Central Asia

TUTO Off-Grid Development Ltd (AIFC, Astana) designs and develops energy-efficient off-grid homes and residential communities with no off-site utility networks and no connection to centralised utility systems: power, heat, water and wastewater treatment are provided within the site boundary.

WHY NOW

Growth beyond the grid

New suburban housing around Almaty depends on utility connections that are slow and capacity-limited. An autonomous community is built where the land is, not where the networks are.

Lower cost of ownership

A well-insulated envelope (200 mm insulation) and on-site generation replace most utility bills. Residents own the systems; TUTO operates them under a service contract.

Built for the region

Almaty lies in a zone of high seismicity. Every TUTO building is designed for seismic intensity 9 and for a local climate down to −26 °C.

TUTO BASE PASSPORT — ONE STANDARD FOR EVERY PROPERTY

Power

Solar modules and energy storage

Heat

Heat pumps on own generation, no gas

Water

Own well and on-site water treatment

Wastewater

Biological treatment, no discharge to sewers or water bodies

Control

One automation and dispatch system on the Modbus protocol, mobile app

Envelope

Monolithic concrete in VELOX formwork, 200 mm insulation, twice the Almaty thermal requirement

PROVEN CONSTRUCTION TECHNOLOGY

7
buildings, 2,430 m²
built in Kazakhstan with VELOX technology since 2013

≤ 45
working days
for a monolithic shell ready for finishing

9
seismic intensity
structural design for every building

25+
years
of the founder in construction, over 100,000 m² of works

PILOT COMMUNITY "GORODOK" · NEAR ALMATY

Visualisation · community with a kindergarten

- **13 residential units** — 6 semi-detached houses and 1 detached house, TUTO standard
- **Kindergarten for 25 children and a health centre** — separate entrances, own playgrounds
- **100% off-grid** — solar modules and storage, wells, biological treatment, one dispatch system
- **Showroom** — live data of every system for partners, students and buyers
- **On-site infrastructure** — internal roads and on-site utility systems

Status: master plan scheme and technical solutions for the off-grid infrastructure are complete; design will be carried out by the TUTO team with a licensed general designer.

HOW THE PROJECT IS STRUCTURED

AIFC HOLDING

TUTO Off-Grid Development Ltd

Standard, trademark, design and engineering, choice of equipment and contractor, acceptance.

ONE PER COMMUNITY

Project company

Owns the property. Investor financing and land partnerships are arranged at this level, not in the holding.

UNDER CONTRACT

General contractor

Builds to the TUTO standard with local subcontractors.

AFTER SALE

Residents and TUTO

Residents own the infrastructure; TUTO operates it under a service contract.

ROADMAP

1

Pilot

13 residential units, a kindergarten and a health centre near Almaty

2

Next communities

Larger off-grid communities in regions of Kazakhstan

3

Social infrastructure

Kindergartens, health and public buildings to the standard

4

Licensing

TUTO Base Passport for partners in Central Asia

TEAM

Sergey Tregubenko

Founder, TUTO and VELOX KZ

25+ years in construction, over 100,000 m² of works; has led VELOX KZ since 2014.

Sergey Glebov

Architect, partner

120+ completed residential projects; earthquake-resistant structures.

Anvar Shapanov, PhD

Structural engineer, partner

Around 200 designed buildings; seismic structural design.

Tell us about you

Who you are (fund, family office, bank, development finance institution, strategic or private investor); typical ticket and instruments; target return, horizon and preferred structure; geographic and sector focus, ESG requirements; decision process and timing.

Let us get to know each other

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Project details are discussed individually after the introduction, on a confidential basis.

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