

# RECREATION INDUSTRY

Total **3** projects from  
businesses of the region

<b>Creation of a modern medical and health complex Orlivshchyna village</b> («Sanatorium «Holiday Resort Orlivshchyna» , Pishchanska TC, Novomoskovskyi district)	1
<b>Creation of the ecological sports and recreation leisure center</b> («ARMAN HRUP», Verkhniodniprovska TC, Kamenskyi district)	3
<b>Creating the Theater of Magic</b> (individual entrepreneur Horbonos Andrii, Dnipro)	5





## Creation of a modern medical and health complex



### Initiator

Limited Liability Company Sanatorium «Holiday Resort Orlivshchyna»

[www.spa-kurort.com.ua](http://www.spa-kurort.com.ua)



### Duration

11 months



**Expansion of the range of innovative, medical-recreational services of «Sanatorium «HOLIDAY RESORT ORLIVSHCHYNA» LLC** by reconstruction of clinical and residential buildings, as well as the construction of a Spa-center with a swimming pool.



### Project goals:

- satisfying the demand for innovative, health-improving services in the cold season (October-April) and increasing the amount of private clients receiving spa treatment at their own expense .

### The project envisages:

- purchase of new equipment, which will additionally provide 3 types of services and expand 5 existing ones.
- construction of a Spa-center and swimming pool - 9 additional types services;
- reconstruction of the clinical building – 4 additional types of services;
- reconstruction of dormitory №1 to increase 15 in-patient bed.
- creation of 4 new workplaces.



### Project economic indicators:

**Required investment capital: \$ 1,7 mln**

- Initiator contribution to the project implementation: **\$ 306 thousand.**
- Required investment capital: **\$ 1,4 mln**



Income increase by	<b>\$ 730 thousand</b>	Profitability index (PI)	<b>120 %</b>
Expenses increase by	<b>\$ 100 thousand</b>	Internal Rate of Return – (IRR )	<b>17 %</b>
Net Present Value (NPV)	<b>\$ 630 thousand</b>	Payback period PP	<b>2,7 years</b>



## Creation of a modern medical and health complex

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### Project technical parameters

#### Land plot characteristics:

- **area:** 8 ha;
- **intended purpose of the use:** recreation lands;
- **cadastral number:** assigned;
- **administrator:** «Sanatorium «HOLIDAY RESORT ORLIVSHCHYNA» LLC, rent until 2058..

#### Engineering infrastructure:

water supply, sewerage system, gas supply, electricity supply – are available and do not require additional investment.

#### Логістична інфраструктура:

- town Novomoskovsk– 12 km;
- the city of Dnipro – 45 km;
- buses depart from Dnipro, Novomoskovsk and the village Orlivshchyna;
- transfer of the sanatorium from Dnipro, Novomoskovsk.



### Mechanisms for cooperation:

- equity;
- credit line.

#### Company resources:

- projects for the reconstruction of clinical and residential buildings;
- project for the construction of a SPA center with a swimming pool;;
- co-financing of the project is 18%;
- land plot fnd real estate.



### Additional information

**The sanatorium** is licensed for more than 76 medical activities and has a certificate of the highest accreditation category (ISO quality certificate).

The maximum capacity of the bed fund is 309 in-patient beds, including 293 in-patient beds of year-round operation and 16 beds of seasonal operation. 9 dormitories of the Sanatorium are provided with autonomy heating and all In-room amenities, round-the-clock hot and cold water supply. There are 11 treatment departments.

There are mineral water sources for internal and external use on the territory of the Sanatorium.



**Project location:** Pishchanska TC, Dnipropetrovsk region



Dnipropetrovsk Regional Investment Agency (DIA)

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## Creation of the ecological sports and recreation leisure center



**Creation of the modern ecological sports and recreation leisure center for 250 people** through the reconstruction of the existing recreation camp «Dniprovski Svitanki» with all the necessary infrastructure:

- 4 residential buildings for visitors;
- restaurant;
- assembly hall;
- SPA center;
- aquatic sports station;
- sports facilities and grounds.

It also provides for the 175 kW solar power plant construction to meet own demands and to sell on a «green tariff».

Today, the recreation camp can accommodate up to 80 people in the summer and up to 30 people all year round.



### Initiator

«ARMAN HRUP»,  
Ltd  
[www.baza-otdiha.dp.ua](http://www.baza-otdiha.dp.ua)



**Duration**  
**18 months**



### Project goals

- rehabilitation, relaxation of residents from Dnipropetrovsk region and other regions;
- organization of sports and cultural events for children and youth;
- carrying out ceremonial events, workshops, seminars etc.
- creation of 5 new jobs.



### Project economic indicators

**Project cost: \$ 1.8 mln**



Net Present Value (NPV)	<b>\$1,6 mln</b>	Payback period (PP)	<b>6 years</b>
Profitability index (PI)	<b>136%</b>	EBITDA	<b>\$2,4 mln</b>
Internal Rate of Return (IRR)	<b>18%</b>		



## Creation of the ecological sports and recreation leisure center

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### Project technical parameters

#### Land plot characteristics:

- area: 4.6 ha;
- **intended use:** recreational land;
- **cadastral number:** 1221087000-01-096-0003;
- **administrator:** «ARMAN HRUP», Ltd.

#### Company resources:

- two-storey bedroom block with an area of 2 250 m<sup>2</sup>;
- mess dining hall with an area of 1 200 m<sup>2</sup>;
- medical building with an area of 470 m<sup>2</sup>;
- utility building with an area of 260 m<sup>2</sup>.

Buildings need major repairs.

#### Engineering infrastructure:

- electricity supply: heating substation with a capacity of 100 kW on the land plot;
- water supply: two wells (special water use permit №66 / DP / 49d-17);
- modern wastewater treatment plant and biological sewage treatment plant.

#### Transport infrastructure:

- the highway H 08 - 5 km;
- the railway station - 50 km;
- the international airport «Dnipropetrovsk» - 140 km;
- the Dnieper river- 20 m.



### Mechanisms for cooperation

- share participation;
- creation of a joint venture;
- credit line.



### Additional information

The territory of the recreation camp is located in a pine forest, on the Dnieper river bank.

Here can spend their relax not only residents of Dnipropetrovsk region, but also the residents of nearby regions such as Poltava and Kirovohrad.



### Project location:

Verkhniodniprovsk TC, Dnipropetrovsk region

## Creating the Theater of Magic



Project initiator seeks to develop the theater and leadership in the field of stage illusion in Ukraine by acquiring the necessary equipment for demonstrations, technical and office provision of performances.

Currently, the theater puts on stage independent shows and productions, has a full cycle: from the direction, sound and lighting design to the demonstration of the performance of the finished form of content and idea.

The Theatre consists of professional actors with extensive experience in stage illusion. The repertoire of the theater already has several performances: "Touch of Magic", "Christmas Magic", "World of Magic" and others.

A large repertoire of illusion show numbers and programs has been developed.



### Project goals:

- achievement of stable schedule of theatrical performances - 12 or more performances per month;
- development of touring activity in the cities of Ukraine. To visit two cities monthly;
- constant participation in charity events - at least four events monthly;
- Creation of a children's theater studio. To organize and conduct master-classes on demonstration of tricks;
- To become a reliable source of filling the state budget of Ukraine with money from taxes;
- To create 10 workplaces.



### Economic indicators of the project

**Total project cost: \$ 16 thousd.\***

Economic indicators of the project are calculated depending on the filling of the auditorium, the effectiveness of marketing activities.

\* 1 UAH = \$ 36.6 (the official exchange rate of the hryvnia to foreign currencies at the NBU official exchange rate on 03.07.2023)



### Initiator

**Individual entrepreneur**  
**Horbonos Andrii**

Founder of the  
Theater of Magic



**Duration**  
**10 months**



## Creating the Theater of Magic



### Material and technical support of the project

#### Directions for investment:

- props for the performance (sawing table, equipment for levitation, box-cage for "disappearing objects", costumes, stage decoration materials, suitcase magician for performances);
- technical and office support for the performances (furniture, computer equipment, sound equipment, stationery, apparatus);
- vehicle for touring activities.

#### Initiator Resources:

- room up to 200 m<sup>2</sup>;
- independent shows, productions, performances;
- illusionary show numbers and programs;
- direction, sound and light design;
- promotional materials;
- Internet resources;
- human resources (professional actors, a magician illusionist);
- client base.



### Project location:

The city of Dnipro



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### Mechanisms for cooperation

- joint venture;
- direct investment;
- credit financing



### Additional Information

We plan to develop social projects at the expense of the profit:

- "Ukrainian Soapboxes" - creation of methodological materials for children with speech defects (defects) with their subsequent free transfer to specialized educational and training institutions;
- "Honey Heart" - aimed at providing temporarily displaced people from the war zones with the things of prime necessity and food;
- Children's Honey Hub - a children's art center.

As a volunteer activity, Theater of Magic has repeatedly shown performances at important social institutions such as:

- military hospitals;
- Temporary placement center for low-mobile elderly people and people with disabilities, evacuated from hot spots "Ocean of Kindness" Dnipro city;
- "Dovira" social support center for children, Dnepr;
- "Polyvanov orphanage" of the Dnipropetrovsk regional council and others.

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