

# RESIDENTIAL CONSTRUCTION

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Total **3** projects from  
territorial communities

<b>Construction of a residential complex of economy class «SMART PAVLOGRAD»</b> (the city of Pavlohrad)	<b>1</b>
<b>Construction of a multifunctional trade and business complex</b> (the city of Kryvyi Rih)	<b>3</b>
<b>Construction of a cottage eco-town</b> (Novooleksandrivska TC, Dniprovskiy district)	<b>5</b>





## Construction of an economy-class residential complex «SMART PAVLOGRAD»

1



### Initiator

Pavlohrad city council

<https://pavlogradmrada.dp.gov.ua/>



Two land plots are proposed, located nearby, for the construction of a modern residential neighborhood with developed infrastructure



### Duration

18 months - design + construction



### Project goals

- to make a profit through the sale and lease/sale of space to business entities;
- to solve the problem of providing housing for socially vulnerable categories of citizens;
- increase the overall mobility of labor resources and create conditions to stop the outflow of population from the city by building affordable housing;
- expansion of business opportunities and search for new partners;
- increase of tax revenues to the local budget, development of the city economy;
- improvement of the city territory.



### Economic indicators of the project

Economic indicators are calculated by the investor depending on the chosen technology and the construction project of the residential complex



## Construction of an economy-class residential complex "SMART PAVLOGRAD

2



### Technical parameters of the project

#### Land plot characteristics:

- **total area:** 2 ha;
- **intended purpose:** for the construction and maintenance of an apartment building;
- **cadastral number:** none
- **leaseholder:** Pavlohrad city council
- **Engineering infrastructure:**
- Available next to the plots, communications are ready for connection
- **Logistics infrastructure:**
- international highway - 1 km;
- Railway station - 2.9 km;
- Airport - 90.3 km;
- river - 7 km;
- Dnipro - 80,8 km.

**Limitation on the number of floors of the residential complex - 9 floors**



### Mechanisms for cooperation

- Lease of a land plot;
- Another mechanism of cooperation may be determined by the Pavlohrad City Council and the project investor.



### Additional Information

#### Contacts of the initiator:

Pavlohrad City Council

#### Address:

the city of Pavlohrad

**Web:** [pavlogradmrada.dp.gov.ua](http://pavlogradmrada.dp.gov.ua)

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**Project Location:** Dnipropetrovsk region, the city of Pavlohrad



## Construction of a multifunctional trade and business complex

3



### Initiator

Public utility provider  
«City development  
institution Kryvvi Rih»

<http://irm.kr.ua/uk/>



**Construction of a new multifunctional complex** with a business center and an extensive infrastructure, as well as a comprehensive reconstruction of the territory.



### Duration

2 years



### Project goals:

- making a profit by leasing/selling space to business entities;
- expansion of business opportunities and the ability to find new partners;
- synergistic effect from the interaction of companies operating in the business center;
- profit from doing business on premises;
- business infrastructure development in the city;
- creation of new workplaces;
- increasing tax revenues to the community budget;
- improvement of the adjacent territory.



### Project economic indicators

**Required investment capital: \$ 6,67 mln**

economic indicators of the project will depend on the type of construction chosen and the stages of implementation



**Public utility provider «City development  
institution Kryvvi Rih»**

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## Construction of a multifunctional trade and business complex

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### Project technical parameters

#### Land plot characteristics:

- **total area of the territory** including green space ≈ 6 ha;
- **land plot area** for construction – 5,5 thous. m<sup>2</sup>;
- **intended purpose of use:** for the construction and maintenance of trade buildings; for placing a shopping center and a hypermarket;
- **cadastral number:** is assigned;
- **leaseholder:** Kryvyi Rih city council.

#### Engineering infrastructure:

utility systems are linked up with land plot (water supply and disposal, power supply).

#### Transport infrastructure:

- regional highway P-74 - 4,2 km, national highway H-11 - 20 km;
- junction loading and passenger railway station «Rokovataya» - 2,8 km, loading and passenger railway station «Vecherniy Kut» - 6,4 km;
- «Kryvyi Rih» airport 36,7 km;
- the Saksahan river- 0,1 km, the Inhulets river - 26 km;
- the city of Dnipro - 146 km.



### Mechanisms for cooperation:

- share participation;
- land lease.



### Additional information

- Pokrovsky district of Kryvyi Rih is one of the largest districts of the city with a population of about 132 thous. people, the area of the district is 5953 ha.
- Solvent population;
- The economic potential of the region is made up of 12 large industrial enterprises, including: OJSC "Central Mining and Processing Plant", PJSC "Kryvyi Rih Iron Ore Plant", OJSC EVRAZ Sukha Balka.
- The number of people employed in large industrial enterprises is 17 thousand people.
- The number of people employed in small and medium-sized businesses is 2.5 thousand people.
- The area of available rental objects for placing a business is 15.2 thous. m<sup>2</sup>



**Project location:** the city of Kryvyi Rih, Dnipropetrovsk region.



**Dnipropetrovsk Regional Investment Agency (DIA)**

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## Construction of a cottage eco-town



### Initiator

Novooleksandrivs'ka TC and busines

[www.novool.otg.dp.gov.ua](http://www.novool.otg.dp.gov.ua)



**Construction of a new cottage eco-town**, located 26 km away from the city of Dnipro, in the village of Voloske, Novooleksandrivska TC.

The cottage settlement construction project provides for the cottages construction on individual land plots. At the same time, several different housing types are considered:

- economy class;
- townhouse;
- business class.



### Duration

12 months

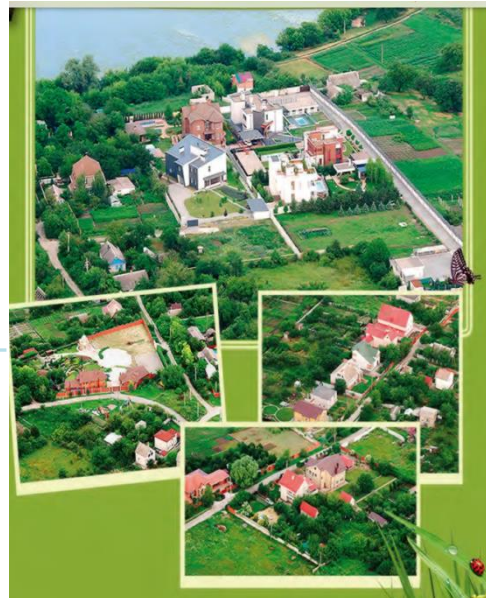
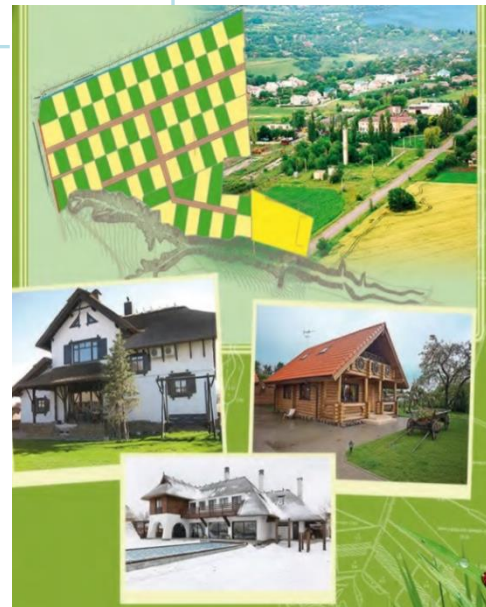


### Project goals:

- Satisfying the region population demand in a comfortable and affordable suburban housing.

### Project benefits

- convenient location: the cottage eco-town settlement is located outside the large metropolis – 26 km from the Dnipro city;
- infrastructure advantages will allow to use the potential of a suburban housing estate for personal space comfortable organization (protected territory, video surveillance around the perimeter, territory patrolling, personal parking);
- private house isolation eliminates the possibility of unnecessary noise;
- absence of undesirable neighborhood;
- environmentally friendly living conditions;
- personal land plot allows to implement any landscape ideas in an individual style.



### Project economic indicators:

**Economic indicators are calculated depending on the chosen type of cottage settlement.**



## Construction of a cottage eco-town



### Project technical parameters

#### Land plot characteristics:

- **area:** 16 ha (area is divided into 91 land plots (ranging in size  $\approx 0,15$  ha));
- **intended use:** for construction and maintenance of the residential house;
- **cadastral number:** issued;
- **administrator:** private person.

#### Engineering infrastructure:

- requires design and will be determined by the project according to the necessary volumes of gas, electricity, water and sewage facilities;
- it is possible to connect to gas, electricity, water and sewage (communications supply to the land plots is planned from the village).

#### Transport infrastructure:

- the Dnieper river – 1 km;
- a local paved road leads to the land plots;
- national highway H-23 – 9 km;
- international airport «Dnipropetrovsk» – 21 km;
- the city of Dnipro – 26 km;
- transfer of the Voloske village from Dnipro.



### Project location:

Novooleksandrivska TC, Dnipropetrovsk region



### Mechanisms for cooperation

- enterprise sale is possible;
- creation of joint venture.



### Additional information

Today, suburban individual housing is becoming increasingly popular. According to opinion polls, 53% of Ukrainian citizens chose to have their own home in the country instead of an apartment in an apartment building.

According to the real estate leading experts estimates, suburban housing market is the most promising in Ukraine.

Experts say that this market is entering a new development stage - from «consumer» it turns into «supply market».



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