



www.dia.dp.gov.ua

RECREATION INDUSTRY

6 proposals





www.dia.dp.gov.ua

Creation of landscape and park zone (Slobozhanska TC, the village of Slobozhanske)	1
Creation of leisure area / housing development (Slobozhanska TC, the village of Partyzanske)	3
Creation of sports and cultural center (Liubymivska TC, the village of Liubymivka)	5
Creation of tourist recreational and fishing area «Pobuts'kyi» (Myrivska TC, the village of Myrove)	7
Construction of motor-racing track «MotorParkDnipro» (Dnipropetrovsk investment agency, Petrykivska TC)	9
Creation of sports and leisure complex «GOLF RESORT» (Dnipropetrovsk investment agency, Petrykivska TC)	11



Creation of landscape and park zone Slobozhanska TC

Project description

The community offers a **Green-field territory** for implementation of the projects in the field of recreation industry, landscape design and leisure.

The **land plot**, located in the center of Slobozhanska TC, 8 km away from the Dnipro city, in environmentally pristine place: spans a green area with artificial reservoirs.

The **North side of the land plot** is within easy reach by major transport route – M 30 highway «Stryi - Izvaryne», and the south side is on the border of the gated community «Zoloti klyuchi», where the tennis club SC «Maximus» with a tennis school and a swimming pool are located.

Community's assistance in the project:

- land plot is allotted and a cadastral number is assigned;
- technical document maintenance on the cession of the land plot to lend lease.

Project goals in business terms:

- the location of the land plot along the M 30 highway will allow getting a significant number of clients not only among the residents of the regional center and communities, but also among the guests of the region;
- meeting the growing demand for comfortable recreation zones and park areas with a large number of services and landscape design.
- the dimensions and favorable transport infrastructure of the land plot provides the possibility of the development of several recreation areas : a landscape park, a climbing wall, a skate park etc.

Dnipropetrovsk investment agency

49004, Ukraine, the city of Dnipro, 2, O. Paul Ave, office 538, **Web:** www.dia.dp.gov.ua

Tel.: +38 056 742 86 34, **E-mail:** savran.dia@gmail.com , **contact person:** Savran Halyna

Pier at the upper lake



The middle lake with neck



Beach zone of the lower lake



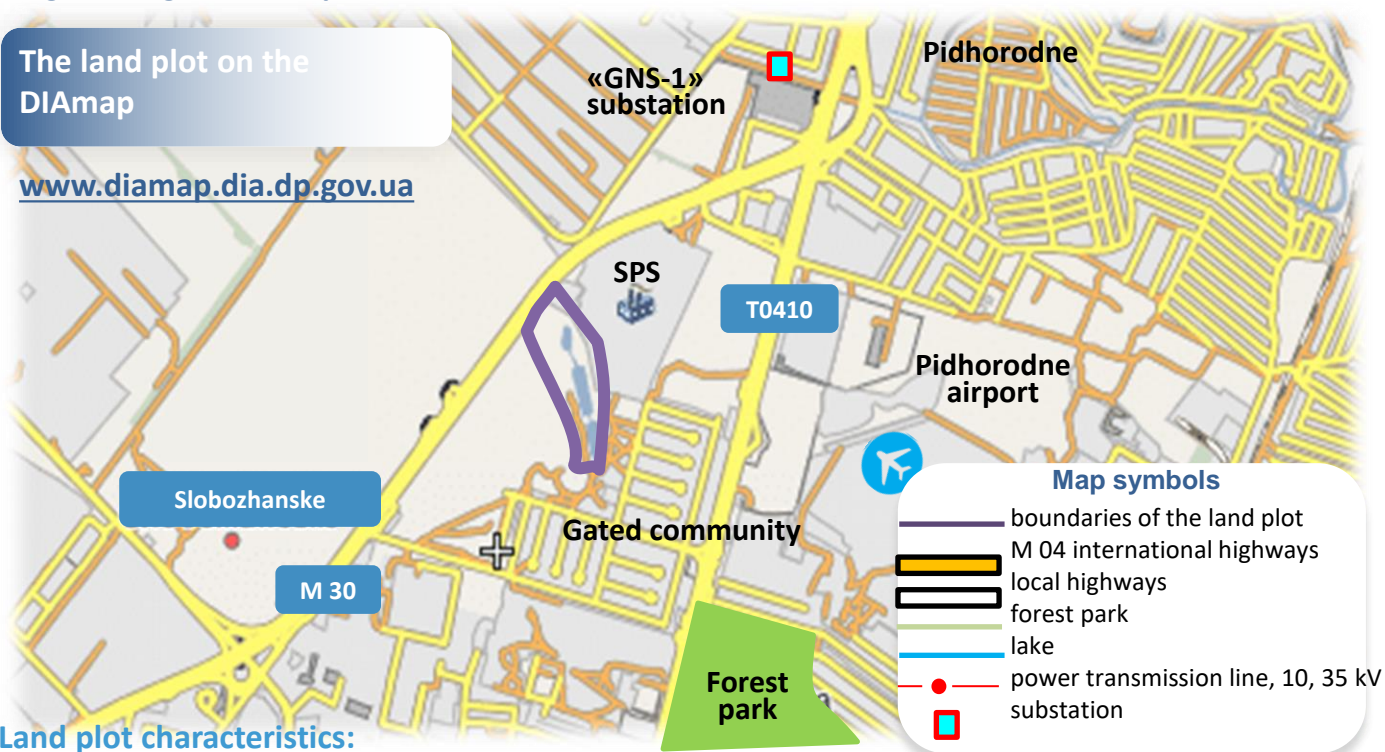


Creation of landscape and park zone Slobozhanska TC

Engineering and transport infrastructure

The land plot on the
DIAMap

www.diamap.dia.dp.gov.ua



Land plot characteristics:

- area: 16,6 ha, cadastral number: 1221455800: 02: 001: 0928, leaseholder: Slobozhanska TC.
- Intended purpose of use: public building lands (there is a possibility of changing the intended purpose of use);

- **Power supply**, it is possible to provide by the use of the existing power grid (150 kW per hour), provider of services – PJSC «DTEK Dnipro power grids». At a distance of **150 m** – package transformer substation KTP-56 A-1, voltage of 0,4 kV; at a distance of **≈ 1,4 km** – electrical substation «GNS-1» 35/6 kV, nominal capacity of 4000 kVA.
- **Water supply/disposal**, it is possible to provide by the use of the existing network (3 m³ per day). Irrigation channel runs near the land plot.
- **Gas supply**, it is possible to provide by the use of the existing network. High-pressure gas pipeline runs at a distance of 500 m (west of the land plot).

Distance to the main settlements and motorways:

- **approach automotive roads for motor transport run near the land plot from the:**
 - west - M 30 («Stryi - Izvaryne») international highway (10 m wide);
 - east – Kyivska street (6 m wide), connects with T0410 (Slobozhanskyi avenue);
 - south – Soborna street (6 m wide), connects with T0410.
- **12,1 km** - railway station «Samarivka»;
- **28 km** - «Dnipro» international airport (through H 08);
- **8 km** – to the frontier of the city of Dnipro;
- **13 km** – «Dnipropetrovsk» river port;
- **336 km** – Mykolaiv commercial seaport.



Creation of leisure area/housing development Slobozhanska TC

Proposal description

Land plot is located at a distance of 20 km away from the city of Dnipro in the environmentally pristine place: opposite to Kirovske forestry department and close to the Oril river (1,9 km). The territory of the land plot provides an opportunity to implement any landscape ideas in an individual style, for example, the creation of:

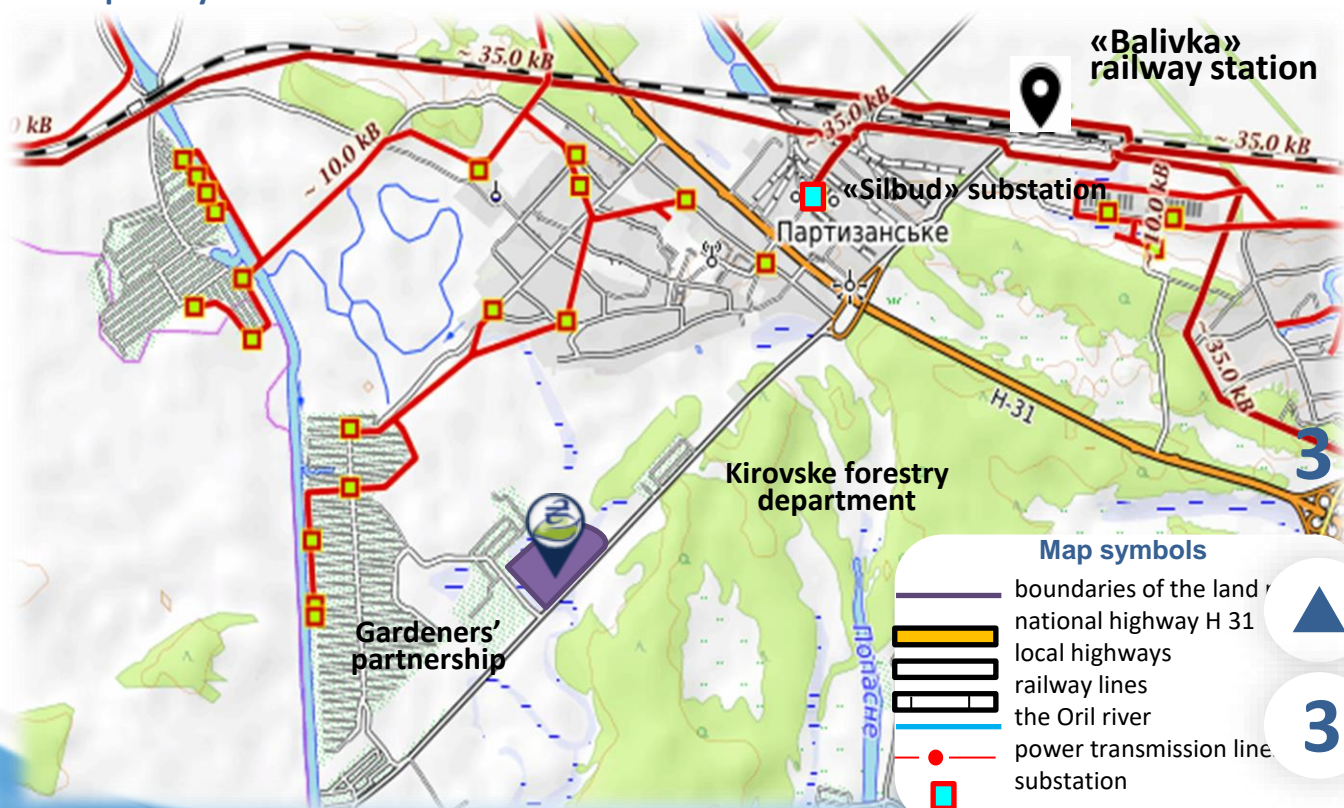
- **modern tourist and recreation area** – a unique place for a family vacation;
- a project of low-rise construction of suburban housing with such advantages as: individuality, comfort, safety and environmental friendliness.

Proposal goals

- recreation of residents of the region and other areas;
- meeting the growing demand of the region's population for comfortable and individual housing in the suburbs;
- the location of the land plot in a residential area and an environmentally pristine place between two cities provides an opportunity to create a comfortable residential area with convenient logistics;
- the demand for comfortable recreation in park areas with a large number of services and landscape design is growing.



Land plot layout:





Creation of leisure area/housing development Slobozhanska TC

Business proposal

Proposal technical specifications

Land plot characteristic:

- **total area:** 20 ha;
- **intended purpose of use:** for gardening
(there is a possibility of changing the intended purpose of use of the land plot up to 6 months);
- **cadastral numbers:**
1221486800: 01: 076: 0353,
1221486800: 01: 076: 0352;
- **leaseholder:** private ownership.

Engineering infrastructure:

Water supply and disposal – centralized
(the village of Partyzanske).

Gas supply – gas-distributing plant at a distance of $\approx 1,3$ km
(the village of Partyzanske, Krasna street). Throughput – 4337 m³ per hour.

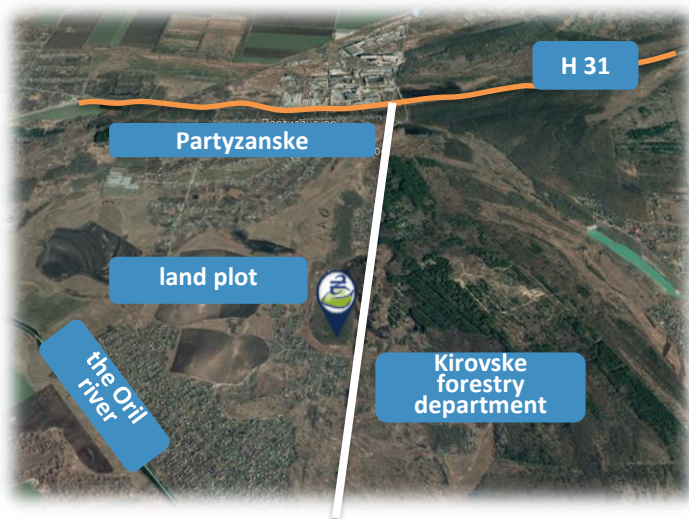
Power supply – at a distance of ≈ 2 km there is «Silbud»
35/10 substation. Nominal capacity – 2x10000 kVA. PTL, with
a voltage of 10 kV runs at a distance of 850 m.

Transport infrastructure:

- land plot is located along the local highway (connection
with national highway H31 - 1,8 km)
- **20 m** - forest (Kirovske forestry department)
- **4 km** - «Balivka» (loading and passenger railway station of
Cisdnipier railways on the line Novomoskovsk-Dniprovskiy-
Voskobiynya)
- **48 km** - «Dnipro» international airport;
- **20 km** - the city of Dnipro;
- **35 km** - the city of Kamianske.

Location:

beyond the bounds of the village of Partyzanske,
Slobozhanska TC, Dniprovsky district, Dnipropetrovsk
region.



Mechanisms for cooperation:

- share participation;
- sale of the land plot.

Dnipropetrovsk Regional Investment Agency (DIA)

Address: 2, O. Paul Ave, office 538,
the city of Dnipro, Ukraine, 49004

Web: www.dia.dp.gov.ua

Contact person: Halyna Savran

Tel.: +38 056 742 86 34

E-mail: savran.dia@gmail.com

Proposal economic indicators:

Are calculated by the investor depending on the chosen project of construction



Creation of sports and cultural center (Liubymivska ATC)

Project description

The community offers a land plot and a two-storey building in the village of Liubymivka, for creation of sports and cultural center.

Project initiator

Liubymivska ATC
<https://liubym.otg.dp.gov.ua/ua>

Project duration

2 years

Project goals

- running the stages of the competitions of Ukraine, region and the community (football, basketball, volleyball, rugby etc.);
- use of the complex as a sports base for professional and amateur clubs of the community («Orion»);
- holding cultural events and ethnographic festivals;
- assistance in improving the health status of community residents, promoting sports and a healthy lifestyle among young people;
- increasing tax revenues to the community budget;
- creation of additional workplaces in the community.

Within a radius of 100 km there are several dozen football, basketball, volleyball and other sports clubs that are interested parties in the implementation of this project

Mechanisms for cooperation

Concession

Project economic indicators

The estimated cost of this project is 25.0 million UAH

As of now, construction and installation work has been carried out for 2.770 million UAH



The number of school-aged children in the community is 449

Population aged 16-59 years - 2754 p





Creation of sports and cultural center (Liubymivska ATC)

Land plot technical parameters

Land plot characteristics:

- **land plot area:** 1,4586 ha;
- **building area:** $\approx 900 \text{ m}^2$;
- **Intended purpose of use:** for the construction and maintenance of buildings of institutions of cultural and educational services for the «Sports and cultural complex».
- **cadastral number:** 1221484000:04:003:0014
- **leaseholder:** Liubymivska ATC.

Engineering infrastructure:

Water supply/disposal – is available;

Gas supply – n/a, at a distance of $\approx 1 \text{ km}$ there is a gas-distributing plant, with a throughput of 2740,43 cubic meters per hour;

Power supply – is available.

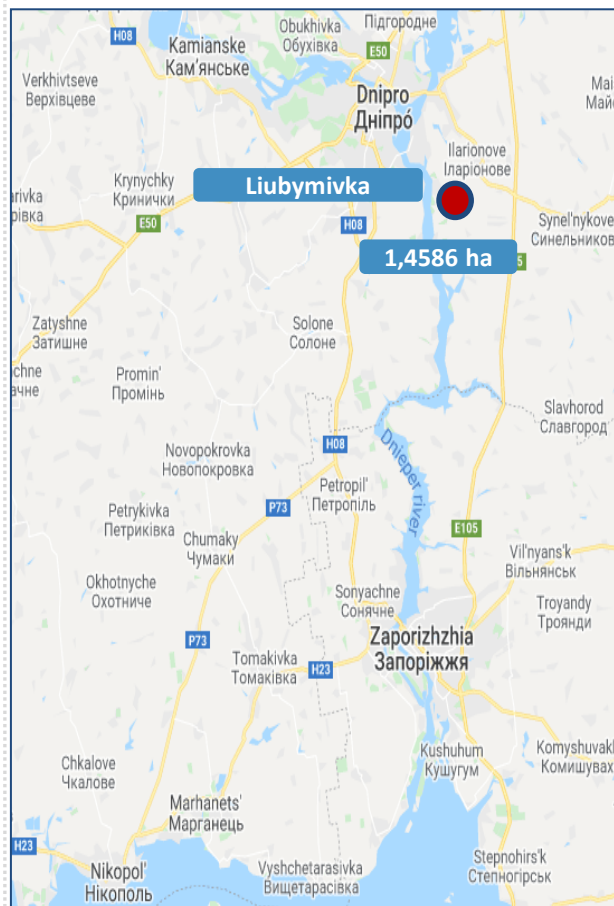
Transport infrastructure:

- territorial highway T 0401 – 11,5 km;
- International airport «Dnipropetrovsk» – 19,1 km;
- the city of Dnipro – 22,1 km;
- the city of Zaporizhzhia – 91,1 km;
- the city of Pavlohrad – 85,8 km.

Neighboring land plots: Liubymivka school, Liubymivka village council, playground for children, kindergarden.

Project location:

the village of Liubymivka, Liubymivska ATC, Dnipro and Synelnykove raion, Dnipropetrovsk region.



Additional information

The project provides for the construction of a modern stadium for 350 seats, size 108/64 m/m, with artificial turf and lighting. Changing rooms, shower rooms, a gym and a game sports hall are planned in the premises of the cultural center.

At the moment, the Liubymivka village council has carried out work to replace the heating system of the cultural center, a new boiler house has been built, some of the windows have been replaced with metal-plastic ones, a football field has been prepared, a water supply and drainage system has been built as well.

Dnipropetrovsk Regional Investment Agency (DIA)

Address: 2, O. Paul Ave, office 538,
the city of Dnipro, Ukraine, 49004

Web: www.dia.dp.gov.ua

Contact person: Halyna Savran

Tel.: +38 056 742 86 34

E-mail: savran.dia@gmail.com

Creation of tourist recreational and fishing area «Pobuts'kyi» (Myrivs'ka ATC)

Investment proposal description

The community offers a land plot to create a recreational facility, which consists of a tourist area for camping, family recreation and fishing zones.

Also, in the proposed area can be created a fishery with elements of leisure activities and restaurant.

Investment proposal initiator

Myrivska ATC
www.myrivska.otg.dp.gov.ua/ua

Proposal goals

- creation of modern recreational zone;
- quality tourist services provision;
- hotel and camping services, rental of places for fishing;
- creation of fishery on the territory;
- increasing tax revenues to the community budget;
- development of tourist and recreational direction in the community;
- creation of high-quality infrastructure for rest by the water.

Mechanisms for cooperation

Lease through auction

Proposal economic indicators

Economic indicators are calculated depending on the project of creation of tourist recreational area.



Creation of tourist recreational and fishing area «Pobuts'kyi» (Myrivs'ka ATC)

Land plot technical parameters

Land plot characteristics:

- area: ≈ 31 ha;
- intended purpose of use: reserve lands;
- cadastral number: n/a;
- leaseholder: Myrivs'ka ATC.

Engineering infrastructure:

Water supply/water disposal – n/a;

Gas supply – at a distance of less than 2 km there is a gas-distributing plant with a capacity of 5362 cubic meters per hour;

Power supply – at a distance of less than 2 km there is a traction substation «Topyla» 35/10, (nominal capacity 2x4000 kVA).

Transport infrastructure:

- national highway H23 – 1,9 km;
- regional highway P73 – 15,5 km;
- international airport «Zaporizhzhia» – 56 km;
- the city of Dnipro – 103 km;
- the city of Zaporizhzhia – 41,9 km;
- the city of Marhanets – 21,4 km;
- the city of Nikopol – 42,2 km.

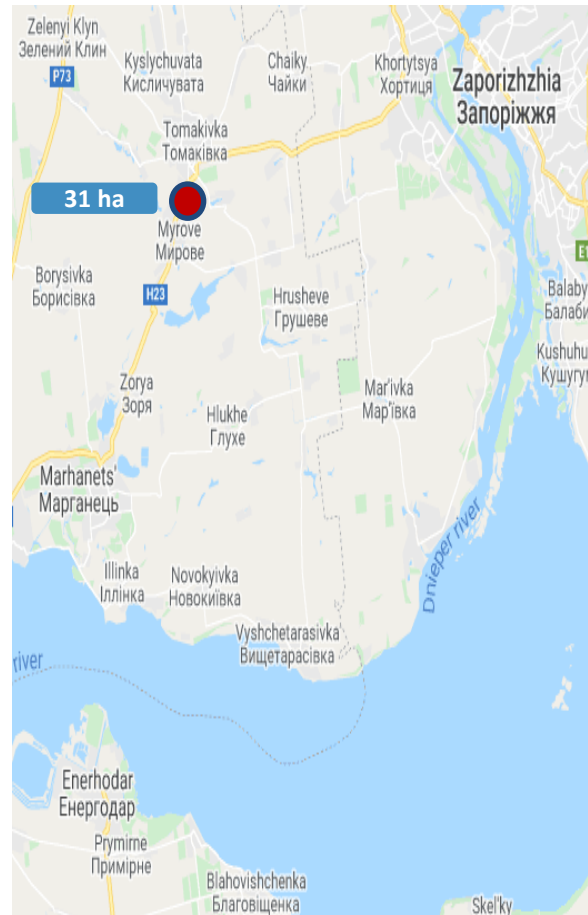
Neighboring land plots: agricultural holding, mounds, cemetery, stadium.

Additional information

Currently, despite the large number of natural sites where it is possible to create a new recreational area on the territory of Myrivs'ka ATC, there is still no complex with a full range of recreational services (hotel, restaurant, tourist area, camping, sports and entertainment services, etc.). The community's proposal to create a modern recreational area aims to solve these problems by providing a full range of services in the field of recreation and tourism. In addition, such a project will raise the image of Myrivs'ka ATC to a qualitatively new level and attract not only tourists and vacationers, but also potential investors.

Land plot location:

the village of Myrove, Myrivs'ka ATC,
Tomakivskyi district, Dnipropetrovsk region.



Dnipropetrovsk Regional Investment Agency (DIA)

Address: 2, O. Paul Ave, office 538,
the city of Dnipro, Ukraine, 49004

Web: www.dia.dp.gov.ua

Contact person: Halyna Savran

Tel.: +38 056 742 86 34

E-mail: savran.dia@gmail.com

MOTOR-RACING TRACK «MotorParkDnipro» Petrykivka district

Project description

Implementation of an infrastructure project on the land plot, which is free of buildings and located along the road, for placing a motor-racing track «MotorParkDnipro».

Project Initiator

Dnipropetrovsk Investment Agency
www.dia.dp.gov.ua

Project duration

12 months

Project goals

- holding of All-Ukrainian championships and competitions in automobile and motorcycle sport;
- holding of local motor racing, amateur racers tournaments, test drives and track-days;
- driving training and conducting of qualifying examinations on driving;
- complete technical inspection of the vehicles (crossovers, off-the-road cars, passenger cars, bikes) on the professional car-testing track.



Project economic indicators

Project cost: \$ 12 mln

Net Present Value (NPV)	\$ 3,1 mln	Payback period (PP)	5 years
Profitability index (PI)	126 %	EBITDA	\$ 25,7 mln
Internal Rate of Return (IRR)	18 %		

MOTOR-RACING TRACK «MotorParkDnipro» Petrykivka district

Project technical parameters

Land plot characteristics

- **area:** 43 ha;
- **intended purpose of the use:** agricultural lands;
- **cadastral number:** issued;
- **распорядитель:** lease holder.

Engineer infrastructure

- needs engineering and design.
- It is possible to connect to the gas, electricity, water.

Transport infrastructure

- near the highways P52 and T0414;
- railway station - 15 km;
- distance to International Airport „Dnipropetrovsk” 60 km.

Mechanisms for cooperation

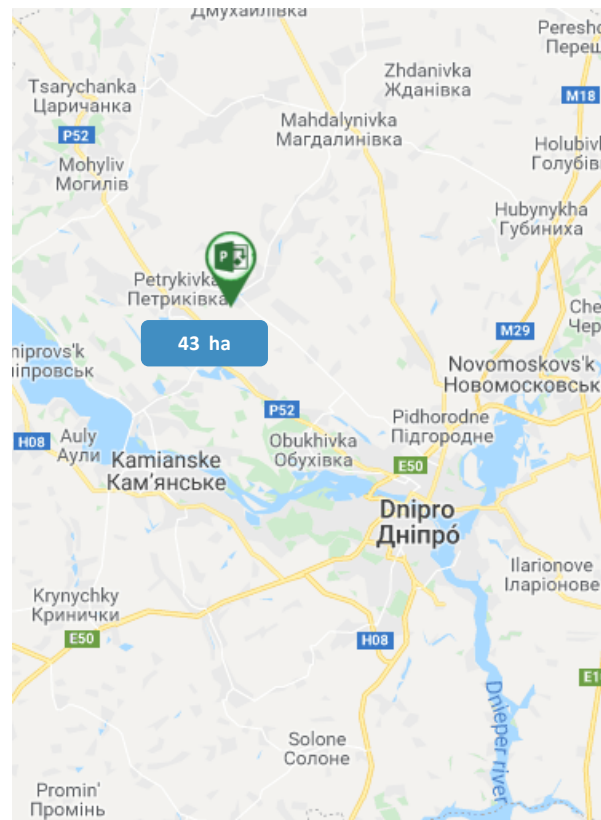
proprietary funds - 5%;
potential investor - 95%.

Additional information

In Dnipropetrovsk region there are no quality racing tracks and motodrome.
The main income is planned to be received from the subscriptions of car/bike owners, lease payments of a car dealers, service stations, car and motor clubs.

Location of the project:

Dnipropetrovsk region ,
Petrykivka district



Dnipropetrovsk Regional Investment Agency (DIA)

Address: 2, O. Paul Ave, office 538,
the city of Dnipro, Ukraine, 49004

Web: www.dia.dp.gov.ua

Contact person: Yuliia Sharai

Tel.: +38 056 742 86 34

E-mail: sharay@dia.dp.ua

LEISURE CENTRE «GOLF RESORT»

Petrykivka district

Project description

Construction of a Leisure Centre on the land plot, which is free of buildings and located along the road. The possibility of designing and building a playing area in Petrykivka urban type settlement, taking into account a diverse local landscape (forests, lakes, ravines).

Project Initiator

Dnipropetrovsk Investment Agency
www.dia.dp.gov.ua

Project duration

12 months



Project goals

- diversification of the entertainment industry of such cities as Dnipro, Kamianske as well as Dnipro and Petrykivka districts and promoting golf as a sport;
- carrying out of professional competitions, sports, recreation, cultural and entertainment events.

The possibility of placing:

- golf academy for children and adults;
- tennis courts;
- cycle routes;
- conference and business meeting room;
- cottages, houses for living;
- hotels and restaurants.



Project economic indicators

Project cost: \$ 8 mln

Net Present Value (NPV)	\$ 3,1 mln	Payback period (PP)	5 years
Profitability index (PI)	126 %	EBITDA	\$ 16,8 mln
Internal Rate of Return (IRR)	18 %		

11

LEISURE CENTRE «GOLF RESORT»

Petrykivka district

Project technical parameters

Land plot characteristics

- **area:** 97 ha;
- **intended purpose of the use:** agricultural lands;
- **cadastral number:** issued;
- **administrator:** lease holder.

Engineer infrastructure

- needs engineering and design.
- It is possible to connect to the gas, electricity, water.

Transport infrastructure

- near the highways P52 and T0414;
- railway station - 15 km;
- distance to International Airport „Dnipropetrovsk” 60 km

Mechanisms for cooperation

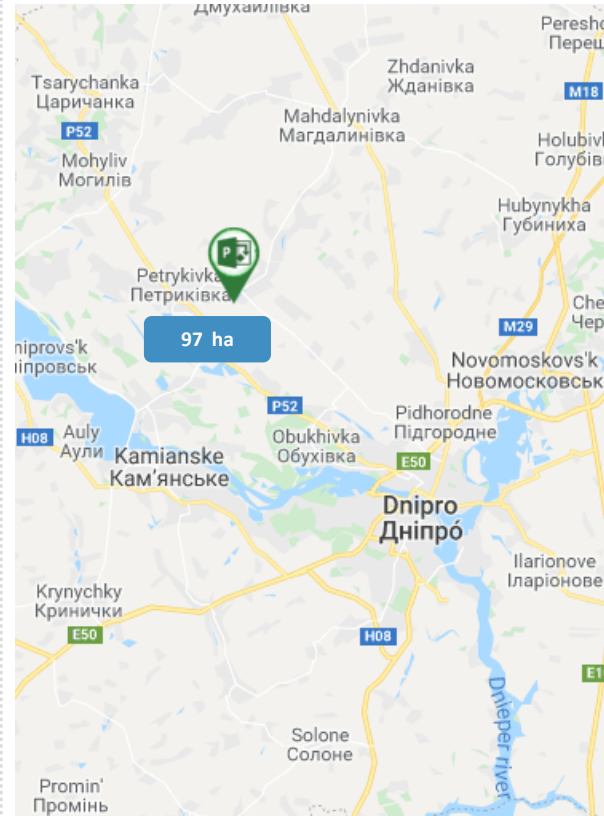
proprietary funds - 5%;
potential investor - 95%.

Additional information

In total there are 6 golf clubs in Ukraine.
There are no such complexes on the territory of the Dnipropetrovsk region

Location of the project:

Dnipropetrovsk region,
Petrykivka district



Dnipropetrovsk Regional Investment Agency (DIA)

Address: 2, O. Paul Ave, office 538,
the city of Dnipro, Ukraine, 49004

Web: www.dia.dp.gov.ua

Contact person: Yuliia Sharai

Tel.: +38 056 742 86 34

E-mail: sharay@dia.dp.ua