

RESIDENTIAL CONSTRUCTION

Total **2** projects from
territorial communities

Construction of a residential complex of economy class «SMART PAVLOGRAD»
(the city of Pavlohrad)

1

Construction of a cottage eco-town (Novooleksandrivska TC, Dniprovskyi district)

3



The symbol indicates a shortcut to the catalog content

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

1



Initiator

Pavlohrad city council

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



Duration

**18 months -
design +
construction**



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



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:** Pavlograd 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:

Pavlograd City Council

Address:

the city of Pavlohrad

Web: pavlogradmrada.dp.gov.ua

Contact person: Kusochkina Svetlana Nikolaevna
- Head of the Department for Entrepreneurship Support and Investment Attraction

Tel.: (0563)20-04-80.

E-mail: info@pavlogradmrada.dp.gov.ua



Project Location: Dnipropetrovsk region, the city of Pavlohrad



Dnipropetrovsk investment agency

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

Web: www.dia.dp.gov.ua

Contact person: Halyna Kamnieva

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Construction of a cottage eco-town

3



Initiator

Novooleksandrivs'ka TC
and busines

www.novool.otg.dp.gov.ua



Duration

12 months



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.

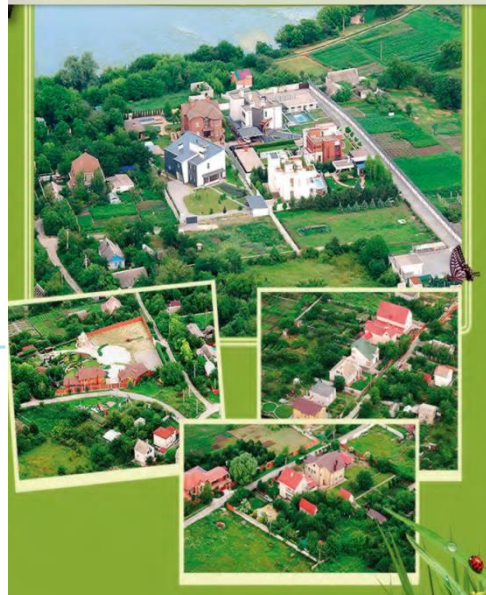
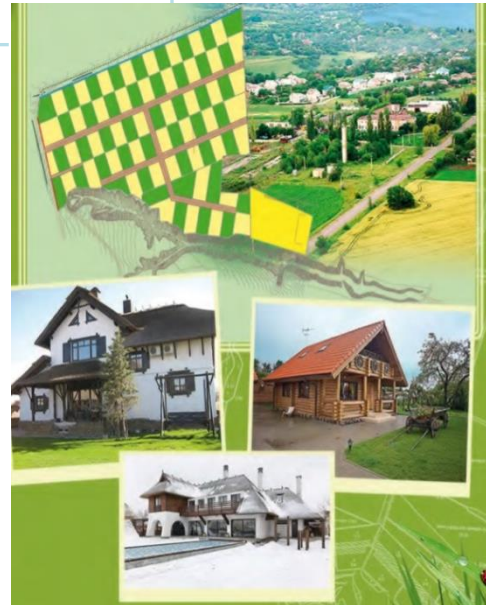


Project goals:

- 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».



Dnipropetrovsk Regional Investment Agency (DIA)

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