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# RESIDENTIAL CONSTRUCTION

## 2 PROJECTS FROM THE REGION'S COMMUNITIES AND BUSINESSES

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### **Construction of a residential complex of economy class "SMART PAVLOGRAD"**

(the city of Pavlohrad)

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### **Construction of a cottage eco-town**

(Novooleksandrivska TC, Dniprovskiy district)

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# CONSTRUCTION OF AN ECONOMY-CLASS RESIDENTIAL COMPLEX “SMART PAVLOGRAD”



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



INITIATOR:



**Pavlohrad city council**

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

DURATION:



**1.5 years**



## 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.



## PROJECT ECONOMIC INDICATORS

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

## PROJECT TECHNICAL PARAMETERS



### Land plot characteristics:

total area:

**2 ha**

for the construction of an apartment building, cadastral numbers are not available. Limitation on the number of floors of the residential complex – 9 floors.

### Project location:

the city of Pavlohrad, Dnipropetrovsk region.

### Engineering infrastructure:

available next to the plots, communications are ready for connection.

### Initiator resources:

- land plots for project implementation.

### Transport infrastructure:

- 1 km – international highway;
- 2.9 km – railway station;
- 7 km – river;
- 80.8km – the city of Dnipro.

### Mechanisms for cooperation:

- lease of a land plots;
- 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](http://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](mailto:info@pavlogradmrada.dp.gov.ua)



Address: 2, O. Paul Ave, office 538,  
the city of Dnipro, Ukraine, 49004  
[www.dia.dp.gov.ua](http://www.dia.dp.gov.ua)

Contact person: **Halyna Kamnieva**

Tel.: **+380 (5674) 2 86 34**

E-mail: [savran.dia@gmail.com](mailto:savran.dia@gmail.com)

## CONSTRUCTION OF A COTTAGE ECO-TOWN



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 and business class.

INITIATOR:



**Novooleksandrivs'ka TC  
and busines**

<https://novool.otg.dp.gov.ua/>

DURATION:



**1 year**



## PROJECT GOALS:

- ▶ to meet regional demand for comfortable and affordable suburban housing;
- ▶ to ensure the territory's utility and road infrastructure readiness (design and connection of networks, access roads, internal driveways) to enable rapid commissioning;
- ▶ to create a safe and private residential environment (access control, video surveillance/security in line with the concept, organized parking);
- ▶ to deliver high-quality landscaping and shared recreation areas by combining the natural setting with functional resident-oriented infrastructure.



## PROJECT ECONOMIC INDICATORS

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

## PROJECT TECHNICAL PARAMETERS



### Land plot characteristics:

total area:

**16 ha**

for construction and maintenance of the residential house, cadastral numbers are available.

A land plot has been divided into 91 land plots (ranging in size  $\approx 0,15$  ha). The lots are privately owned.

### Project location:

Novooleksandrivska TC, Dnipropetrovsk region.

### 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).

### Initiator resources:

- land plots for project implementation.

### Логістична інфраструктура:

- a local paved road leads to the land plots;
- 1 km – Dnipro river;
- 9 km – national highway;
- 26 km – the city of Dnipro;
- transfer of the Voloske village from Dnipro.

### Mechanisms for cooperation:

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



## ADDITIONAL INFORMATION

In wartime, housing priorities have shifted: for many families, safety, privacy, and predictable living conditions come first. This is why interest in suburban living is growing, it offers more personal space, lower-density development, and greater options for autonomy (engineering solutions, backup energy sources, and well-equipped surroundings).

The market is responding with projects where not only architecture but also infrastructure, security, and quality planning become key.



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