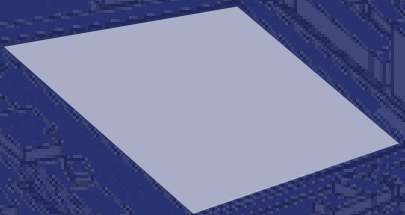


GORUKY PARK



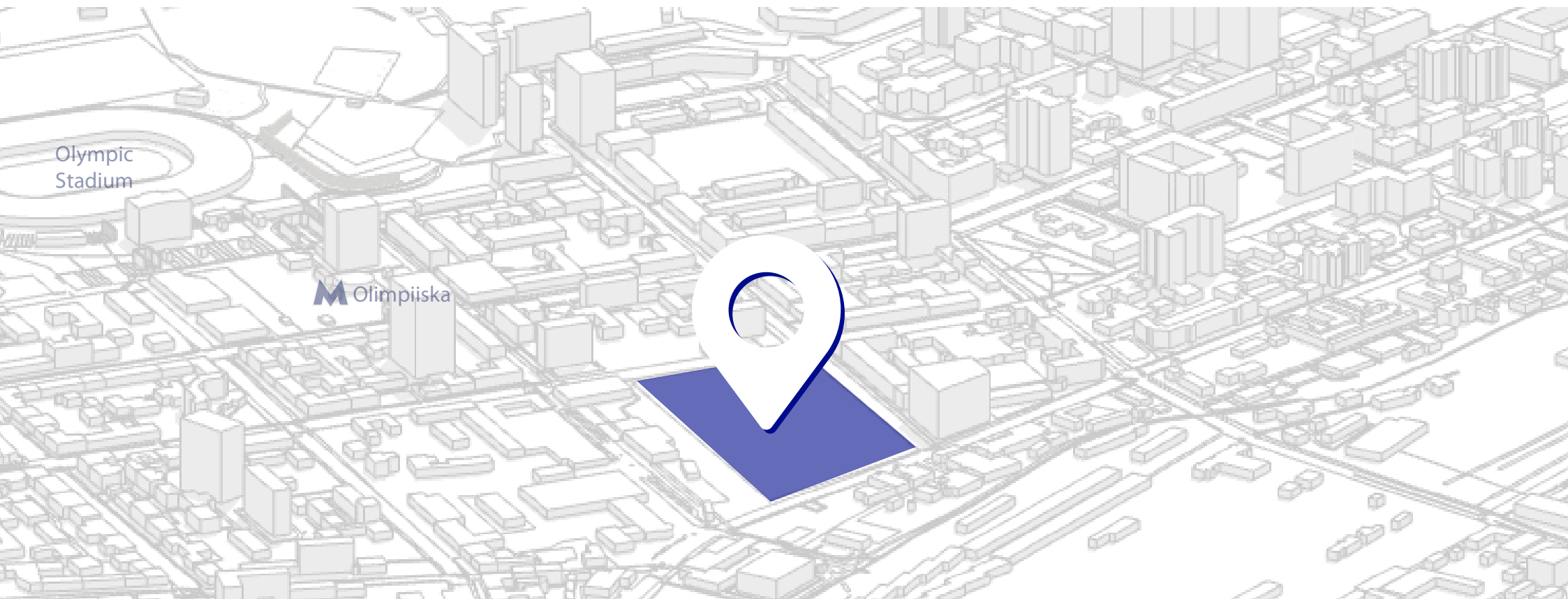
DEVELOPMENT OPPORTUNITY
Landplot for sale in Kyiv CBD, Ukraine

1. Key investment Highlights

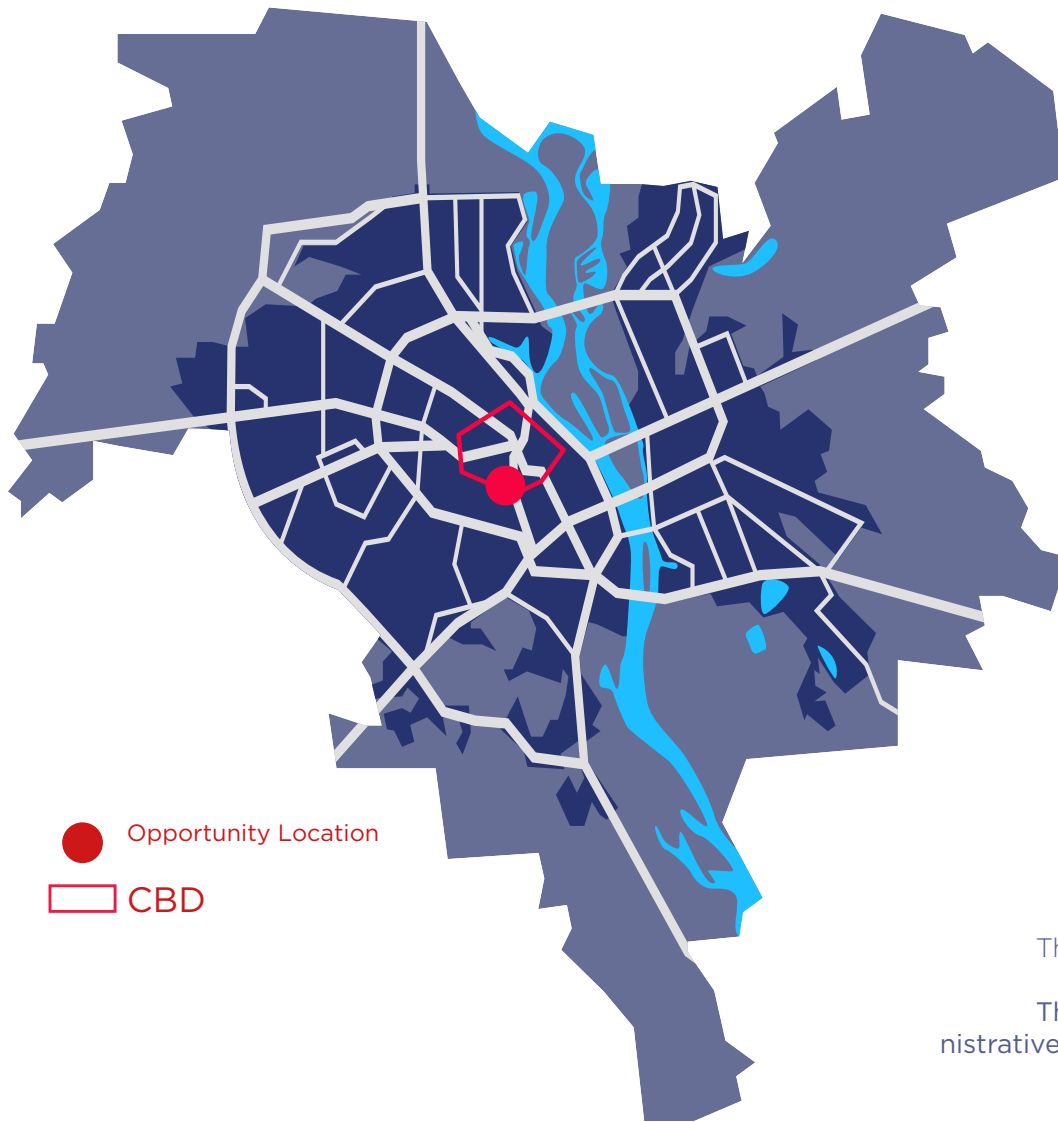
A unique investment opportunity to acquire a land of more 4 ha for a mix-use development.

The respective land is located in the CBD fringe of KIEV, Ukraine.

*Large size, excellent accessibility and visibility, zoning suitable for a wide range of uses, and the freehold title – all make the land plot one of **the best available sites** for development in Kyiv.*



2. City Overview



● Opportunity Location
 □ CBD

Kyiv is one of the largest cities of Europe.

It's located in the north of Ukraine, on both banks of the Dnieper river

Kyiv is the largest economic, financial, scientific, educational and cultural center of Ukraine and the political and administrative center of the State.



Kyiv stretches from north to south for 42.1 km and from west to east for 41.9 km
 The city's surface is 83.6 thousand hectares



The number of Kyiv resident population exceeds 2.9 million people.
 Population density is 3.5 thousand people/sq.m.



91,568 Companies



314 Research Centers



97 Colleges & Universities



505 High / Grade schools



583 Day care Centers



4,487 Sports grounds



6,655 establishments of retail



3,321 Cafes and Restaurants

The city's territory is divided into 10 city districts

The landplot is located in the right bank area of Kyiv, within the Goloseevsky administrative district, close to the boundary with the Pechersk district.

Source : Kyiv City State Administration

3. Location



The land plot represents one of the few available opportunities to develop a large scale project in the city center.

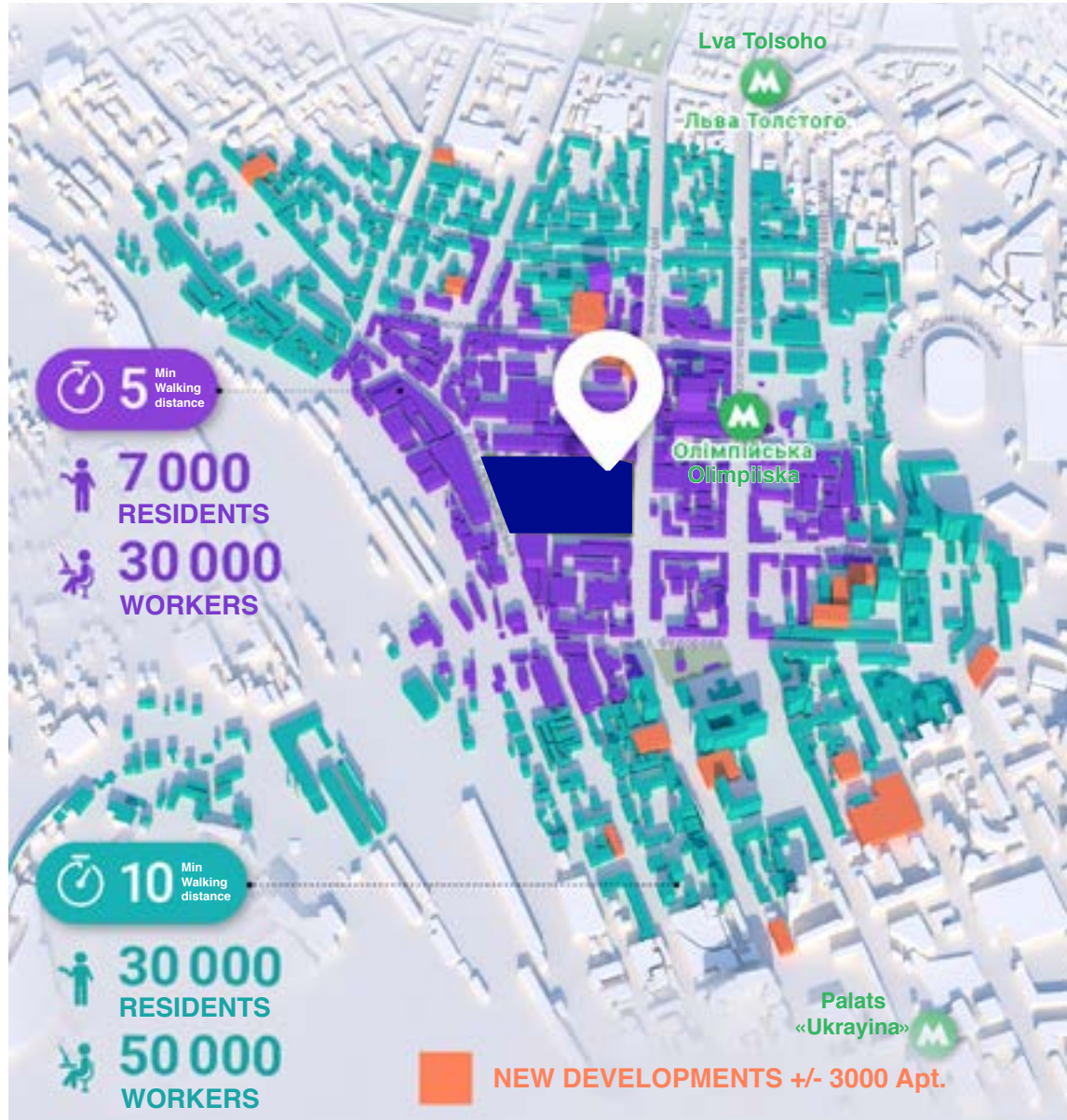
The Lot's eastern facade abuts one of the city's main streets - Antonovycha Street (ex Gorkogo) , - which connects the central districts of the city from Lybidskaya Square to Lev Tolstoy Street.

Location of the land plot bodes well for development activity due to its central location and good transport accessibility.

Strong development activity in the area confirms the increasing demand for various types of quality real estate.

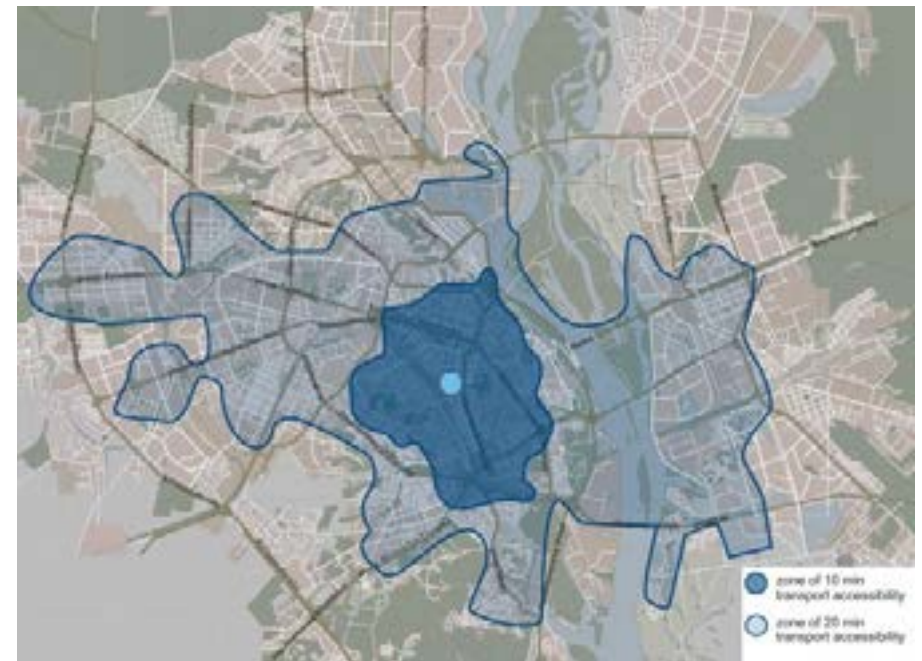
- In the center of Kyiv, in the fringe of Central Business District;
- On a busy transport thoroughfare - Antonovycha (ex-Gorkoho) Street ;
- In close proximity to Olimpiyska Metro (over 31,000 passengers daily);
- On the side of the street attracting visitors on their way home after work;
- Easy access from three adjacent streets;
- Excellent visibility;

3. Surroundings



Source : ЛУН Місто

The environment of the Site is diverse and includes residential, commercial, office, research (E.O. Paton Institute) and infrastructure (freight railway station) objects.

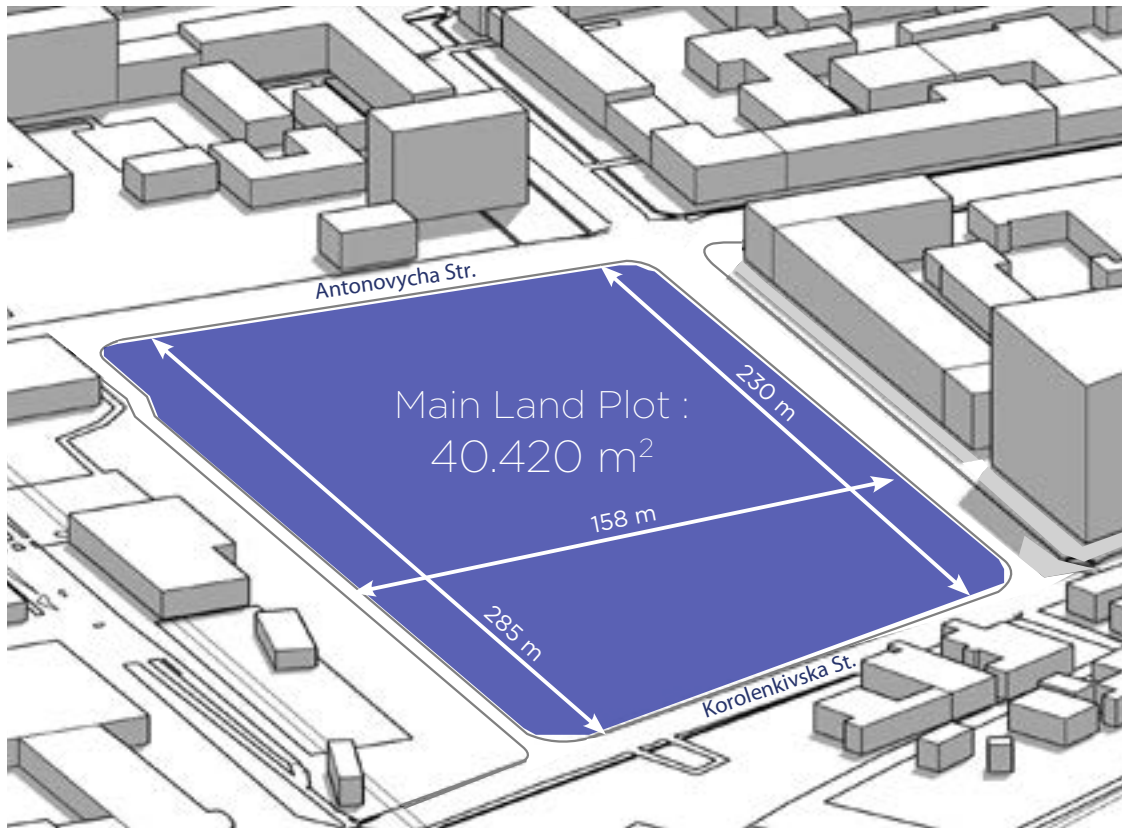


Source : Colliers International

30.000 Residents within 10 min Walking Distance
50.000 Workers within 10 min Walking Distance

50% of Kyiv Residents (+/- 1,5 M) within 20 min Driving Distance

4. The Property



Owner :	Garden City LLC
Address:	52-54 Antonovycha (Gorkoho) Street
Freehold Land Plot:	4.04 Ha
Land Plots in Use:	0.6 Ha <i>(renewal in progress)</i>
Land Zoning:	«Construction of a complex consisting of residential, health and leisure, retail and office premises with underground parking»

- Regular form and smooth topography of the Site,
- Facade on Antonovycha (ex-Gorkoho) Street
- Capability to create vehicle entrances from all with 3 adjacent streets
- Size will allow for the development of an object of considerable size

