

CITY SCHASLYVE

OFFICE AND LOGISTIC
COMPLEX

SCHASLYVE VILLAGE, KYIV REGION,
UKRAINE



DEVELOPER



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City Schaslyve office and logistic complex will be implemented in Schaslyve village, Boryspil district, Kiev region on the land parcel with total area 32,15 ha.

Complex includes:

10 typical office buildings with multilevel ground parking:

- offices total area - 180 000 sq.m
- parking total area - 84 000 sq.m
- car places total number - 3280

3 office buildings:

- offices total area - 14 950 sq.m

8 logistic complexes, which consist of warehouses and offices:

- warehouses total area - 49 970 sq.m
- offices total area - 17 955 sq.m

Public centre:

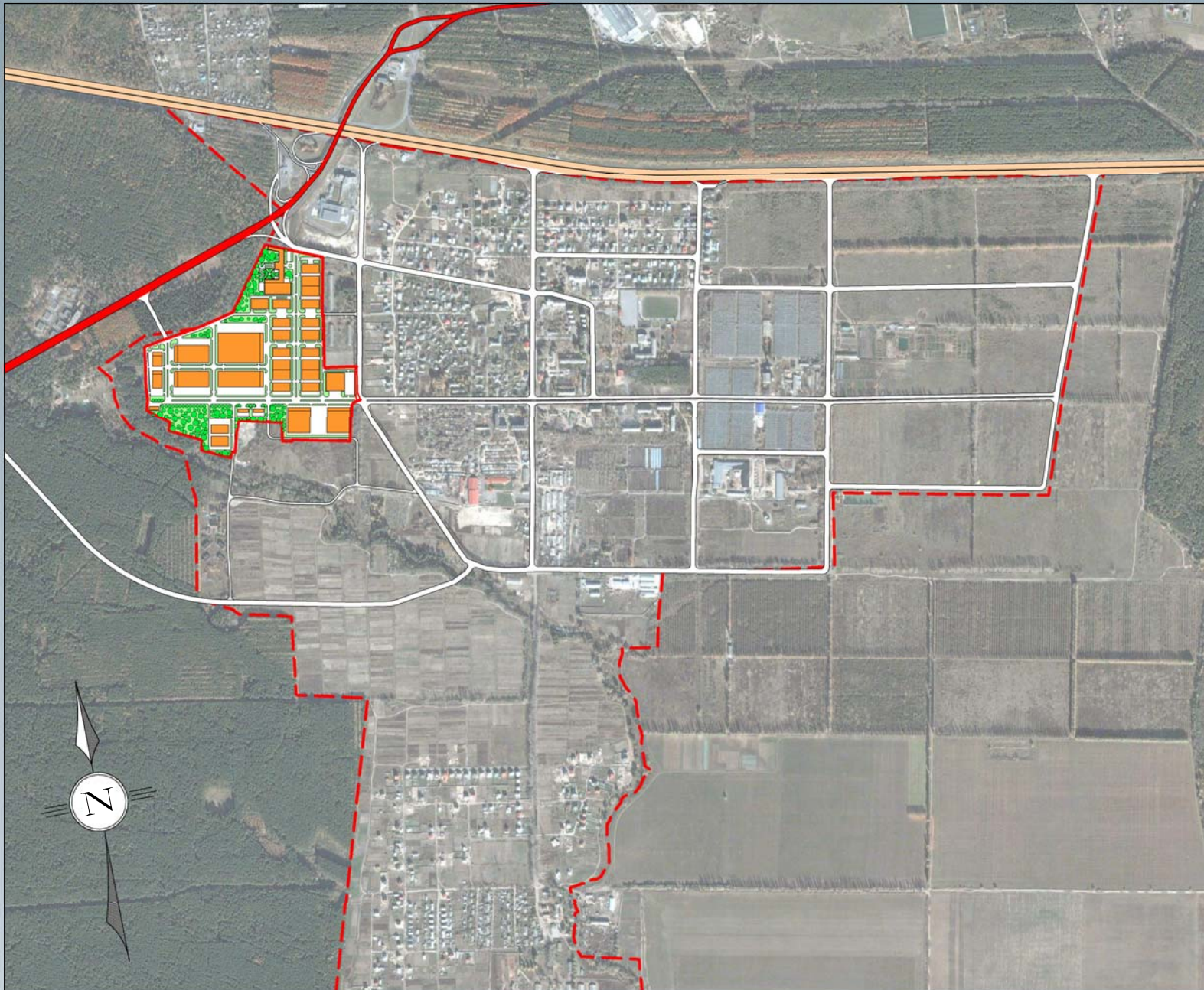
- total area - 11 910 sq.m

Hotel and recreational complex, which consist of hotel for 200 rooms and sport and recreational complex:

- hotel total area - 9 270 sq.m
- sport complex total area - 9 600 sq.m

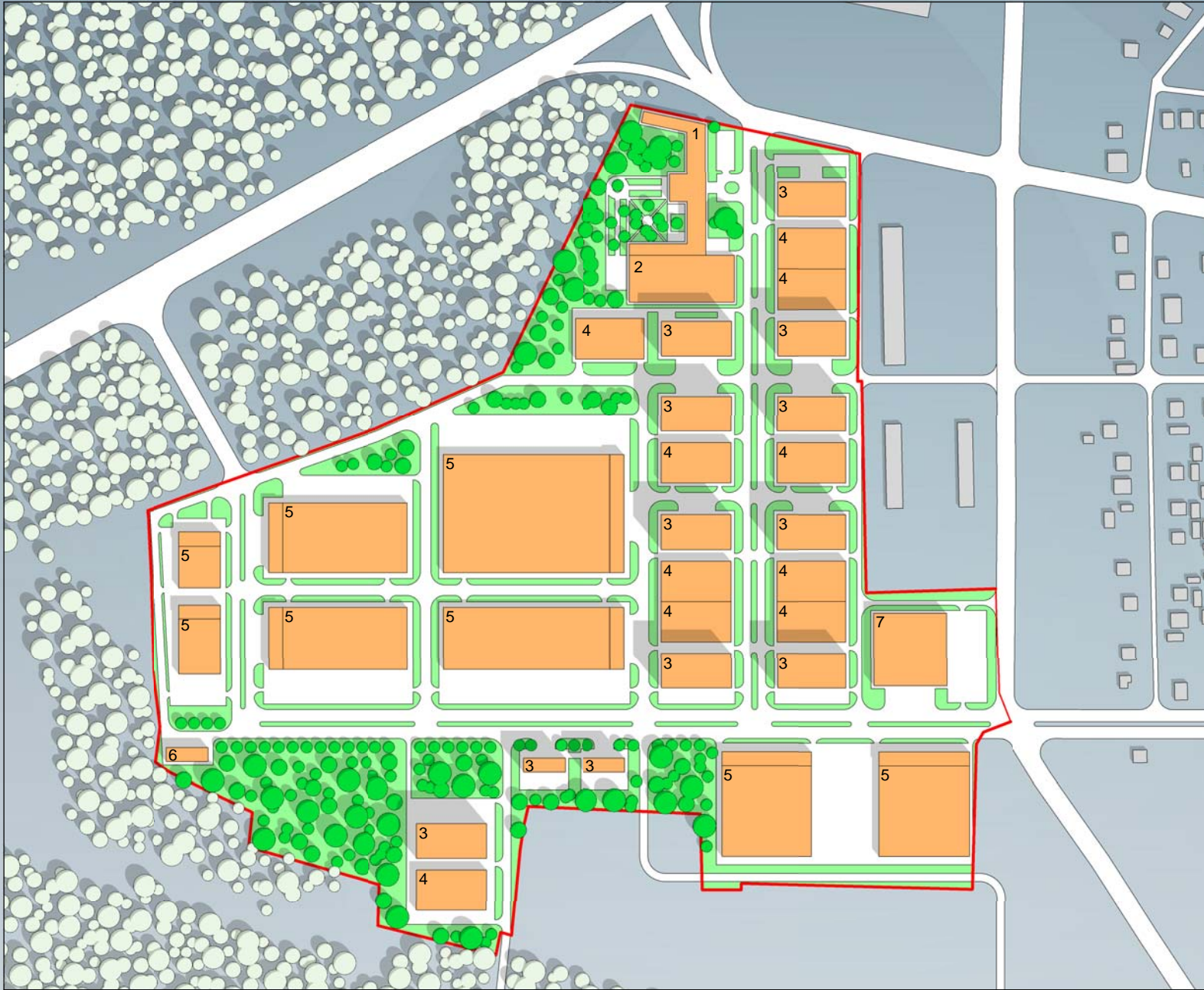
Total office and logistic complex area:

- offices - 212 905 sq.m
- warehouses - 49 970 sq.m
- parking - 84 000 sq.m
- public centre - 11 910 sq.m
- hotel - 9 270 sq.m
- sport complex - 9 600 sq.m



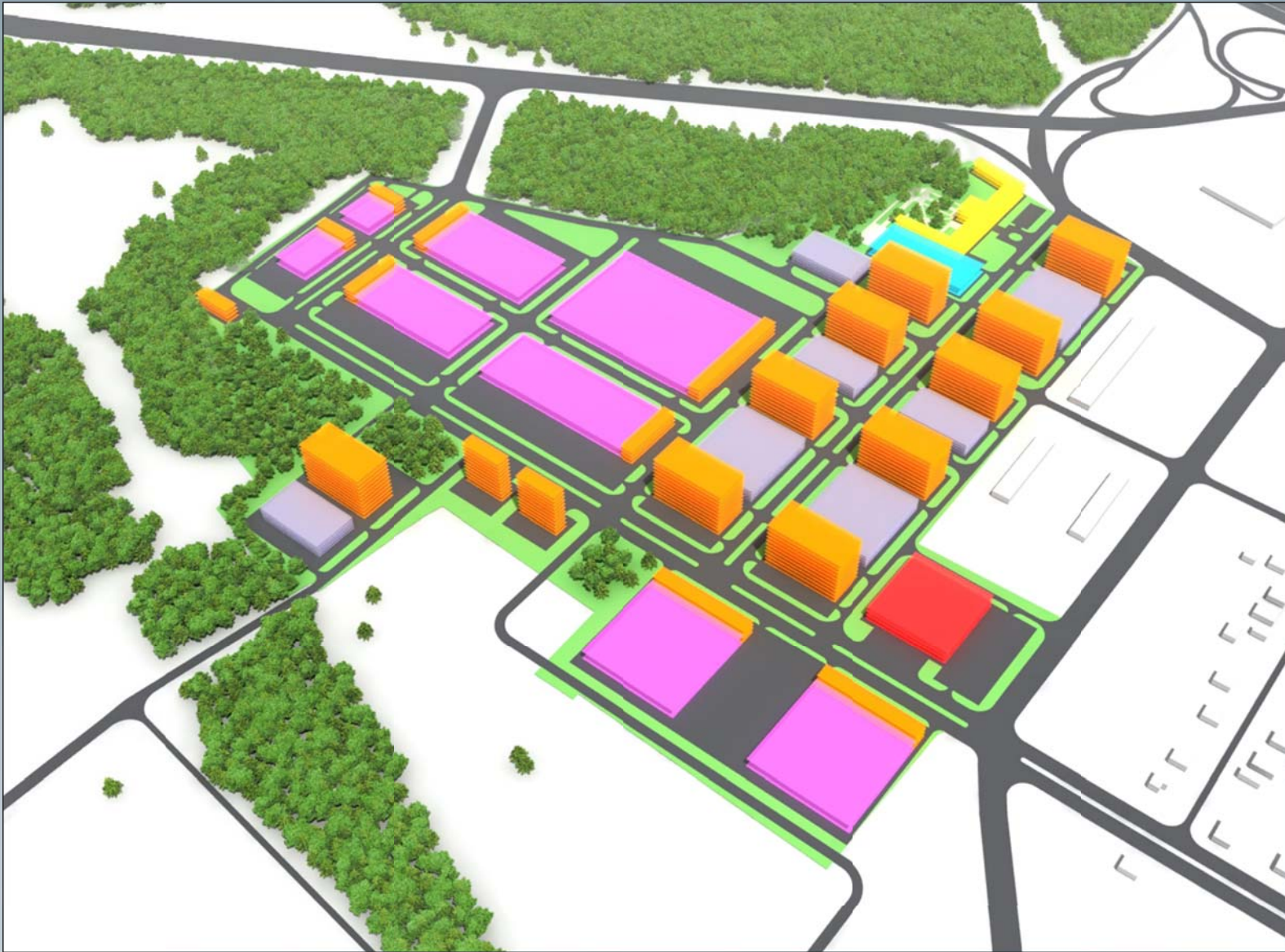
Legend:

- - - - - village borders
- Boryspil highway
- projected highway



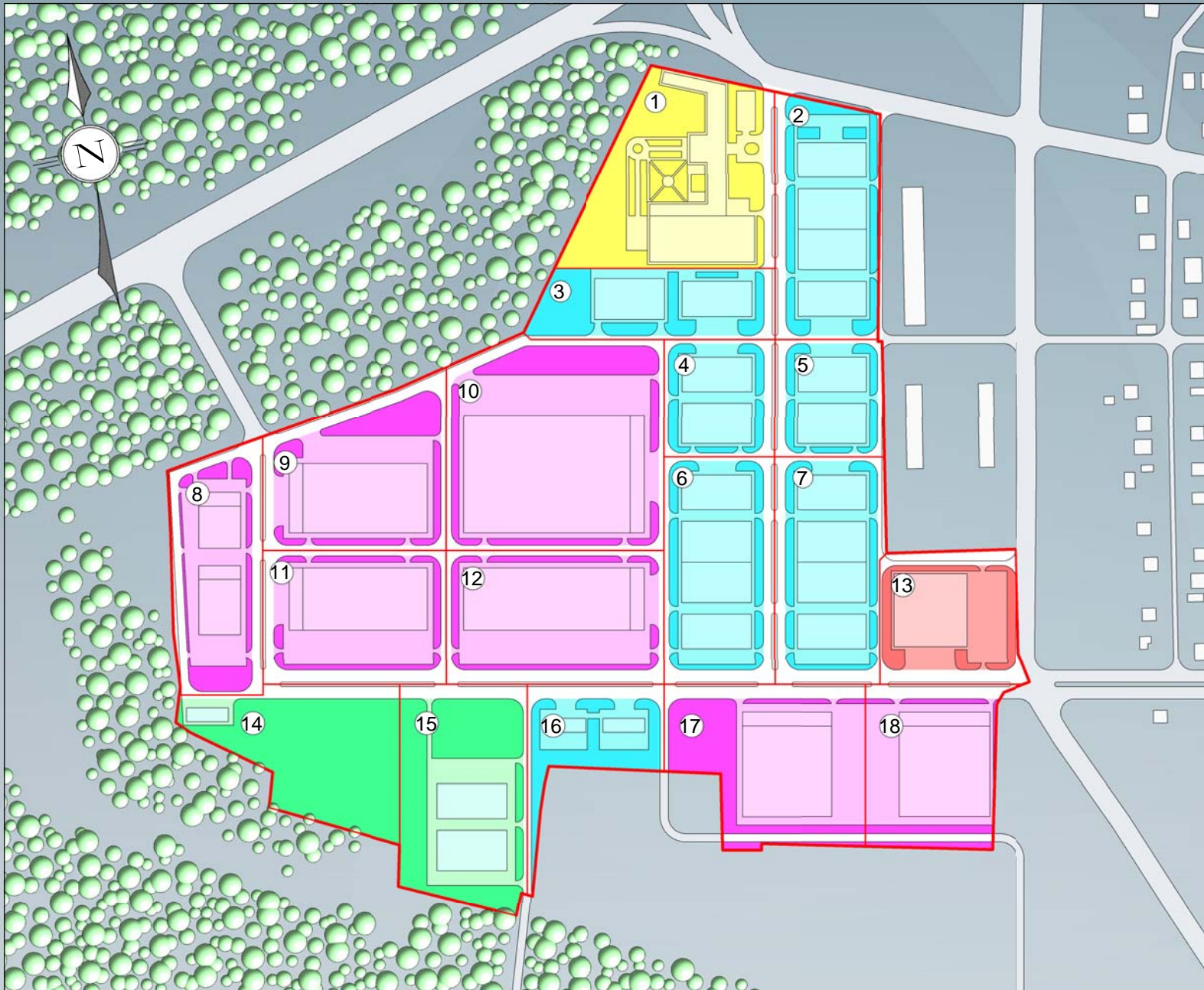
Explication:

1. Three-storey hotel for 200 rooms.
2. One-storey sport and recreational complex.
3. Ten-storey office building.
4. Parking (four levels).
5. Logistic complex.
6. Three-storey public centre.



Legend:

-  - office buildings
-  - parkings
-  - logistics
-  - hotel
-  - sport complex
-  - public centre



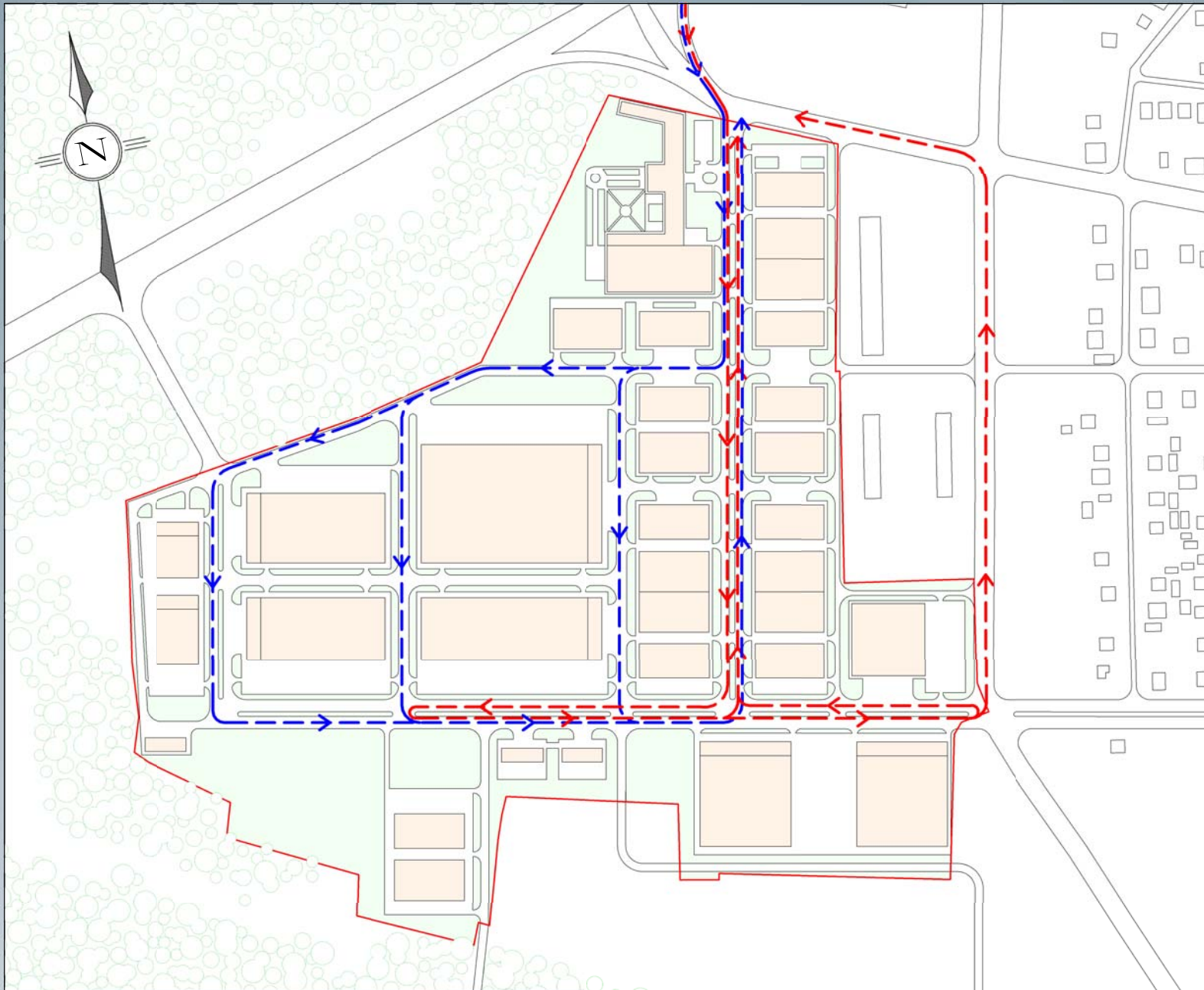
Legend:

- hotel-recreational complex with park zone
- offices
- logistics
- offices with park zone
- public centre

review jointly with page 7

number	Building purpose	Land plat area, sq.m	Building type	Footprint area, sq.m	Number of sections	Number of floors	Total area, sq.m
1	Hotel and recreational complex with park zone	24 900	hotel	3 090	1	3	9 270
			sport complex	3 600	1	1	3 600
2	Office complex	18 600	offices	3 600	2	10	36 000
			parking	4 200	1	4	16 800
3	Office complex	12 490	offices	1 800	1	10	18 000
			parking	2 100	1	4	8 400
4	Office complex	9 660	offices	1 800	1	10	18 000
			parking	2 100	1	4	8 400
5	Office complex	9 600	offices	1 800	1	10	18 000
			parking	2 100	1	4	8 400
6	Office complex	18 720	offices	3 600	2	10	36 000
			parking	4 200	1	4	16 800
7	Office complex	18 460	offices	3 600	2	10	36 000
			parking	4 200	1	4	16 800
8	Logistic complex	15 670	offices	865	2	3	2 595
			warehouse	3 020	2	1	3 020
9	Logistic complex	20 150	offices	720	1	3	2 160
			warehouse	6 480	1	1	6 480
10	Logistic complex	33 730	offices	1 230	1	3	3 690
			warehouse	14 690	1	1	14 690
11	Logistic complex	18 460	offices	650	1	3	1 950
			warehouse	5 830	1	1	5 830
12	Logistic complex	21 890	offices	650	1	3	1 950
			warehouse	7 780	1	1	7 780
13	Public centre	13 890	trading zone	3 970	1	3	11 910
14	Office complex with park zone	18 130	offices	625	1	10	6 250
15	Office complex with park zone	20 460	offices	1 800	1	10	18 000
			parking	2 100	1	4	8 400
16	Office complex	9 740	offices	870	2	10	8 700
17	Logistic complex	21 150	offices	935	1	3	2 805
			warehouse	6 085	1	1	6 085
18	Logistic complex	15 820	offices	935	1	3	2 805
			warehouse	6 085	1	1	6 085

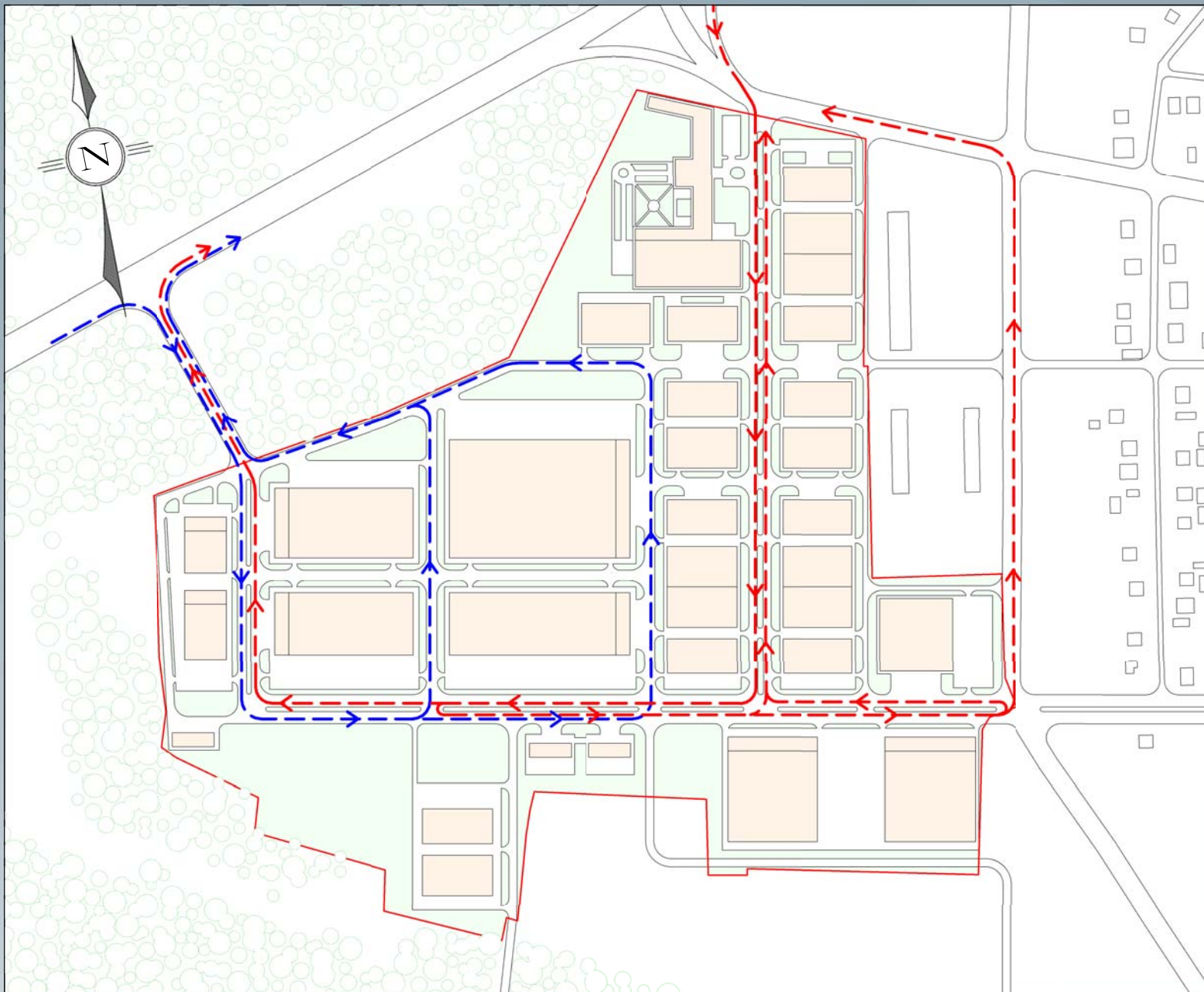
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Legend:

← - - - - - passengers cars pathway

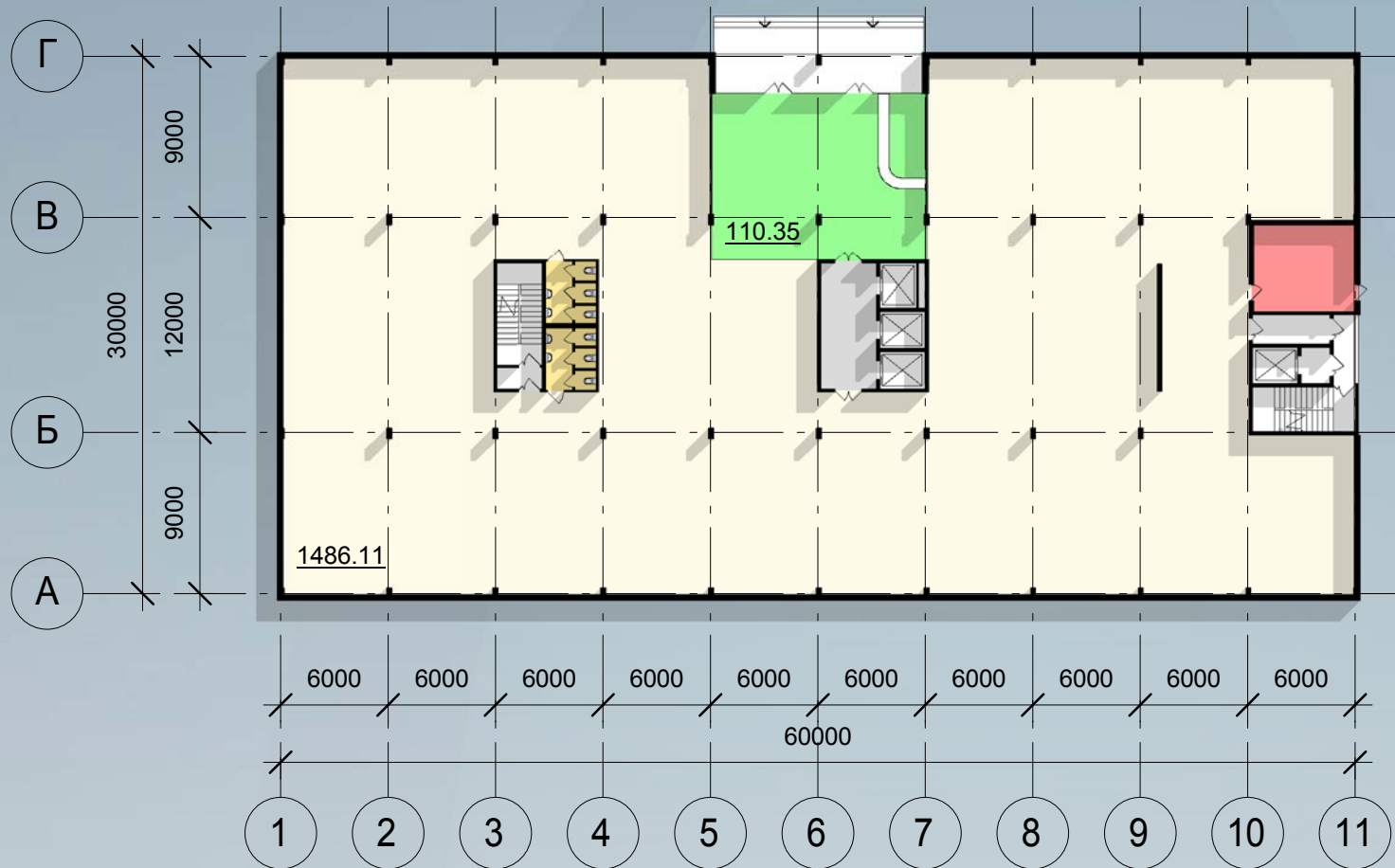
← - - - - - trucks pathway



Legend:

← - - - - - passengers cars pathway

← - - - - - trucks pathway



Legend:

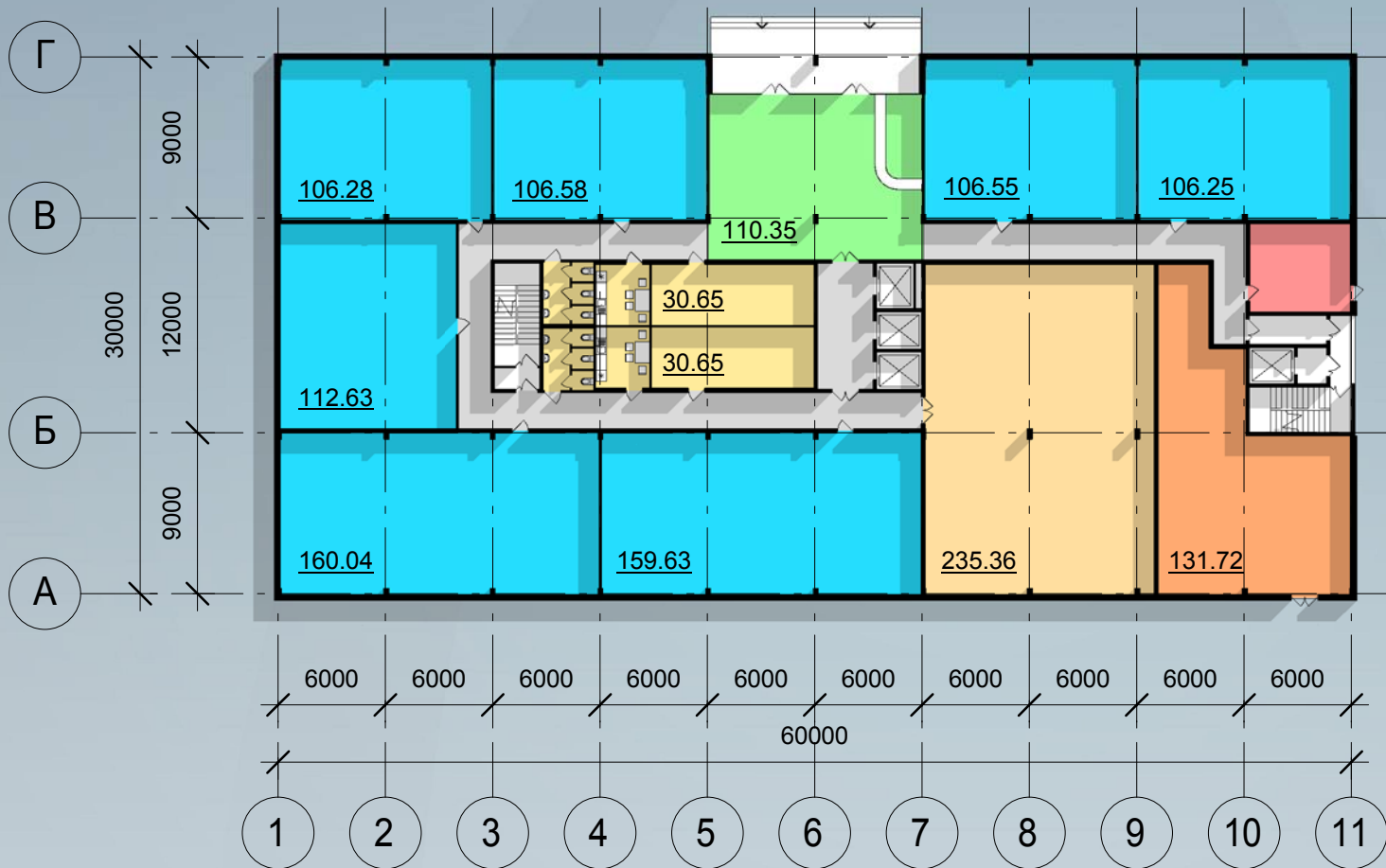
- entrance hall
- transit zone
- offices
- service zone
- utility premises

Technical and economics indexes

- | | |
|-------------------------|--------------------|
| - entrance hall | - 110 sq.m |
| - transit zone | - 22 sq.m |
| - offices | - 1486 sq.m |
| - service zone | - 18 sq.m |
| - utility premises | - 27 sq.m |
| Total floor area | - 1664 sq.m |

Legend:

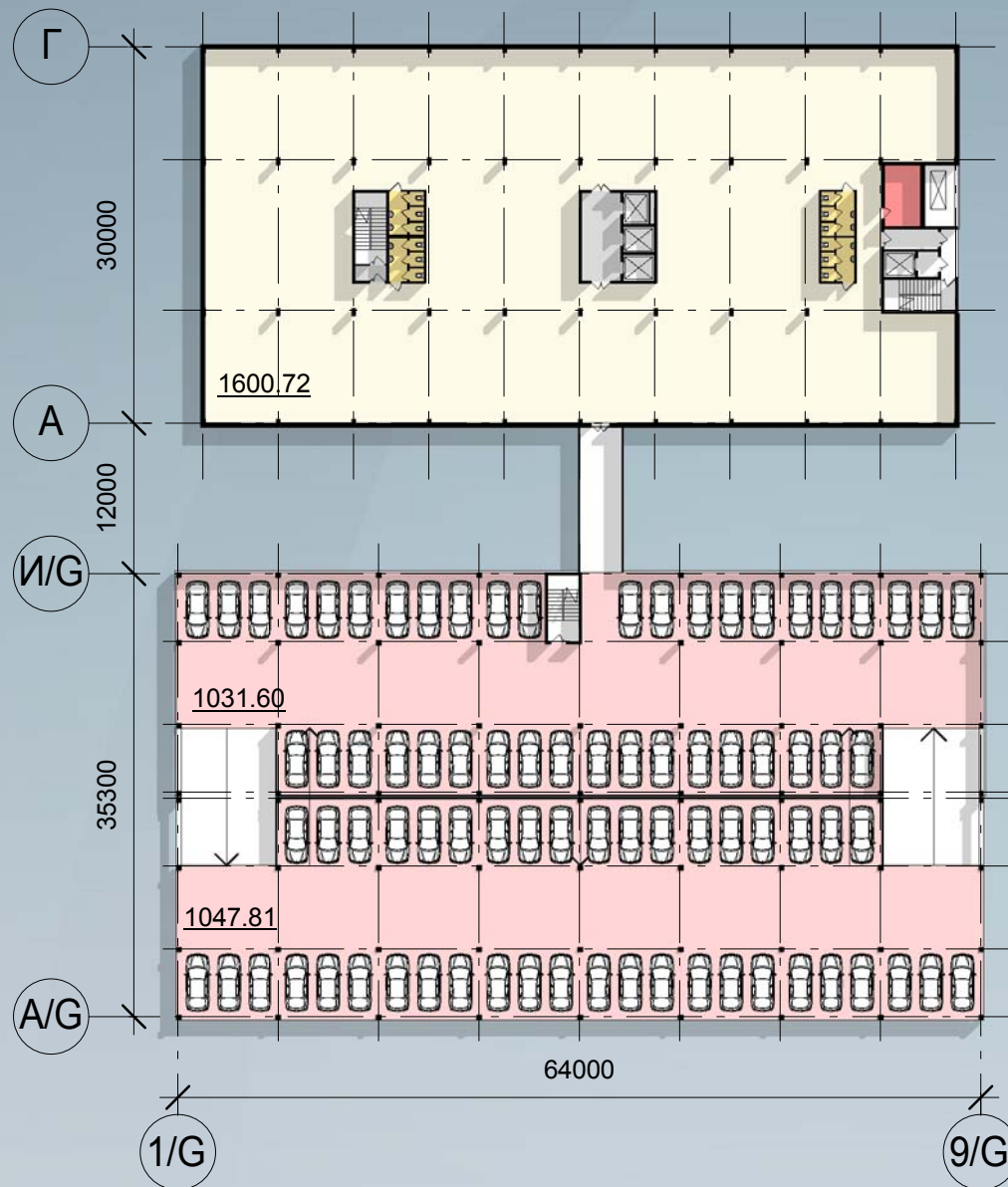
- entrance hall
- transit zone
- dining room
- dining room with kitchen
- offices
- service zone
- utility premises



Technical and economics indexes

- | | |
|----------------------------|------------|
| - entrance hall | - 110 sq.m |
| - transit zone | - 114 sq.m |
| - offices | - 858 sq.m |
| - dining room | - 235 sq.m |
| - dining room with kitchen | - 132 sq.m |
| - service zone | - 100 sq.m |
| - utility premises | - 27 sq.m |

Total floor area - 1621 sq.m

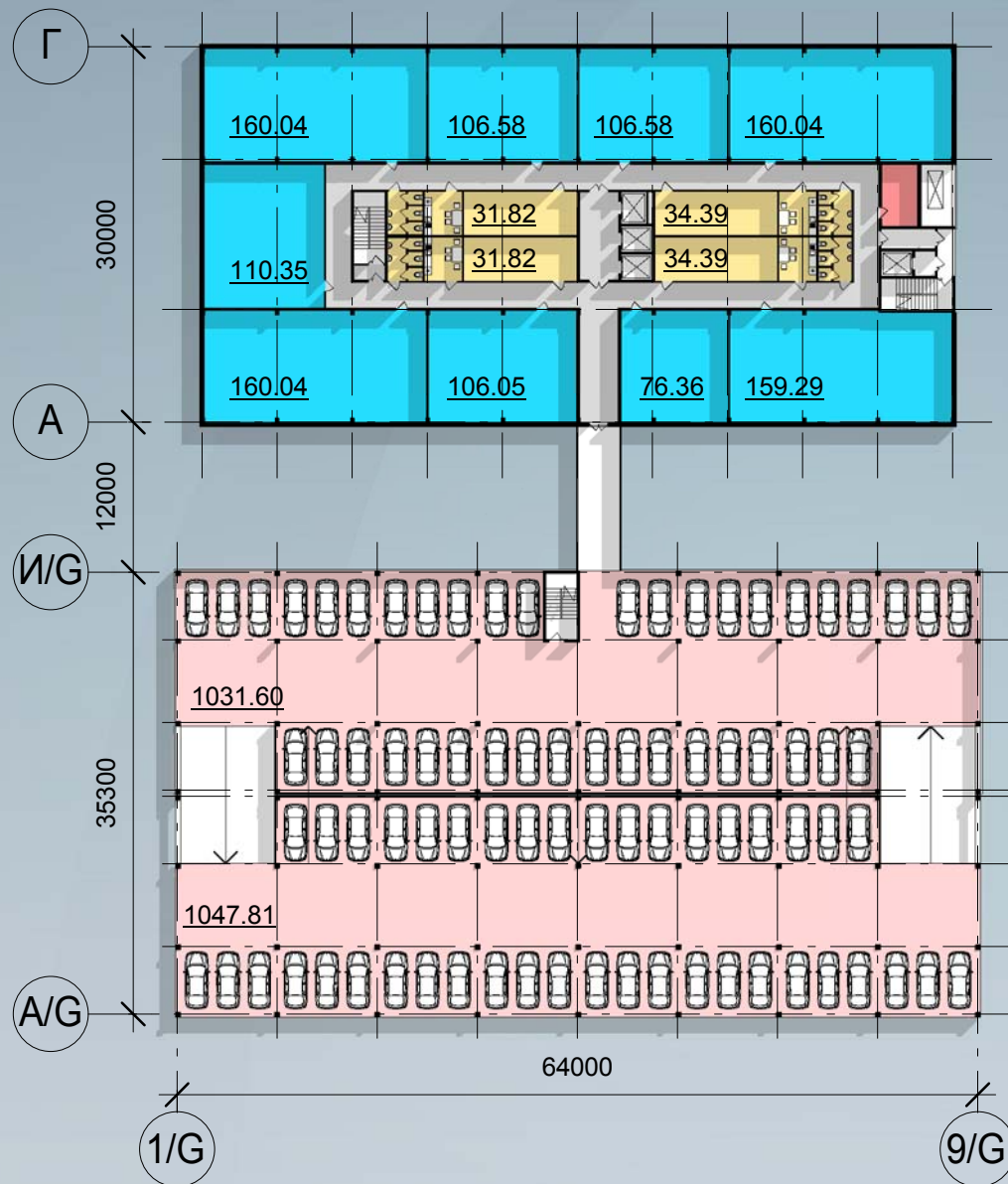


Legend:

- offices
- transit zone
- service zone
- utility premises
- parking

Technical and economics indexes

- offices	- 1 601 sq.m
- transit zone	- 25 sq.m
- service zone	- 37 sq.m
- utility premises	- 14 sq.m
- parking	- 2 080 sq.m
	82 places
one car place approximate area	- 25 sq.m
Total floor area	- 1 677 sq.m



Legend:

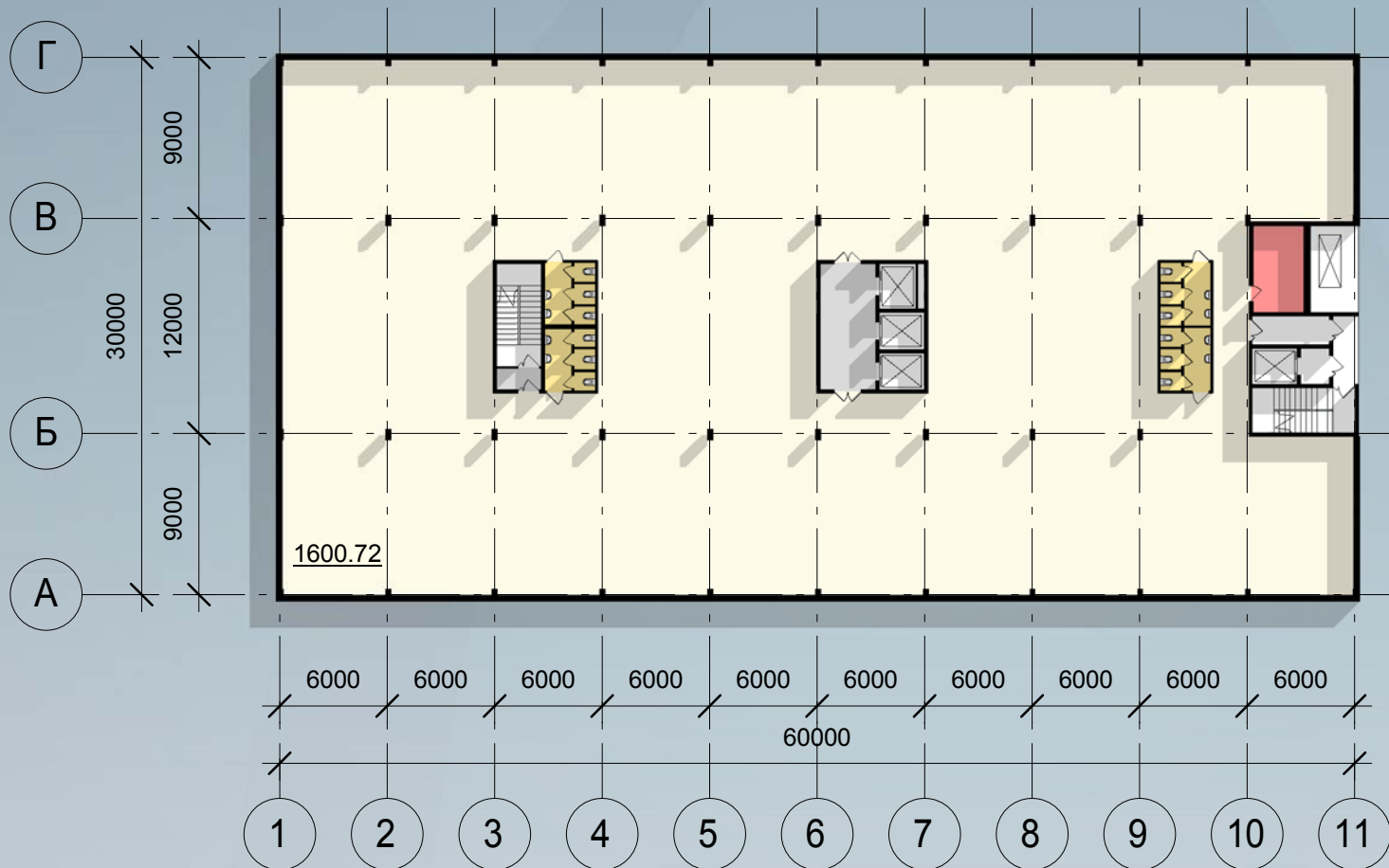
- offices
- transit zone
- service zone
- utility premises
- parking

Technical and economics indexes

- offices - 1 145 sq.m
- transit zone - 259 sq.m
- service zone - 211 sq.m
- utility premises - 14 m2
- parking - 2 080 sq.m
82 places
- one car place
approximate area - 25 sq.m
- Total floor area - 1 629 sq.m

Legend:

- office zone
- transit zone
- service zone
- utility premises

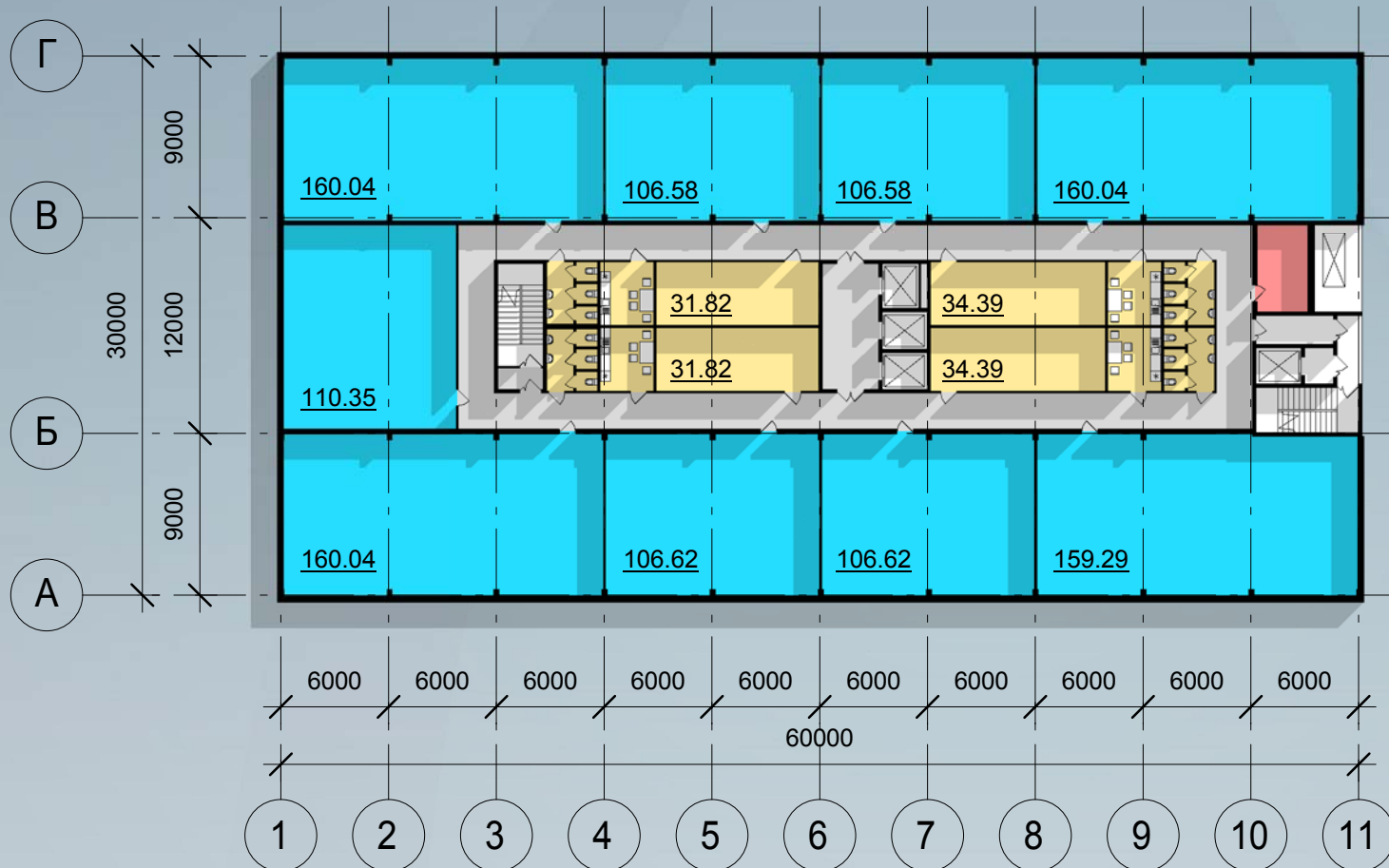


Technical and economics indexes

- office zone	- 1 601 sq.m
- transit zone	- 25 sq.m
- service zone	- 37 sq.m
- utility premises	- 14 sq.m
Total floor area	- 1 677 sq.m

Legend:



- offices
- transit zone
- service zone
- utility premises



Technical and economics indexes

- offices	- 1 176 sq.m
- transit zone	- 231 sq.m
- service zone	- 211 sq.m
- utility premises	- 14 sq.m
Total floor area	- 1 632 sq.m

Legend:

-  - "Rooftop" ventilation system
-  - ventilation channels

