

CITY SCHASLYVE

# RESIDENTIAL COMPLEX

LOCATED AT 14 L.UKRAINKI ST.

SCHASLYVE, KYIV REGION, UKRAINE



## *About the project*

**According to Polls every fourth Ukrainian citizen is dreaming to change his city life in a noisy apartment to a life in the country, where they can have a big spacious place with same level of comfort as in the city.**

*Sometimes, reality can be better than any cherished dream ....*

**Development company “City State” introduces a unique country complex in Schaslyve village, Boryspil district, Kyiv region – an apartment buildings with well developed infrastructure.**

**The main idea of complex construction is to build a “city within a city”, with modern dwellings of European quality and infrastructure, that will provide comfortable wellbeing for each family member of any age.**

**Mission of our company is to represent to our customers not just a real estate object which complies with international standards, but the environment of comfortable dwelling at affordable price.**

*Our goal is to make your dream about comfortable living come true!*

## LOCATION AND TRANSPORT AVAILABILITY

Absolute advantage of Schaslyve housing complex location is its nearness to Kyiv and main transport connections.

Distance from residential complex to:

- Kyiv – 8 km (Boryspilska subway station);
- central highway Kyiv-Kharkiv – 500 m;
- Boryspil International airport (Boryspil city) – 10 km;
- nearest railway station (Aleksandrovka) – 2 km;
- river-boat station in Kyiv – 25 km;
- Port in Odessa – 460 km.



Schaslyve village location

To get to the residential complex is possible in following ways:

**From Kyiv:**

- minibus taxi № 807 from Kharkivska subway station to Schaslyve;
- minibus taxi № 317 from Kharkivska subway station to Boryspil (Schaslyve bus stop).

**From Boryspil:**

- minibus taxi № 317 from Boryspil to Kharkivska subway station (Schaslyve bus stop).

## INFRASTRUCTURE

One of the key factors of comfortable wellbeing is social infrastructure.

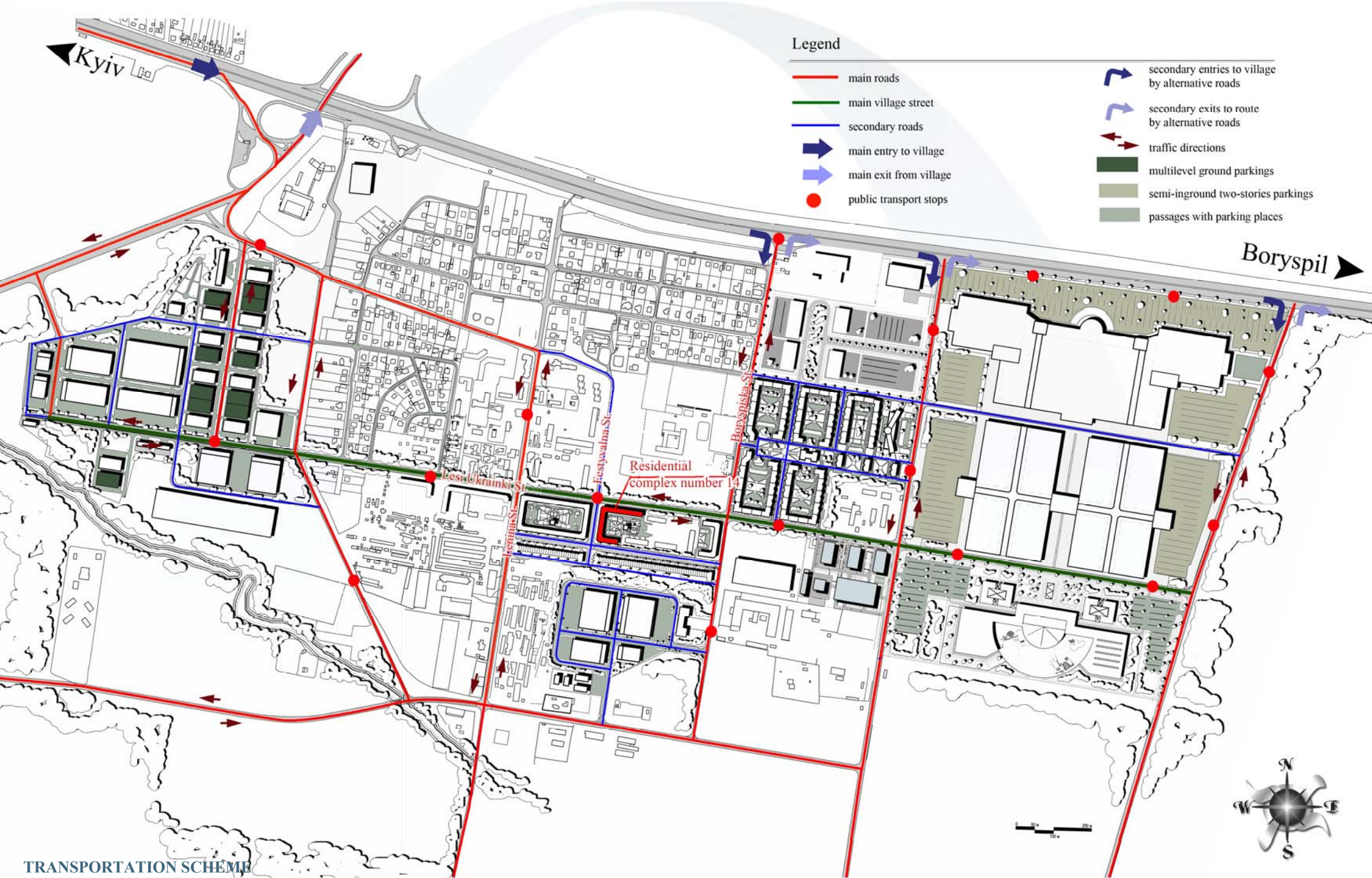
There are the following elements of infrastructure in Schaslyve:

- grocery store;
- household shop;
- cafe;
- hospital;
- polyclinic;
- pharmacy;
- dry cleaning store;
- bank department;
- post office;
- public school (for 1180 pupils);
- art school;
- preschool (for 200 children);

There are hypermarkets in Schalyve area: «Velyka kyshenya», «Fozzi», building supermarket «Novaya liniya», restaurants «Lyubava», «Kozachok», horse-riding and sport complex «Magnat».



LOCATION SCHEME

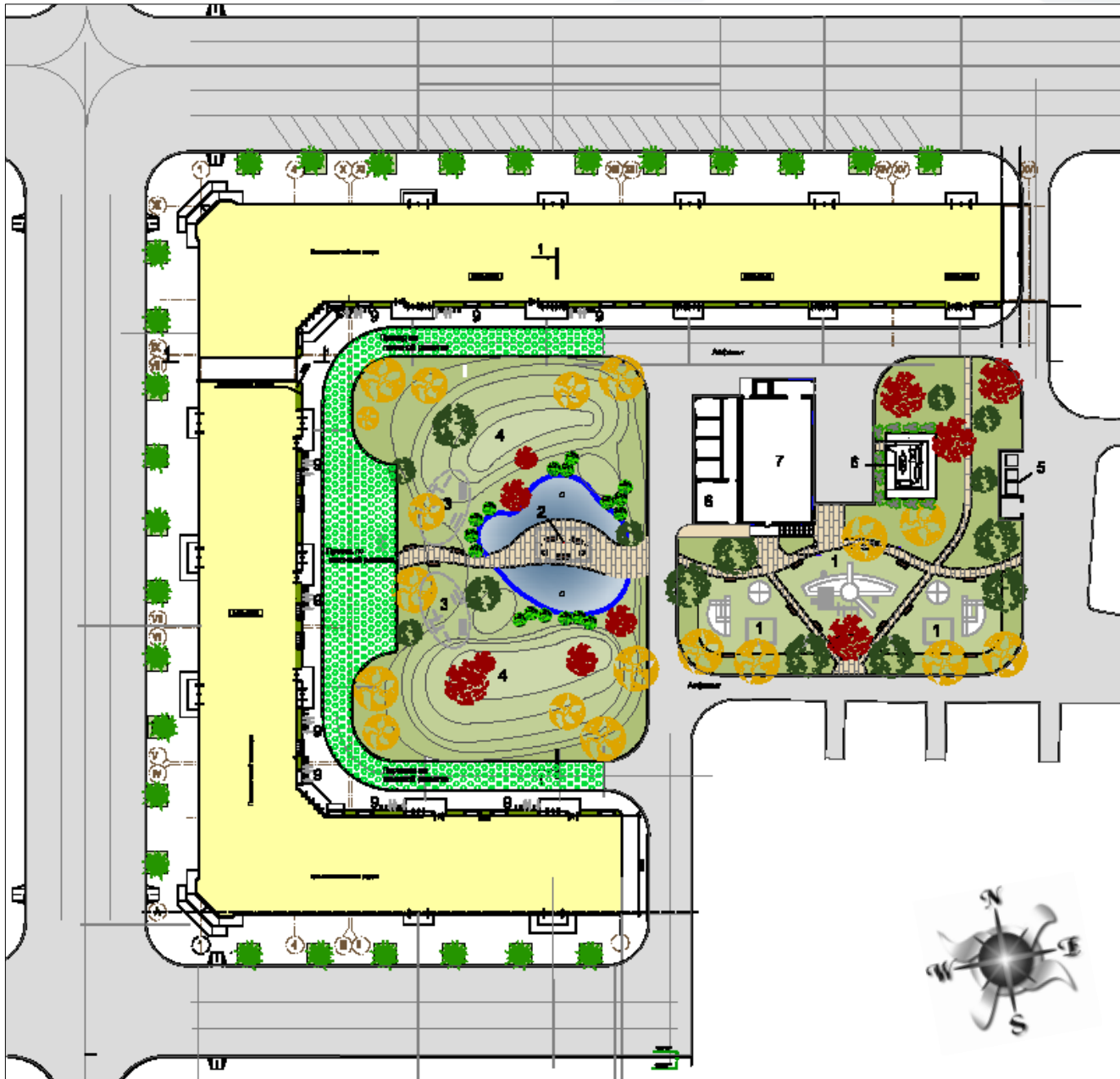


**Legend**

- main roads
- main village street
- secondary roads
- ➔ main entry to village
- ➔ main exit from village
- public transport stops
- ↪ secondary entries to village by alternative roads
- ↪ secondary exits to route by alternative roads
- ↔ traffic directions
- multilevel ground parkings
- semi-inground two-stories parkings
- passages with parking places

TRANSPORTATION SCHEME

## GENERAL INFORMATION ABOUT RESIDENTIAL COMPLEX



Land parcel area	1, 46 ha
Storeys	6
Total house area	19 249 sq.m
Total apartments area	12 702,6 sq.m
Number of sections	12
Number of apartments	196
Apartments types	studio, one-bedroom, two-bedrooms apartments
Room height	up to 3 m
Construction start	2-nd quarter of 2009
Putting into commission	4-d quarter of 2010

### Explication

number	Name
1	Playground
2	Rest area with fountains
3	Sports ground
4	Green area
5	Service area with storage room and garbage containers
6	Gas-distributing point
7	Control room
8	Transformer box
9	Parking for bicycles

MASTER PLAN SCHEME

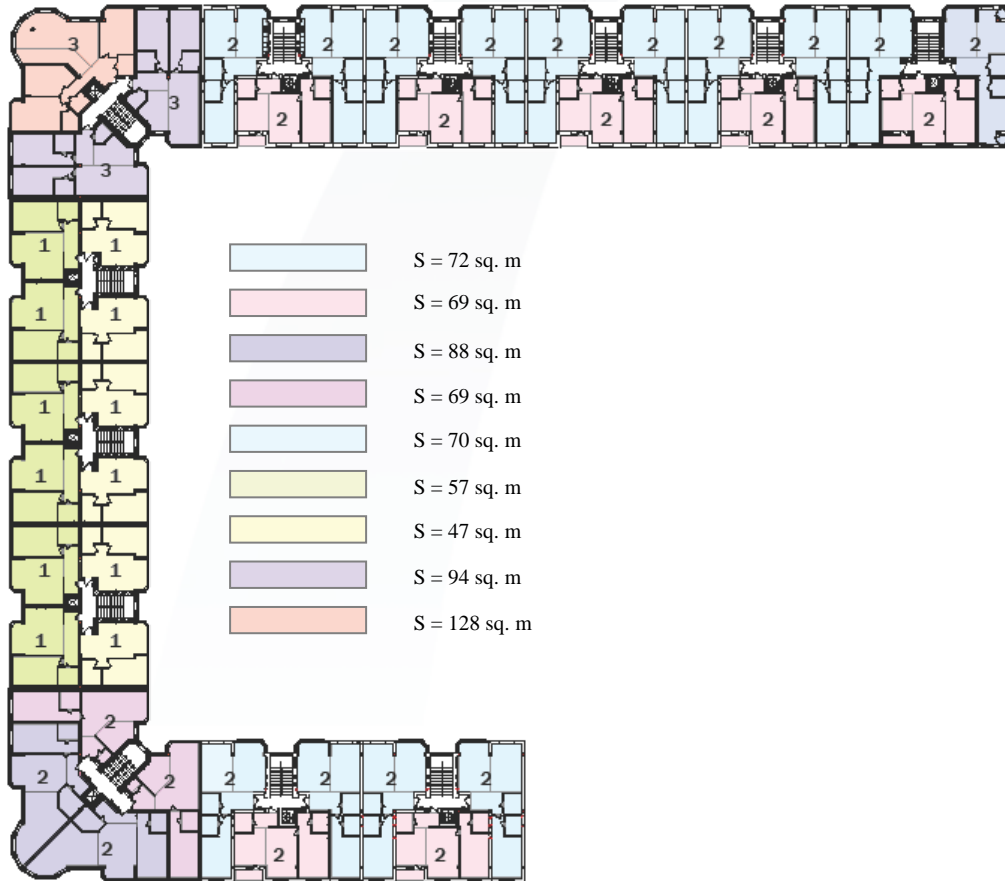
GENERAL VIEWS



*EMBODYING OF DREAM*



FLOORS 2 to 5



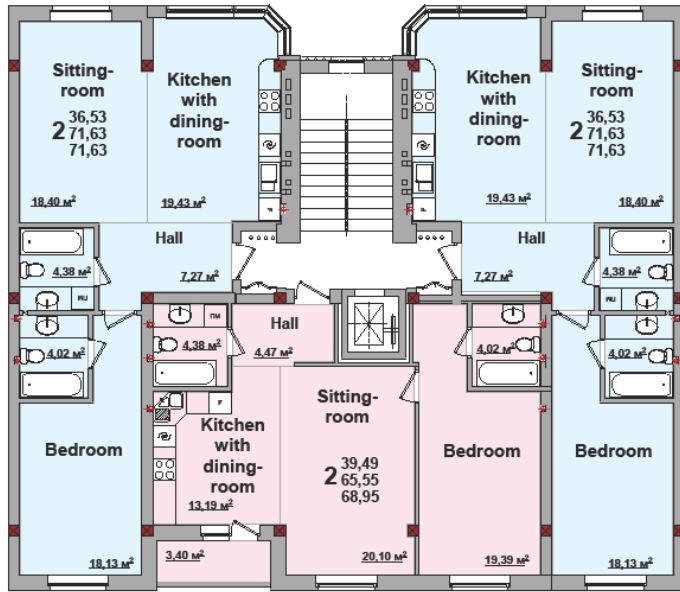
FLOOR 6



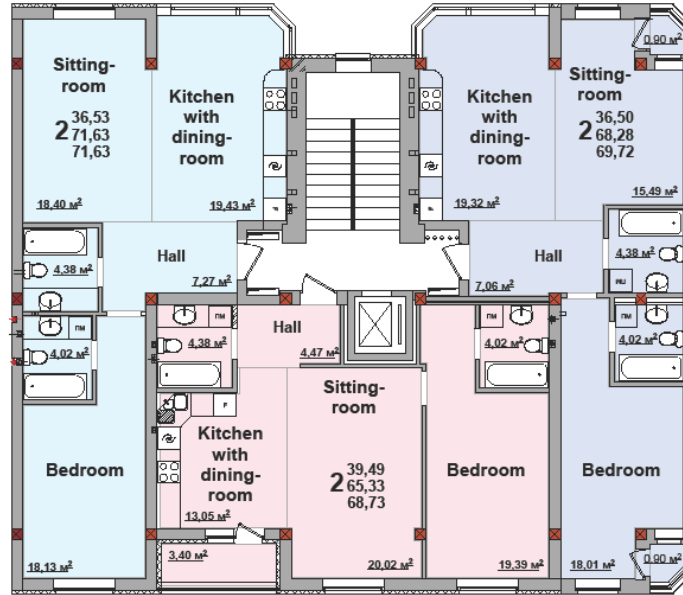




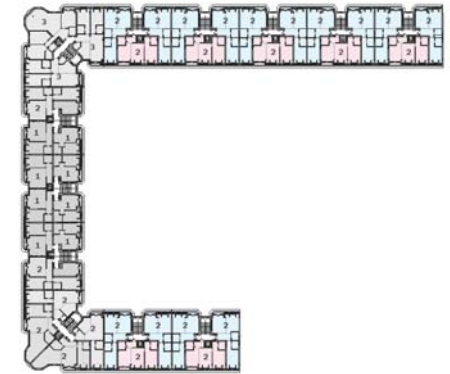
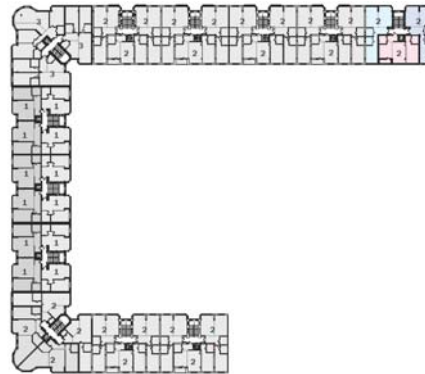
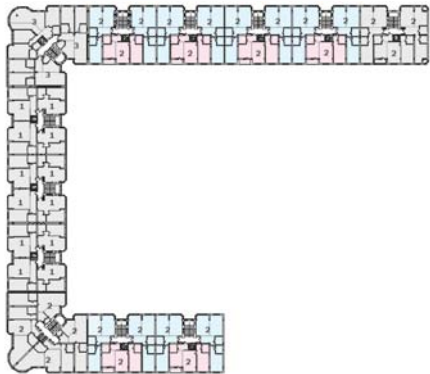
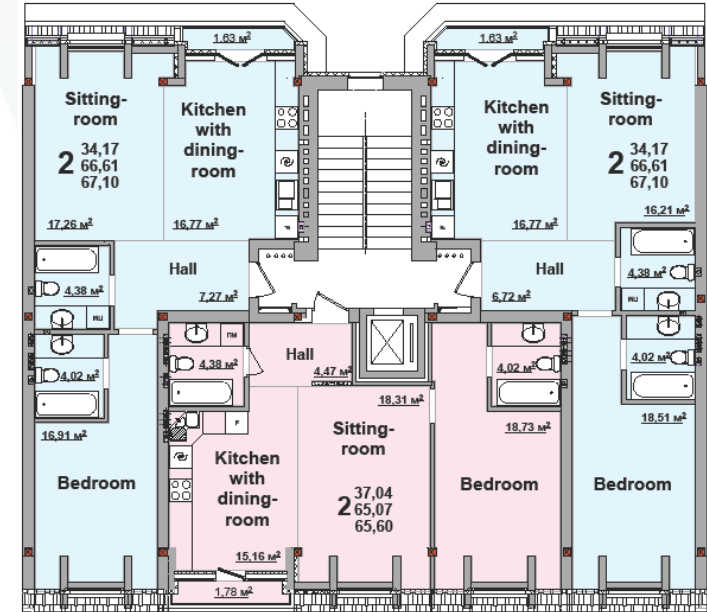
TYPICAL FLOOR PLAN  
OF SECTIONS NUMBER 1•2•8•9•10•11 – FLOORS 2 to 5



TYPICAL FLOOR PLAN  
OF SECTION NUMBER 12 – FLOORS 2 to 5

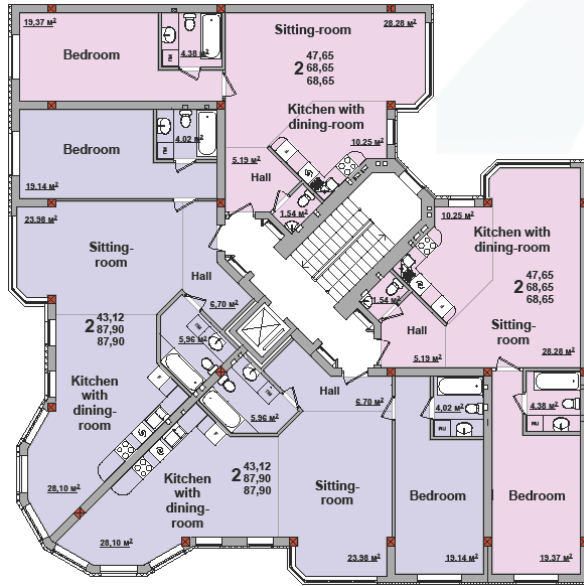


6-TH FLOOR PLAN OF SECTIONS NUMBER 1•2•8•9•10•11•12

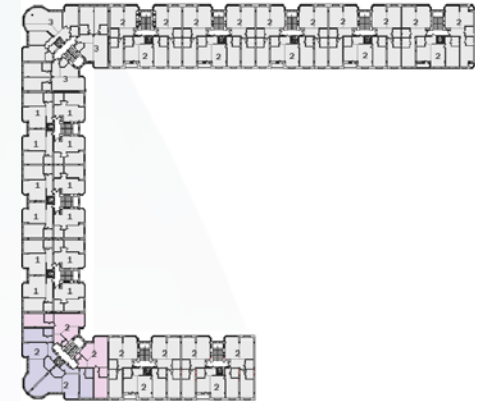
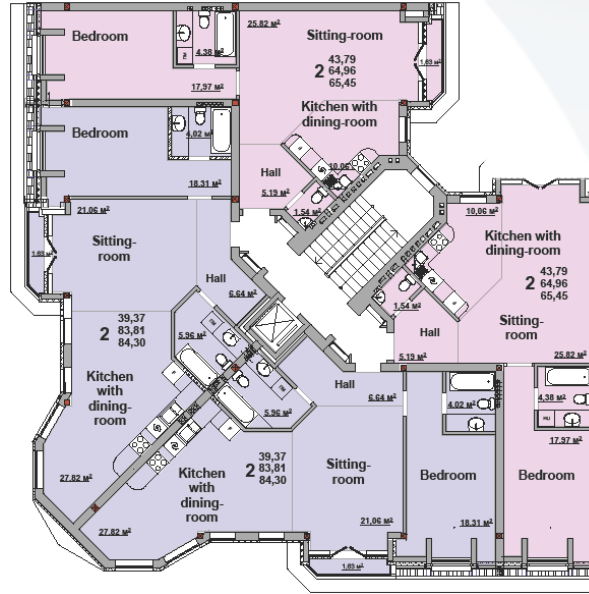




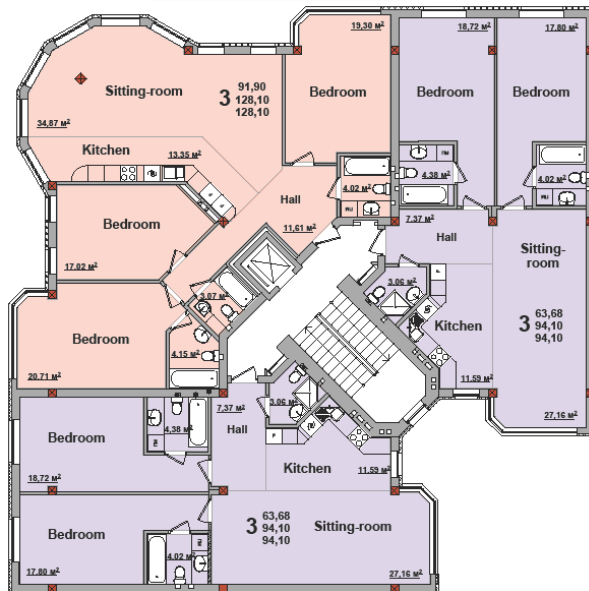
TYPICAL FLOOR PLAN  
OF SECTION NUMBER 3 – FLOORS 2 to 5



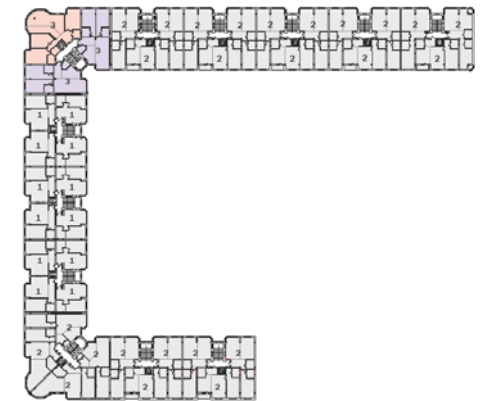
6-TH FLOOR PLAN OF SECTION NUMBER 3



TYPICAL FLOOR PLAN  
OF SECTION NUMBER 7 – FLOORS 2 to 5



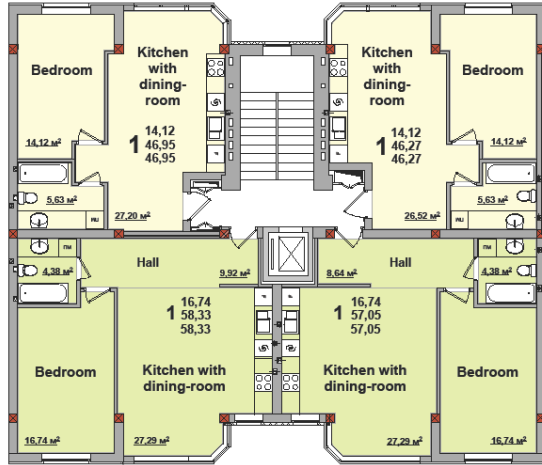
6-TH FLOOR PLAN OF SECTION NUMBER 7



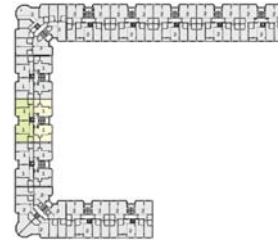
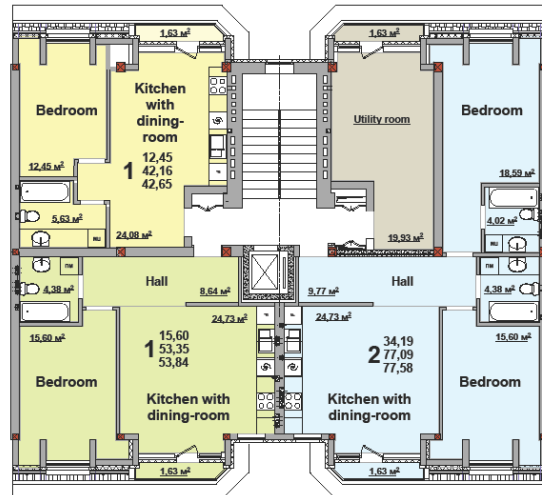
SECTIONS PLANS



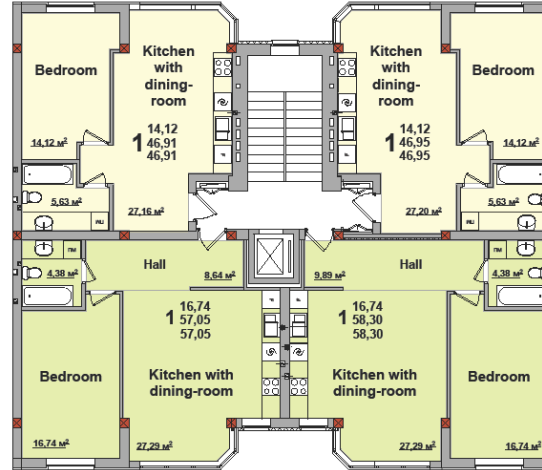
TYPICAL FLOOR PLAN  
OF SECTION NUMBER 4 – FLOORS 2 to 5



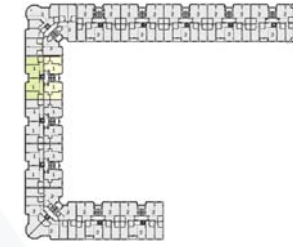
6-TH FLOOR PLAN OF SECTION NUMBER 4



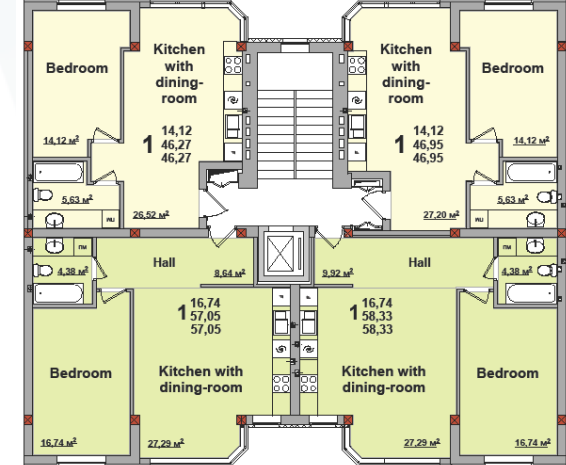
TYPICAL FLOOR PLAN  
OF SECTION NUMBER 5 – FLOORS 2 to 5



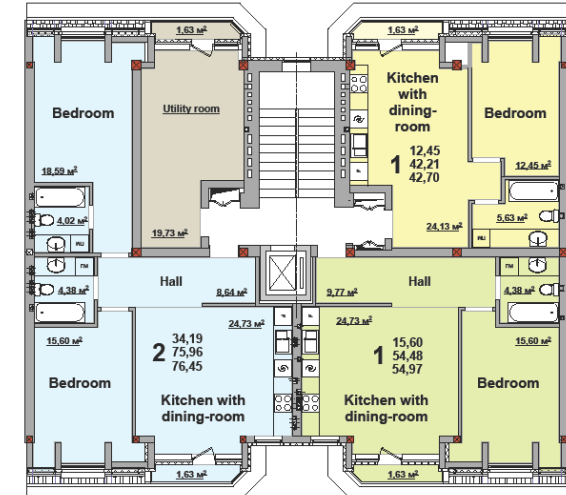
6-TH FLOOR PLAN OF SECTION NUMBER 5



TYPICAL FLOOR PLAN  
OF SECTION NUMBER 6 – FLOORS 2 to 5



6-TH FLOOR PLAN OF SECTION NUMBER 6



## ENGINEERING AND TECHNICAL SUPPLYING

<b>Building structure</b>	<b>Complex is being built using monolithic frame-work construction. The room height will be to 3 meters for your comfort</b>
	<b>For providing thermal insulation of a building we use facade insulation system using foam boards with further pargeting and painting</b>
	<b>Interior walls – sheetrock</b>
<b>Windows and doors</b>	<b>Windows – metal-plastic</b>
	<b>Balcony doors – metal-plastic</b>
	<b>External doors – metallic, certificated</b>
<b>Heating system</b>	<b>Two boiler-rooms for the apartment block</b>
	<b>Heating piping will be integrated into the floors using polyvinylchloride pipes with insulation</b>
	<b>Radiators - bimetallic with adjusting fittings</b>
	<b>Meters will be set up in specially equipped zones on the each floor</b>
<b>Power supply</b>	<b>Meters will be set up in specially equipped zones on the each floor</b>
<b>Water supply</b>	<b>Centralized water supply system and meters in each apartment</b>
<b>Telecommunications</b>	<b>Optical cable for telephone, internet and broadband network</b>
<b>Security system</b>	<b>Fire alarm, house intercom, video security, 24-hours security post</b>

Centralized service will provide all complex of engineering works which include the following:

- engineering system service for water, gas and power supply;
- 24-hours security post for housemates safety;
- landscaping gardening;
- Illuminating of internal roads and public use zones;
- keeping the complex territory tidy (garbage trucking, cleaning of the territory).



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