



## **Commercial offer**

on sales of corporate rights for a land parcel  
of total area of 3,8053 hectares  
in Schaslyve village, Boryspil district

**Kyiv region — 2014**



# Content

## **Land parcel location**

Europe, Ukraine  
Ukraine, Kyiv region  
Kyiv region, Boryspil district  
Boryspil district, Schaslyve village council

## **Geographical and economic information about an object**

Location: general information, transport availability  
Social and economic descriptions: population, economy, communal-engineering services, ecological indices

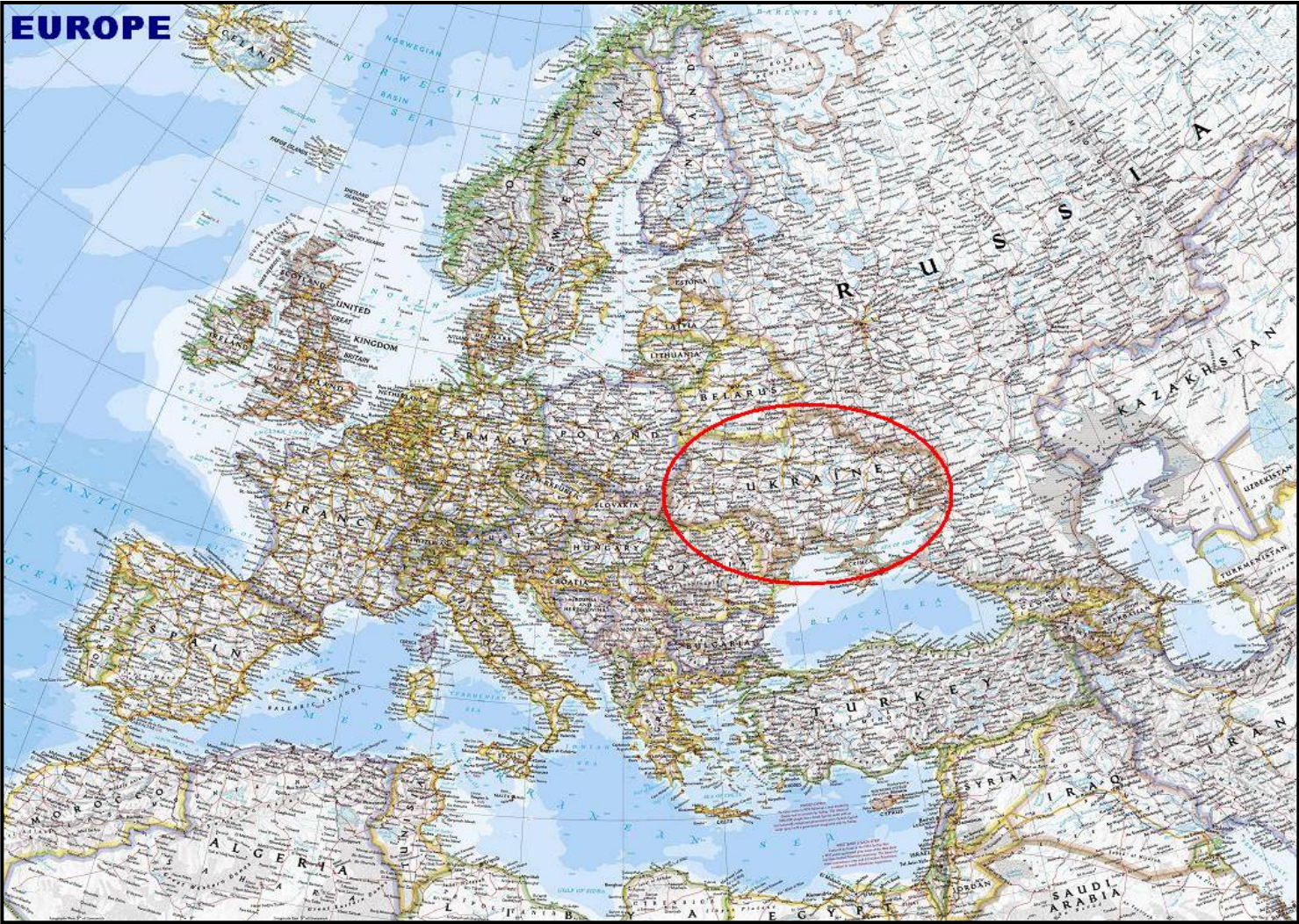
## **Object description**

Site configuration, possible purpose  
Land survey: topography, relief, geology, hydrology, water basins  
Engineering communications  
Using of adjoining land lots

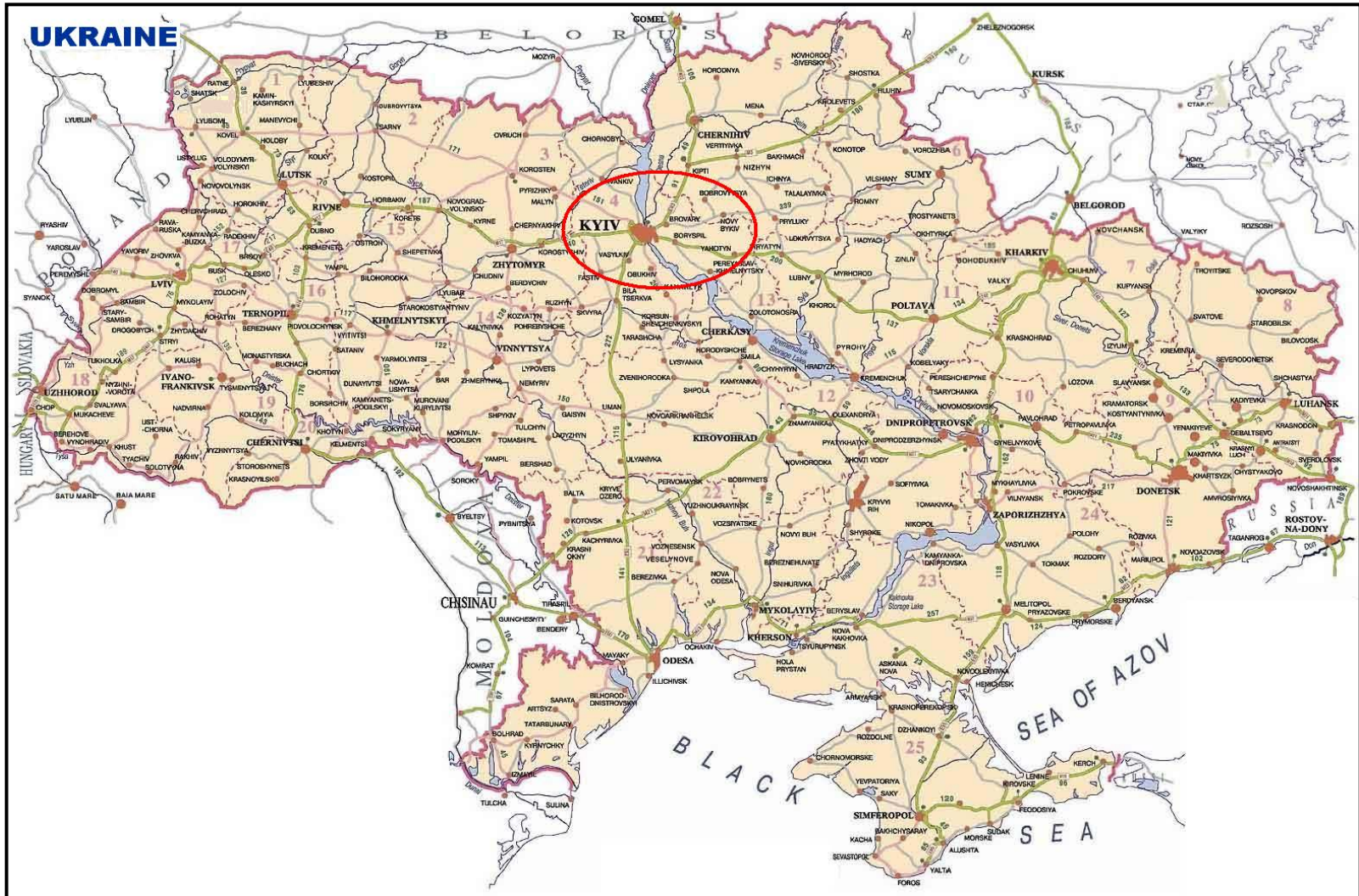
## **The content of commercial offer**

## **Contact information**

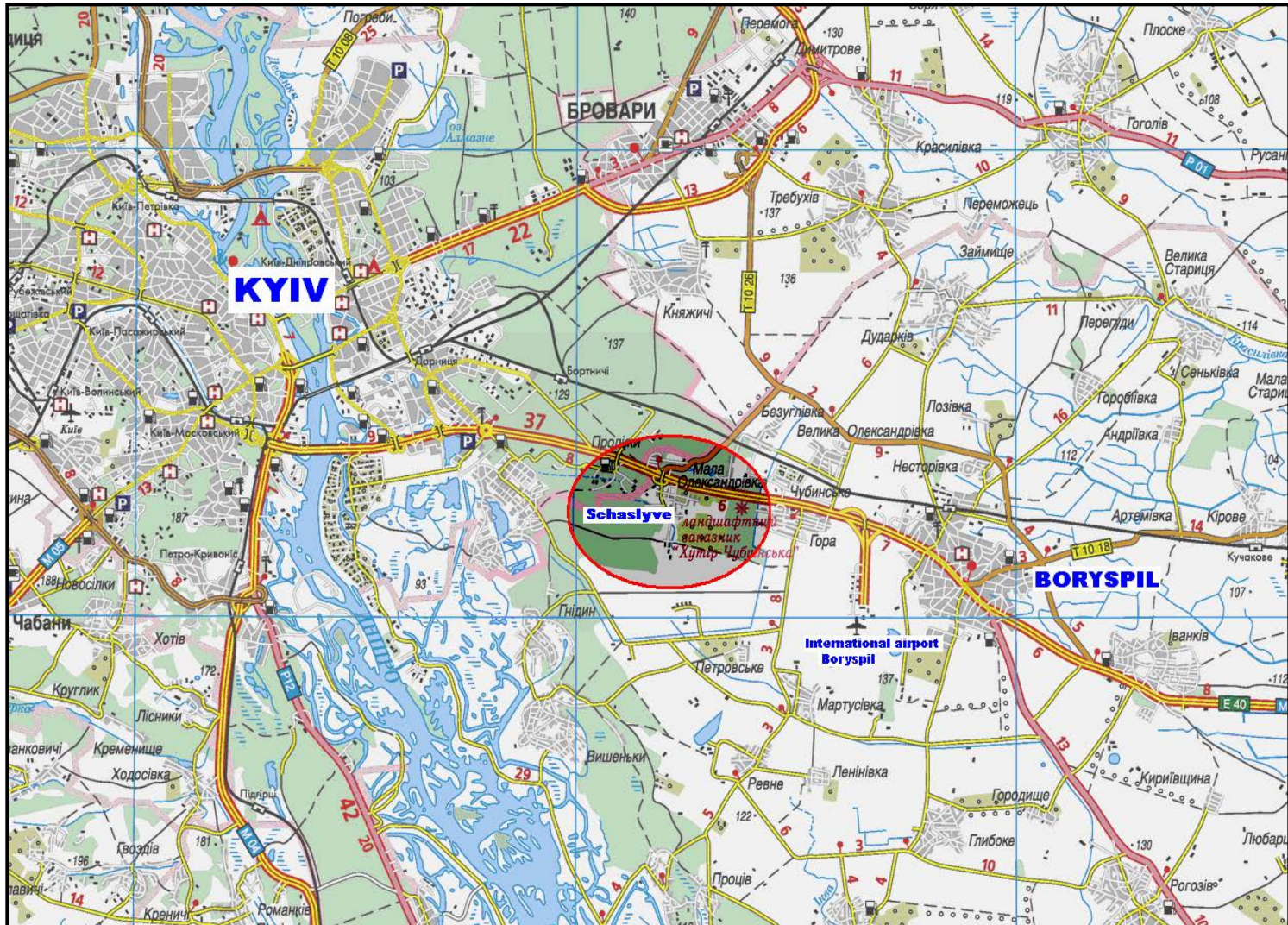
# Land parcel location (Europe, Ukraine)



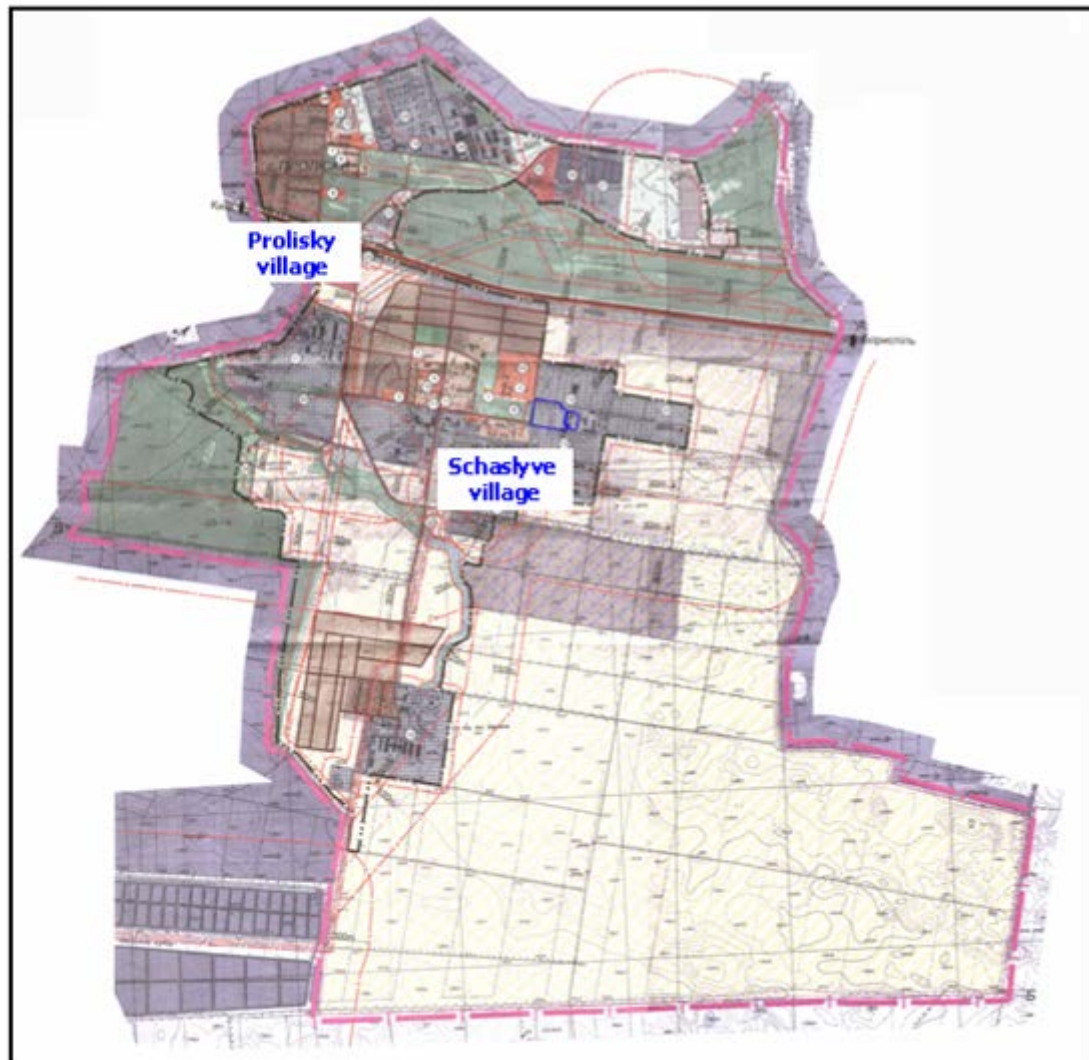
# Land parcel location (Ukraine, Kyiv region)



# Land parcel location (Kyiv region, Boryspil district)



## Land parcel location (Boryspil district, Schaslyve village council)



# Geographical and economic information about an object

## Location

Land parcel is a part of Schaslyve village of Boryspil district, Kyiv region.

## General information

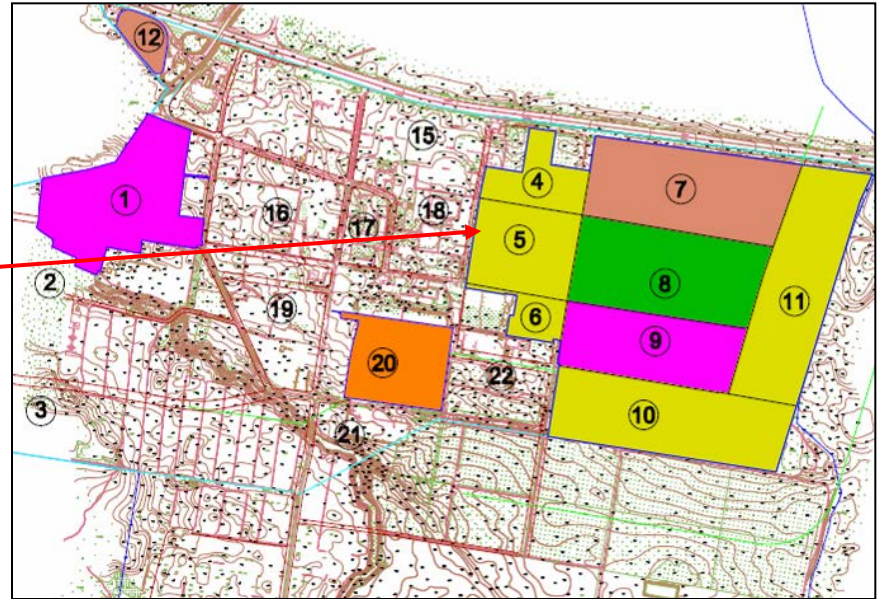
Boryspil district is located on the area of about 146 thousand sq. m. As of today this region has 43 towns and villages and 20 village councils. It is inhabited by approximately 54.000 people. Boryspil town is administrative center of district.

Schaslyve village is a part of Schaslyve village council. The territory of Schaslyve village council has 1936,7 hectares of lands Schaslyve village and Proliski village of different intended use. Total area of Schaslyve village is 485 ha.

## Site location



## Site location at the scheme of Schaslyve village zoning (by development projects of «City State» LLC)



# Social and economic descriptions

## Demography

As of 2007 the population of Boryspil town made up about 55.000 inhabitants, Boryspil district — 54.000 inhabitants (the number of retired people — 34% of total population amount). Total population of Schaslyve village made up about 3,5 thousand of people in 2007. In the age structure able-bodied people prevail, retired people occupy its less part.

## Economy

There are more than 150 large and small enterprises and organizations, about 20 large agricultural enterprises and the Boryspil airport in the city of Boryspil and Boryspil district. Nowadays the State international airport «Boryspil» is a multi-functional enterprise combining the work of more than 30 different services. The airport regularly accepts flights of more than 30 foreign companies, it services more than 16.000 passengers for departure and arrival daily and fulfills about 100—110 flights on average.

The eastern part of the region which is close to the capital city (including Schaslive, Prolisky, Gora, Chubinske, Velyka Oleksandrsvka and Mala Oleksandrivka villages), is characterized by implementation of a series of large objects of trade, office, logistical and entertainment spheres.

The office-logistical complex of «Avon» Ltd, production of cannery of «Olvita» LLC are located on the territory belonging to the administrative area of Schaslyve village; nowadays it is being put into operation a large laundry complex with the project capacity of processing several thousand tons of laundry per day. In 2009 there will be an opening of hotel complex «Radisson».

Prolisky village has an industrial complex (storage and processing of mineral oil products, manufacturing of cars, buses and other vehicles, machines and mechanisms). On the territory of the village there are construction works of office-exhibition complex «Airport-City».

**Elements of operating infrastructure for today:** grocery store, department of networks, household shop, public school (1180 pupils), hospital, school of arts, polyclinic, pre-school (200 children), pharmacy, pool (300 square meters), dry cleaner`s shop, bank department, tailor shop, café.

## Communal-engineering services

Power supply, natural gas supply, water supply are fulfilled centrally, sewerage system works centrally.

## Ecological indices

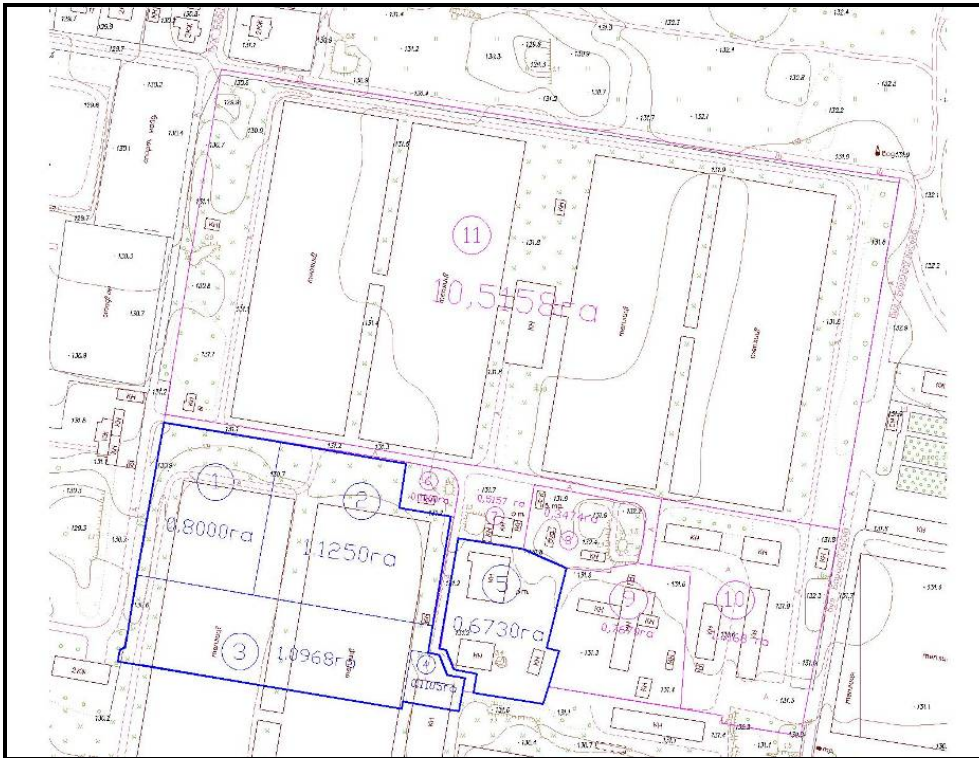
The territory of Schaslyve village council has a comparatively favorable environmental situation due to the absence of large industrial complexes on this territory. The main source of negative impact on the environment is industrial and communal objects, as well as roads which are not provided with standard sanitary protection zones.

To get more detailed information, please, visit our website [www.citystate.com.ua](http://www.citystate.com.ua) (Projects → Schaslyve village → Scheme of planning



# Object description

## Site configuration, possible purpose



## Description of land parcel configuration

No of land parcel	Area of a land parcel according to the Property State Certificate, hectare
«City State's» subject area of land plot	
1	0,8000
2	1,1250
3	1,0968
4	0,1105
5	0,6730
Total	3,8053
Area of land plot with possibility of purchase	
6	0,1000
7	0,5157
8	0,3474
9	0,7670
10	1,3168
11	10,5158
<b>Total</b>	<b>13,5627</b>

### Purpose

For placing and service of real estate objects (household structures and yard).

### Constitutive information

5 Property State Certificates.

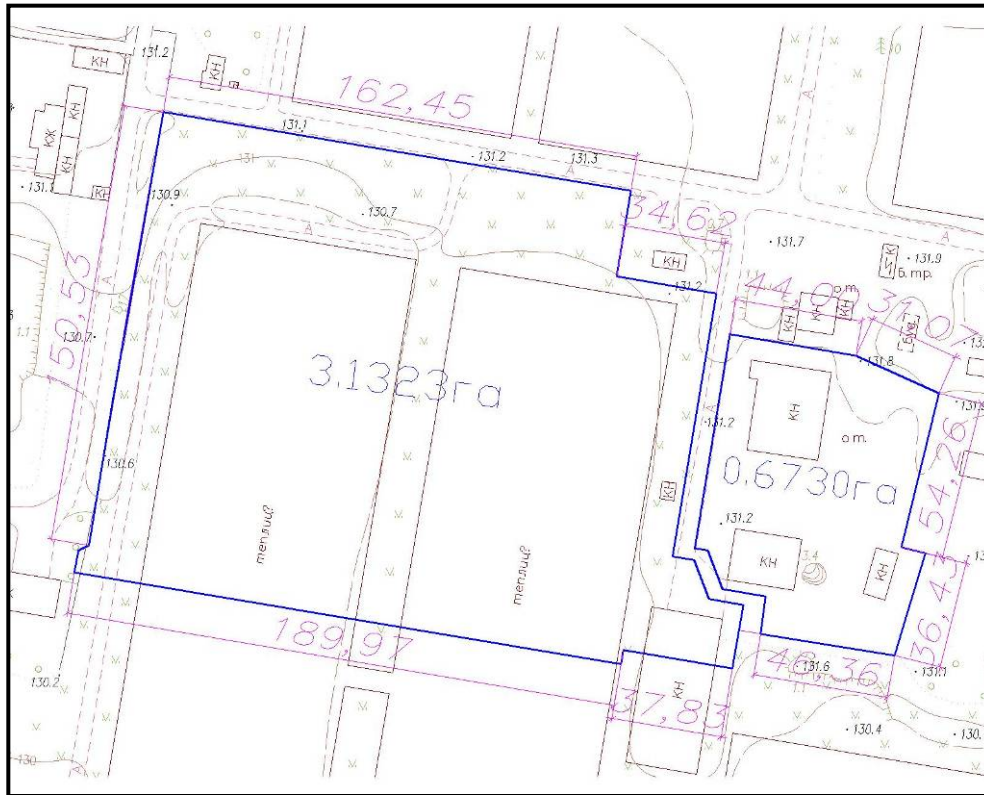
### Contract form

Agreement of purchase/sale of corporate rights for a legal entity having a land property right.

Within the framework of commercial offer it is possible to change purpose of using land parcels according to the plans of further development.

# Object description

## Topography



## Relief

The land parcel is located in the east part of Boryspil district on the territory of Schaslyve Village. Significant local deviations on the land parcel are absent.

## Geology

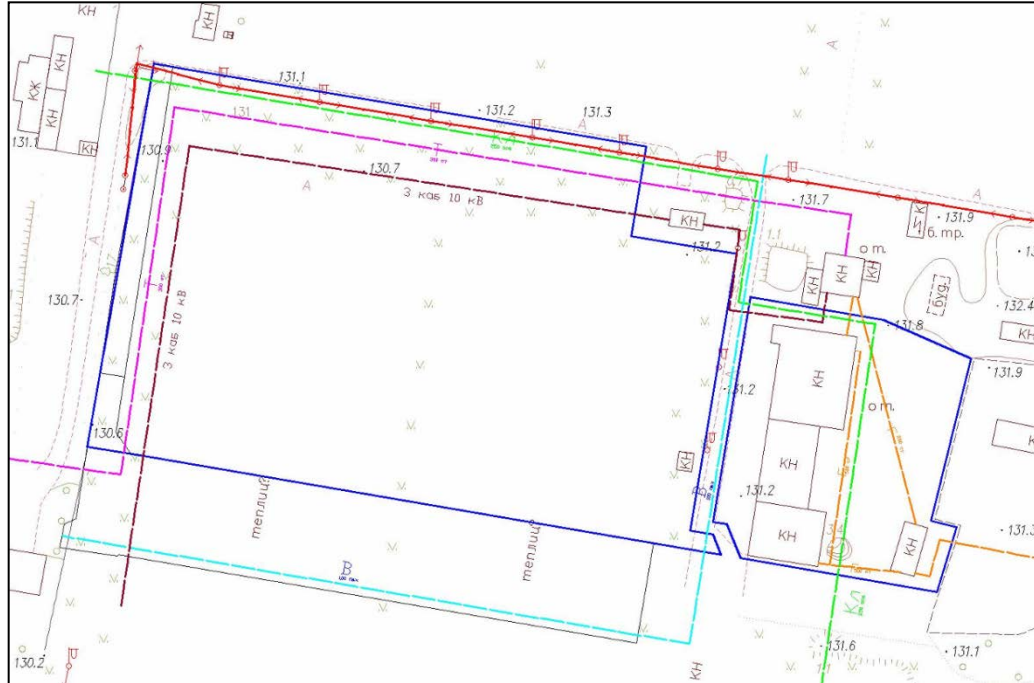
Area soil covering is represented by dark-grey and light-grey forest soil characterized by low level of appropriateness for agricultural use. The territory can be used for industrial development of the district. According to the physical-geographical regionalization, the soil texture is favorable for all types of capital construction. Standard load on this soil is 2 kg on 1 sq. cm. Specified temperature for enclosing structures — 21°C.

## Hydrology, water basins

Concerning hydrology the area is characterized by presence of full-flowing horizons and is rich in underground waters. Underground waters lie down at the depth of 3-5 m, in spring it is possible the rise of underground waters up to 1,0—1,5 meters. The river-beds and reservoirs are absent.

# Object description

## Engineering communications \*



### Connecting to communications

Power supply is possible due to the connection in necessary volume.

Natural gas supply is possible due to the connection to the gas mains connected to Schaslyve village. Connection of gas supply is possible in necessary volume.

Water supply is possible due to wells on the area of this settlement. Water-supply volume is according to the rural community services of Schaslyve village.

Sewer system — it is possible to discharge them to existing sewer systems of Schaslyve village to Bortnychi micro-district. Volumes of drainage system exist according to the rural community services of Schaslyve village.

\* Note: as for 01.11.2008

## Using of adjoining land lots

Photography of locality \*



In the west, south and east borders of the land parcel situated next to the territory of Schaslyve village council, intended for future development, the north border — to the highway Kyiv—Kharkiv.

*\* Note: as for 01.10.2007*

## The content of commercial offer

The subject of this commercial offer is the sale of corporate rights for a land parcel of total area of 3,8053 hectares in Schaslyve village, Boryspil district.

To get more detailed information, please, contact the representative office of «City State» Company.



«City State» LLC is young fast developing company, that specialized in realization of projects in commercial and social real estate.

The basic activities of the company are development, designing and construction, management of the real estate objects and their operation.

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