

CITY SCHASLYVE

# RESIDENTIAL COMPLEX

LOCATED AT 14 LESI UKRAINKI STREET

SCHASLYVE, KIEV 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);

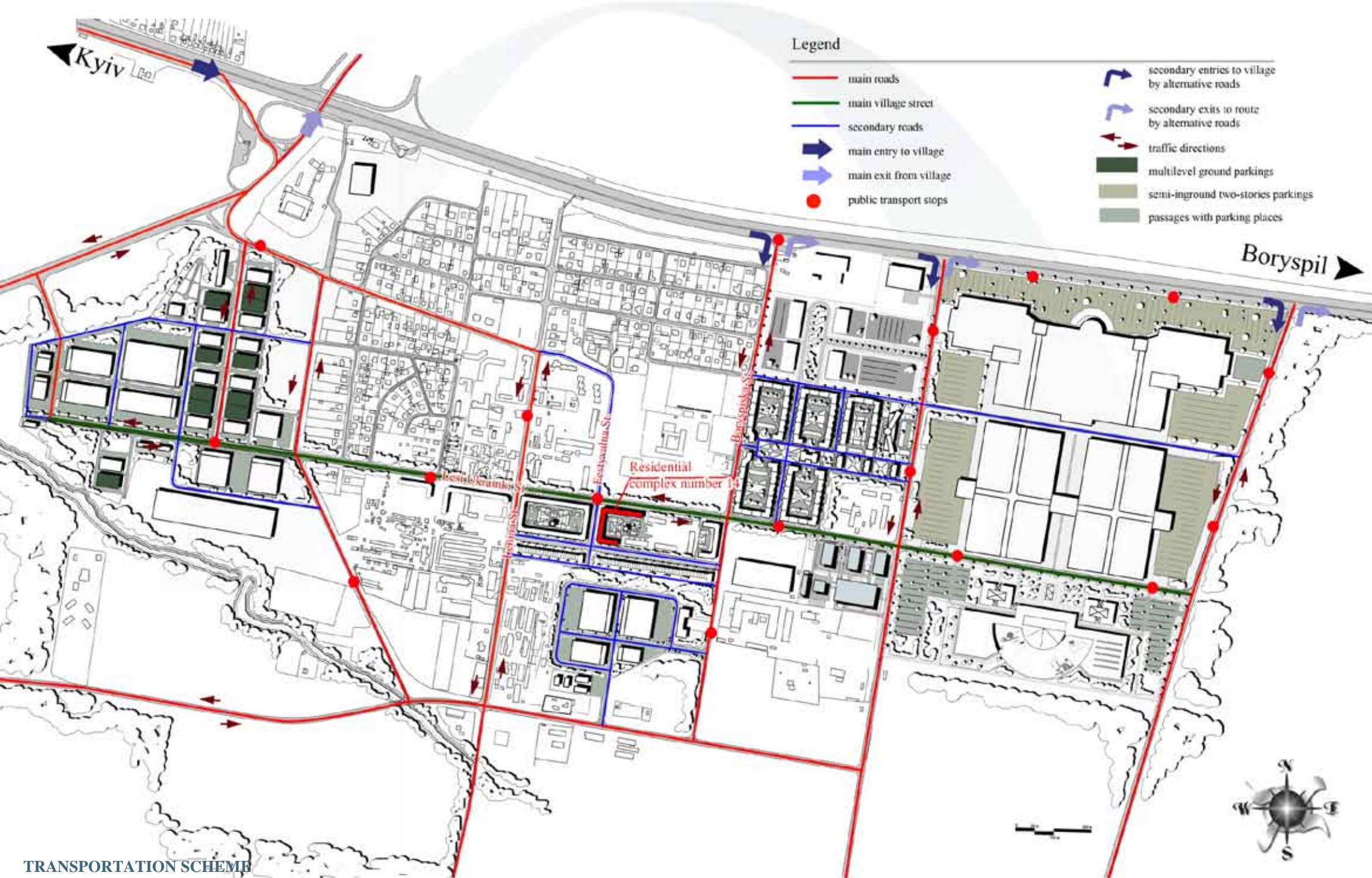
There are hypermarkets in Schalyve area: «Velyka kyshenya», «Fozzi», building supermarket «Novaya liniya», restaurants «Lyubava», «Kozachok», horse-riding and sport complex «Magnat».



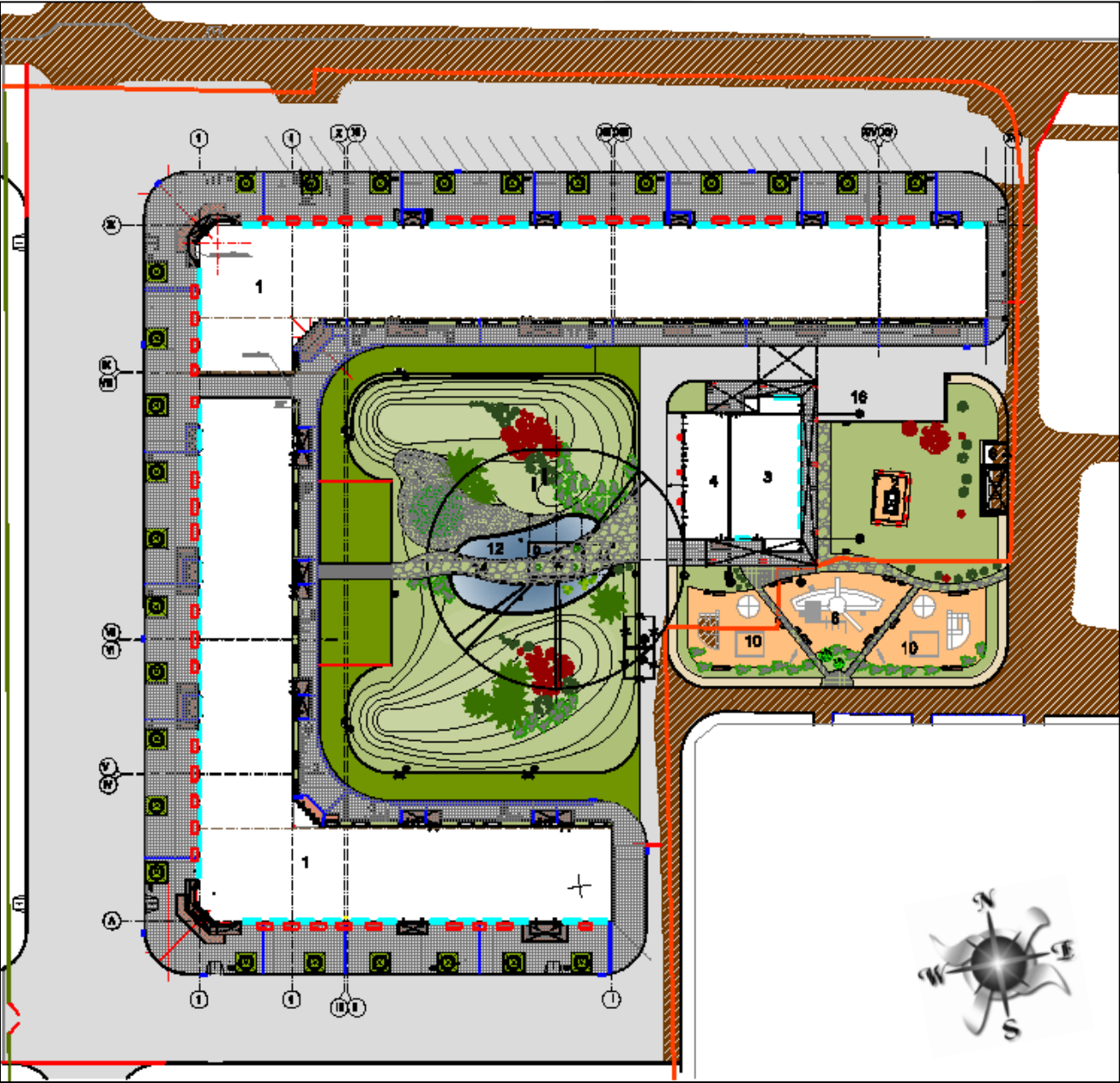


LOCATION SCHEME





GENERAL INFORMATION ABOUT RESIDENTIAL COMPLEX



MASTER PLAN SCHEME

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
Set into operation	2011

Explication

number	Name
1	Residential house
2	Gas-distributing point
3	Control room
4	Transformer box
5	Pumping room
6	Service room
7	Garbage containers area
8	Sport ground
9	Parking for bicycles
10	Playground
11	Rest area with fountains
12	Pond with fountains
13	Pit for pump
14	Foot-bridge
15	Artesian well



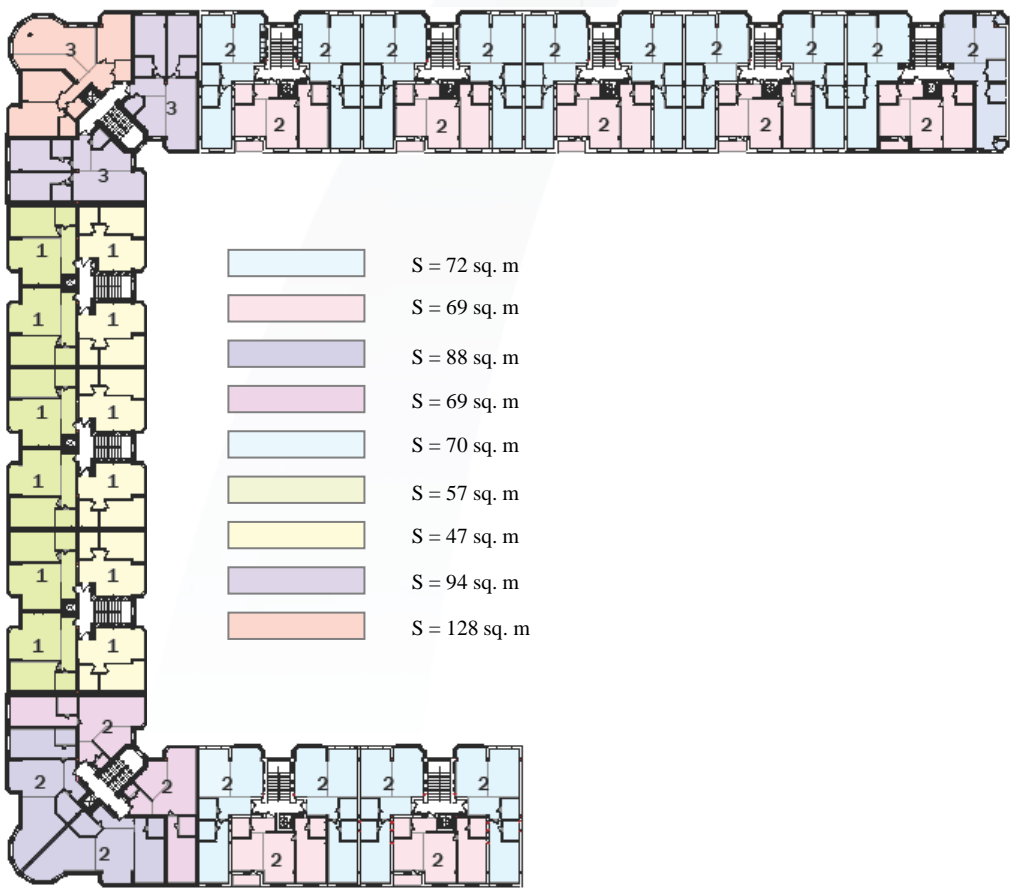
## PHOTOS



*EMBODYING OF DREAM*



FLOORS 2 to 5



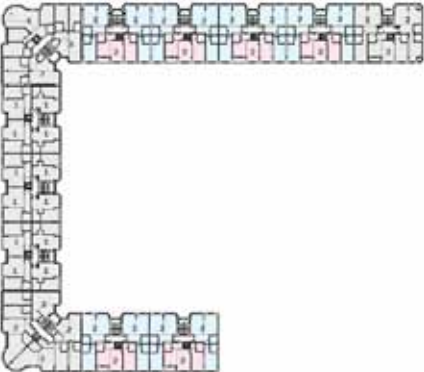
FLOOR 6



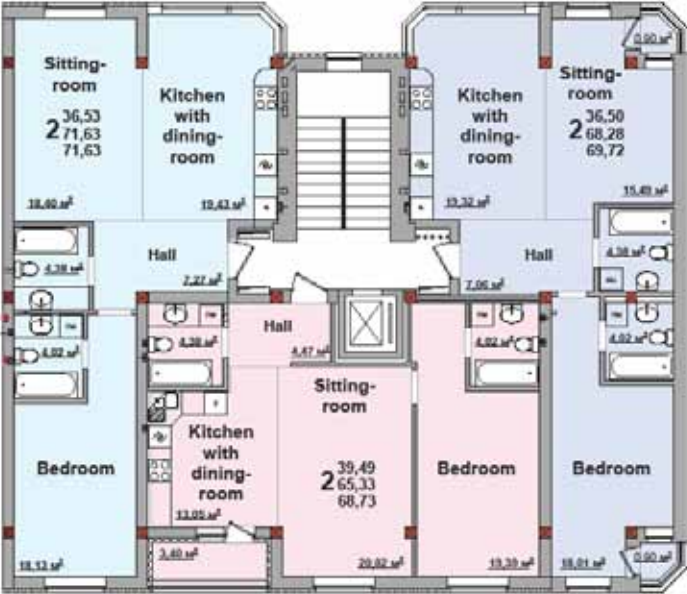




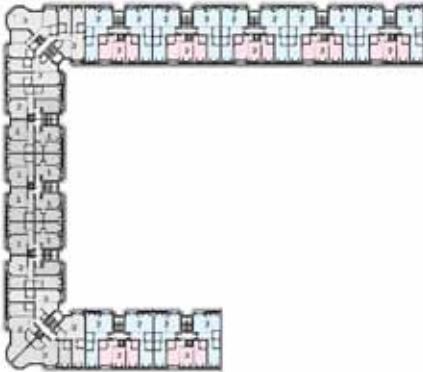
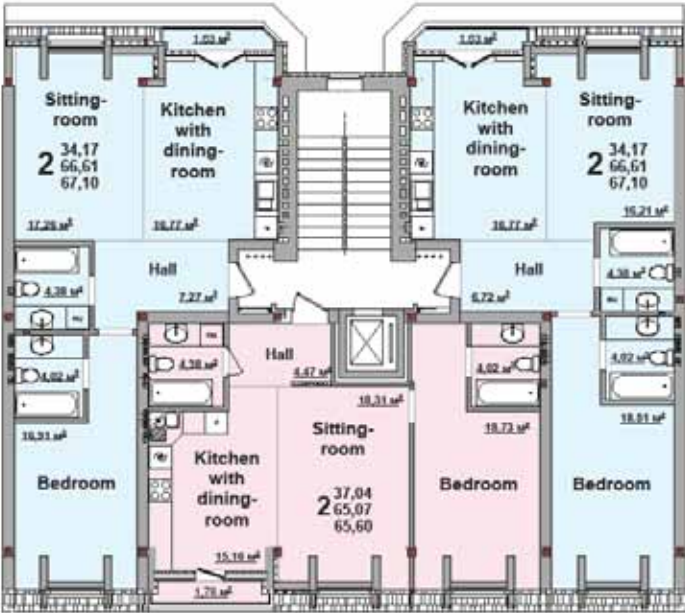
TYPICAL FLOOR PLAN  
OF SECTIONS NUMBER 1•2•8•9•10•11 – FLOORS 2 to 5



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



SECTIONS PLANS

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



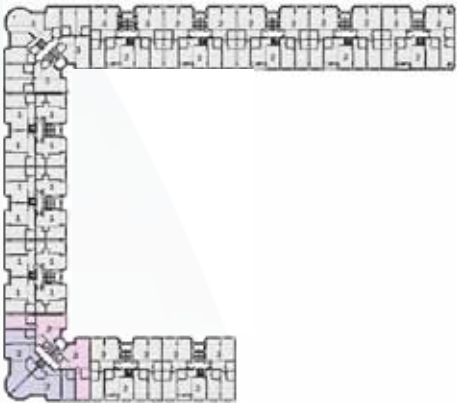
TYPICAL FLOOR PLAN  
OF SECTION NUMBER 7 – FLOORS 2 to 5



6-TH FLOOR PLAN OF SECTION NUMBER 3



6-TH FLOOR PLAN OF SECTION NUMBER 7

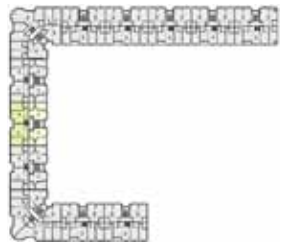




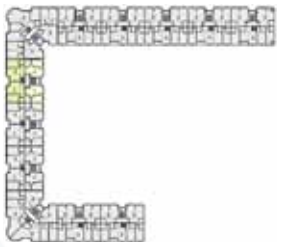
SECTIONS PLANS



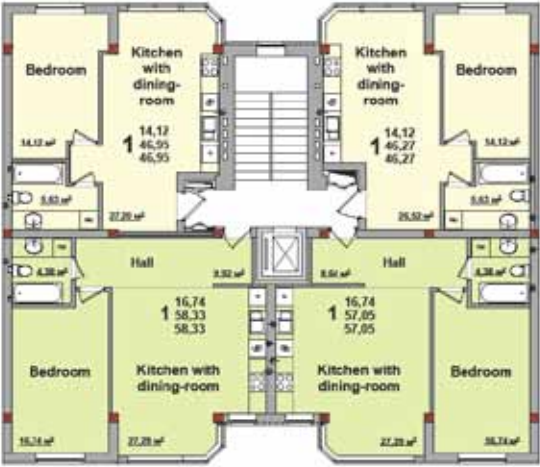
TYPICAL FLOOR PLAN  
OF SECTION NUMBER 4 – FLOORS 2 to 5



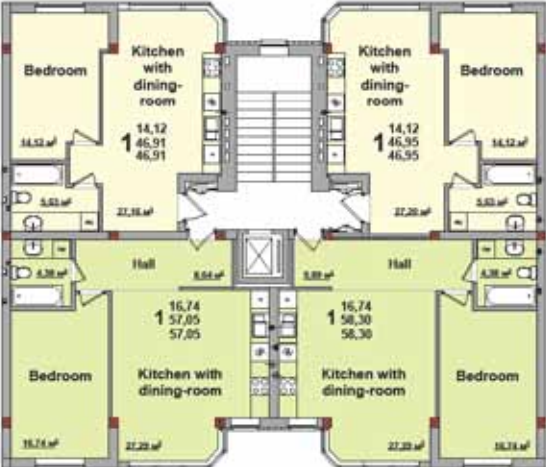
TYPICAL FLOOR PLAN  
OF SECTION NUMBER 5 – FLOORS 2 to 5



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



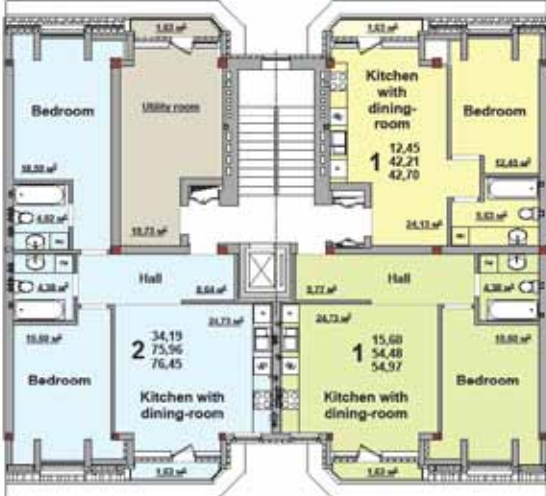
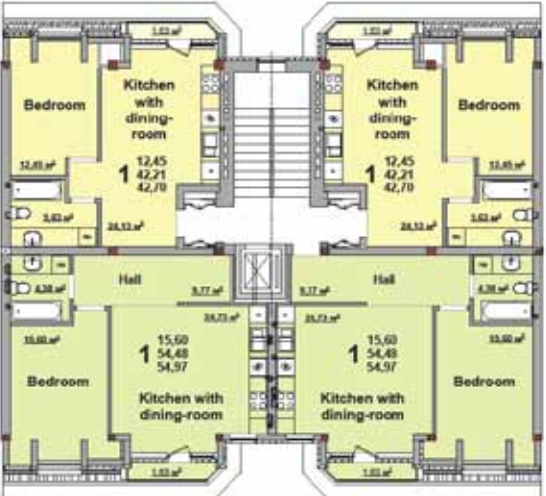
6-TH FLOOR PLAN OF SECTION NUMBER 4



6-TH FLOOR PLAN OF SECTION NUMBER 5



6-TH FLOOR PLAN OF SECTION NUMBER 6



<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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