



БАШНЯ

ОТЕЛЬ • СПА • ДИАГНОСТИЧЕСКИЙ ЦЕНТР

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- TOWER Hotel/Fitness/Diagnostic Center
- M Nearest Subway Station
- ✈ Boryspil Intl. Airport
- K Kiev Central Business District
- Village of Schalyve
- T Nearest Train Station







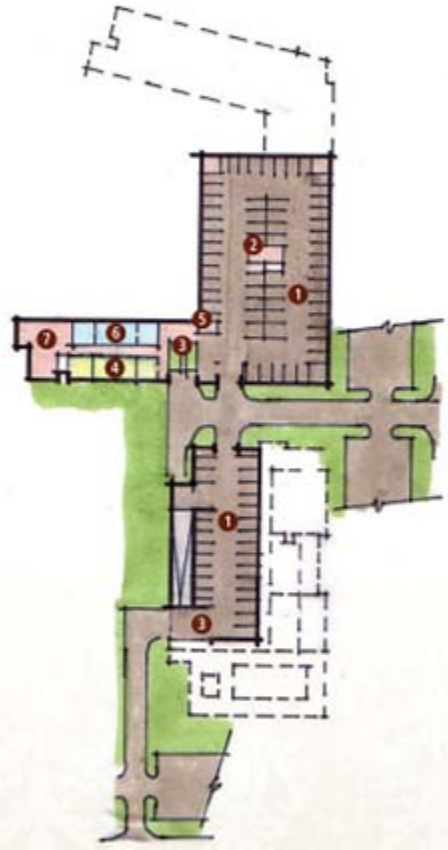
1. Hotel
2. Fitness
3. Diagnostic
4. Rooftop Terrace
5. Reflecting Pool
6. Tower (Existing)
7. Seating Area
8. Forest Preserve (Existing)
9. Parking Structure



TOWER PARKING PLAN



- Main Entrance
- Parking Entrance
- Structured Parking
- On-Grade Guest Parking
- Vehicle Access



Structure Parking	165 Spaces
Surface Parking	150 Spaces
315 Spaces	



Below Grade Parking
Under Health Spa

1. Structured Parking
2. Elevators
3. Loading
4. Mechanical
5. Service Elevator
6. Laundry
7. Employee Lounge



-  Outdoor Amenity
-  Pedestrian Exercise Loop
-  On-Grade Pedestrian Link

TOWER EMERGENCY & SERVICE ACCESS PLAN



 Ambulance Receiving
- - - - Fire Vehicle Access



 Service Bay
- - - - Service Vehicle Access





Marked by an historic water tower, the hotel is set within the context of a forest that has been extended into the site. The hotel itself provides a private and convenient sanctuary for the business traveler, the local or family visitor and the patient associated with the nearby diagnostic center. Therefore, the approximately 200 room facility has to provide a range of rooms and facilities for a diverse clientele and still make the individual visitor feel the hotel is designed for his particular needs. There are three aspects of the Tower Hotel: the rooms, the common spaces and the landscape.

THE ROOMS

The hotel has over 200 rooms which range from typical king or two queen singles to large 2 bedroom and loft suites. The basic structural grid system allows 32 sm for a typical room and doubles that for the suites. The variety of rooms and the ability to combine rooms into suites accommodates business travelers, families and diagnostic clinic visitors that might require an extended stay. The rooms themselves have generous glazed areas and will be designed to use natural ventilation and have access to the outside via patios for the ground floor units and some balconies for the upper floor units. Additionally, there will be a number of special rooms that are located on the outside corners of the building and at the ends of the courtyard wings. These loft end units are a unique offering within the hospitality industry and will be very desirable to a guest with expectations set by a competitive luxury market.

THE COMMON AREAS

The common areas, while distributed throughout the hotel, are predominantly on the main entry level. Clear way finding leads the visitor from the entry to the major spaces, the bar lounge, the lobby and the restaurant. These spaces are all two stories tall and oriented to the outside garden which is set within a forest. To maximize the sunlight and the views, the pool area is located on the top floor in a pavilion with sliding doors that open to an outside deck.

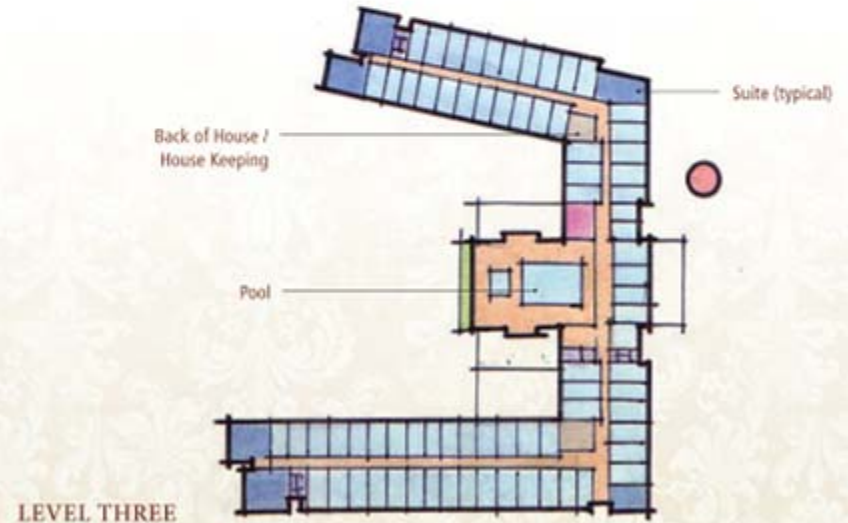
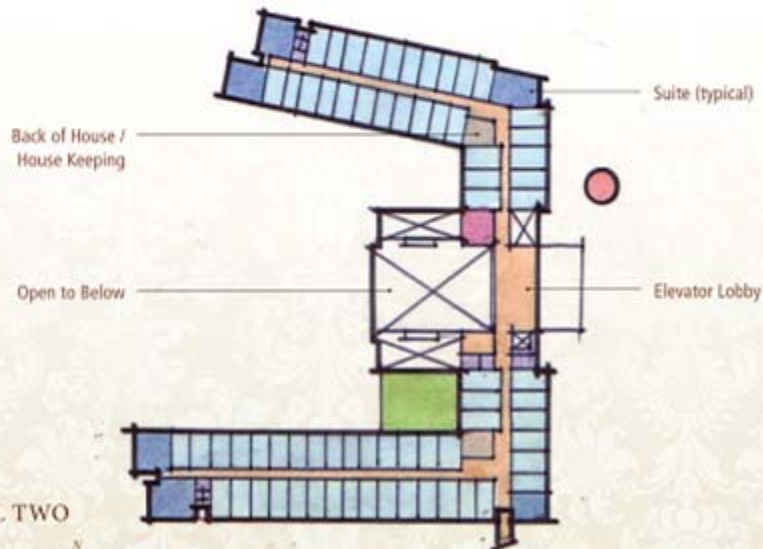
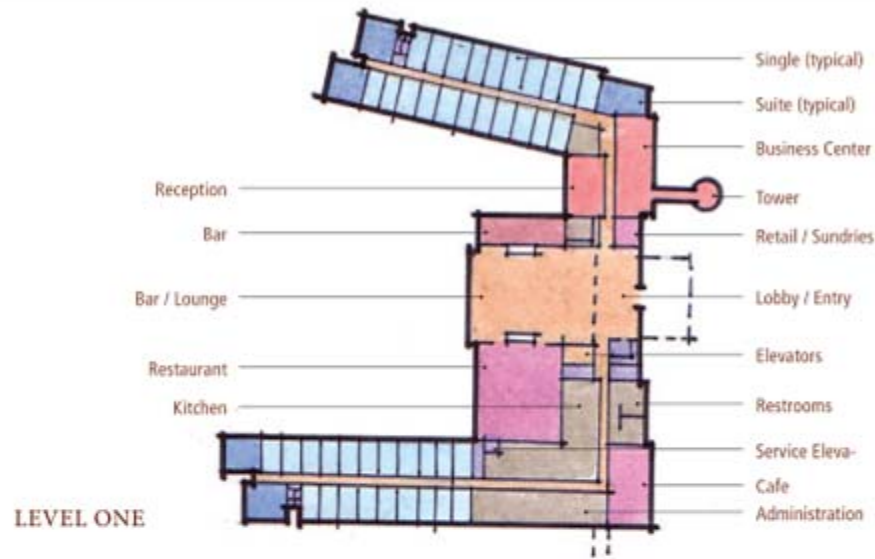
THE LANDSCAPE

The landscaped area enclosed by the u-shaped hotel plan is shared by the units and all the major public spaces. It is an integral part of the Tower Hotel experience and meant to be experienced in all seasons. It will be designed as a healing garden with numerous private spaces carved into the forested landscape composed of native Ukrainian trees and plants. The forest walk and its meandering, natural pathways connect the hotel to the fitness center and the diagnostic clinic. This outdoor amenity supports the idea that Schaslyve Village is outside urban Kiev and that guests can reconnect with the healing, natural Ukrainian landscape. This outdoor experience will distinguish the hotel from other urban hospitality projects.



HOTEL

Level 1:	4400 sm
Level 2:	3300 sm
Level 3:	3800 sm
Total:	11,500 sm



TOWER HOTEL SECTION & ELEVATION



SECTION 1



TOWER HOTEL IMAGES OF SUCCESS







The Fitness Center/Spa, located on the southwest corner of the site, links the Tower Hotel on the north and the Diagnostic Clinic on the west. The facility shares service and parking with both the hotel and the Diagnostic Clinics. The Fitness/Spa while seen as an extension of both facilities, also serves the local community. Therefore, the lobby accommodates both the local user and the hotel or clinic user by placing all entry functions in one area along the street. The spaces are clearly arranged with privacy and security in mind, with the most public spaces located on the ground level and the more private spaces on the second level. A single sky-lighted corridor connects the activity spaces that provide a complete health club spa experience.

ACTIVITIES

The Fitness Center/Spa provides activities that contribute to both physical and mental wellness. The spaciousness, rich materials, warm lighting and framed vistas to the adjacent landscape enhances each of the physical activities which include; aerobic workouts, cycling, weights, swimming, racket sports, yoga and massage therapy. Individual training and wellness consultations are also available.

RANGE OF SPACES

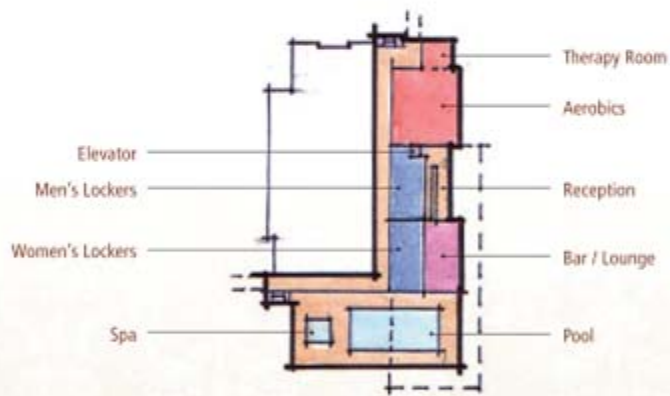
The reception and lobby juice bar are located as a buffer to the locker room area that separates the public from the private. The plan of the facility allows for a full range of spaces that adapt to the activity. Uniquely, all the major activities have access to outside light and in some cases outdoor patios. The only spaces that don't have exterior walls are the most private, the locker room areas, which receive natural light through a series of light cannons.

The spaces include large volumes for group exercise, ball games and the lobby plus high rooms for weights, yoga and cycling. Massage and consulting rooms are more intimate and add to the mix. An upper court and activity area is located on the roof of the structured parking and allows controlled exterior activities on the upper level. The pool/spa area is located on the southeast corner of the building and has a protected outdoor court on two sides.

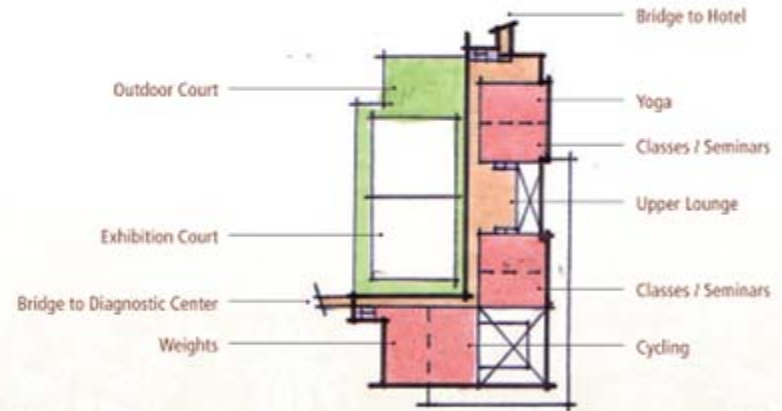


FITNESS CENTER

Level 1:	2000 sm
Mezzanine:	1325 sm
Total:	3325 sm



LEVEL ONE - 2000 sm



LEVEL TWO - 1325 sm



TOWER FITNESS CENTER SECTION & ELEVATION



SECTION 2



SECTION 3

TOWER FITNESS CENTER IMAGES OF SUCCESS



TOWER DIAGNOSTIC CENTER





DIAGNOSTIC CENTER

Level 1:	2760 Sm
Level 2:	2760 Sm
Level 3:	1390 Sm
Level 4:	1390 Sm
Level 5:	1390 Sm
Level 6:	1390 Sm
Total:	11080 Sm

The Diagnostic Center at Schaslyvce Village is a private, hospitality-focused facility for diagnosis and treatment of internal medical symptoms with an emphasis on prevention, primary care and rehabilitation. In addition to the many diagnostic and medical programs, the facility is designed to provide the comfort and service of a first-class hotel. The upper four floors contain luxurious guest suites and lower two floors provide both guest amenities and focused clinical offerings. This separation of the medical facilities and the living areas allows for a pleasant guest stay of any length.

FACILITIES AND PROGRAMS

Formally planned and organized to convey stability and order, the Center is approached on axis from the south into a landscaped auto-court drop off which can accommodate medical transport. The ground floor has a welcoming reception area which leads into 2 wings. The West Wing focuses on generalized diagnostic testing and counseling areas. This wing also offers fitness and movement therapy areas, a south facing pool, and men's and women's locker and lounge facilities. The East Wing contains many of the hospitality offerings: dining room, juice bar and cafe, a sundry shop and the various support spaces needed for the center.

More private and specialized treatment and diagnostic labs are located on the second level, which contains facilities for patient counseling, surgery, oncology, phlebotomy and its associated lab-work. This floor also contains a medicinal/pharmacological clinic and specialty areas which should be programmed by regional professionals to serve the unique health and wellness needs of the Kiev region.

The upper suites are well appointed and should meet the expectation of the luxury hotel market. These suites are designed to be between 32sm and 96sm, depending on the determined economic indicators.

THE LANDSCAPE

The Diagnostic Center is connected by paths to the overall grounds so guests can enjoy the amenities and healing gardens of the larger property. There should be many small sitting areas facing the wooded area to the West for contemplation and the encouragement of mental wellness. Parking prohibits extensive landscaped gardens on this parcel so it is suggested that the Hotel and fitness landscape be accessible to the Diagnostic Center guests. Hotel guests will not be allowed on Diagnostic Center property as discretion is of paramount importance.

The landscaped forecourt area enclosed by the south facing u-shaped plan is meant to be an orderly entry filled with native plants and trees, and make a pleasant and sylvan first impression of the facility. Of significance are the two roof gardens on the 3rd floor, which are accessible to all guests of the Center. They are conceived to be healing gardens with private spaces which will be composed of native species, healing herbs and medicinal plants. The long vistas and fresh air are important for recovering patients, and the privacy afforded by being on the 3rd floor will be appreciated.



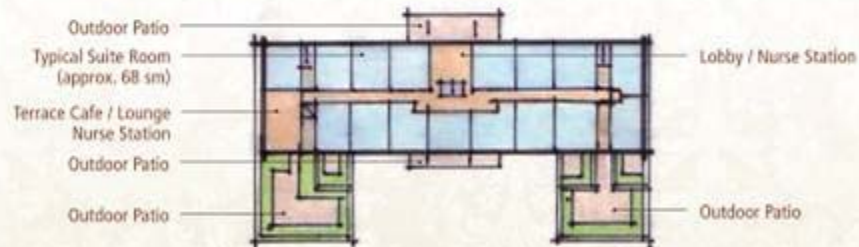
LEVEL ONE



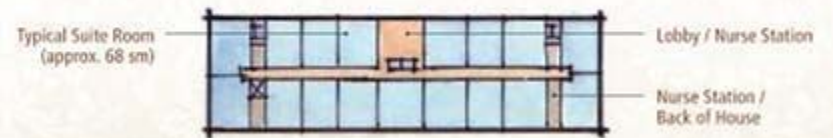
LEVEL TWO



LEVEL THREE



LEVEL 4, 5, 6, 7



TOWER DIAGNOSTIC CENTER SECTION & ELEVATION



SECTION 4



TOWER DIAGNOSTIC CENTER IMAGES OF SUCCESS





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