

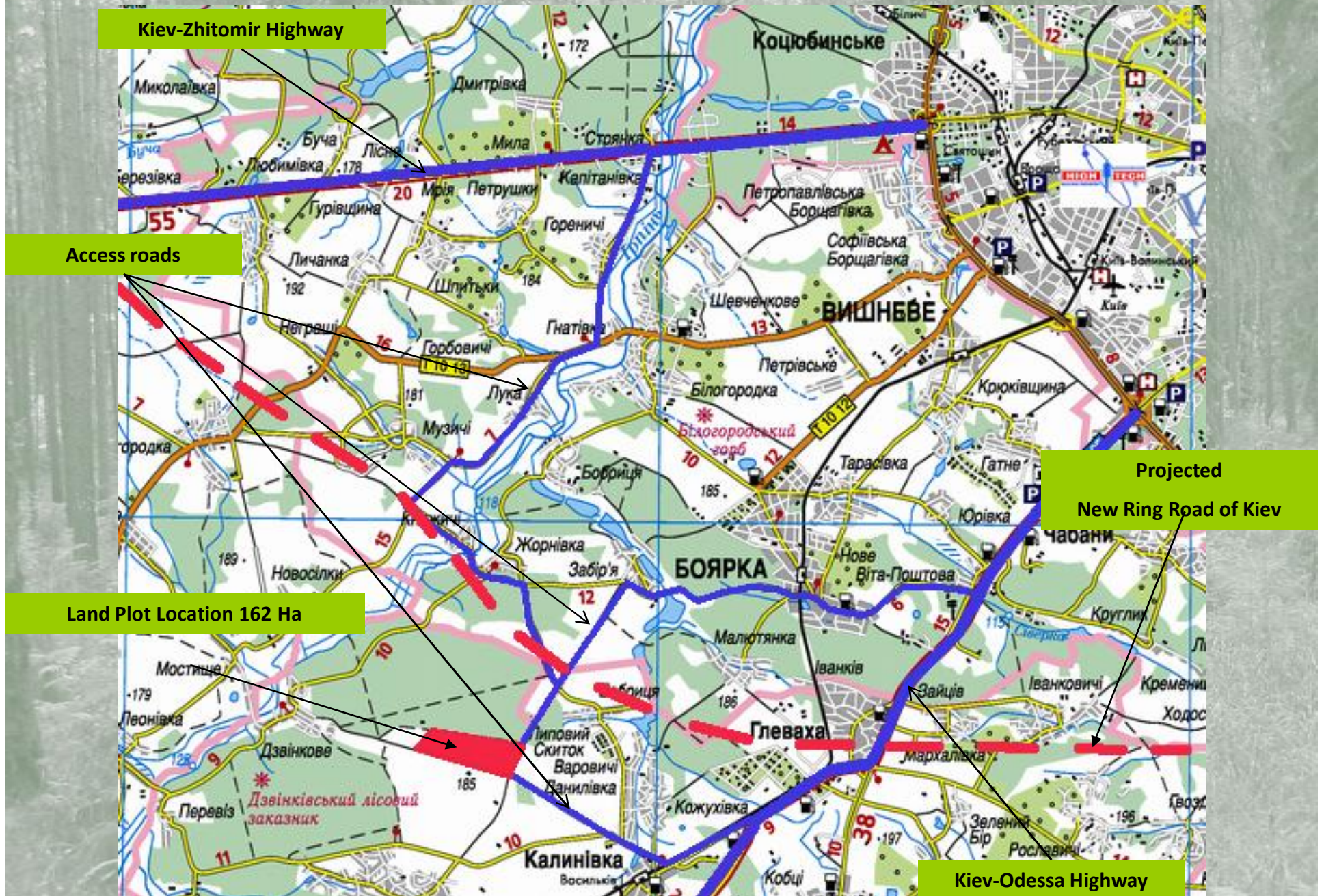


Investment and construction
company "MTN"

INVESTMENT PROJECT

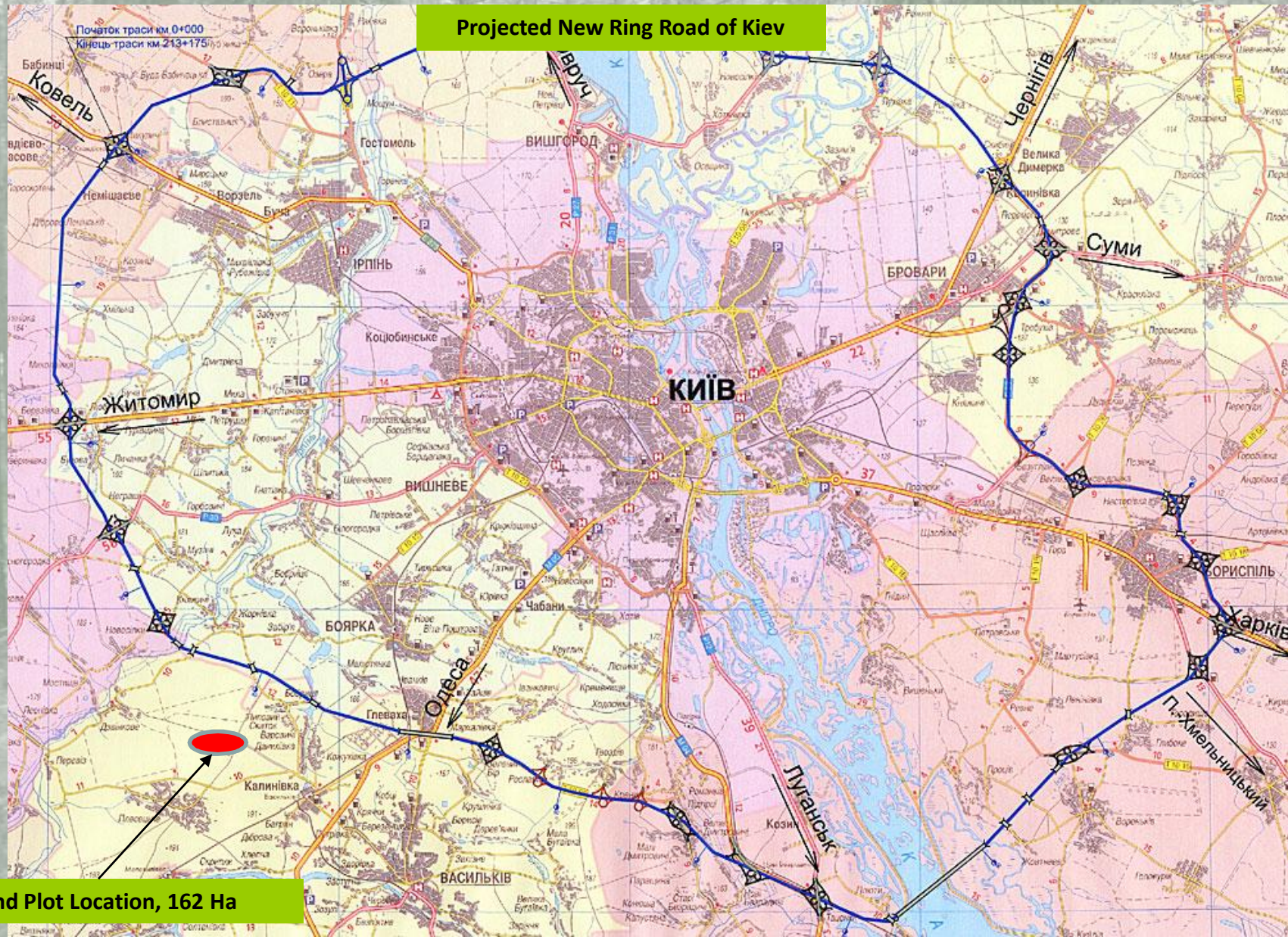
**COTTAGE VILLAGE
«ZVONKOVoe»**

Коттеджный городок «Звонковое»



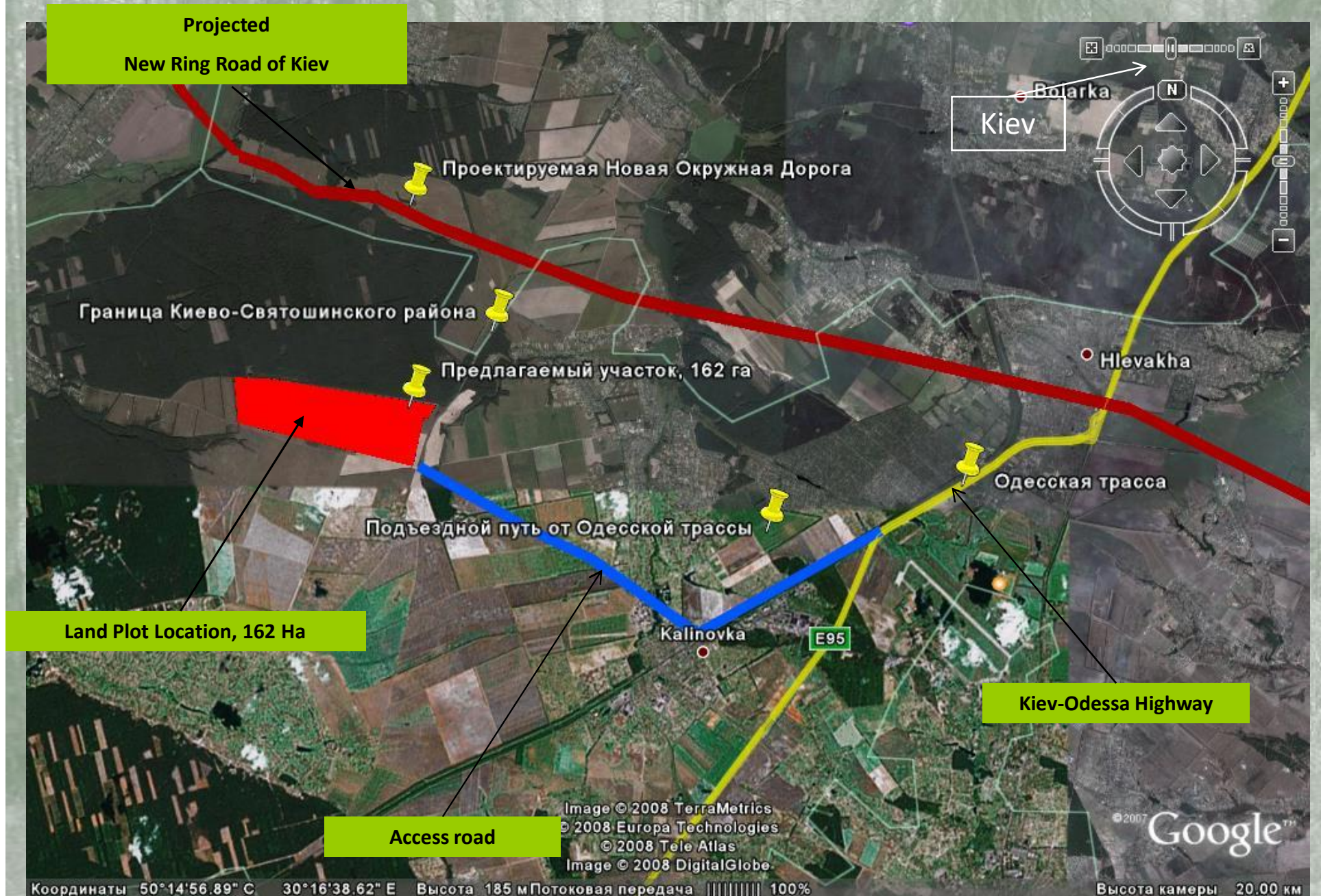
Коттеджный городок «Звонковое»

Projected New Ring Road of Kiev



Land Plot Location, 162 Ha

Коттеджный городок «Звонковое»



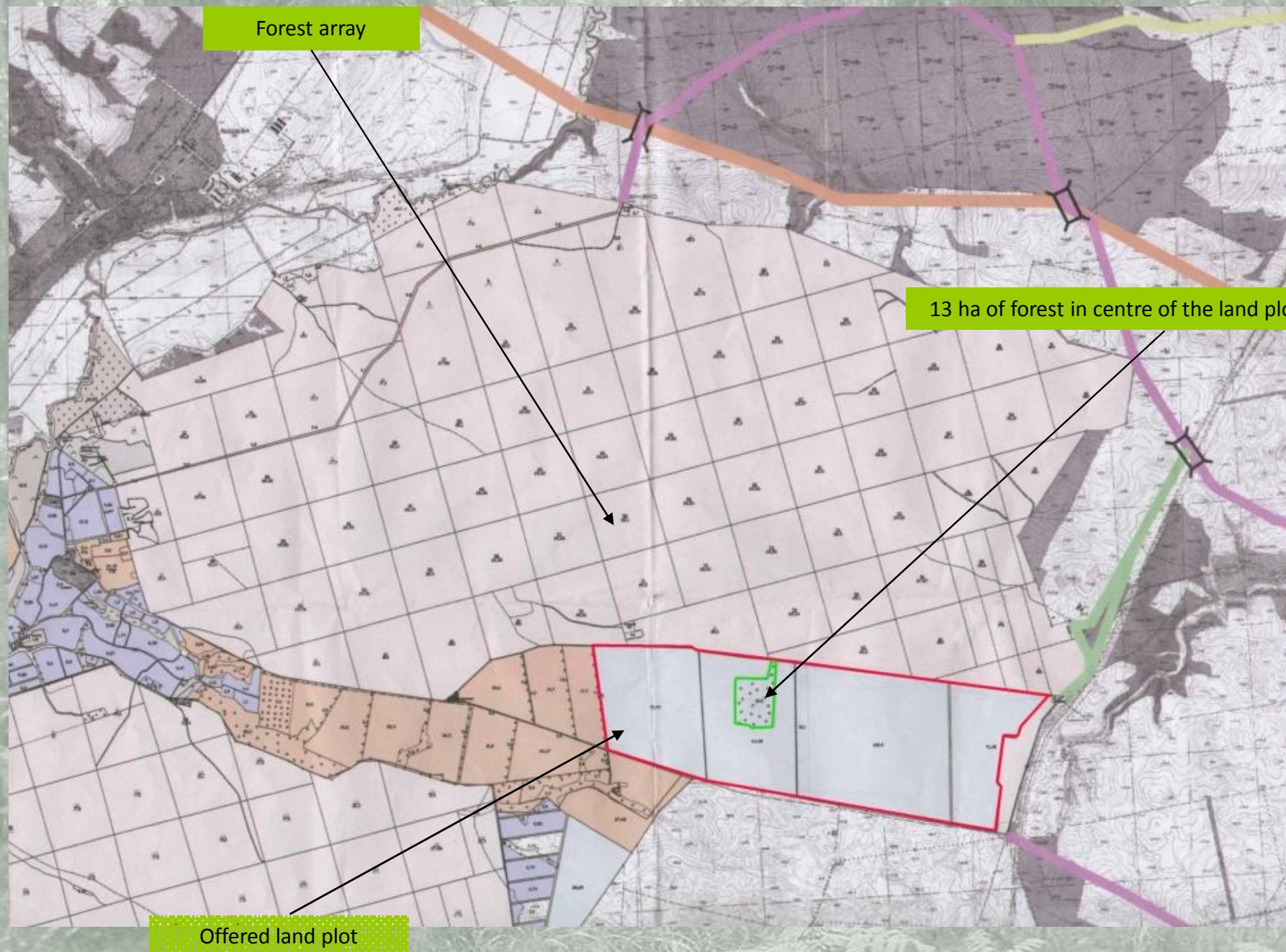
Коттеджный городок «Звонковое»



Land plot characteristics:

- Land area – 162 ha (as a single array)
- Is owned by 2 legal entities
- Land plot zoning – for personal usage
- Is attached to the village borders of the village Zvonkove, of Vasilkovskiy district of Kiev region
- Is located next to the borders of Kievo-Svyatoshinskij district
- The distance from the city borders of Kiev – 23 km, from the city centre of Kiev – 33 km
- Is attached to the forest array
- 13 ha of forest is located in the centre of the land plot – an excellent place for the organization of recreation zone

Коттеджный городок «Звонковое»

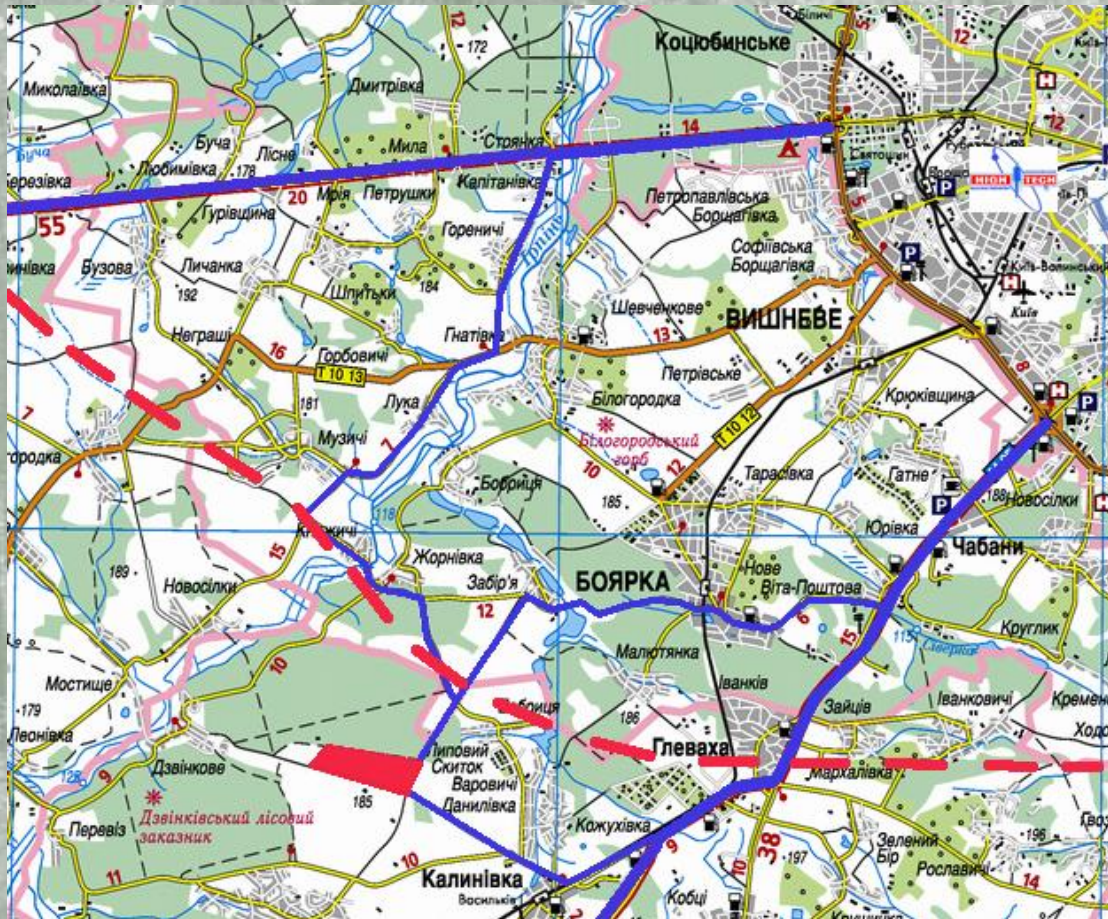


Коттеджный городок «Звонковое»



- **The concept of construction** is based upon the marketing research of the demand for lodgings in Kiev and Kiev region
- Identified results – **the maximum demand is for economy class lodgings**
- Offered cottage area – 120-140 m², land plot area – 600-800 m²
- Taking the house price of \$1500 per m² (including the land plot) the house price in the cottage village “Zvonkovo” would not exceed \$200 000
- This format provides the real alternative for the apartments in multifloor houses in the sleeping districts of Kiev

Коттеджный городок «Звонковое»



- The neighboring cottage villages – “Vodograj” (Osikove village) and “Yasnogorodnoe” (Yasnogorodnoe village) – taking the construction at prime cost, the land plots are being sold at **\$15 000 per 100 m²**
- In the neighboring village Ivankov, Krushinka, Zvonkove, Kalinovka, Boyarka – the price of the land plots is \$10 000 – 15 000 per 100 m².