



About the project:

Total area of the land plot – **36,75** ha

GBA – **655 000** sq.m

Commercial space – **549 000** sq.m

Parking – **81 300** sq.m
(**3 260** car places)

Stage of the project – designing

Terms of the project realization –
2007–2015

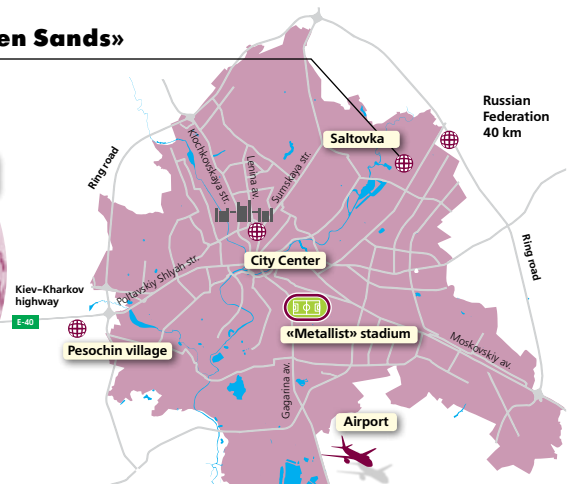
Developer –
LLC «Melon Real Estate»

Dear Sirs!

We wish to call your attention to the project of residential complex «Golden sands» in Kharkov (Ukraine).

With the purpose of your presence expansion in Ukraine we are inviting you for cooperation and kindly ask you to consider the opportunity to purchase the project.

Residential complex «Golden Sands»



Project advantages:

- «Saltovka» – the most dynamically developing city district;
- Unique concept of complex development for Kharkov and Ukraine ;
- Surrounding: well developed commercial and residential infrastructure;
- The land plot is located on the bank of Kharkov River, surrounded by the forest.



Transport accessibility:

- City center – **9** km
- Railway station – **12** km
- Airport – **15** km
- Underground – **600** m underground station «Geroev Truda»
- Public transport stops – within walking distance.

Concept:

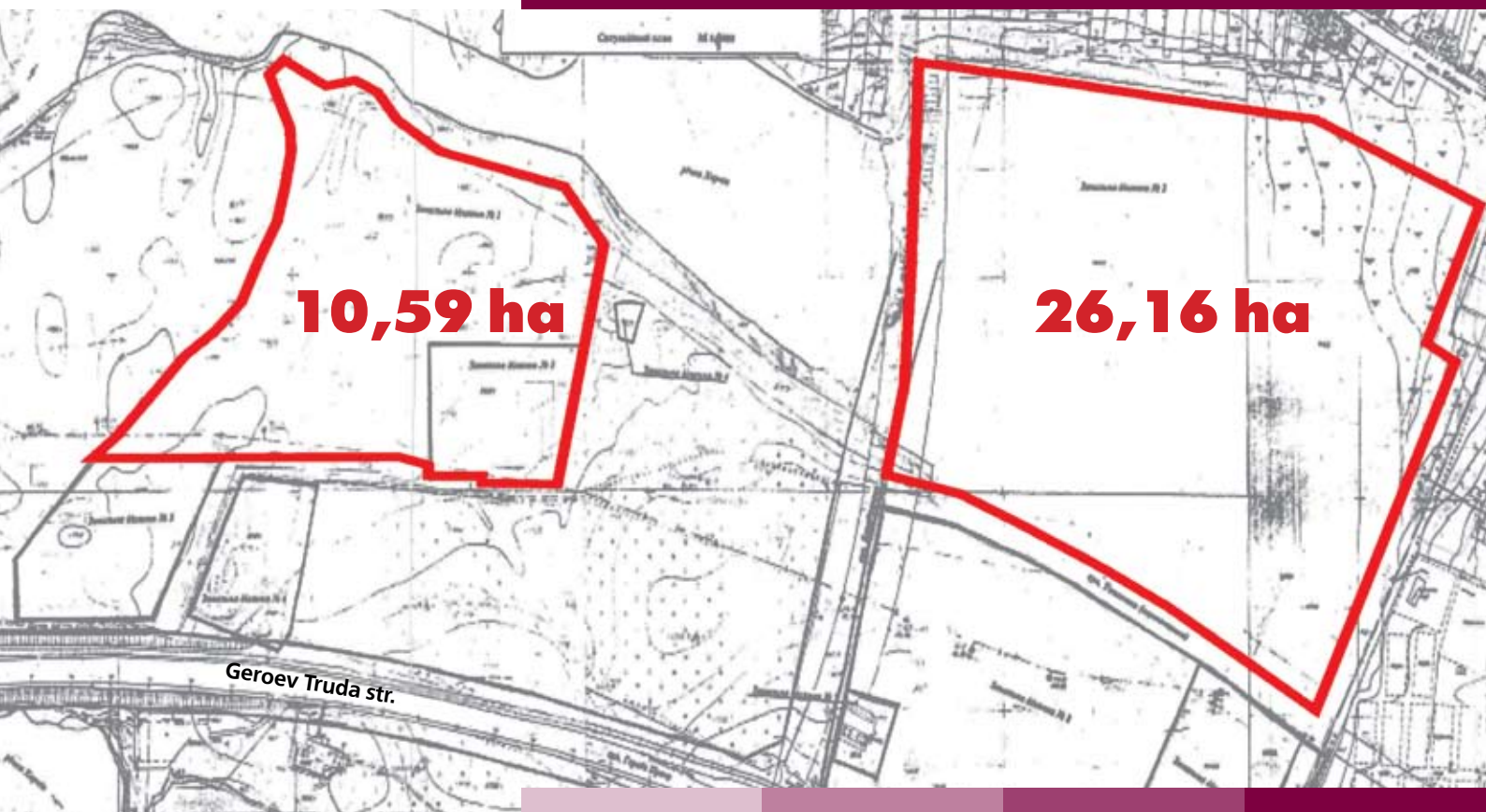
According to the marketing strategy it was offered the construction of the residential complex with total area 655 000 sq.m. Rely on the natural features of the land plot the mostly preferable is dividing the land plot for 2 construction zones: business and comfort class.

First zone: Low-rise buildings, business class residential estate. Located near the river and surrounded by the forest. It assumes that big part of the apartments will have window view on the Kharkov River.

Second zone: High-rise buildings of comfort class with bigger density. Complex of buildings located further from the river. It assumes to construct residential estate with lower price category and higher comfort of living environment.

Because of different construction concepts Investor has advantage to diversify market risks of the project and increase financial sustainability .





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Main characteristics of the project:

Total area of the land plot: **36,75** ha
Land plot №1 – **10,59** ha
Land plot №2 – **26,16** ha

GBA – **655 000** sq.m
Commercial space – **548 880** sq.m

«Comfort class» (12 floors)
GBA – **529 200** sq.m
Total area of the apartments – **388 080** sq.m
Parking – **54 900** sq.m

«Business class» (3–7 floors)
GBA – **125 800** sq.m
Total area of the apartments – **79 500** sq.m
Parking – **26 400** sq.m

Infrastructure:

- retail spaces;
- sport and fitness center;
- kindergarten and school;
- pine forest (5 Ha) will become a recreation zone.

Transport traffic organization: new roads will be located into the perimeter of the project that will solve the noise and pollution problems. Public transport will make circle around the complex, barring entrance in the complex area.



Projects portfolio

(total area of the land plots – more than 100 ha):

Mixed-use complex
on Svobody square –
93 767 sq.m

Shopping and Entertainment Mall on
Komandarma Korka str. –
120 000 sq.m

Residential complex «Golden Sands» –
655 000 sq.m

Logistics complex «Pesochin» –
123 326 sq.m

About company

«Melon Real Estate» company was founded in 2008 under the business restructuring of Investment group «Melon» for investments, development and management of real estate projects. Real Estate direction in Investment group «Melon» also includes consulting company «First Capital» and Kharkov leading design institutes: LLC «Institut «Kharkovproekt», JSC «UkrkomunNIiproekt», JSC «Giprozavodtrans».

Due to the partnership with Ukrainian developer «XXI Century Investments» and highly professional team «Melon Real Estate» company has got in the list of the most active players of the Kharkov real estate market. At the present time «Melon Real Estate» is developing about 1 million sq.m. of residential, shopping and entertainment, hotel, office and warehouse estate.

High professionalism, creativity and innovativeness, allow the company to realize different projects including complex development. In our activity we are focused on result therefore we are trying to use the best world experience and technologies adapted to the realities of Ukrainian market.

Attraction of long term business partners for successful realization of significant projects on Kharkov real estate market is strategic aim of the «Melon Real Estate» company.

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