

About the project:

Total area of the land plot – **36,1 ha**

GBA – **120 000 sq.m**
GLA – **90 750 sq.m**

Parking – **4 500** car places

Number of storeys – **1-2**

Stage of the project –
concept, designing

Terms of the project realization –
2008 –2011

Developer –
LLC «Melon Real Estate»

Consultant
(concept development) –
«Jones Lang LaSalle»

Dear Sirs!

We wish to call your attention to the Super Regional Shopping and Entertainment Mall construction project in Kharkov.

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.

Shopping and Entertainment Mall Kom. Korka str.



Project description:

Shopping and Entertainment Mall is located on the intersection of Kom. Korka str. and Kharkov Ring road in the biggest residential city district with more than 500 000 inhabitants. Shopping and Entertainment Mall concept assumes placement of the following anchors: food hypermarket, DIY, electronic store, trade gallery, entertainment zone and food courts. Project also provides guarded parking of 4 500 car places. Convenient location, large catchment area and efficient design decisions make shopping and Entertainment Mall attractive for potential tenants and customers.



36,1 ha

Transport accessibility:

- City center – 10 km
- Airport – 14 km
- Railway station – 12 km
- Underground – 2,4 km underground station «Geroev Truda»
- Public transport stops – routes along K.Korka str. and N.Ujviy str.

Main characteristics of the land plot:

The land plot: total area — 36,1 Ha (4 land plots: 9,7 Ha; 9,7 Ha; 9,3 Ha; 7,4 Ha); lease agreement till 2057.

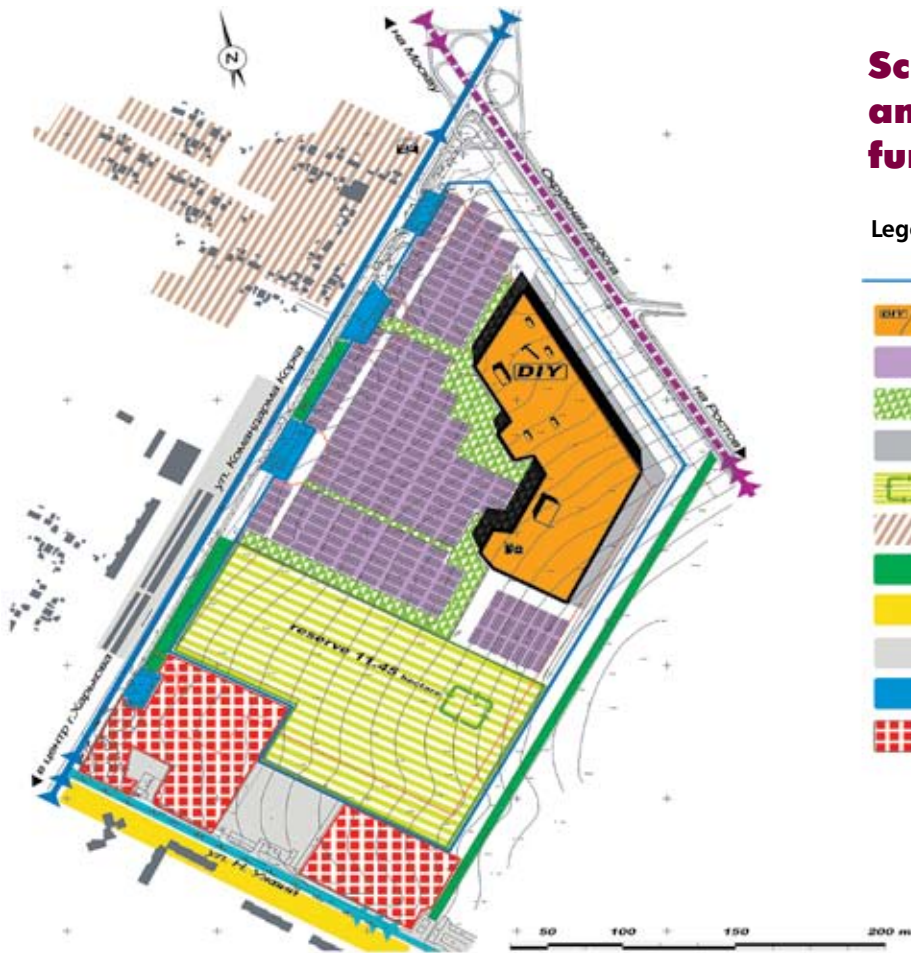
Location: northeastern part of Kharkov, in the most dynamically developing city district «Saltovka» (500 000 inhabitants).

Surroundings: residential and commercial estate is being actively developed in immediate proximity.

City plans: The new underground station is planned to be constructed close to the land plot.

Utilities: it is possible to connect to city utilities (gas, electricity, water).

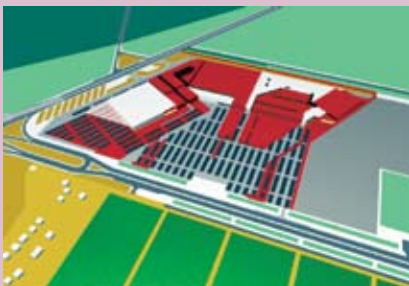




Scheme of Shopping and Entertainment Mall functional zoning

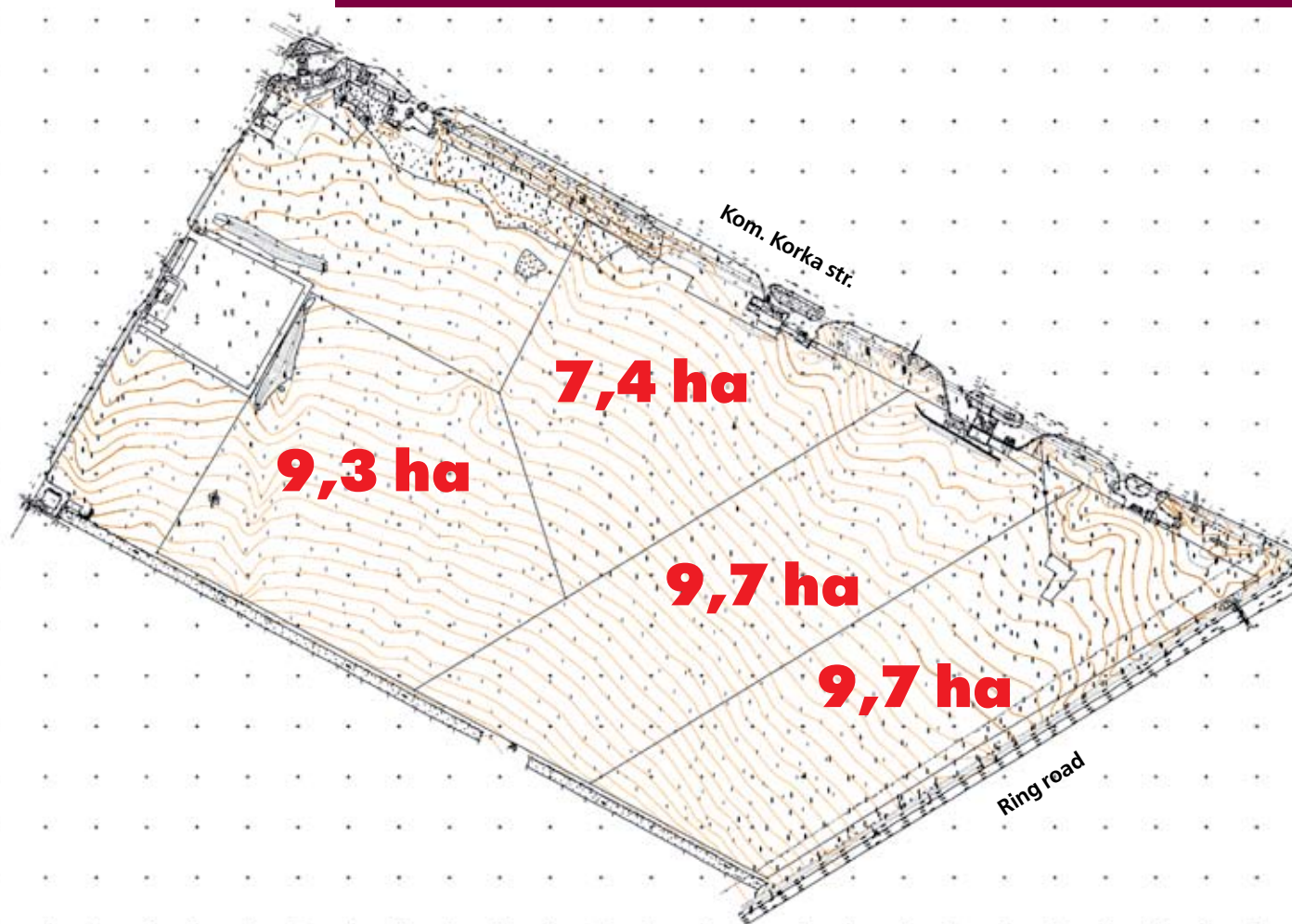
Legend

- land plot border
- shopping center
- parking
- recreation zone
- handling
- reserve area
- low-rise buildings
- forest shelter belt
- residential district
- garages
- petrol station
- reserve area



Main characteristics of the project:

Title	Area, sq. m
DIY	17 000
Hypermarket	17 000
Household goods store	8 000
Electronic store	3 000
Department store	1 500
Shop for kids	2 000
Sport goods store	1 500
Trade gallery	25 500
Restaurants, food courts	2 350
Mini-anchors	3 800
Bowling (16 lines), multiplex (8 halls), entertainment center for kids and skating-rink	9 100
Parking	4 500 car places
Gross leased area:	90 750



CONTACT US:

LLC «Melon Real Estate»
36, Lenina av., Kharkov,
61166, Ukraine

tel. + 38 057 760 26 79
fax +38 057 760 26 78
ir@melon-group.com
www.melon-group.com

Sergey Pirozhnikov
CEO
Investment Group «Melon»
+38 067 576 93 93
pirog@melon-group.com

Valentina Knizhenko
Director
LLC «Melon Real Estate»
+38 067 239 02 24
valentina@melon-group.com

Land plot description:

- long front and regular shape of the land plot provides a perfect visual accessibility;
- the land plot is flat and doesn't have essential height discontinuity;
- Kharkov ring road and main thoroughfare of district «Saltovka» adjoin the land plot;
- average traffic near the land plot is ~ 10 000 cars per day;
- there are no buildings on the land plot.