



**MINISTRY OF JUSTICE  
OF UKRAINE**

# **Investment Projects of Public Private Partnership of Ministry of Justice**

**construction of detention centers and prisons  
in the State Penal Service of Ukraine**

## Land Plots and Real Estate Property in Four Major City Centers

**Chernivtsi**

**Lviv**

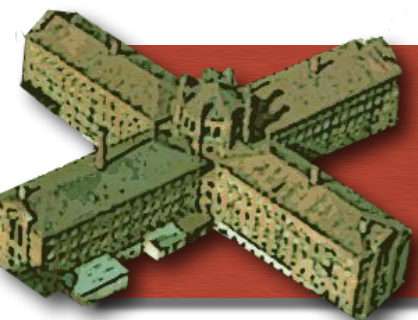
**Odessa**

**Kyiv**

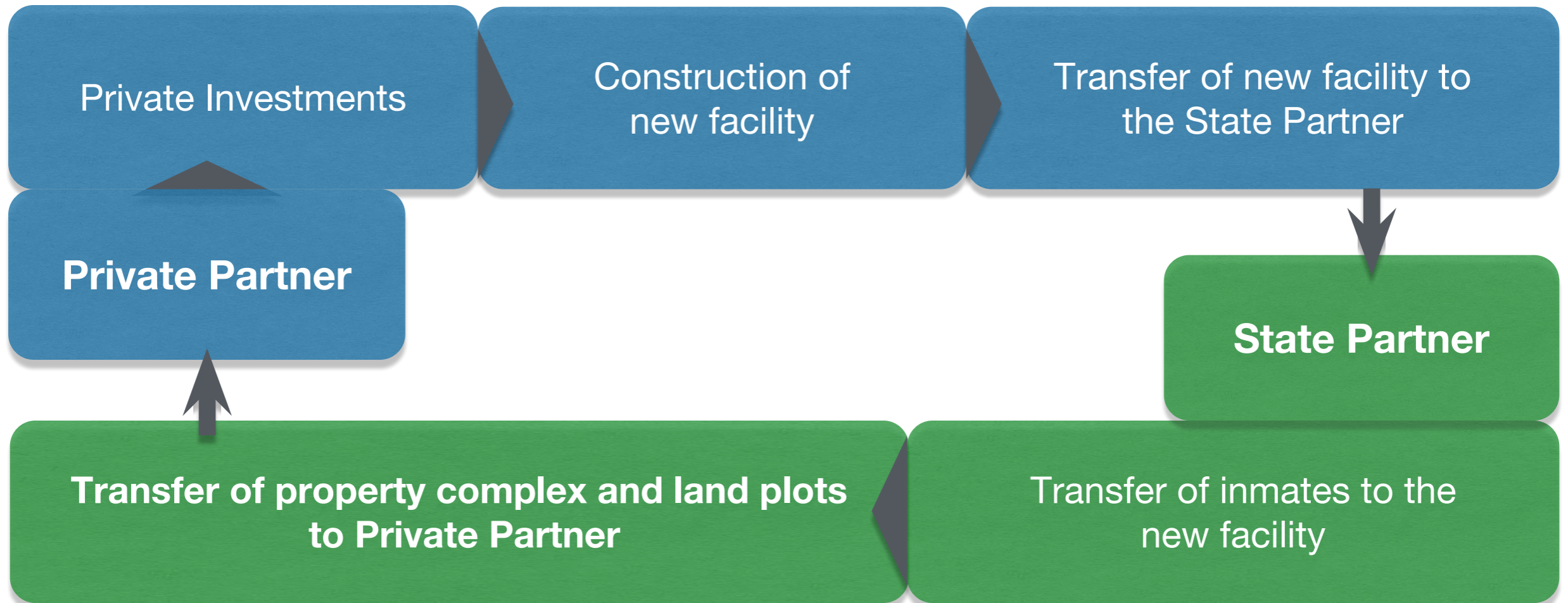
- ➤ prime location for commercial, housing and office buildings
- ➤ connected utilities (gas, electricity, water)
- ➤ local authorities assistance in obtaining building permits
- ➤ government support in the country strategic development plan



**The investor gets a land plot after the construction of the new  
detention centre or jail by European standards  
*4m<sup>2</sup> per inmate and 2-4 inmates in camera***



## Public Private Partnership Mechanism for New Penal Institutions Construction



Transparent competition conditions, maintaining project documentation in IISS ([sif-iiss.org](http://sif-iiss.org)), government support

Land plot location - Lviv

the Cultural Capital of Ukraine and the Heart of Europe

- more than 2M tourists annually
- • more than 100 festivals a year
- key transport hub towards EU
  
- the land plot is situated in the city centre;
- • its size: 1,47 ha
- address: 20 Horodotska Str.,  
(Penal institution №19)
  
- 300 meters facade overlooks the 2 sides of the streets with high traffic,
- • 250 meters to the Opera House,
- intersection of roads leads to the Old Town  
- the tourist center
  
- there are only 3 major shopping centers, which  
are on the outskirts of the city
  
- all necessary utilities are already in place



*At the moment there is demand for rental space. Over the past 2 years were built shopping centers "Forum Lions" and "Victoria Gardens". But still the demand for commercial real estate of the city exceeds supply.*

**Land plot size: 13 ha**

- **3 ha** is located at: 4 Khutorivka Str.
- is rented for the largest wholesale product market
- **10 ha** is located at: 2 Khutorivka Str.
- in correctional facility #48 territory
- a building complex with infrastructure opposite of the penal institution
- convenient transportation access



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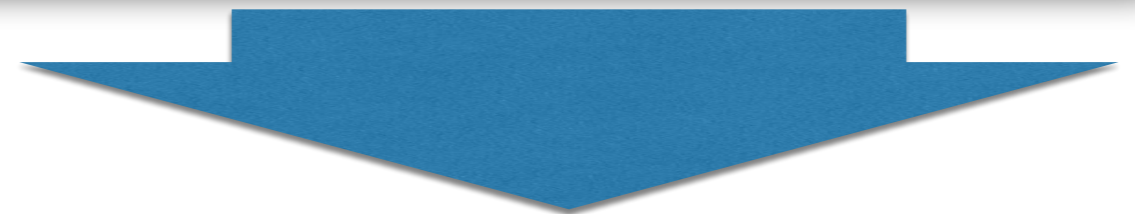
The investor builds the prison

- capacity: 850 inmates
- land plot size: 10,9 hectares (ha)
- address: 156 Shevchenko Str.,  
(Lychakivska correctional colony №30)
- city: Lviv
- utilities connected to the land plot

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At the end of prison construction  
the investor receives:

- land plot size: 1,47 ha
  - address: 20 Horodotska Str.,  
(Penal institution №19)
  - city: Lviv
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### Land plot location - Kyiv

- capital of Ukraine with a population of about 3M people;
- IT capital of Europe;
- • host city of Eurovision and 200 more festivals and championships
- Olympic Stadium, Euro2012
  
- the land plot (2,96 ha) is situated in the centre of Kyiv
- • address: 13 Dehtyarivska Str.
- estimated building area is 100 thousand sq. m2
  
- • 10 minutes from major shopping malls (Ocean Plaza)
- close to the University and subway
  
- • all necessary utilities are already in place



*During March 2017 the volume of investments in Kyiv real estate amounted to 19 mln. USD.  
A total volume of new supply in the I quarter of 2017 on  
44% higher in comparison with I quarter of 2016.*

## Objects' Characteristics in Kyiv that need to be built in return

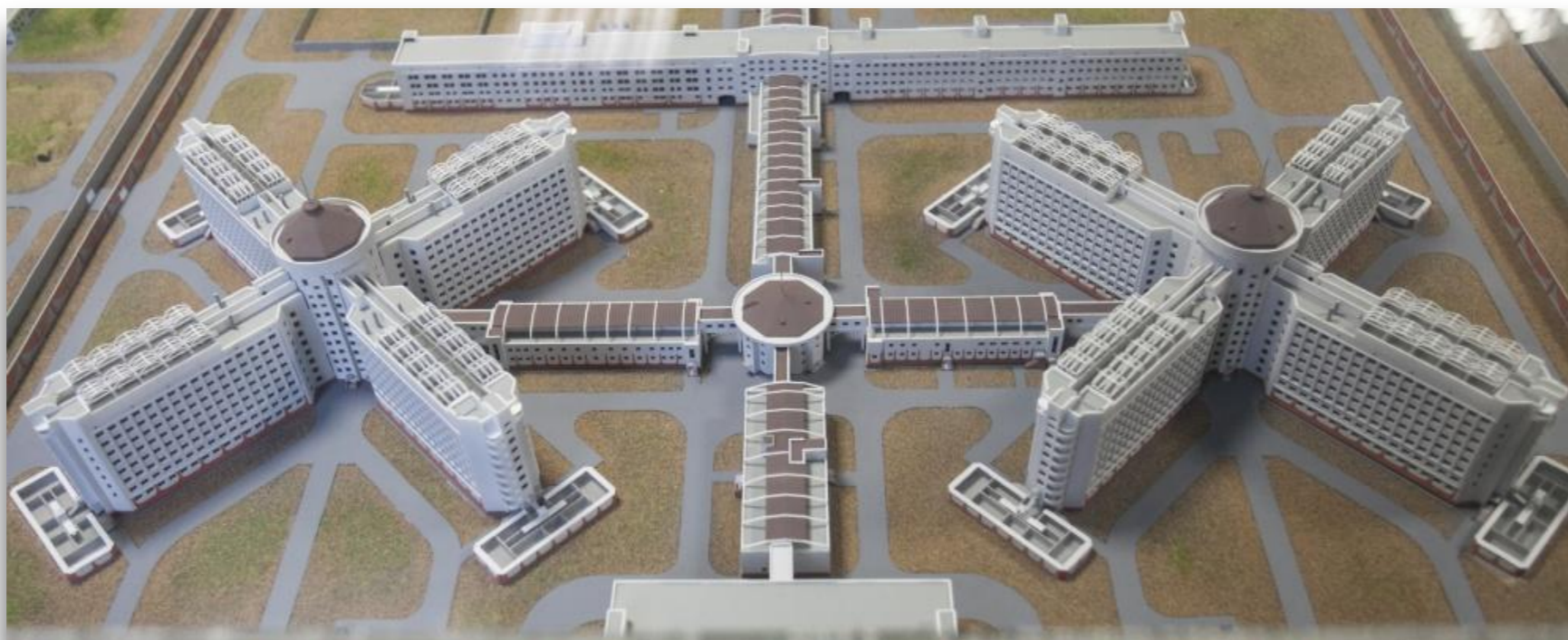
The investor builds a detention centre

- capacity: 2000 inmates
- land plot size: 8,3 ha
- address: Kotsiubynske, 1 Zaliznychna Str.,  
(Correctional facility №132)
- utilities connected to the land plot



At the end of prison construction the investor receives:

- land plot size: 3 ha/ ..acres
- address: 13 Dehtyariivska Str.
- city: Kyiv
- **OPTIONS & ADVANTAGES**





Odesa - International Sea Port - external connection with four major seaports  
average number of tourists is about 2.5 million (2016)

PPP potential sites: four land plots with the following  
areas and locations:

11 ha, Krasnova, str., 2a

5 ha, Liustdorfska road, str., 9,

3,4 ha, Liustdorfska road, str., 11

3 ha, Liustdorfska road, str., 15



- land plots are located 4 km from the city centre between two major highways connected to city centre and residential districts
- land plots are located next to each other  
total area is over 22 hectares
- future complex will get a facade located along three streets with easy access to the complex
- all necessary utilities are already in place

Southern Capital of Ukraine. One of the main tourist and dynamic cities in the country  
(2016 the number of tourists was 2.5 mln).

In 2016 Odessa was recognized as the most expensive city in Ukraine.

## Bukovina European Pearl - "Little Paris" of modern Ukraine

- located close to EU borders (40 km to Romania)
  - 750 historical architectural sites
  - cultural, scientific and educational center of the country
- the city has repeatedly been recognized as the most convenient city to live in Ukraine
- land plot is located in the historic city center:  
6 Soborna Square. Land plot area: 1.22 hectares



- land plot is located at Soborna square - one of five major city squares. Main artery of the city walking tour with many restaurants, cafes, shops and major tourist attractions leads to this square.

In early 2016 Chernivtsi tourism increased more than 2.5 times. Currently there is a lack of public spaces such as utilities platforms for urban environment development. New buildings are in higher demand while concluding real estate acquisition deals.

Yaroslav Pryymak,  
Tel. number: +380 (67) 310 09 84  
E-mail address: [yari.privat@gmail.com](mailto:yari.privat@gmail.com)

**Thank you for consideration!**