Перечень проектов

- Балаклавская бухта (Севастополь)
  - Отель комплекс "Северный" (Севастополь)
  - Отель "Адмирал" (Севастополь)
  - Отель "Адмирал"
  - Отель "Корвет" (Севастополь)
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Construction of the hotel complex with Premium apartments, own beach and recreational area.
Target land use: land for housing and social development.
Term of land lease: 25 years.
Total area of land: 2,385.7ha.
Number of buildings: 3.

I building:
Total building spot: 28554.69 sq.m.
Living space: 12 032.84 sq.m.
Number of floors: 18+2 (underground).
Number of rooms/apartments/offices: 140

II building:
Total building spot: 35607 sq.m.
Living space: 11480 sq.m.
Total area of SPA-center and swimming pools: 2888 sq.m.
Total area of cafe, conference hall, bowling: 2912 sq.m.
Total area for non-commercial use: 4629 sq.m.
Total area of the parking and terraces for commercial use: 9075 sq.m.
Number of floors: 17-3 (underground).
Number of rooms/apartments/offices: 140

Total value: 125 million USD.
Investment: 120 million USD.
Payback period: 7-8 years.

The city plans to build in Victory Park’s district modern municipal waterfront. The work has already begun on this project.

This project has all necessary licenses and specifications for construction the hotel. The list of received permission documentation: contract of lease; acceptance and transfer confirmed the land; conclusion of the Sevastopol City State Administration on working project; positive expert conclusion; permission for construction work.

Distance to sea: 250-300 m.
Availability/Incomplete construction: 71%.
Value Incompleted construction: 1.65 million USD.
Terms of construction: 18 months.
Total area: 0.16 ha.

Andrey Kolkin
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State Enterprise «SSP «Oktypadsk» Professional modern transport enterprise (Nikolaev region)

State Enterprise «Specialized Sea Port «Oktypadsk» is one of the most modern components of the transportation system not only Nikolaev region but also Ukraine in general. It has unique specialty of processing explosive cargo and special vehicle.

Within the framework of the mutually advantageous partnership investment plans of the State Enterprise «SSP «Oktypadsk» provide increase capacity of materials handling at the expense of creating specialized complexes and expansion the area of the port.

The target of project:
- creating an anticorrosion layer in the water area of the port for further development and increase the port’s area by 95.1 ha.
- increase investment attractiveness of the port complex.

Projects «VSK-Invest» (town Chornomorskoye)

The hotel complex with apartments «Goldenmaids»

The hotel «Colosseum»

The aquapark «Polina»

The hotel complex «Ocean»

The hotel «Family»

The Project «Beautiful harbor» «VSK-Invest» Ltd

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info@vskinvest.com
The target of the project: creation of the modern public shopping mall in the industrial part of the city.

Desired type of investment for potential investors: direct investment.

The stage of readiness to implementing the project: construction in progress.

Payback period: 3-5 years.
Total project value: 1,000,000 USD.

Investment proposal of the lighterage sea terminal of the Bugsko-Dneprovsky basin (Nikolaev region)

The aim of the project: Differentiation of places for the transshipment of bulk cargo, in the direction of south-western Asia and China, increase of commercial attractiveness of ship handling ports of Bugsko-Dneprovsky basin, specialized on the sea vessels of the “Panamax type”

Discount rate: 14%
Payback period, RB, month: 69.0
Discounted Payback Period, (DPBP), month: 89.0
Net Present Value (NPV), million hryvna: 252.08
Approximate Rate of Return (ARR), %: 5.3
Profitability index, (PI), %: 26.10
Internal Profitability Norm: 82.54

Water area depth: 15.0 m.
Freight turnover: 5.5 mlr ton annually.
Total construction cost: 147,135 million UAH.
Payback period: 8.5 years.
The management of the Nikolayev port considers it a perspective to introduce in the port, within the project "Building of the unique transshipment complex with moorage №8". Universal transshipment complex with moorage №8 has following characteristics:

- length of the moorage № 8 – 190 m;
- length Subordinate moorage – 71.5 m;
- length at the transhipment wall 10.5 m, it is estimated that structures of the moorage depth will be increased up to 11.5 m;
- equipment: dockside cranes with hoisting capacity 40 tones – 3;
- expected average annual volume of freight traffic – 1.3 Million tones;
- probable specializations are, coal, ferrous materials, scrap iron, various bulk cargo;
- total construction budget according to the prices of the year 2009 is 146,746 million hryvnia;
- payback period – 7–8 years.

Construction documents are present and need to be actualized. Within the concessional agreement the concessioner receives the right for the creation of an artificial ground area, that will allow creating open storage rooms with the total area – 15000 square kilometers. According to the preliminary expert estimate, the annual concessional payments will amount 6 million hryvnia.

To start the realization of the project, on the concessional basement, the resolution of the cabinet council of Ukraine has to be passed, where the list of state properties, which can be passed to the concession, will be affirmed.

The necessary investment amount: 135 - 500.000 thousand hryvnia for one appaerate (depending on its type and equipment).

Due date: 6 month.
Universal non-freezing port, located on the south-west part of the peninsula Crimea on the sea coast of the Black Sea on the bay "Khersonesovskiy" with comfortable fairway and approach to it.

- our team consists of almost 1500 team members;
- long-term experience of transshipments;
- equipped with all necessary facilities, technologies and professionals;
- high perspective of development of rendering of services;
- area on the opposite shore - 27 ha;
- mooring length - 1771 m.

Navigation in the port lasts yearlong. Harborage of the port is protected from west and north-west with western and eastern pieces. The fluctuation of level is caused by negative and positive setups, their value does not exceed 0,5 meters.

Navigation

Cargo can be delivered into the port through railway or through water-way:
- railway: distance 617 km (holiday loading - may-September);
- water-way: distance Sevastopol-Istanbul - 320 miles; (Navigation: March 15 -November 15).

Sevastopol Sea fishing port (Sevastopol)

Cogeneration plants on the basis of the engine-generators, using traditional and alternative fuel (Nikolaevsky region)

The aim of the project: develop and implementation of effective electric power installations to provide cogeneration of electrical power and thermal, using local types of fuel.

- reduction of energy resources consumption, low cost price of the energy output.
- substitution of traditional energy resources.
- reduction of the greenhouse gases emission and investments attraction for further projects.
- preferences, specified in maximum allowable concentration, main law of Ukraine "About cogeneration"; "About alternative types of fuel", "About energy saving", "About green tariff" and so on.

Main Tech. characteristics of the congregational plants:

<table>
<thead>
<tr>
<th>Characteristics</th>
<th>Gas engine-500</th>
<th>Gas engine-630</th>
<th>Gas engine-800</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ne, kilowatt</td>
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<td>630</td>
<td>800</td>
</tr>
<tr>
<td>Electrical parameters, %</td>
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<td>60</td>
<td>80</td>
</tr>
<tr>
<td>Nt, Gigacalories/hour</td>
<td>0.62</td>
<td>0.77</td>
<td>0.93</td>
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<tr>
<td>Heat carrier</td>
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</tr>
<tr>
<td>Coefficient of efficiency, %</td>
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<td></td>
<td></td>
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<tr>
<td>Resources/ hour</td>
<td>200,00</td>
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</tbody>
</table>

Payback period: 2-3 years. Profitability: > 50%
Recreation Complex “Catermary astreet” (Sevastopol)

The building of the elite recreation complex in the immediate vicinity to an entrance to the bat with unique view on the open sea and the historical monument “Chersonese of Tavria”, with recreation center, two pavilions for climate-treatments and the beach pavilion.

Recreation center:
- total area of public rooms — 3 850 sq.m;
- total area of the room fund — 3 900 sq.m;
- total structural volume: mentioned below 0,000 — 11 261 sq.m, mentioned above 0,000 — 29 174 sq.m;
- building area — 12 275 sq.m;
- usable area — 3 256 sq.m;
- reference area — 2 463 sq.m;
- number of flats — 812, including one-room flats — 592, two-room flats — 217, three-room flats — 3.

Beach pavilion:
- building area — 1096,65 sq.m;
- total structural volume — 7, 852,5 sq.m;
- total area — 2045, 7 sq.m;
- usable area — 1980, 7 sq.m;
- reference area — 1980, 7 sq.m;
- number of floors — 2 floors.

Climate treatment pavilion NO1:
- building area — 2014, 8 sq.m;
- total structural volume — 38 666, 5 sq.m, including mentioned below 0,0000 — 4, 304, 7 sq.m, mentioned above 0,0000 — 34 361, 8 sq.m;
- total area — 12, 591, 7 sq.m;
- reference area — 8, 562, 3 sq.m;
- usable area — 10, 965, 88 sq.m;
- number of flats: one-room flats — 64;
- total area — 4, 664, 14 sq.m.

Climate treatment pavilion NO2:
- building area — 2455,64 sq.m;
- total structural volume — 12 518, 21 sq.m;
- reference area — 3229, 19 sq.m;
- usable area — 3648, 62 sq.m;
- number of flats — 22, including one-room flats — 20, two-room flats 2;
- number of floors — 2.

The sector refers to the category “lux”. From the location on the beautiful view on the sea, “caran-tinnya bay” and the Vladimir Cathedral. In addition, the sector is located in the protected zone of the well-known National Reserve “The Chersonese of Tavria”

Multifunctional housing estate “Krasoteli-Pozharova” (Sevastopol)

The area of the project:
- the area of the sector;
- the area of the building;
- the total area of the housing estate — 1 165 sq.m;
- the total area of the housing part — 8 745 sq.m;
- including the area of the apartments — 5 923 sq.m;
- one-room flats — 7;
- two-room flats — 46;
- three-room flats — 8;
- public rooms — 170 sq.m;
- the Number of storages — 11-12 storied.

Infrastructure of the hotel complex: residential parking (25 cars), playgrounds, recreation zones, security.

Project documentation: The following documentation has currently been received by the investor:
- rent contract of the sector from 22.09.09 for the period of 25 years;
- permission of the state building control center to build the hotel complex;
- technical requirements for the connection to the sewage and the water supply systems;
- technical requirements for the connection to the systems of the power supply;
- technical requirements for the connection to the systems of the gas supply.

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Miran Lishko
**Appart-hotel “Hrustalny” (Sevastopol)**

**The area of the project:**
- **The area of the sector:** 4000 sq.m.
- **The area of the building:** 2450 sq.m.
- **The area of the paving:** 2170 sq.m.
- **The area of the green spaces:** (not including individual green spaces arrangement of terraces) 500 sq.m.
- **The Number of storeys:** 4-12 storeys.

**Infrastructure of the hotel complex:**
- shops
- restaurant
- security
- well-planned territory
- three-level park
- recreation centers
- playgrounds

**The current phase of the project:**
- **The project documentation of the project phase “Scetch design” has been elaborate.
- Period of construct:** 2 years.
- **Construction cost:** 187 million myrnes.

**Construction of recreation and mud therapy “Admira’s Lagoon” (Sevastopol)**

**Establishment of recreation center in ecologically clean and very densely populated area, which is a historical center city with developed infrastructure and its own beach on land plot which is classified as “Deluxe.”**

**Project territory area:**
- **Building area:** 7255 sq.m. (24%).
- **The paving area:** 8500 sq.m. (28%).
- **The landscaping area:** 114 145 sq.m. (48%).
- **Residential complex total area:** 111 165 sq.m.
- **The First queue total area:** 119 321 sq.m.
- **The Second queue total area:** 819 321 sq.m.

**Current stage of project:**
- **Project documentation in stages “preliminary design” and “project” is developed.
- Permission for removal vegetation layer is obtained.
- Beach improvement works are in process.
- Ready to start construction works.

**The complex infrastructure expected:**
- **Housing apartments:** № 1-13.
- **Cottage A-E:**
- **restaurants;**
- **SPA and mud therapy;**
- **tennis courts;**
- **sports courts and sports playgrounds;**
- **recreation areas;**
- **parking;**
- **beach area;**
- **landscaped area.**

**Project area:** 2 950 sq.m.
You are proposed all necessary services to provide comfortable mooring of your vessel: the modern moorages “Poralu Marine” (France), which have no analogues in Sevastopol, are equipped with mooring service columns “Smart K” (Italy), that are designed exactly for measuring the water and electricity use, activated by the electric reading device.

Our company also offers the following services:
- rent out office rooms, trading spaces, storage rooms, lockers to store large-sized yacht equipment;
- spacious shower cubicles, bathroom units designed for individuals with mobility impairments;
- car park, twenty-four-hour security and rescue service;
- video surveillance, burglar and fire alarm, sprinklers and warning systems;
- first-aid post;
- domestic waste receiving posts;
- telephone, Internet services.

Designed complex consists entrance lobby of two buildings connected by an underground passage:
16-storey building (office and hotel) complex and a 5-leveled parking lot with 180 parking spaces.
The hotel building consists of two half-open wings facing the sea. Central semi-circular section functionally combines them into a single complex. Apartments of 16-stored building open a view of Sevastopol bay and beautiful green city.
5-storied car park is located on the second floor area of 0.2194 ha. For entry at different levels existing topography is used. General Plan provides 4 entries from the existing road on the Captain st., and to the fifth level the entry is from the main entrance platform.

PARAGON
INVESTMENT PROJECTS

Project specifications:
- single rooms and suites are designed for residence on typical floors;
- entrance lobby with reception desk, security and surveillance room;
- relaxation pool size with 25x12m;
- office and administrative space;
- technical facilities; for servicing the pool and whole building;
- restaurant with 100 seats with bar and recreation area.

Panoramic lift provides beautiful sea view.

Total area: 32000 sq.m
Project cost: 30 million USD
"Waterworld" bath and swimming pools complex

Baths complex will consist of 3 levels, and include:

Basement:
- Staff premises.
- Technical facilities.

1st level:
- Sauna world.
- Water treatment.

2nd level:
- Spa care procedures.
- Zone of healthy recreation and quiet rest.
- Fusion restaurant.

Outdoor parking.

Construction of recreation facility with a hotel, sports and fitness complex and cottage town in a picturesque corner of Sevastopol on the Fiolent Cape.

Purpose of land area: construction and maintenance of recreational complex.

Status of land: rental use for 25 years.

Construction period: 30 months.

The estimated cost of 1 sq. m. of the complex area: $1 400 per sq. m.
**Club “Elite-Laspi”**

**Project specifications:**
- Total area of buildings: 16,400 sq. m.
- Total area of infrastructure: 3,000 sq. m.
- Total sellable area of villas: 15,500 sq. m.
- Number of households: 45.
- Construction Period: 2 years.
- Implementation period: 3 years.

**General information:**
- **Positioning:** the club settlement with infrastructure.
- **Location:** near the Sarych cape, 5 km from Fars, 40 km from Yalta, 30 km from Sevastopol, 110 km from the airport “Simferopol”.

**Plot Area:** 6 ha.
**Investments:** 16 million USD.
**Expected revenues:** 47,500,000 USD.

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**Yacht-club**

**Designed complex includes:**
- 16-storey building, which occupies the central part of the projected area.
- 3-storey building for accommodation and recreation, located as a semi-closed circuit on the perimeter of the projected area.
- Auxiliary facilities.

**The project provides:**
- entrance lobby with reception, security room and deposit boxes;
- shops;
- SPA-zone;
- restaurants;
- technical facilities;
- beauty salon;
- play center for children;
- Yachting club with billiard room;
- administrative offices.

**Project specifications:**
- Total area: 38,849 sq.m.
- Area of 16-storey building: 26,691 sq.m.
- Area of 3-storey building: 12,074 sq.m.
- Building density: 32.5%.
- Density of planting: 15.9%.
- Number of rooms for residence: 218.
  - in a 16-storey building: 169.
  - in 3-storey building: 49.

**Total land area:** 1.45 ha.
**Construction period:** 18 months.
**Project cost:** 38,125 million USD.

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Group of Companies “Paragon”
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Osij, Tuzla
Hotel-office center on the Vosstavshih square

Building spot: 1,560 sq.m.
Number of storeys: 9 floors.
Commercial area: 8,500 sq.m.

Business center on the Vosstavshih square

Plot area: 0.32 ha.
General area: 12,500 sq.m.
Number of storeys: 15-16.
Total investments: 82.4 million USD.

Object is ready for construction. Project documentation is fully designed.

Site area: 0.26 ha.
Total investments: 13.8 million USD.

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Al暇a Papez
Hotel with exhibition facilities nearby Panorama

**Total area:** 39700 sq.m.
**Expected investments:** 30 million USD.
**Payback period:** 5 years.

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Underground shopping mall on the Vosstavshih square construction

**Building spot:** 1.9 ha.
**Total project area:** 5200 sq.m.
**Shopping & office facilities:** 2100 sq.m.
**Numbers underground storeys:** 4 floors.

**Total investments:** 4.5 million USD.
**Payback period:** 7 years.
Multifunction residential complex “Friendship”

Building spot: 3.1 ha.
Number of apartments: 590, including:
- 234 one-room;
- 78 two-room;
- 78 three-room.
Total investments: 340 million UAH.
Payback period: 1.5 years.

Set of sport facilities “Olympic Sevastopol”

Includes:
- Ice Palace.
- Olympic swimming pool.
- Rehabilitation and Recreational complex.
- Football and athletics stadium.
- Retail & entertainment complex.
- Five-star hotel (120 rooms).

Retail & entertainment center:
Building spot: 2.4 ha.
Investments: 22.5 million USD.
Total area: 25 000 sq. m.
Construction of the living real estate objects on decrepit houses territory

Total area: 13,8 ha.

Reconstruction of dilapidated housing on the Gagarin boulevard

Building spot: 0,143 ha.
Number of storeys: 4–8 floors.
Total area: 7100 sq.m.
Implementation period: 3 years.
Total investments: 4,3 million USD.

Reconstruction of dilapidated housing on the Profsoyuznaya street – Grosheva street

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Alexey Popov

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Alexey Popov
Reconstruction of dilapidated housing on the Istimina street and Parshina street

Specifications:
Total area: 19,000 sq.m.
Area for sale: 18,000 sq.m.
Number of storeys: 9 floors.

Building spot: 2.2 ha.
Investments: 12 million USD.
Implementation period: 5 years.

Reconstruction of dilapidated housing in the area of Matushenko st.

Building spot: 0.4 ha.
Total investments: 7.875 million USD.
Payback period: 2 years.

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Aliona Piyar
Construction of residential entertainment complex with movie theater and library on territory of "Moryak" cinema

Total area: 13824 sq.m.
Number of storeys: 12 floors.

Building spot: 0.16 ha.
Implementation period: 2 years.
Potential investment: 25 million USD.

Construction of thermal alluviums and cogeneration installations to provide hot water-supply on the base of boiler-house in the Kamishovaya bay

Implementation period: 2 years.
Potential investments: 32.5 million USD.
Payback period: 3 years.
Stage of the project: feasibility studies are developed.
Purpose of investment:
Construction the network of entertainment and retail space, restaurant and hotel complexes, exhibition halls on the marine station territory.

Location of marine station: in the heart of the city.
Total area of the marina: 1.67 ha.
Number of stores: 7 floors.
Area of existing buildings, including the pier: 0.1 ha.
Passenger Station pier in front of the sea port: 200 spots.
Depth: 9.75 m.
Communications: electricity, water supply, gas, sewerage and telecommunications.

Shopping and entertainment area: 26,044 sq.m.
Total investments: 18,375 million USD.

The development project of industrial areas
State enterprise “Sevastopol Sea Trade Port”

Purpose of investment:
The site should be used for servicing and parking of vehicles, storage the materials and constructions and also for all industrial purpose.
Free area: 2.66 ha.
Amount of the buildings: 4.

Infrastructure:
• railroad
• road
• electric power
• water supply
• sewage system
• traffic communications

The characteristics of the site:
The site is located in the area fifth kilometers Balaklava road in Gagarin district of Sevastopol.
On the territory there are:
• two-story office space 274.7 sq.m.
• garage boxes (11 units)
• indoor storage of materials and warehouse (321.7 & 434.2 sq.m.)
• warehouses of bulk materials

Location: Kamyshevoe highway 3.
Total Area: 2.93 ha.

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Kamyshevo, Crimea
EU Project
“Foreign Direct Investment Promotion in Sevastopol”

Both the European Union and Ukraine have undertaken initiatives to enhance their relationship and identified opportunities to move beyond financial and technical assistance, towards gradual economic integration between partners.

To enhance and maintain further growth in investment attraction, a project Foreign Direct Investment Promotion in Sevastopol is being carried out in 2012-2014. A group of international experts, Sevastopol authorities and the business community will work together to build the capacities of the major actors in investment development, will update the investment project database and ensure dissemination of these projects to potential investors. The image of the city as an attractive place for doing business will be enhanced and spread.

The project will create a sustainable and future-oriented platform to promote Sevastopol and attract Foreign Direct Investment.

The overall objective of the project is to promote the city’s social and economic development, by generating new opportunities through better use of untapped local and regional potential.

The project aims:
1. Strengthen the Institutional Capacity of the Administrative bodies that are responsible for FDI promotion, infrastructures and access to land.
2. Identify key strategic sectors and prepare detailed business plans of selected projects.
3. Promote a new image of Sevastopol.

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