


Investment proposal application form of BROWNFIELD

1. General information		
1.1	Title of the investment proposal (production area/premises)	Ready-to-use premises for business development located next to (~100m) a road of regional significance P33
1.1.1	Location, photo	<p>Odesa region, Podilsk district, Malyi Fontan village, Luhova str.</p> 
1.2	Form of ownership	Private
1.3	Geographical coordinates (<i>latitude, longitude</i>)	47°48'13.0"N 29°30'59.5"E
1.4	Year of construction and brief description of the building and premises	The building, constructed in 1982, has an area of 770 m ² and is located on a plot of land in the central part of the settlement, at a distance of 100 meters from the regional road with heavy automobile traffic. The land plot is equipped with electricity, water supply, and gas supply
1.5	Additional premises, their area (thousand m ²)	No
1.6	The total area of the territory on where the production premises are located (thousand m ²)	Total area of landplot – 0,7201 (7,2 thousand m ²) with potential for expansion
1.7	Proposal for possible use of the territory	<p>Possible investment options include office spaces, administrative premises, and a mini-hotel. Additionally, a concept for the construction of a residential complex on the land plot has been developed. The presentation and the developed concept are attached:</p> <p>https://drive.google.com/drive/folders/1MP9JIqsNzsB0HHAWyWovtauoohPY31c2</p>
	Additional information	Cadastral number of landplot: 5122981300:03:001:0026 Lands of residential and public buildings
2. Communication		

2.1	Distance to the nearest district center and regional center (km)	Podilsk – 5,7 km Odesa – 228 km
2.2	Railway siding	No
2.2.1	Nearest railway freight station (km)	Railway station «Podilsk» – 6,5 km
2.3	Availability of a paved access road for trucks	Available
2.3.1	Distance to the national highway (km)	International highway M05 – 74,3 km
3. Infrastructural supplying		
3.1	Availability and distance to connection:	
3.1.1	<i>Electricity</i>	Available
3.1.2	<i>Water supply</i>	Available
3.1.3	<i>Supplying with gas</i>	Available
3.1.4	<i>Heat supply</i>	Not available
3.1.5	<i>Sewage system</i>	Available
4. Terms of transfer to the investor		
4.1	Rent, permanent use, sale	Rent / sale
4.2	Rental price per year, USD/ m ²	By agreement
4.3	Sales price, USD/ m ²	By agreement
4.4	Additional information	-
5. Contact information		
5.1	Institution/organization, address, telephone, e-mail	Kuialnytska village council 26A, Kuialnytska str., Kuialnyk village, Podilsk district, Odesa region, 66350
5.2	Name of the contact person, mobile phone, e-mail	Deputy village head of economic affairs Khodiuk Sofiia Stanislavivna Tel.: +38 (095) 224-66-01 Email: hsofiia22@gmail.com