

Just imagine: the morning sun gently touching your face, aromatic coffee on your own terrace, silence around you, broken only by birdsong. No traffic jams, no fuss - just you, nature, and a new day that begins with a sense of happiness.

Can you feel it?

In PROMIN, such a life scenario is not a dream, but a daily reality.



The story of the PROMIN town began with a simple question: *Where is happiness born?*

In a metropolis, amidst stress, noise, and everyday life, happiness slips away.

We created a place where happiness lives not only in theory, but in real life.

We have made happiness attainable in a physical embodiment - in the first rays of the sun, in morning breakfasts on the terrace, in walks through the picturesque hills, in the arms of a loved one, in your child's first steps, in the carefree play of children on the playground, and finally in the feeling of home, where it is easy to be happy.

This is how the town of PROMIN was born, so that each of its residents could give a happy life to themselves and their families.



Town

PROMIN is a club town created on the principles of happiness, which is embedded in the architecture, landscape, environment and rhythm of life. It produces endorphins, serotonin and oxytocin naturally. This is your personal happiness index that grows with every day you live in Promin.



Location

In the global happiness index,
the key indicators are:

- ✦ Balanced environment
- ✦ Trust and social connections
- ✦ Free time for life
- ✦ Comfortable accessibility

These are the criteria we used when choosing
the location of the PROMIN community.

PROMIN is located in the first line of Kyiv's suburbs, in the Novoobukhiv direction, where there are forests, hills, lakes and fresh air. There is no need to go “to nature” here - it is already here: outside the window, on your own terrace, in the rhythm of a morning jog or relaxing on the lake.





Within a radius of 5-10 minutes:

MegaMarket, Silpo - favorite cheeses, pastries, fresh vegetables and fruits

Butterfly Cinema - cinematic emotions for the whole family

Outlet Village "Manufactura" - shopping without crowds and stress

Restaurants to choose from:

AlFresco - emotional Italian cuisine

Khutirets - Ukrainian soulfulness

McDonald's - fast and familiar to everyone

Lipota - relaxation for body and mind

Lobster Beach Club - beach, restaurant, vacation mood

Equides Club - equine therapy, movement and inner peace

Khotiv Academic Lyceum named after Levko Lukyanenko

PROMIN — is not just
a convenient location.
It is a place where your
happiness index
grows every day

It only takes 20-40 minutes to reach the main locations of Kyiv:

Central Department Store - for aesthetics, shopping and dining in the center

Kyiv Food Market - for gastronomic inspiration

Opera House - for cultural balance

St. Volodymyr's Cathedral, St. Sophia of Kyiv - a space of spiritual peace

Gulliver Business Center - business opportunities

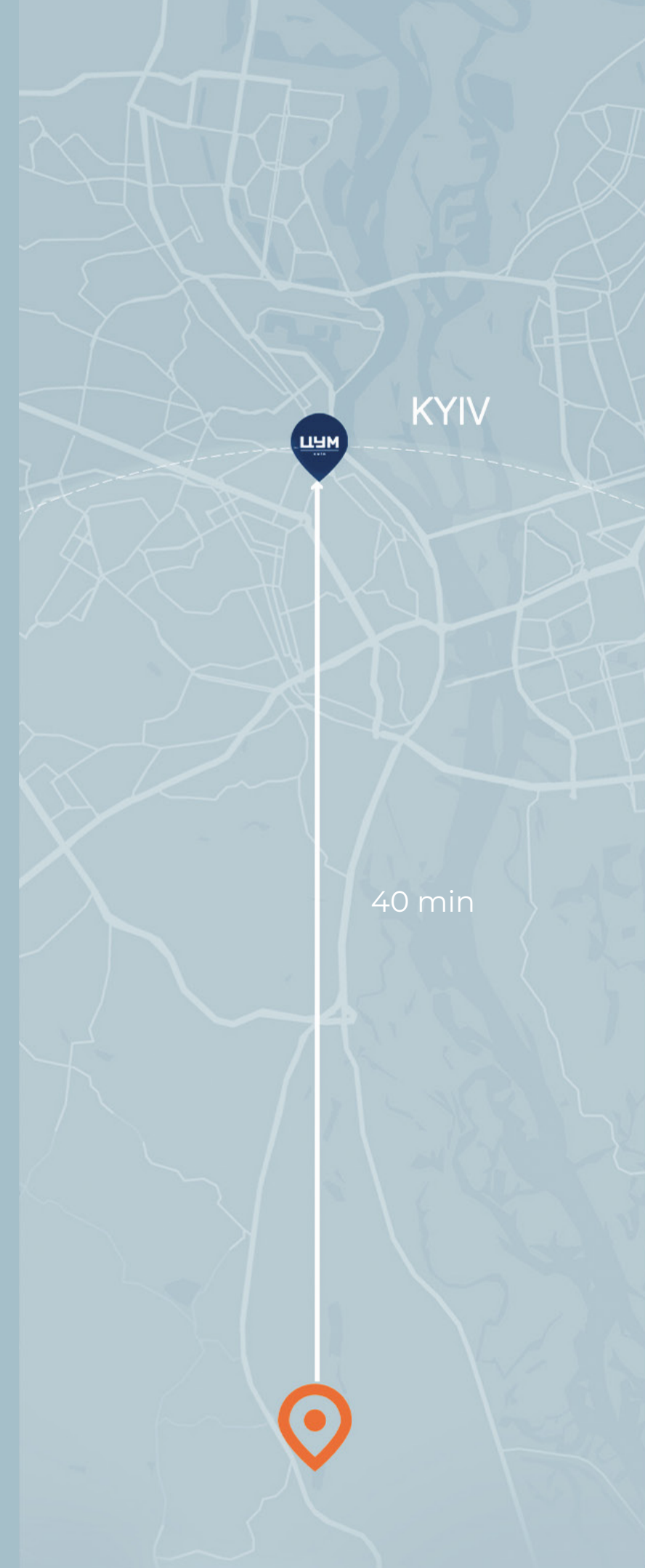
Midgard - your child's education

Ukrainian Physical and Mathematical Lyceum of Taras Shevchenko

National University of Kyiv

Taras Shevchenko National University of Kyiv

But after all that, you return to where it is quiet. Where you
can breathe easily. Where you are at home.



General
plan of
the town



PRON

your life

A modern, multi-story apartment building with a mix of white and dark grey facades and large glass windows. The building features balconies with metal railings. In the foreground, there is a well-maintained green lawn with a lounge chair and a large patio umbrella on the left. A wooden deck with a table and chairs is situated in front of the building. The scene is set against a clear blue sky with some greenery in the background.

Features of the
community and
lifestyle
of our residents

Architecture

The harmonious architectural composition of the community combines residential development, commercial center and natural environment. The space is designed to balance privacy, comfort and visual dynamics.



THE INNER TERRITORY

A comfortable urban park

- ✦ 400 m² running track and walking routes through the entire complex
- ✦ Basketball court
- ✦ Central playground with a lawn for recreation, residents' meetings, festive events.
- ✦ Recreation area with a gravel path surrounded by coniferous trees with poufs and hammocks
- ✦ Wooden bridge with a dry stream with greenery and decorative stones
- ✦ Japanese decorative rock garden. For relaxation, meditation, yoga.
- ✦ Sports ground with exercise machines and ping-pong tables
- ✦ Children's playground



Aesthetics,
functionality
and comfort

Private yard

Each townhouse in PROMEN has its own 1.5 hectare patio.

Breakfast on the terrace, a summer dinner with friends, playing with the kids or a quiet coffee with a book at dawn – all this is at your home, just outside the door.

Natural environment

- ★ Picturesque hills
- ★ Pine forest
- ★ Blue lake
- ★ Clean air and humidified air
- ★ Morning sun, walks to the sound of birds, proximity to water bodies - all this creates a sense of calm and recovery.



Fireplaces, jacuzzi and bbq zones

Autumn and winter evenings by your own fireplace. Weekends with a bottle of sparkling wine in the jacuzzi near the house. Sunday dinner on the grill.

At PROMEN, we exceed your expectations:

- ✦ Fireplaces in apartments and townhouses - warmth and atmosphere
- ✦ BBQ areas on terraces and in courtyards
- ✦ Outdoor jacuzzi option on private plots of townhouses





Geoplastics and natural greening

The landscape of the community is shaped by geoplastic - natural hills that create multi-level privacy zones.

Greenery here is not a decor, but a part of the concept:

- ✦ Living slopes
- ✦ Landscaping in roof pots
- ✦ Cozy natural shelters for relaxation

Own mall

PROMENA has its own shopping and entertainment center.

- ✦ **The mall performs a dual function:**
Serves as an accent of the visual composition of the township
acts as a passive soundproofing for the residential area
- ✦ **Gallery in front of the facade:**
protects the glazing from overheating creates a covered
walking area in case of rain or snow
- ✦ **Operated roof terrace:**
ideal for summer restaurants, events, community events with
panoramic views





Security of the town

- ✦ The territory of the community is completely closed.
- ✦ Controlled entry through a security post with a barrier
- ✦ Round-the-clock video surveillance throughout the territory
- ✦ Personal safety of residents is reinforced by a modern bomb shelter for the entire complex



Personal parking space and bomb storage

- ✦ Each resident has his or her own parking space.
- ✦ **Parking spaces** near the townhouses and underground parking in the clubhouse
- ✦ **Guest parking** near the mall
- ✦ **Bomb shelter** that ensures the safety of all residents



your life

Townhouses: a modern format of suburban living

*T*wo-story modern townhouses with private courtyards are designed for those who seek harmony, comfort and connection with nature within the club town. This is an ideal choice for young couples or families with children who value the balance between dynamic life and relaxation.

Each townhouse has its own courtyard of 100 m² - this is your personal green area for relaxation, children's games, evenings with family or celebrations with friends. The space is organized taking into account ergonomics, comfort and privacy.

Two convenient parking spaces are provided next to the house.





01 Construction

monolithic

02 Walls

brick

03 Insulation

mineral wool
100 mm

04 Electricity

mineral wool
100 mm

05 Heating

gas heating

06 Water supply

well with artesian
water

07 Sewerage

centralized septic tank

08 Parking space

2 parking spaces
near the house

09 House renovation

finishing walls
and floor screed

10 House territory

1 acre

11 Equipment

double-circuit
100 L boiler, the counter

12 Windows

5-chamber aluminum
and metal-plastic
profile systems
with energy-saving
double-glazed



your life

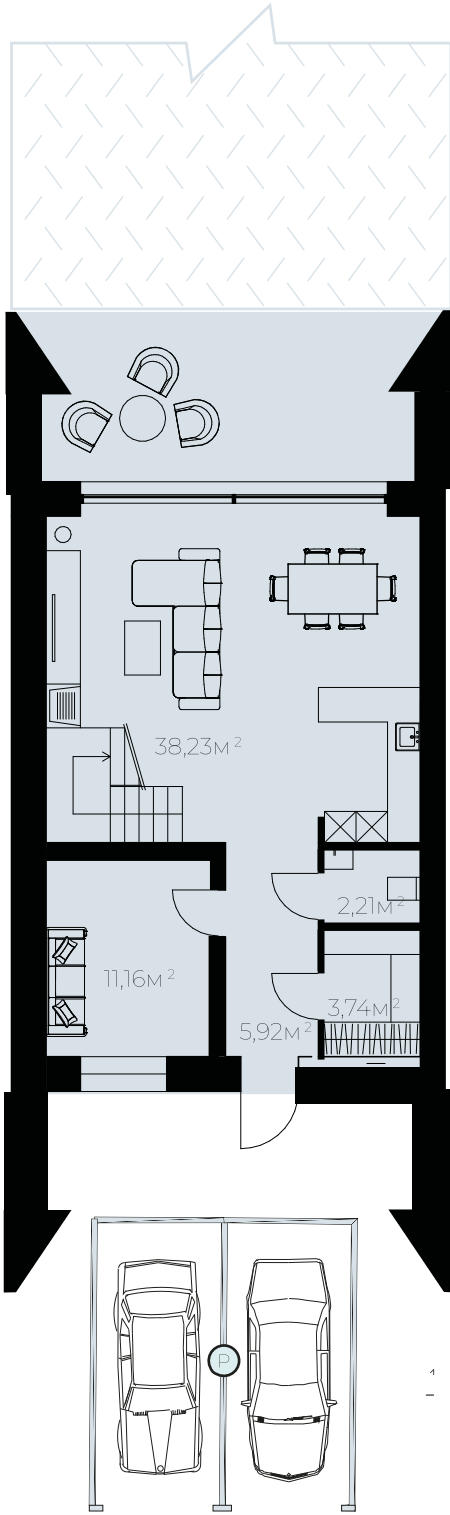
Features

- ✦ Panoramic bi-fold windows
- ✦ Private parking area at the entrance
- ✦ Private courtyard with terrace and BBQ area
- ✦ Some plots have the possibility of installing an outdoor jacuzzi
- ✦ Flat roof - option for installing solar panels
- ✦ Shelter room in the house



Convenient townhouse layouts

1st
floor



total
area

137,5m²

1st floor

62,5m²

courtyard

100m²



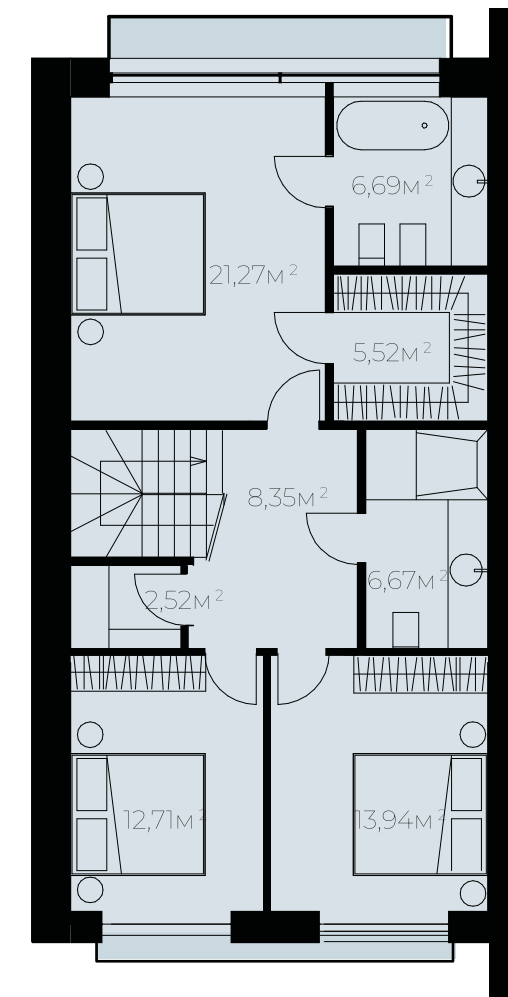


total
area

137,5m²

2nd floor

55m²



2nd
floor





We believe that happiness is not a coincidence.
It is the space around you. The atmosphere in
which you are. Beloved people and family.

After all, your neighbors who sincerely smile at you.

A terrace where you can smell the aroma of
morning coffee.

The sun that passes through the panoramic
windows.

This is a body that moves in joy, not in fatigue.

This is a place where light is not only in the name,
but in every day.

This is PROMIN.

We invite you to a town where every home is filled with
light, every morning with inspiration, and every day
with true meaning.

More space. More nature. More life.
More happiness.



Contacts

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promin.town



your life



