

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

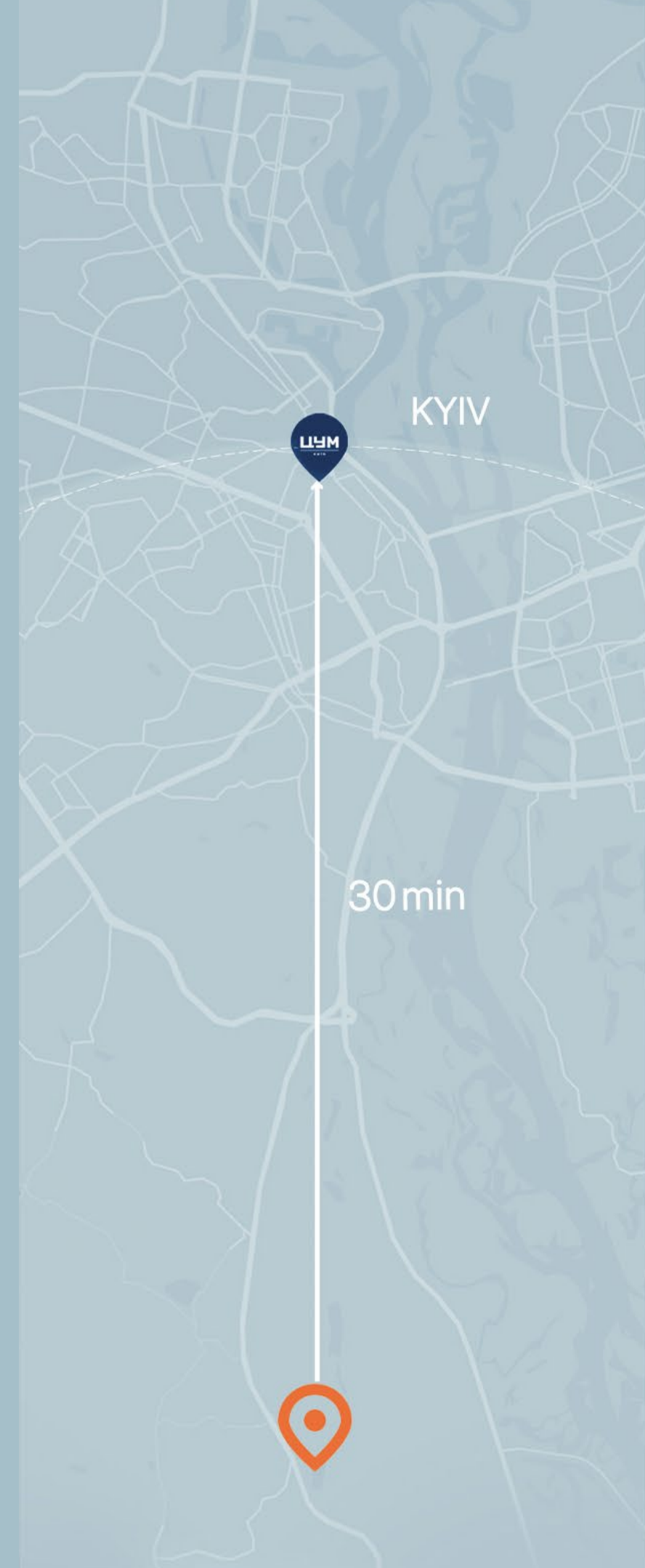
Midgard - your child's education

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



PROVIN

your life

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

- ✦ 450-meter jogging track through the entire complex and walking routes
- ✦ Relaxation areas with benches
- ✦ Children's and sports grounds
- ✦ Fire bowls with benches - a place for evening meetings of residents
- ✦ Green hills that can be used as a ski slide in winter
- ✦ Geoplastics and landscaping create a multi-level landscape that divides the recreation areas







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.



Apartments with terrace

Terraces are a reflection of the philosophy of simple happiness.

In PROMEN, each apartment has a spacious terrace where you can put a gas grill, gather friends for dinner or just enjoy nature.

The penthouses have giant terraces with the potential to create your own green garden.





Large panoramic Windows

Light is one of the main components of happiness. At PROMEN, panoramic windows fill the space with light and natural views. These are not just windows - they are portals to tranquility, space and morning.

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





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



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

Townhouses: a modern format of suburban living

Two-storey townhouses with a private courtyard with a modern ergonomic design will become a cozy home for a young couple or a family with children.

Each townhouse owner will become a happy owner of a private courtyard from 1 to 1.5 hectares. Two parking spaces are provided on the territory of each townhouse





01 Construction

monolithic

02 Walls

brick

03 Insulation

mineral wool
100 mm

04 Heating

gas heating

05 Water supply

well with artesian
water

06 Windows

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

07 Sewerage

centralized septic tank

08 Parking space

2 parking spaces
near the house

09 House territory

1-1.5 acres



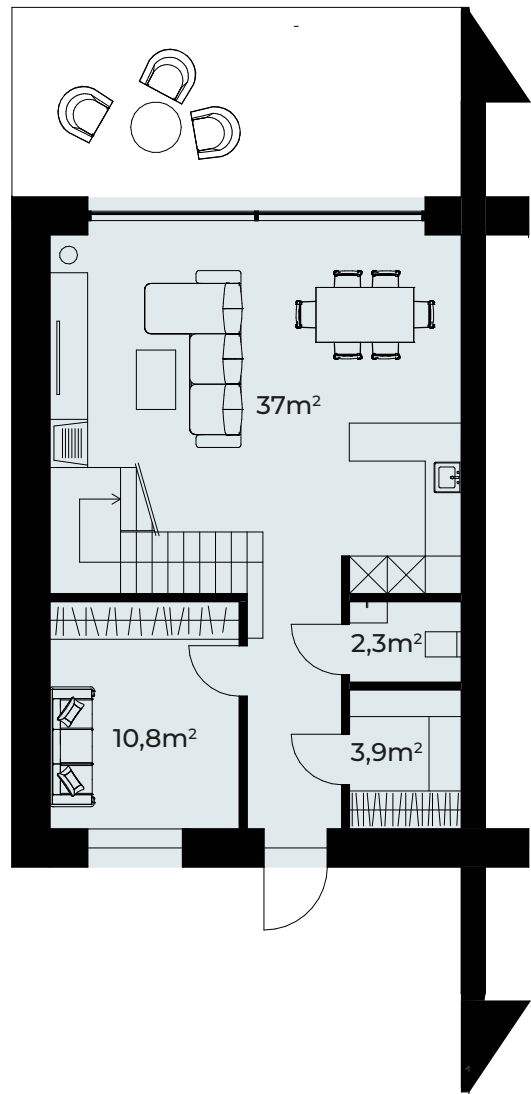
your life

Features

- ✦ The most comfortable accommodation area is the farthest from the highway
- ✦ Own parking area at the entrance
- ✦ Private patio with terrace and BBQ area
- ✦ In some areas there is a possibility of installation of outdoor jacuzzi
- ✦ Flat roof - option to install solar panels



Convenient townhouse layouts



1st
floor

total
area
137,5m²

1st floor
62,5m²





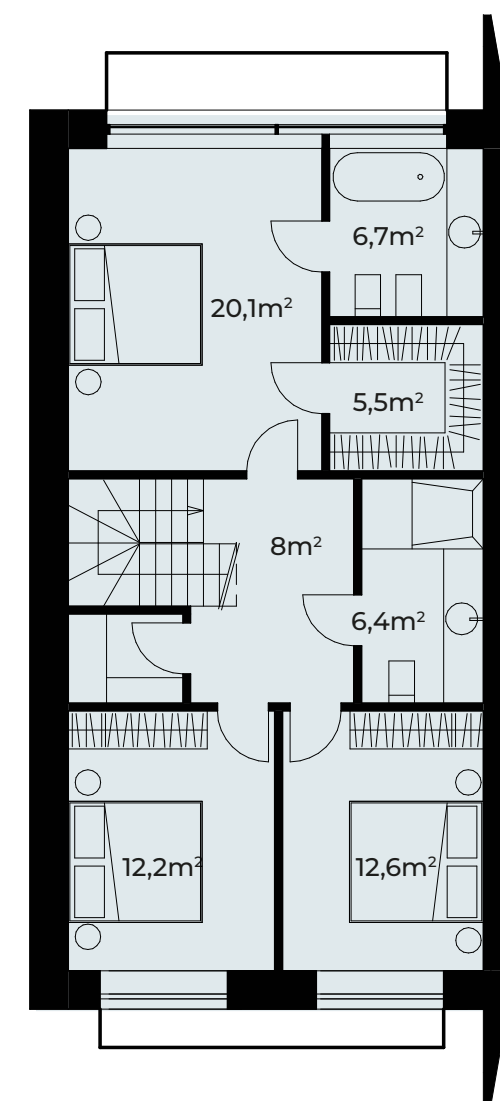
total
area

137,5m²

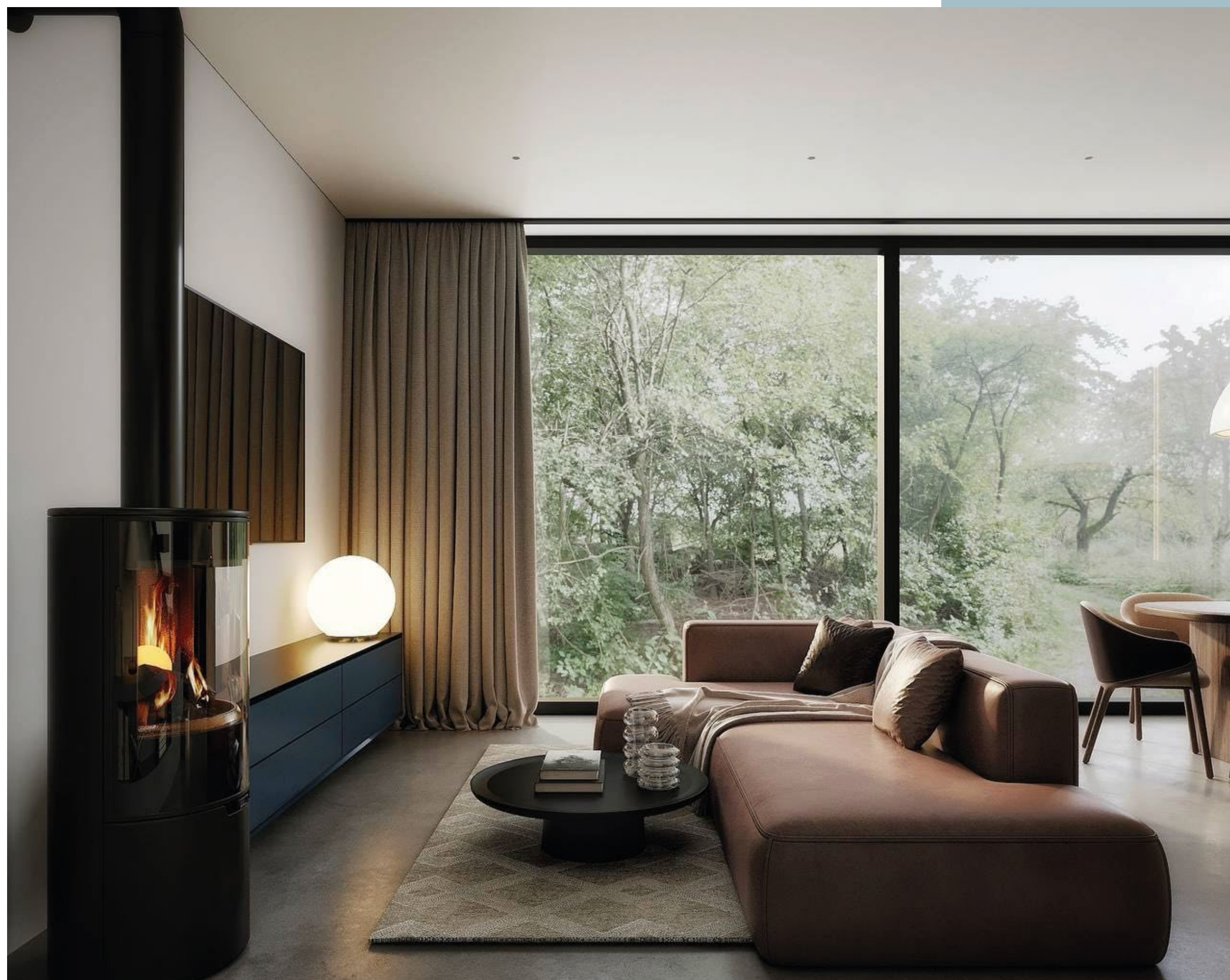
2nd floor

75m²

PROMIN
ВАШОГО ЖИТТЯ



2nd
floor

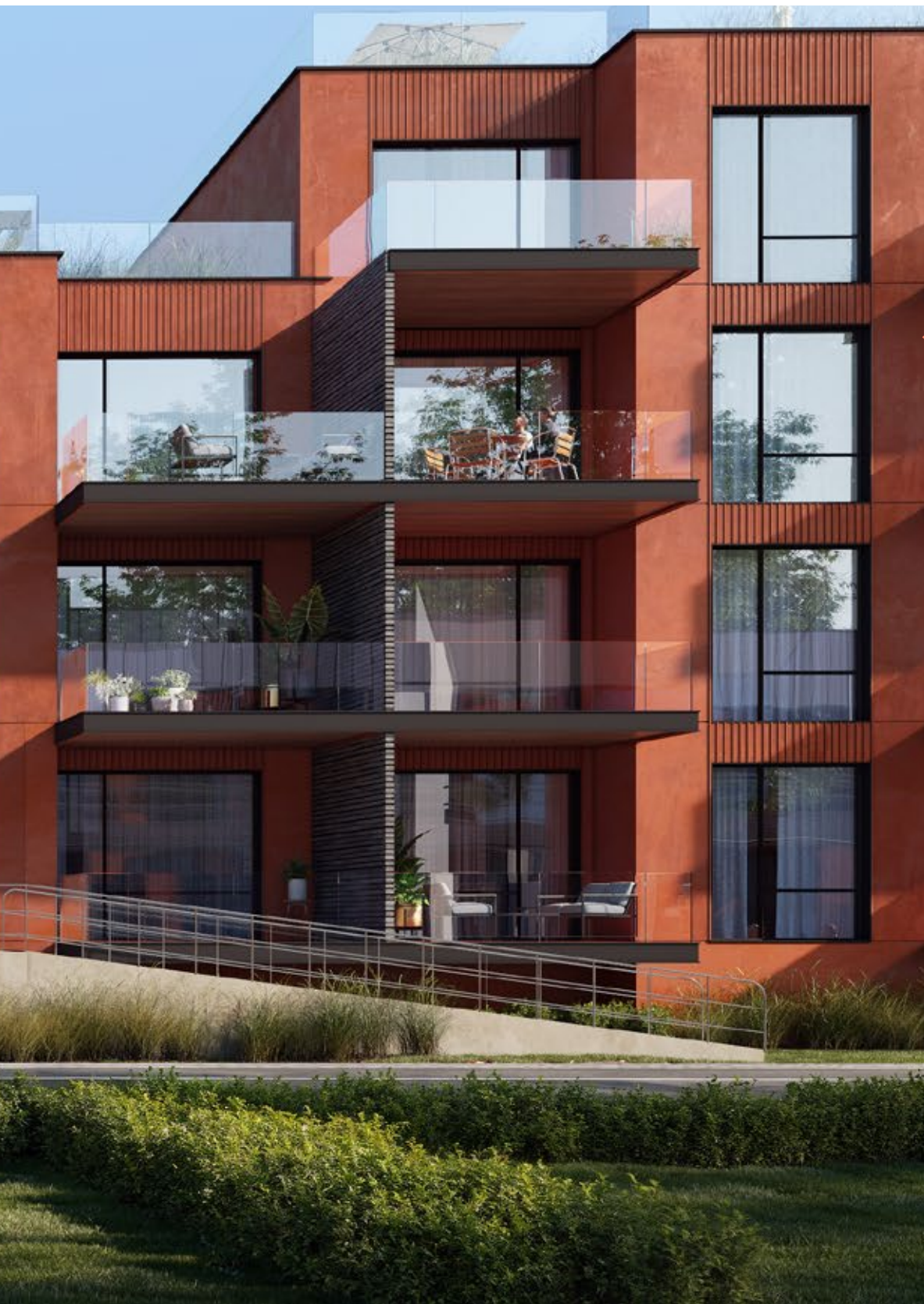




Club house: a rational choice

These are modern three-storey club-type buildings with spacious balconies and exposed roofs. Almost all apartments in the buildings have spacious terraces with incredible natural scenery. Panoramic windows will provide apartments with maximum natural light. Own and guest parking spaces are arranged near the houses.





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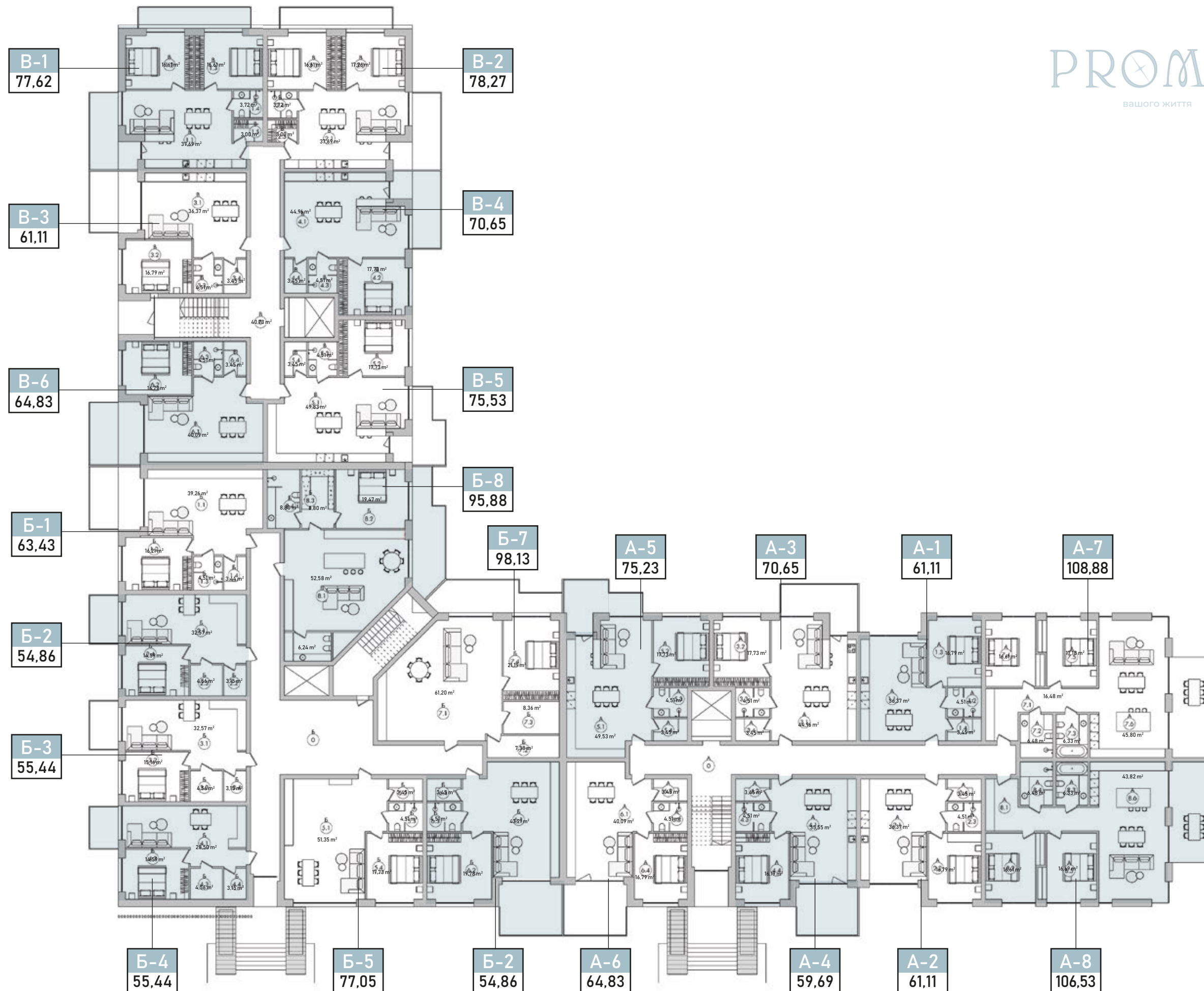
centralized septic tank

08 Parking space

in the underground
parking or guest parking

Apartment planning

PROMIN
ВАШОГО ЖИТТЯ





Features

- ✦ **Open plan** – large studios with open space
- ✦ **Fireplaces in each apartment** – for comfort in autumn and winter
- ✦ **Spacious terraces** – a place for a gas grill, table, relaxation with a glass of wine
- ✦ **Penthouses with giant terraces** – on the 4th floor
- ✦ **Landscaping on the roofs** - planters for private green space







We believe that happiness is not an accident.
It is the space around you.

The atmosphere you are in. Loved ones and family.

Finally, your neighbors who smile at you sincerely.

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

The sun shining 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 RAY.

We invite you to the town where every house is filled with light, every morning is inspired by, and every day is filled with real meaning.

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



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promin.town



PROMIN

your life