

**REVITALIZATION**  
**GENERAL CONTRACTOR**  
**CONSTRUCTION PROJECT MANAGEMENT**  
**CONSTRUCTION**  
**MASTER-PLANNING**

**ENGINEERING**

**RISK MANAGEMENT**

**ARCHITECTURE**

**RECONSTRUCTION**  
**DEVELOPMENT**  
**CERTIFICATION**

**DESIGN**

**OUTSOURCING**

**SERVICES**  
**360**



# OUR MAIN GOAL

is to create a single point of contact for the implementation of the entire project - from the analysis of needs and potential solutions, the formation of estimate documentation and construction documents to the general contract, management of all tender procedures, technical supervision and facilities commissioning.

In our activities we use the best global practices (including project management methodologies and procurement organization according to FIDIC standards), we develop modern project solutions (we perform BIM modeling), we work only with certified materials, we have all the necessary licenses to perform any construction works and we have proven experience in the implementation of both commercial and social projects.

**We are rebuilding Ukraine - together!**



### 01 We conduct damage analysis and audit

We are responsible for conducting all investigations regarding damage to buildings, their structural elements or parts



### 05 Technical supervision and consultations

We take complete control over the implementation of the project: tender procedures, quality control of works, execution schedule, etc.



### 02 We design all project documentation

We perform both full-stage design for the restoration of the entire building and certain elements



### 06 UN, Red Cross, NEFCO and other IFIs

All our project development and execution of works are carried out in accordance with the requirements of leading international organizations



### 03 We are forming the cost of restoration or new construction

We calculate the full cost of all construction and finishing works



### 07 Eco-certification (BREEAM, LEED)

We carry out certification of project documentation and buildings already in operation to obtain certificates of environmental compliance



## PERIMETER GROUP OF COMPANIES MANAGEMENT OF REBUILDING PROJECTS WITHIN ONE COMPANY

.....  
Planning, budgeting, design and implementation of all construction projects by a single company with a single center of responsibility

### 04 We perform all construction and repair works

General contractor for the construction of any residential and administrative facilities



### 08 Management of reconstruction projects according to European standards

We perform all work within the framework of standardized construction contracts (EPC, EPCM, PMC)





**8** OBJECTS

**>40**  
CONCEPTS AND AUDITS

OR  
**150 000** SQ.M  
PUT INTO OPERATION



**17**  
YEARS

OF TEAM EXPERIENCE IN REAL  
ESTATE PROJECT MANAGEMENT

**1 000 000** SQ.M

DESIGNED, AGREED, LAUNCHED IN  
CONSTRUCTION AND RECONSTRUCTION

**37** COMPLETED PROJECTS  
AS GENERAL CONTRACTOR

CERTIFIED CONSTRUCTION WORKERS,  
ENGINEERS, ARCHITECTS, PROJECT  
MANAGERS AND DESIGNERS

**130**



**PERIMETER**  
GROUP OF COMPANIES

**61** ARCHITECTURE AND DESIGN CONCEPTS,  
DETAILED CONSTRUCTION DOCUMENTATION

COMPLETED SPACES **73 200** SQ.M

# SERVICE MAP

on an EPCM contract the client employs the necessary trade contractors to construct the works. The 'contractor' designs the project, and then acts as a construction manager, co-ordinating the procurement process and then managing the trade contractors. Effectively they are performing the roll of a consultant during the construction phase.

02

Engineering  
Procurement  
Construction  
Management

EPCM



we have all the necessary specialists and resources to be a single point of contact at all stages of the architectural design of your project. We have proven experience as a general designer of commercial and residential projects, as well as public spaces. Ah yes... We are about BIM.

Full  
Project  
Documentation

Engineering

04



01

EPC

Engineering  
Procurement  
Construction

the client may produce an outline design upon which tenders are sought. On an EPC project, the client may seek tenders based on a performance specification and then have no input into the design, other than if variations are instructed. Payment can be on a lump sum, cost reimbursable basis, or some other basis, but generally the client would be likely to seek a fixed price, lump sum agreement where the responsibility for cost control is taken by the contractor.



03

PMC

Project  
Management  
Consultancy

PMC brings a set of systems, procedures, and methodologies for the owner consideration, and is responsible for overall planning and execution of the total project or program from definition through to start-up. A PMC coordinates the interfaces between the different EPC Contractors during all phases of the project or program.



05

Concept  
Development

Defining architectural style  
and functions

we can provide unlimited options for your projects - planning solutions, indicative technical and operational indicators, facade options and much more.

the audit of design and estimate documentation is a set of evaluation services provided for the study of technical documentation for a construction project or other facility under development. It is applied by the project owner to determine the reliability of the used technical solutions, the reliability of prices for services and materials, optimization opportunities and other tasks.

Analytics  
Optimization

# Project Audit

06



performance of certified technical supervision;  
definition and monitoring of procedures and instructions;  
time, cost and quality control;  
coordination and verification of test and acceptance procedures of all (sub)system ;  
coordination and support of transfer procedures to the Client;  
organization of coordination meetings and reporting to the project management.

All  
Construction  
Services

# Supervising

08



represents a whole complex of diverse services related to the physical part of the building, its infrastructure, without which the building will not be able to function (lighting, heating, air conditioning and ventilation, maintenance of systems, etc.).

Operation &  
Maintenance

# Facility & Property management

10



07



# Construction Services

All construction stages

execution of all types of general construction works and interior decoration works.

thanks to our certified partners, we can carry out certification of both project documentation and already commissioned real estate objects for compliance with modern environmental standards, which increases the value of commercial objects and is a condition for many projects financed by international organizations and funds.

LEED  
BREEAM

# Green building certification

09



01

# EPC

The contractual framework in an EPC contract enables the owner to transfer the complete risk of design, procurement, and construction to the contractor. The contractor is solely responsible for completing the project and handing it over to the owner in a turnkey condition.



## Engineering

- Basic Engineering
- Detailed Engineering
- Detailed Design
- Planning
- Construction Engineering
- Civil Engineering



## Procurement

- Logistics
- Transportation
- Purchasing
- Invoicing
- Receiving the materials



## Construction

- All Construction Management
- Electrical installation
- Water supply
- Sanitation and Drainage works
- HVAC
- Finishing works

By choosing an EPC contractor, the Project owner has the following advantages:

**A Single Point of Responsibility**

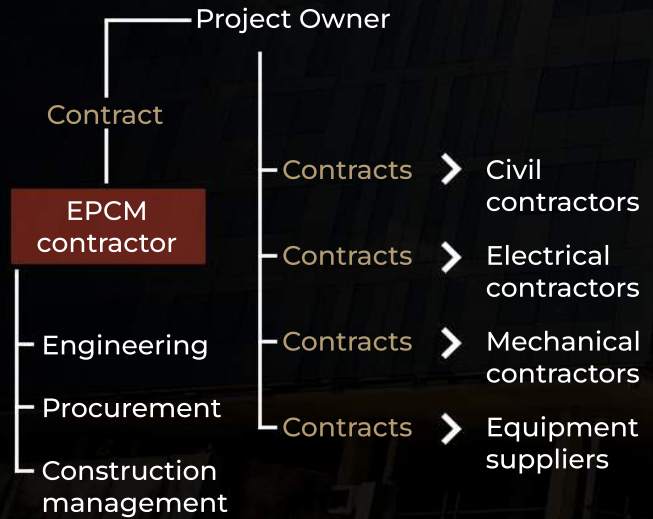
**Fixed Contract Price**

**Fixed Completion Date**



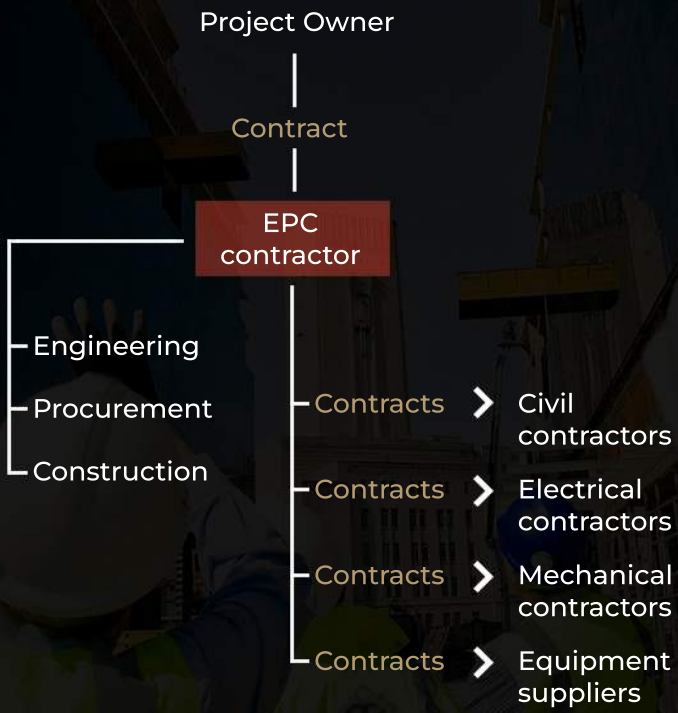
Engineering  
Procurement  
Construction  
Management

# EPCM



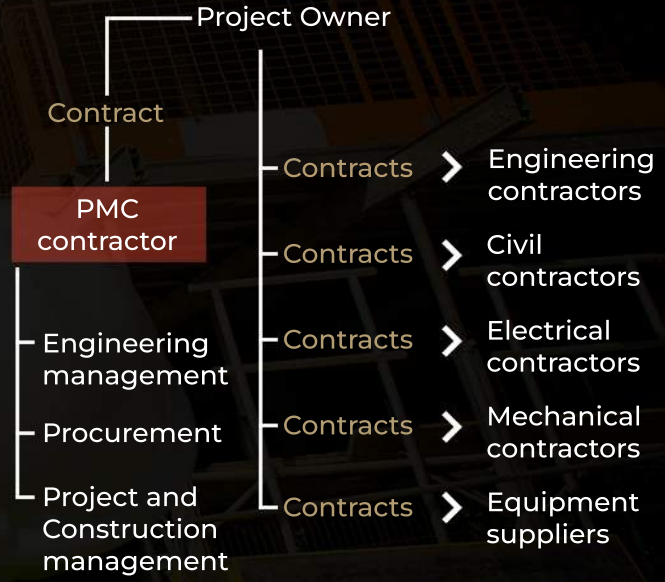
Engineering  
Procurement  
Construction

# EPC



Project  
Management  
Consultancy

# PMC



# EPCM

## Engineering management



allows the client full transparency and involvement in engineering options and decisions that need to be made, and their cost implications, giving the client more control over the process. This is especially important in technical speciality projects where clients benefit from the unique expertise, qualifications and experience of the engineering consultants to guide them on how best to achieve their desired outcome.

**Engineering Consultants' Expert Advice and Recommendations**

with EPCM all the contracts and purchase orders with third parties such as construction contractors, suppliers and vendors remain with the client. The engineering consultants will find, verify and make recommendations of these third parties, and they will then manage them and may even draw up the contract between the client and the third parties, but fundamentally the contracts sit with the client, so the client has overall responsibility and control.

## Procurement management



the engaged engineering consultants also manage the procurement process. This involves everything from technical quotation requests, organisation of the tender process, pre-qualification of vendors, technical evaluation and recommendation of contractors, negotiations and much, much more. Again, with EPCM all of this is done transparently to help the client, meaning that recommendations are then put forth for the client to ultimately make their procurement decisions with complete knowledge and control.

**Complete Financial Control over Project cost decisions**

## Construction management



consultants provide full construction management for the project from beginning to end. Comprehensive planning of the construction elements, costs, logistics and construction team; on-site management of contractors, individual operatives, equipment, services and office facilities all encompassed to effectively supervise the construction of the client's project through to completion. All the while co-ordinating the supply of information provided by the contractors and by the project team through to the client at all times as per the EPCM model of working.

**Structure and facilitate budgets, set and maintain schedules, oversee on-site safety and make sure that everyone completes duties on time.**

## General Project management



as we've explained, "Management" is at the very core of what EPCM is. It is essentially a full-circle, all-encompassing project management service which allows the benefits of specialist expertise to achieve engineering excellence whilst at the same time allowing the client complete control over the entire process through transparently involving the client at all stages.

**Responsible for overall management of the project, on behalf of the owner or principal**

Project Management Consultancy is a service where a consultant oversees the EPC contractor`s work to ensure compliance and execution of the project in accordance with the client`s scope of work. PMC plan, implement, solve problems and manage all the activities involved in the EPC project, dealing with various factors such as cost budgeting, stakeholders, human resources, scheduling, risk identification, monitoring and controlling.

# PMC



**PMC enables the provision of experts from different fields to ensure the successful completion of the project aligned with the client`s goal and objectives.**

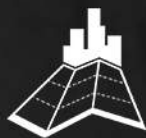
Project Management Consultancy is an interface between the EPC contractor and the Project Owner. PMC`s are usually involved with the total project life cycle from Feasibility Study and Conception to full project closeout. The types of services provided depends on the scope and scale of projects as PMC takes prominence in cases of complex and large ventures that call for close cooperation.

04

# Engineering services

From preliminary or structural designs for buildings and other structures, to the design of HVAC, electrical and control systems, to developing fire safety plans and designing diverse acoustical solutions, specialists at DC Evolution and Perimeter Group have the knowledge to solve project challenges of any size.

## URBAN DESIGN



Creating strategies for districts development, territory redevelopment and revitalization, creating publicspaces with human values and ethics approach.

## SKETCH DESIGN



We can provide the best options for your property - planning solutions, indicative technical and operational indicators, facades options and much more.

## CONSTRUCTION DRAWINGS



Full package of technical drawings with all specifications, incl. Architectural and Structural Drawings, HVAC, Electrical & Plumbing Drawings, Firefighter Drawings etc.

## ARCHITECTURE CONSULTANCY



We always ready to offer advice and guidance in architectural design, Best Use practices, construction techniques, aesthetics and professional development.

## BIM SERVICES



3D modelling, Clash Detection, variable LOD specifications (150,200,300,400), BIM management, Bill of Quantities, Structural Detailing etc.

## INTERIOR DESIGN



We create interior concepts, visualizations and construction drawings with necessary interior specifications for all types of business and functional purposes



# **BIM SERVICES**

**STRUCTURAL  
ENGINEERING**

**FIRE SAFETY**

**HVAC**

**VISUALIZATIONS**

**CONSTRUCTION  
DRAWINGS**

**MASTERPLANNING**

**ELECTRICAL AND CONTROL SYSTEMS**

## **GENERAL DESIGNER**

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DC Evolution and Perimeter Group have all necessary specialists and resources to be a single point of contact for all stages of architectural design for your project. We have proven expertise in General Design for Commercial, Residential, Industrial and Public spaces.

We precisely analyze your documentation for all collisions, mistakes, check the calculations of your engineering sections and will propose you the optimal solutions.

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## **PROJECT AUDIT AND VERIFICATION**

05

# Concept Development

Project conception is where the first ideas of a project are thought about before commencement into detailed design. This follows the search for the project's location and specification of the building codes involved. In this stage, it is crucial to involve professionals to ensure everything is feasible.



## Pre-Design + Project Kick-Off

### 01 Stage

- Desktop research – Obtain any existing drawings, plans or reports (eg. site surveys, flood levels, soil surveys) of the site and immediate surrounds.
- On-site research – Visit the site and make an initial assessment of the site conditions.
- Make initial inquiries about regulatory requirements (ie planning and cultural heritage requirements, flood levels).
- Identify existing conditions and constraints.
- Recommend a list of other specialist consultants that might be required on the project (eg. structural, civil, electrical engineers, geotechnical/ soil reports, quantity surveyor, etc.).

### 02 Stage

## Concept + Schematic Design



- Arrange, attend and record meetings with the client, authorities, consultants and other relevant parties.
- Undertake a preliminary assessment of authority regulations and requirements.
- Prepare a detailed site analysis and concept.
- Prepare sketches, diagrams and other information to adequately explain the concept and possible design options.
- Prepare design briefs and possibly contracts for other consultants.
- Undertake preliminary selection of materials and finishes.
- Obtain a preliminary cost estimate based on the initial design for the client's consideration.
- Confirm a final concept design and obtain client approval to proceed to the next stage of design.

06

# Project Audit



The objective during each Client engagement is to effectively monitor and control the project costs. This includes establishing and implementing procedures to protect and mitigate owner risk, best use architectural solutions, reduce/eliminate contractor discretionary spending, controlling allowances, contingency spends, non-allowable cost in Change Orders, etc. Supporting the Clients program and protecting the interest of the project.

- Identifying areas of increased risk related to your construction project
- Identifying areas for process improvement opportunities/eliminating inefficiencies
  - Reporting potential cost savings and/cost avoidance and/or potential recovery
    - Reducing project cost without program compromise
    - Cost reductions by re-purposing project program
  - Follow-up and resolve of outstanding/identified issues and reporting the status for corrective action as needed

# Construction Services

## 130+

architects  
engineers  
construction workers  
project managers

We work with local and international companies, commercial real estate companies, architects, and building/property management firms. We assist our clients by implementing value analysis programs and providing detailed budgeting and scheduling. Our expertise takes projects through all construction phases. These services ensure timely and efficient delivery of the finished project and ensure we meet the highest possible standards of quality with on-time completion.



Marking & Grading



Excavation



Concreting



Brick masonry & partitions



Plumbing



Welding



Electrical



Roof laying



Glazing



Carpentry



HVAC



Finishing works



08

# Supervising

Our construction supervision deliverables include contract administration and site supervision. We manage the critical timeline, budget, contract matters and compliance with design and safety responsibilities.

Additionally, our scope can include compiling construction documentation, tracking contractor progress and performance, and cashflow projections. Our responsibility also extends to supervising the construction work to ensure compliance with contract specifications and approved drawings, and the inspection and witness testing of materials and machinery related to the project.



Quality and volume Control of the completed construction works



Verification of compliance with technology and construction standards during the execution of works



Checking the quality of the materials delivered to the object, compliance of the type and brand of materials with the approved project solutions



Verification of completed works for compliance with project decisions, as well as customer requirements and needs



Inspection of acts of the Contractor's completed works and executive documentation



Control of material consumption during the execution of work

# Green Building Certification

Sustainability should be a major concern for anyone in the commercial real estate space. Tenants are willing to pay about a 9-15% rent premium for green building features. What's more? A strong focus on sustainability can also help keep you competitive and it can also increase your property values significantly. Tenants' willingness to pay higher rents in certified buildings is associated with improved productivity and other corporate-level benefits, as well as lower operating costs.

- Increased resale value (2-17%)
- Increased rental rates (9-15%)
- Higher occupancy rates (up to 18%)
- Lower operating expenses (30%)
- Higher net operating income (5.9%)
- Productivity gains (4.8%)

BREEAM (the Building Research Establishment Environmental Assessment Method) is an international program that recognizes sustainable buildings and infrastructure projects.

The certification comes with a star rating from one to six and a designation of "pass," "good," "very good," "excellent," or "outstanding."

You can get BREEAM-certified on new construction, in-use, or refurbishment projects.



LEED (Leadership in Energy and Environmental Design), issued by U.S. Green Buildings Council, is the most easily recognized sustainable building certification out there. It has nine separate certification programs, including ones for commercial, retail, new construction, existing buildings, and more.

Each program has a points-based rating system. You get points for each green building feature, and your point total determines whether you're LEED Certified, LEED Silver, LEED Gold, or LEED Platinum (the highest level).

**OVER 4.8 MLN. SQ.M AS OFFICIAL BROKER  
WITH 20 YEARS EXPERIENCE**

We organize the best model and management structure of specific real estate to get the maximum financial and marketing effect from the business and building operations. A combination of extensive experience of our specialists and international standards of real estate management guarantees the highest quality activity level and commercial real estate development. Our team is constantly motivated to improve the project quality, the facility image, and recognizability for tenants and visitors, to reduce vacancy of rented space, and to increase the facility profitability.

**10  
MANAGEMENT  
PROPERTY**

**FACILITY  
MANAGEMENT**

We are specialists in the facility management of real estate and landed property, with special emphasis on issues of a technical nature. Since we have highly specialised technical staff handling these assignments, we can confidently guarantee that the in-house components of our projects in these fields will be at the highest technical level of performance and quality.

Technical building management

Lift management

Handicraft services

All-year 24-hour emergency assistance with emergency

Cleaning services

Garage management

Technical due diligence

Warranty management

Electrical engineering

Installation technology

Ventilation technology

# INVESTMENT AND ANALYTICAL BROKERAGE



With costs analysis we determine the cost parameters and other commercial features of the property.



The legal and technical departments of the company conduct project audits, identify strengths and weaknesses and give recommendations on the preparation of the facility for development.



The marketing department develops a strategy for completing the task, forms media plans, and chooses contractors for the development of this task.



Brokers and marketing specialists, having successful conclusions from the legal and technical departments, develop materials that can concretize and convey the subject and conditions of the transaction to the target audience.



With own databases of potential clients and materials for the process of finding new ones, we select the best offers to close deals with the utmost benefit for the customer's side.

- Ranking and segmentation of sites / properties / projects in the owner's portfolio according to the prospects of their following development and / or realization
- Selection of sites / facilities with the given characteristics of the prospects of a business project implementation for the investor
- Management of the development / realization of the owner's real estate portfolio until the set goals are achieved
- Support of a business project development from selection, analysis, and purchase to the management of a formed and operating business
- Preparation and processing of materials to create high-quality investment proposals
- Organization and support of transactions and procedures for the sale / purchase of facilities
- Support in recruiting specialized professionals at certain stages of the facility realization or project development
- Formulation of recommendations for the sale / purchase of certain facilities.

# AGENCY SERVICES



For retail real estate, the aim of the service of **exclusive, co-exclusive, or non-exclusive renting** is to comprehensively solve tasks for the whole project, or part of it. The tasks are related to the sale of its premises **with the maximum financial advantage for the developer**, with the consideration to the necessary needs of retailers and visitors.

For business centers, agency services are provided to **fulfill business plans for the revenue side implementation and certain marketing tasks** that are related to the project positioning in the market.



Agency services for clients in the **sale or search for premises, sites, buildings, brands, businesses, and others** are carried out in a view of market opportunities, effective search for counterparties to achieve the maximum financial effect of the transaction.

GENERAL CONTRACTOR

ARCHITECTURAL DESIGN

PROJECT MANAGEMENT

RECONSTRUCTION

PROJECT AUDIT

PROCUREMENT

TECHNICAL MAINTENANCE

SUPERVISING

# OUR EXPERIENCE AND PROJECTS

CONSTRUCTION

CONCEPT DEVELOPMENT

REDEVELOPMENT

# CASE-STUDY



**REBUILDING**  
of social  
infrastructure

SEGMENT: EDUCATION

YEAR: 2022

NAMED AFTER ZARIFA ALIYIEVA **AREA: 4 000 SQ.M**

**SCHOOL №12**

**STATUS: COMPLETED**

IRPIN



- Damage audit
- Preparation of cost documentation
- Repair of the facade
- Repair of educational premises and classrooms
- Reinforcement and repair of the roof
- Restoration of the sports hall

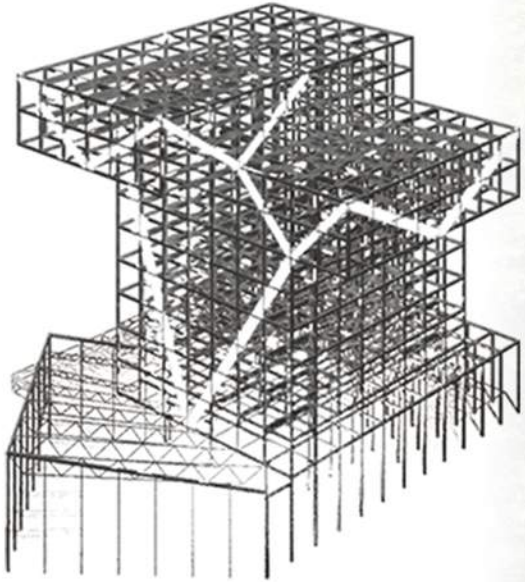


**45 days**

**TIME FOR ALL CONSTRUCTION WORKS**

SEGMENT: BUSINESS AND EDUCATION

# METINVEST POLYTECH



YEAR: 2021 ...

AREA: 20 000 sq.m

ROLE: **PMC CONTRACT (GENERAL CONTRACTOR)**  
**SUPPORT OF THE PROJECT DOCUMENTATION DESIGN**

General Contractor •

Construction Project Management •

(organization and conduct of tender procedures, project management, tender support for the development of the concept and complete project documentation, technical supervision)

Control of expenses •

Interior design project •



- General contractor
- Dismantling works
- Installation of engineering networks

**SEGMENT: BUSINESS CENTER AND HEAD OFFICE**

**YEAR: 2022**

**AREA: 2 012 sq.m**

**METINVEST**

**STATUS: COMPLETED**

**Kyiv**





**THE STRONGEST STEEL COMES FROM A STRONG FLAME**

*RICHARD NIXON*

- General contractor
- Facade works
- Dismantling works
- Installation of engineering networks
- Complete set of furniture
- Interior design

**SEGMENT: BUSINESS CENTER AND IT-OFFICE**

**YEAR: 2020**

**AREA: 8 000 sq.m**

**SoftServe**

**STATUS: COMPLETED**

**Kyiv**





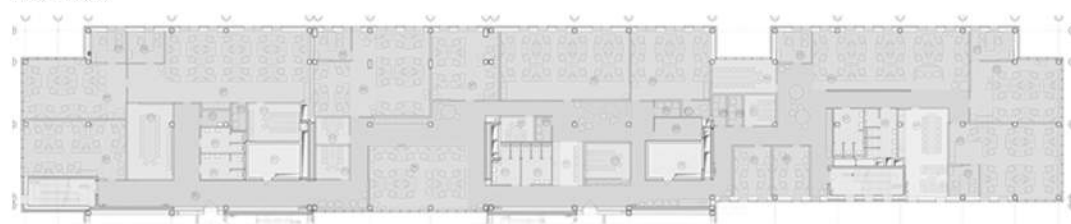
# 130 days

**FROM THE FIRST STEPS OF THE BUILDERS  
TO THE FIRST CLIENT'S WORKING DAYS**

GROUND FLOOR



FIRST FLOOR





**SEGMENT: MIXED-USE**

# **V\_CUBE**

**AREA: 42 000** SQ.M

**YEAR: 2021**

- Marketing research (environment, competition, traffic flows)
- Development of Best-Use strategy
- Development of the financial model
- Architectural concept and visualization

**STATUS: CONCEPT**

**Vinnysia**



**STATUS: CONSTRUCTION**

**YEAR: 2021**

**SEGMENT: BUSINESS CENTER**

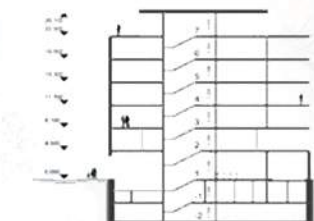
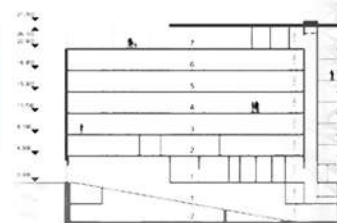
# **TRIARCHY**

**AREA: 11 516 sq.m**

**ROLE: CONCEPT DESIGN**

**TIME: 21 DAY**

**TEAM: 4 ARCHITECTS**





**Kyiv region**

**SEGMENT: RESIDENTIAL**

**KOLO**

**YEAR: 2020**

**STATUS: CONCEPT**

**AREA: 35 ha**

- Assessment of commercial potential
- Study of competition in the region
- Masterplanning

Visualization •

Architectural concept of residential  
and commercial buildings •

Development of the financial model •



Visualization •

Architectural concept of residential and  
commercial buildings •

Development of the financial model •

Assessment of commercial potential •

Study of competition in the region •

Masterplanning •

**SEGMENT: COTTAGE TOWN**  
Kyiv region

**L8** YEAR: 2020

**STATUS: CONCEPT**

**AREA: 20 ha**



**4 STOREYS**

**LEASE AREA: 75 000 sq.m**

**AVERAGE DAILY FLOW OF VISITORS**

**70 000+**

- At the time of opening, the shopping center entered to the 10 largest shopping malls in Europe
- Has the first beach complex in Ukraine on the roof of the building (area over 3 028 sq.m)
- The mall contains the largest public aquarium in Europe with a volume of 350 000 liters

**300 000 000 \$**

**AMOUNT OF INVESTMENTS IN THE PROJECT**



Analysis of commercial potential •

Marketing research  
(traffic flows, analysis of consumer preferences,  
determination of the optimal format, attendance forecasting) •

Architectural concept •

Development of the financial model •

Exclusive brokerage •

Investment sale •

**SEGMENT: SHOPPING MALL**

**YEAR: 2012**

**AREA: 135 000 sq.m**

**OCEAN PLAZA**

**STATUS: COMPLETED**

**KYIV**

SEGMENT: SHOPPING MALL

# RESPUBLIKA

# PARK

YEAR: 2021

AREA: 300 000 SQ.M

STATUS: COMPLETED

KYIV

Analysis of commercial potential •

Marketing research  
(traffic flows, analysis of consumer preferences,  
determination of the optimal format, attendance forecasting) •

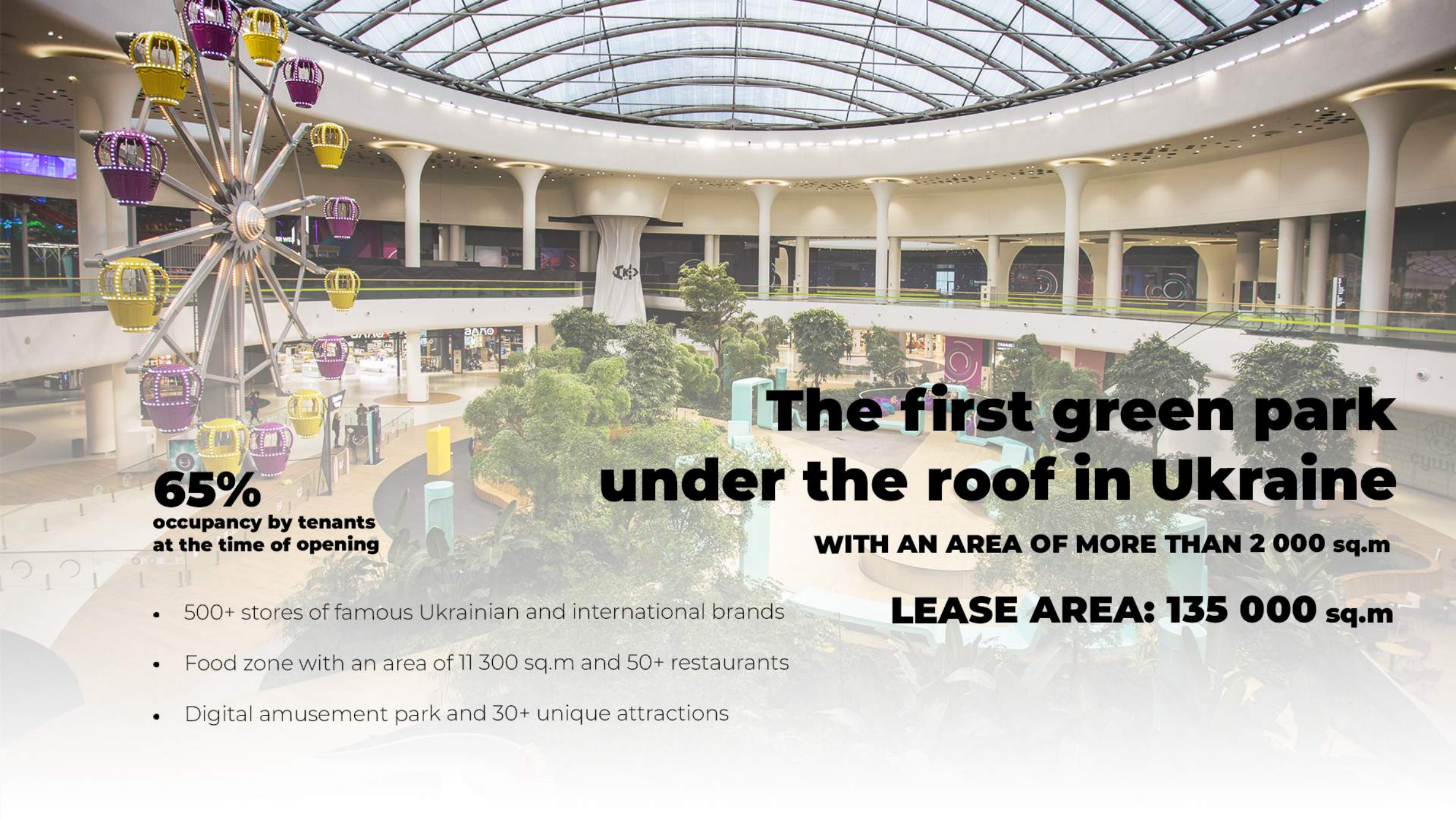
Architectural concept •

Development of the financial model •

Exclusive brokerage •

Investment sale •





**65%**

**occupancy by tenants  
at the time of opening**

- 500+ stores of famous Ukrainian and international brands
- Food zone with an area of 11 300 sq.m and 50+ restaurants
- Digital amusement park and 30+ unique attractions

**The first green park  
under the roof in Ukraine**

**WITH AN AREA OF MORE THAN 2 000 sq.m**

**LEASE AREA: 135 000 sq.m**

Kyiv

YEAR: 2019

SEGMENT: SHOPPING MALL

AREA: 13 000 sq.m

# SMART PLAZA OBOLON

**STATUS: COMPLETED**

- Analysis of commercial potential
- Marketing research  
(traffic flows, analysis of consumer preferences, determination of the optimal format, attendance forecasting)
- Architectural concept
- Development of the financial model
- Exclusive brokerage
- Investment sale

**LEASE AREA: 10 000 sq.m**



**Dragon Capital**

**INVESTMENT DEAL OF THE YEAR  
(2019)**



A tall, modern building with a curved glass facade and yellow accents, situated in an urban environment. The building is the central focus of the image, with a glass-walled ground floor and a perforated metal upper section. The background shows other buildings and a street with cars and pedestrians.

**SEGMENT: SHOPPING MALL**    **AREA: 25 000 sq.m**

# SMART PLAZA

**Kyiv**  
**YEAR: 2018**

# POLYTECH

**STATUS: COMPLETED**

- Analysis of commercial potential
- Marketing research  
(traffic flows, analysis of consumer preferences, determination of the optimal format, attendance forecasting)
- Architectural concept
- Development of the financial model
- Exclusive brokerage
- Investment sale

**LEASE AREA: 15 000 sq.m**

SEGMENT: RESIDENTIAL

**TAIROVO** ODESA  
YEAR: 2017

# GARDENS

STATUS: CONCEPT

- Analysis of commercial potential
- Marketing research  
(traffic flows, analysis of consumer preferences, determination of the optimal format, attendance forecasting)
- Architectural concept  
(residential and commercial parts)
- Development of the financial model

**AREA: 15 ha**



Kyiv region

SEGMENT: RESIDENTIAL QUARTER

**AREA: 278 ha**

**STATUS: CONCEPT**

# UNIVER\_CITY

YEAR: 2020

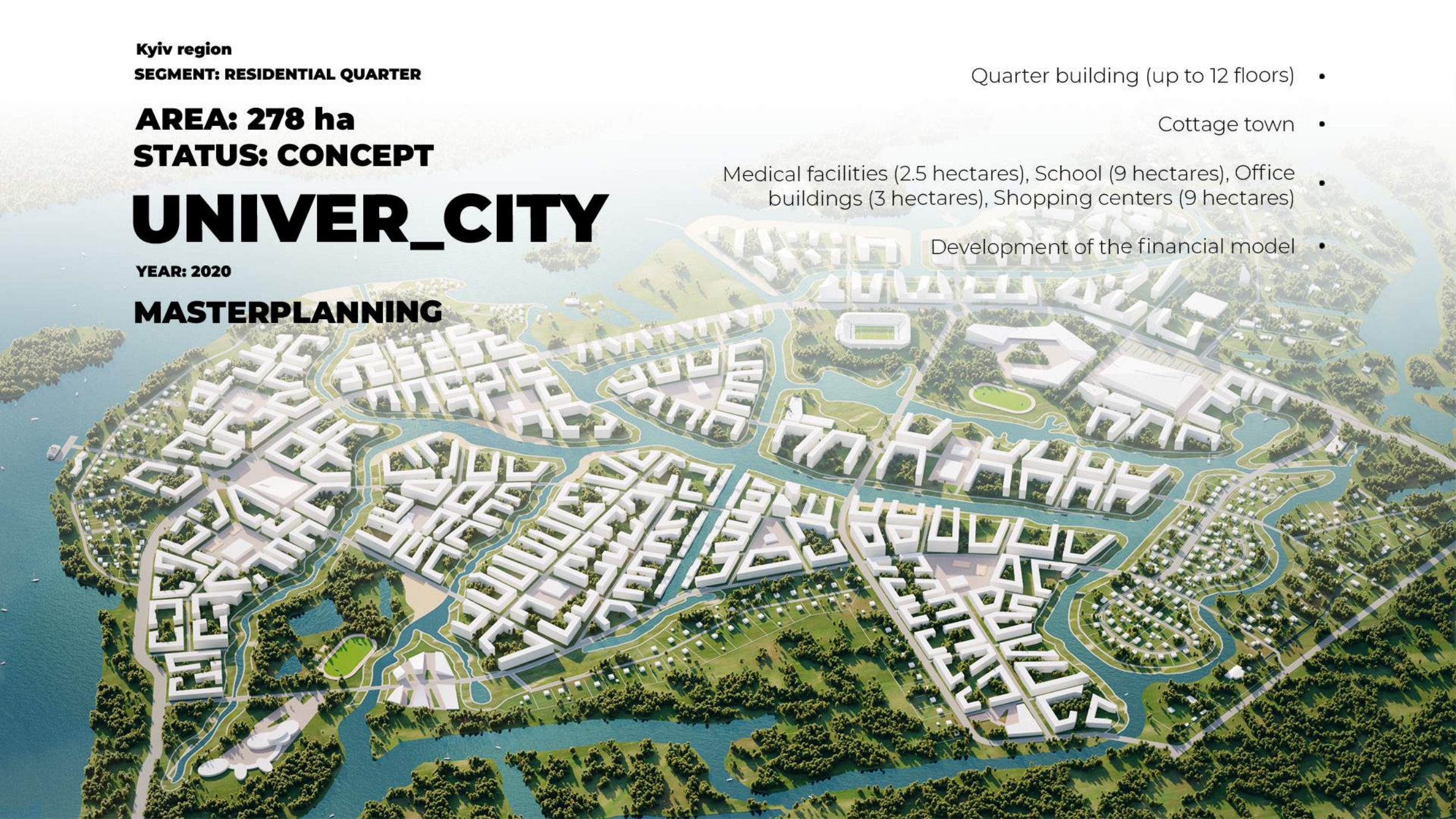
**MASTERPLANNING**

Quarter building (up to 12 floors) •

Cottage town •

Medical facilities (2.5 hectares), School (9 hectares), Office buildings (3 hectares), Shopping centers (9 hectares) •

Development of the financial model •



# CONTACTS

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HEAD OFFICE

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FOUNDER AND CEO  
**KOSTYANTYN SKONECHNY**

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**SINGLE  
GENERAL  
CONTRACTOR**

**FOR ALL  
RECONSTRUCTION  
PROJECTS**