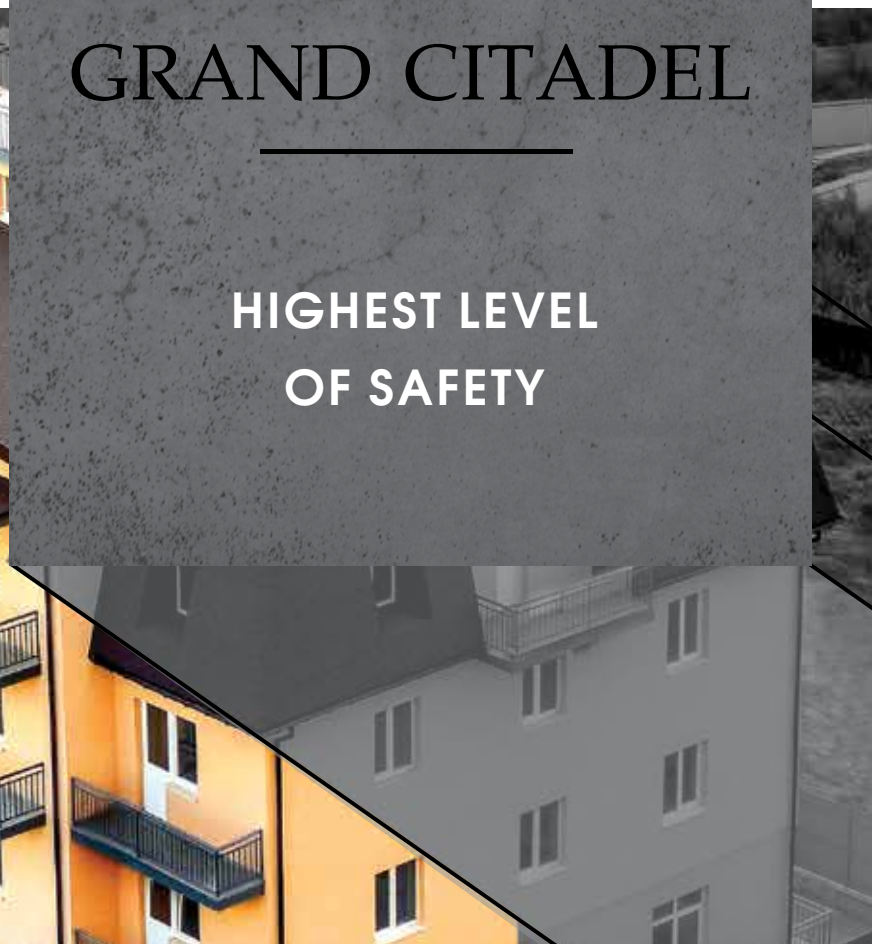




GRAND CITADEL

HIGHEST LEVEL  
OF SAFETY



## ABOUT THE REAL ESTATE ITEM

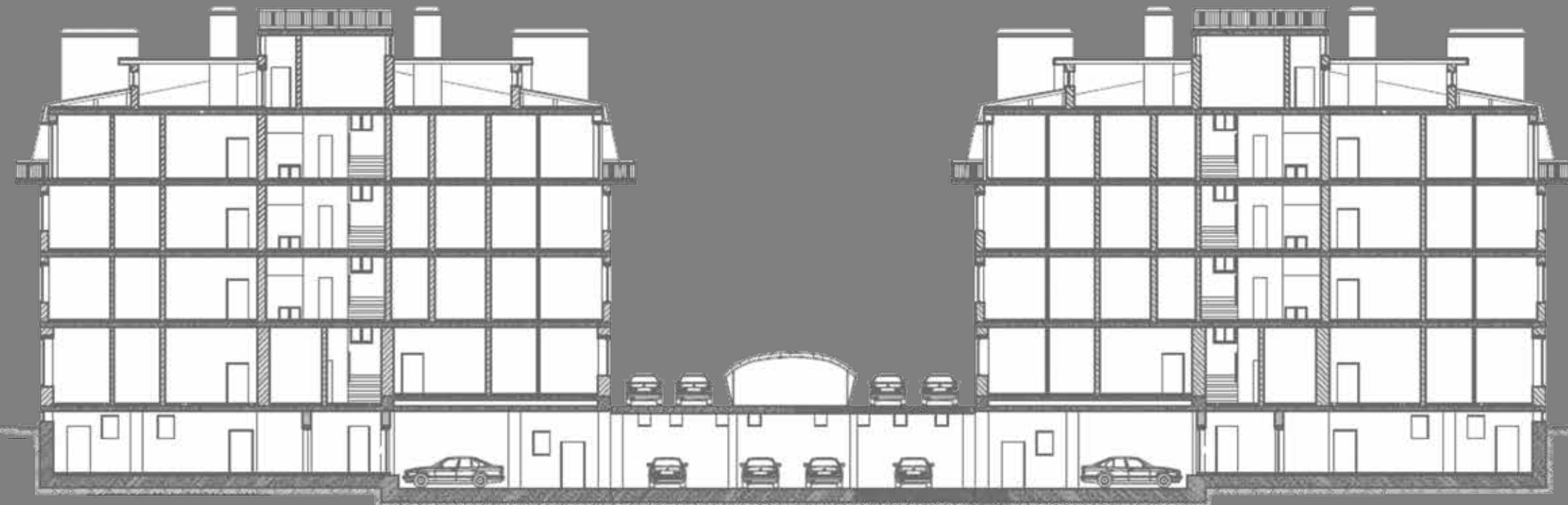
Grand Citadel is a unique real estate item.

Under the discreet facade executed in laconic style, you can find a real bastion of reliability: a complex of two buildings with a compressed concrete frame and walls with a thickness of more than half a meter.

Premises of Grand Citadel are designed to comply with all the requirements for high-security buildings. Business that requires special control will always be protected here.

1970,9 M<sup>2</sup>

1955,2 M<sup>2</sup>





## DURABILITY OF BUILDINGS AND ENGINEERING STRUCTURES (SERVICE LIFE IS MORE THAN 100 YEARS)

Location: 10-10a, Academician Williams street,  
Teremki-2 micro-district, Holosiivskyi district,  
Kiev, Ukraine

The complex consists of 2 detached  
4-floor buildings

Total premises area: 3,926.1 m<sup>2</sup>

Ground floor:  
underground parking and  
premises of special purpose

Land area: 0.1001 ha

Built-up area: 462.09 m<sup>2</sup>

Object status:  
commissioned for operation

Purpose: public

Type of foundation:  
girderless monolithic supporting frame

Fire-resistance: 2nd class

Exterior finish: facade plaster of  
rustic-textured coating

## GRAND CITADEL

A distinctive feature of the Grand Citadel complex is a framed monolithic foundation of the building and the increased thickness of the walls.

This construction technology as well as high-quality ultrastrength fire-resistant materials make buildings of Grand Citadel reliable and fully protected from outside noise, ensuring the safety of people in any force majeure.

Monolithic foundation makes it building up to 22 floors.







OBJECT IS READY FOR OPERATION

Grand Citadel is an ideal option for organizations with special reliability requirements:

- Embassies
- International representative offices
- Administrative buildings
- Business centers
- Commercial facilities
- Financial institutions, banks
- Educational institutions
- Health care institutions
- Hotels, etc.

# CONSTRUCTION TECHNOLOGY AND UTILITIES

The main elements of load-bearing structures are made of non-flammable materials;

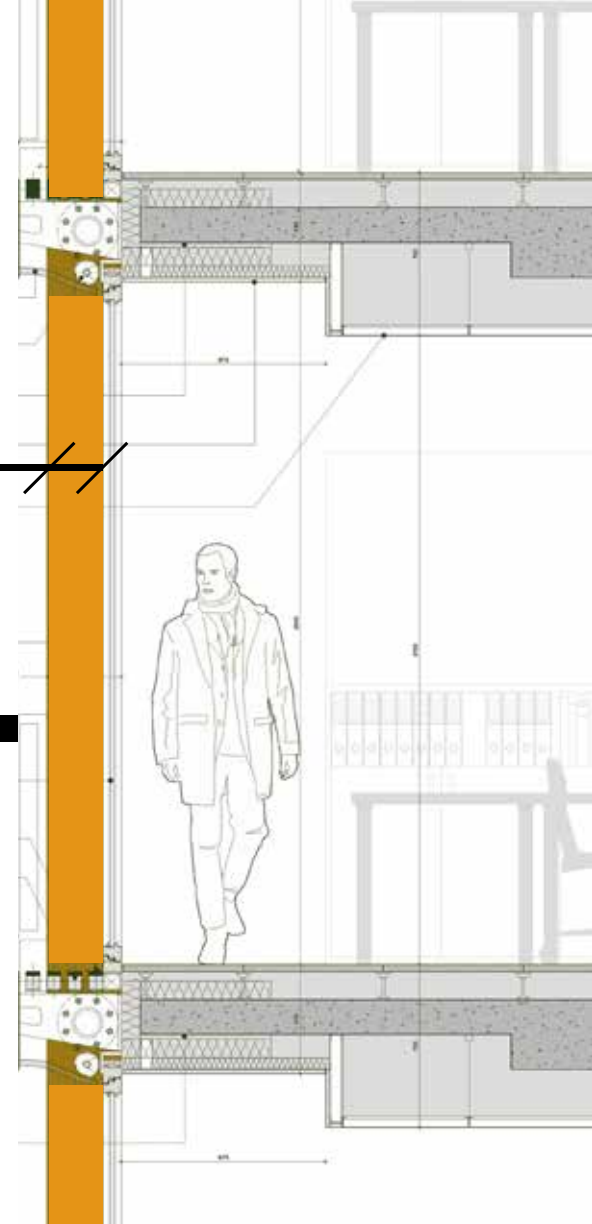
- monolithic columns and elevator shafts of reinforced concrete with fire-resistance rating of at least REI 120;

- composite exterior walls consist of: perforated ceramic brick (600–400mm), cement and chalky plaster (20mm), thermal insulation (50mm). Fire-resistance rating of at least REI 120;

- internal load-bearing walls and the walls of the staircase are made of ceramic bricks;

600 MM

## WALL SECTION





## FOUNDATION SLAB SECTION



- monolithic slabs of reinforced concrete with fire-resistance rating of at least REI 45;

- brick walls of 250mm and 120mm with fire-resistance rating of at least REI 15.

Exterior finishing is applied by wet facade technology.

Interior finishing corresponds to DBN (state building standard) B.2.2-10-2001 in accordance with the functional purpose.

Building dimensions by axes: 26m x 16.3m.

The height of the first floor is 3.8m, of the rest floors – 3.3m.

An additional technical facility for the elevator machine room and the boiler room is under a roof.

According to DBN B1.1.- 7-2002. Fire-resistance class: II.

A potable water supply system is provided for residents needs and for fire extinguishing.

# DESIGN FEATURES

There are general purpose areas on the ground floor. According to their technical specifications they can be used as a reliable storage, archive, safe, shelter, accounting office or sports area.

There are all necessary communications: water supply system with its own autonomous well, heating system and a separate power line.

The infrastructure of the object includes an underground parking with separate entrance and an inner courtyard between the buildings for comfortable pastime of staff and visitors.

Object is ready for operation. During the procedure for transfer of ownership the buyer receives the full package of legal documents confirming the legality of the construction and transparency of the agreement.







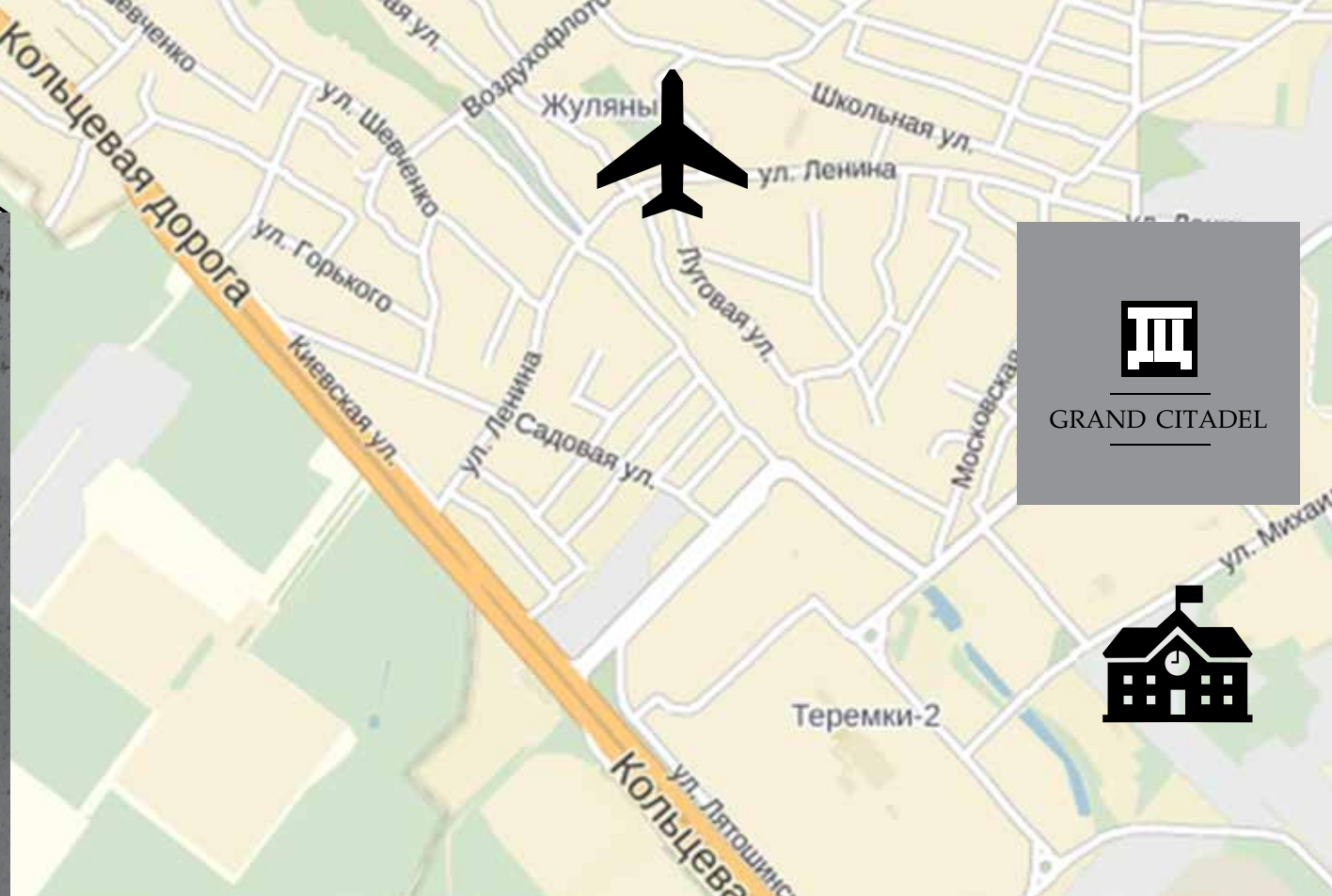
## PREMISES OF SPECIAL PURPOSE



## ADVANTAGES OF LOCATION

Grand Citadel complex is located in Holosiivskyi district of Kiev, in a new micro-district of Teremki-2.

Good transport interchange allows to save time and provide easy access to the complex from the downtown or the «Kiev» airport (Zhulyany).

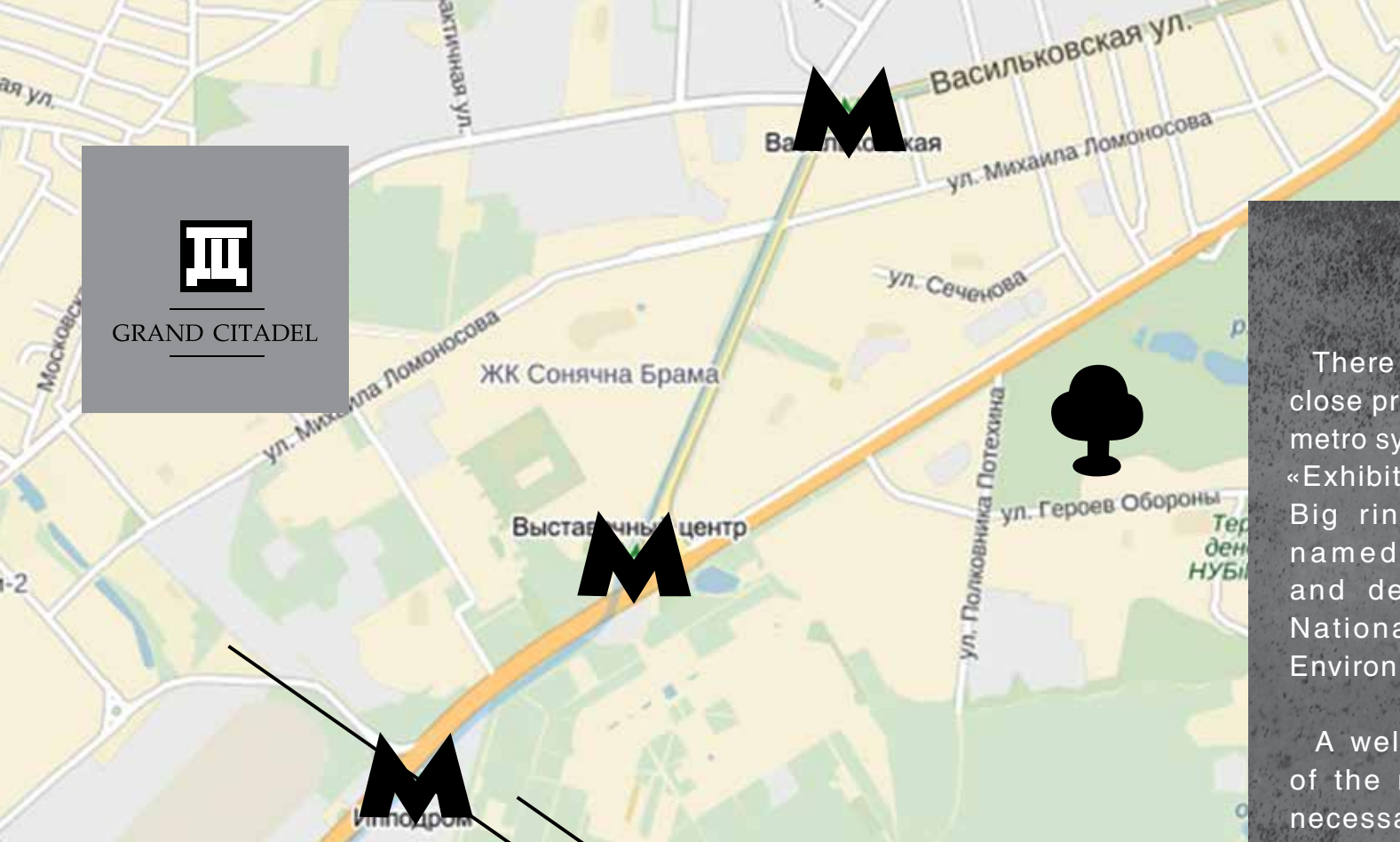


GRAND CITADEL





GRAND CITADEL



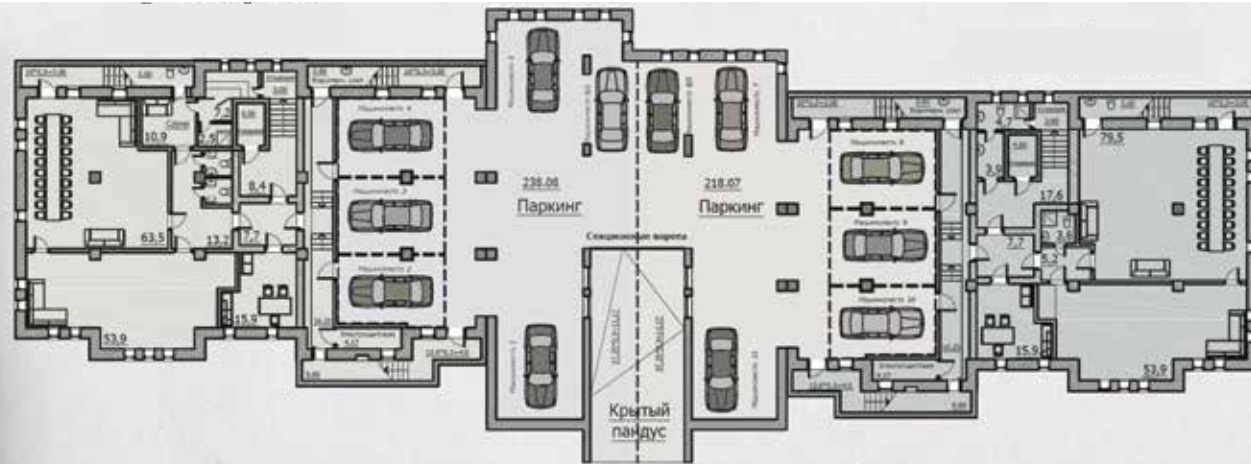
ADVANTAGEOUS LOCATION,  
GOOD TRANSPORT INTERCHANGE

There are the following objects in close proximity to the Grand Citadel: metro system stations «Hippodrome», «Exhibition Center», «Vasylkivska», Big ring road, Holosiivskyi park named after Maxim Rylskyi and dendrological park of the National University of Life and Environmental Sciences of Ukraine.

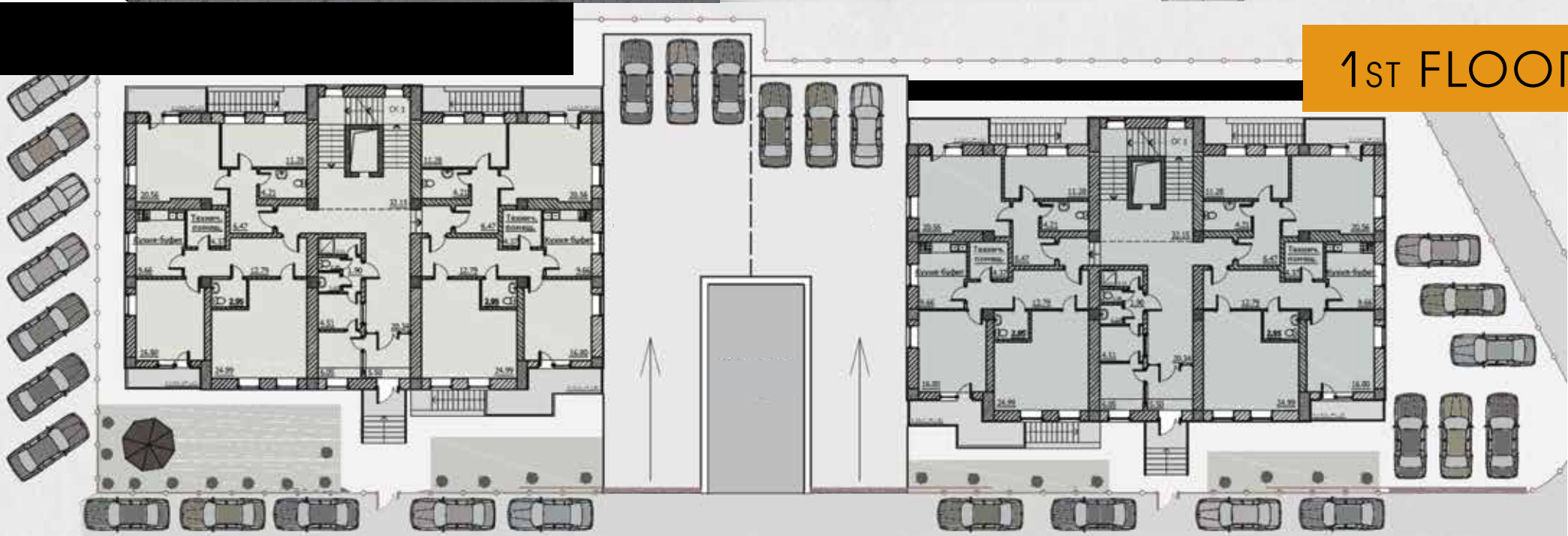
A well-developed infrastructure of the micro-district includes all necessary objects for comfortable work within the Grand Citadel complex and for meetings outside of it —there are restaurants, recreation parks and large supermarkets next to the complex.

# FLOOR LAYOUTS

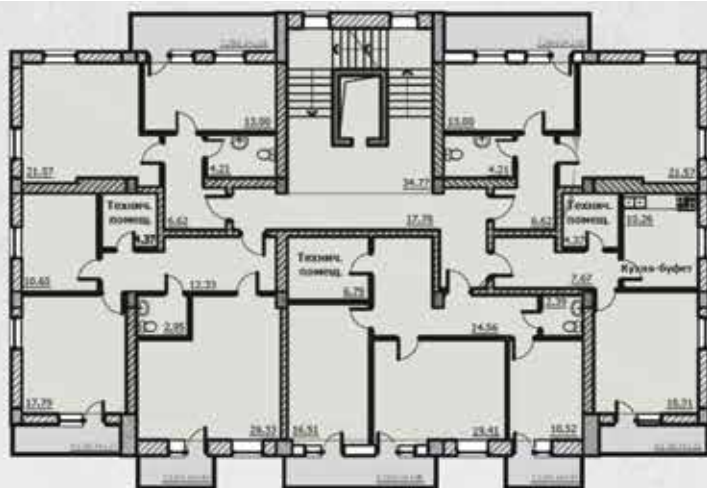
## GROUND FLOOR



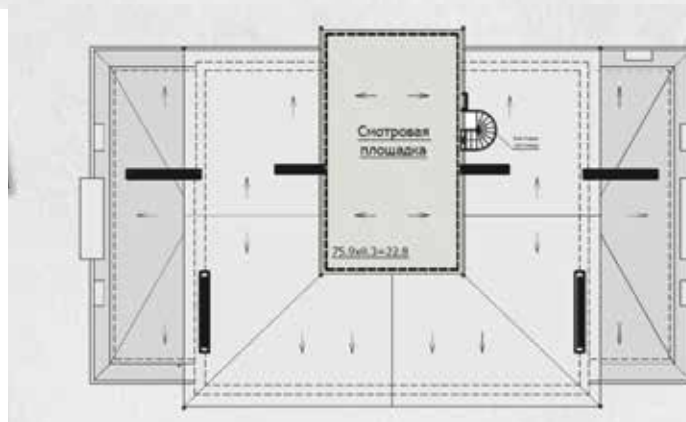
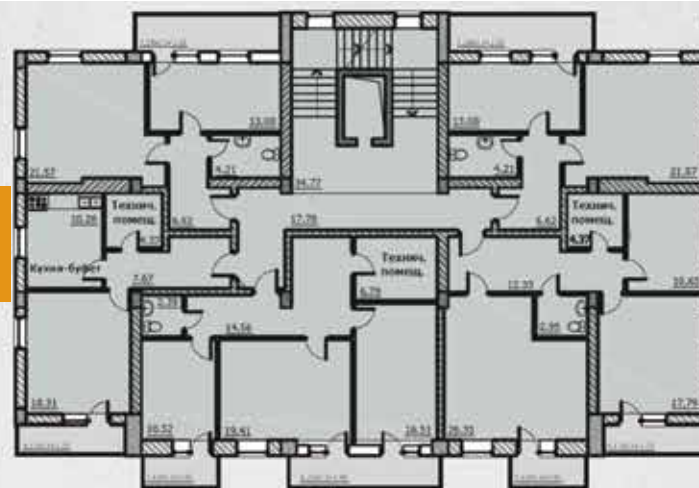
## 1ST FLOOR



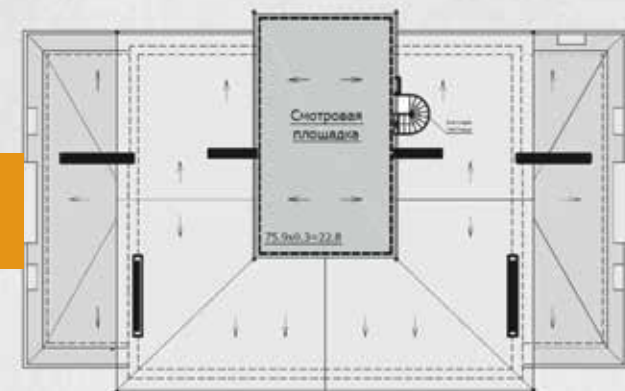




2-4 FLOORS



ROOF



THE OVERALL VIEW OF THE COMPLEX CAN BE EASILY MODIFIED ACCORDING TO PREFERABLE STYLE CORRESPONDING TO THE SPECIFIC TYPE OF ACTIVITY OF THE INVESTOR. WE OFFER THE OPTION OF STYLISTIC VISUALIZATION OF THE GRAND CITADEL COMPLEX FOR THE ADMINISTRATIVE BUILDINGS, FINANCIAL INSTITUTIONS, EMBASSIES.

The style of the complex can be changed by forming lightweight structures. Lightweight metal constructions combined with concrete elements are used in this visualization of facades and fences. Wide concrete columns of the fence clearly mark the space boundaries, while the lightweight metal panels permit light and air through ensuring the overall composition balance. Pergola's metal structure in the centre unites building adjacent territories into one space adding the functional area for staff and visitors.







Monolithic construction of  
reinforced concrete

Metal panels

USING THE POTENTIAL OF THE EXISTING BUILDINGS, THE GRAND CITADEL COMPLEX CAN BE EASILY TRANSFORMED INTO A MULTI-FLOOR BUSINESS CENTER.

The monolithic supporting construction allows building up to 22 floors. In this draft we are expanding the existing grid of columns and combining the two buildings into a single architectural ensemble. The binding element is a multi-level lounge that serves as a transit space between the buildings, as well as a recreation area. This space can be used for a reception office, cafe recreation area. Architectural glass is used to dress the facades. This glass is harmonised with landscaping on the roof of a business center.







GRAND CITADEL COMPLEX IS IDEAL FOR A MODERN CLINIC OR A HEALTH CENTER.

The greenhouses on the roofs of the complex will complement the clinic with a required recreational space for visitors and staff. Solar panels installed on the roof will provide an alternative source of energy for the maintenance of greenhouses. The inner and outer spaces are decorated by zonal landscaping that fits perfectly into the overall ecostyle concept of a clinic.

Future owners can use available moderately sized rooms (49-80 m<sup>2</sup>) without the costly services of builders for re-planning. The space united by a passage can also be used as a recreation area.

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The reverse side of the complex





The front side of the complex



# GRAND CITADEL SAFETY THAT CAN BE SEEN

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GRAND CITADEL