



Creation of a modern medical and health complex



Initiator

Limited Liability Company Sanatorium «Holiday Resort Orlivshchyna»

www.spa-kurort.com.ua



Duration

11 months



Expansion of the range of innovative, medical-recreational services of «Sanatorium «HOLIDAY RESORT ORLIVSHCHYNA» LLC by reconstruction of clinical and residential buildings, as well as the construction of a Spa-center with a swimming pool.



Project goals:

- satisfying the demand for innovative, health-improving services in the cold season (October-April) and increasing the amount of private clients receiving spa treatment at their own expense .

The project envisages:

- purchase of new equipment, which will additionally provide 3 types of services and expand 5 existing ones.
- construction of a Spa-center and swimming pool - 9 additional types services;
- reconstruction of the clinical building – 4 additional types of services;
- reconstruction of dormitory №1 to increase 15 in-patient bed.
- creation of 4 new workplaces.



Project economic indicators:

Required investment capital: \$ 1,7 mln

- Initiator contribution to the project implementation: **\$ 306 thousand.**
- Required investment capital: **\$ 1,4 mln**



Income increase by	\$ 730 thousand	Profitability index (PI)	120 %
Expenses increase by	\$ 100 thousand	Internal Rate of Return – (IRR)	17 %
Net Present Value (NPV)	\$ 630 thousand	Payback period PP	2,7 years



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Project technical parameters

Land plot characteristics:

- **area:** 8 ha;
- **intended purpose of the use:** recreation lands;
- **cadastral number:** assigned;
- **administrator:** «Sanatorium «HOLIDAY RESORT ORLIVSHCHYNA» LLC, rent until 2058..

Engineering infrastructure:

water supply, sewerage system, gas supply, electricity supply – are available and do not require additional investment.

Логістична інфраструктура:

- town Novomoskovsk– 12 km;
- the city of Dnipro – 45 km;
- buses depart from Dnipro, Novomoskovsk and the village Orlivshchyna;
- transfer of the sanatorium from Dnipro, Novomoskovsk.



Mechanisms for cooperation:

- equity;
- credit line.

Company resources:

- projects for the reconstruction of clinical and residential buildings;
- project for the construction of a SPA center with a swimming pool;;
- co-financing of the project is 18%;
- land plot fnd real estate.



Additional information

The sanatorium is licensed for more than 76 medical activities and has a certificate of the highest accreditation category (ISO quality certificate).

The maximum capacity of the bed fund is 309 in-patient beds, including 293 in-patient beds of year-round operation and 16 beds of seasonal operation. 9 dormitories of the Sanatorium are provided with autonomy heating and all In-room amenities, round-the-clock hot and cold water supply. There are 11 treatment departments.

There are mineral water sources for internal and external use on the territory of the Sanatorium.



Project location: Pishchanska TC, Dnipropetrovsk region

DIA Dnipropetrovsk Regional Investment Agency (DIA)

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