

Creation of the ecological sports and recreation leisure center



Creation of the modern ecological sports and recreation leisure center for 250 people through the reconstruction of the existing recreation camp «Dniprovski Svitanki» with all the necessary infrastructure:

- 4 residential buildings for visitors;
- restaurant;
- assembly hall;
- SPA center;
- aquatic sports station;
- sports facilities and grounds.

It also provides for the 175 kW solar power plant construction to meet own demands and to sell on a «green tariff».

Today, the recreation camp can accommodate up to 80 people in the summer and up to 30 people all year round.



Initiator

«ARMAN HRUP»,
Ltd
www.baza-otdiha.dp.ua



Duration
18 months



Project goals

- rehabilitation, relaxation of residents from Dnipropetrovsk region and other regions;
- organization of sports and cultural events for children and youth;
- carrying out ceremonial events, workshops, seminars etc.
- creation of 5 new jobs.



Project economic indicators

Project cost: \$ 1.8 mln



Net Present Value (NPV)	\$1,6 mln	Payback period (PP)	6 years
Profitability index (PI)	136%	EBITDA	\$2,4 mln
Internal Rate of Return (IRR)	18%		



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Project technical parameters

Land plot characteristics:

- area: 4.6 ha;
- **intended use:** recreational land;
- **cadastral number:** 1221087000-01-096-0003;
- **administrator:** «ARMAN HRUP», Ltd.

Company resources:

- two-storey bedroom block with an area of 2 250 m²;
- mess dining hall with an area of 1 200 m²;
- medical building with an area of 470 m²;
- utility building with an area of 260 m².

Buildings need major repairs.

Engineering infrastructure:

- electricity supply: heating substation with a capacity of 100 kW on the land plot;
- water supply: two wells (special water use permit №66 / DP / 49d-17);
- modern wastewater treatment plant and biological sewage treatment plant.

Transport infrastructure:

- the highway H 08 - 5 km;
- the railway station - 50 km;
- the international airport «Dnipropetrovsk» - 140 km;
- the Dnieper river- 20 m.



Mechanisms for cooperation

- share participation;
- creation of a joint venture;
- credit line.



Additional information

The territory of the recreation camp is located in a pine forest, on the Dnieper river bank.

Here can spend their relax not only residents of Dnipropetrovsk region, but also the residents of nearby regions such as Poltava and Kirovohrad.



Project location:

Verkhniodniprovsk TC, Dnipropetrovsk region