



# **BUKOVEL RESIDENCE**

**apartments / chalet**



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Ukraine is a boundlessly beautiful country, rich in natural resources, the jewel of which is the lungs of our state — the majestic Carpathians Mountains!



Bukovel Residence apartments are not only your home in "Bukovel" resort, but also your personal hotel! Invest, relax, earn without undue concerns.



## BUKOVEL RESIDENCE

**In harmony with nature**

Do you dream about your own residence in an environmentally friendly place? We offer to your attention a unique opportunity to become a happy owner of personal apartment not only in the Carpathians, but in the territory of "Bukovel" ski resort!





# ADVANTAGES

- environmentally friendly region
- location in the central part of the resort, on the slope #2
- 24-hour security
- indoor parking
- ski-in/ski-out
- incredible panorama of the Carpathian Mountains
- crystal clear spring water from tap







- high level of construction and repair of exclusive residential facilities
- panoramic restaurant on the top floor of the house #2
- opportunity of renting out apartments by using the Bukovel website when concluding an agreement with a tour operator

#### PUBLIC PREMISES:

- gym
- kids room
- chill-out room

## ADVANTAGES



# OPTIONS

## Turnkey repair

There is no need to spend extra money and time on repairing and equipping your apartments — we sell the apartments on a turnkey basis with the original repair by designer-architect Liubov Riabchuk, the author of unique contemporary design solutions, such as the VODA club complex in Bukovel Resort.





# Personal hotel

Owners of BUKOVEL RESIDENCE apartments do not have to worry about renting out the apartments when they are away — they have the opportunity to conclude an agreement with the tour operator "Parktour" and rent them out to resort visitors by using the official site [www.bukovel.com](http://www.bukovel.com) and via all Ukrainian and foreign sales channels available for the tour operator "Parktour". So, when you are not in the resort territory, your cottage does not idle in vain - it brings you a passive income!

Your apartments can be occupied and looked after yearly and 24 hours a day.





# CONSTRUCTION STATUS





- Security
- Unauthorized vehicles are prohibited within the territory
- Gym
- Kids room
- Panoramic restaurant
- Chill-out room
- Separate cleaning and improvement communal service
- Ski-in / Ski-out  
(direct exit to the ski slope from the door)





# ABOUT "BUKOVEL"

"Bukovel" ski resort is located at the foot of the eponymously-named mountain in Polianitsa village of Yaremche City Council at an altitude of 900 meters above sea level, 30 km from Yaremche city, and 100 km from Ivano-Frankivsk city. Thanks to a favourable location and unique climatic conditions, snow falls here early and in huge amounts, which together with rational and effective work on snow-grooming and preparation of slopes provides a stable snow cover from November till the end of April.





"Bukovel" is a small town with a range of facilities for sports, business, rest and recreation.



In 2016, the popularity of summer vacation in the Carpathians increased, particularly on the Lake Molodist coast and within the VODA club recreation complex, with about 90 thousand guests visiting the complex.

During the season 2016-2017, about 2 million guests visited us.

Summer season 2016 became a record one in the history of the resort and launched a tendency towards a year round seasonality of "Bukovel" ski resort, because over a period of three summer months we had about a million guests.



# TR "Bukovel" offers a broad range



supermarket



pharmacies



night clubs



spa



restaurants



entertainment center



VODAcub



2 lakes



beach



kiddie rides

# of services for high-quality rest



slopes



ice rink



gym



athletic  
fields



souvenir market



medical center



steam baths/saunas



beauty salon



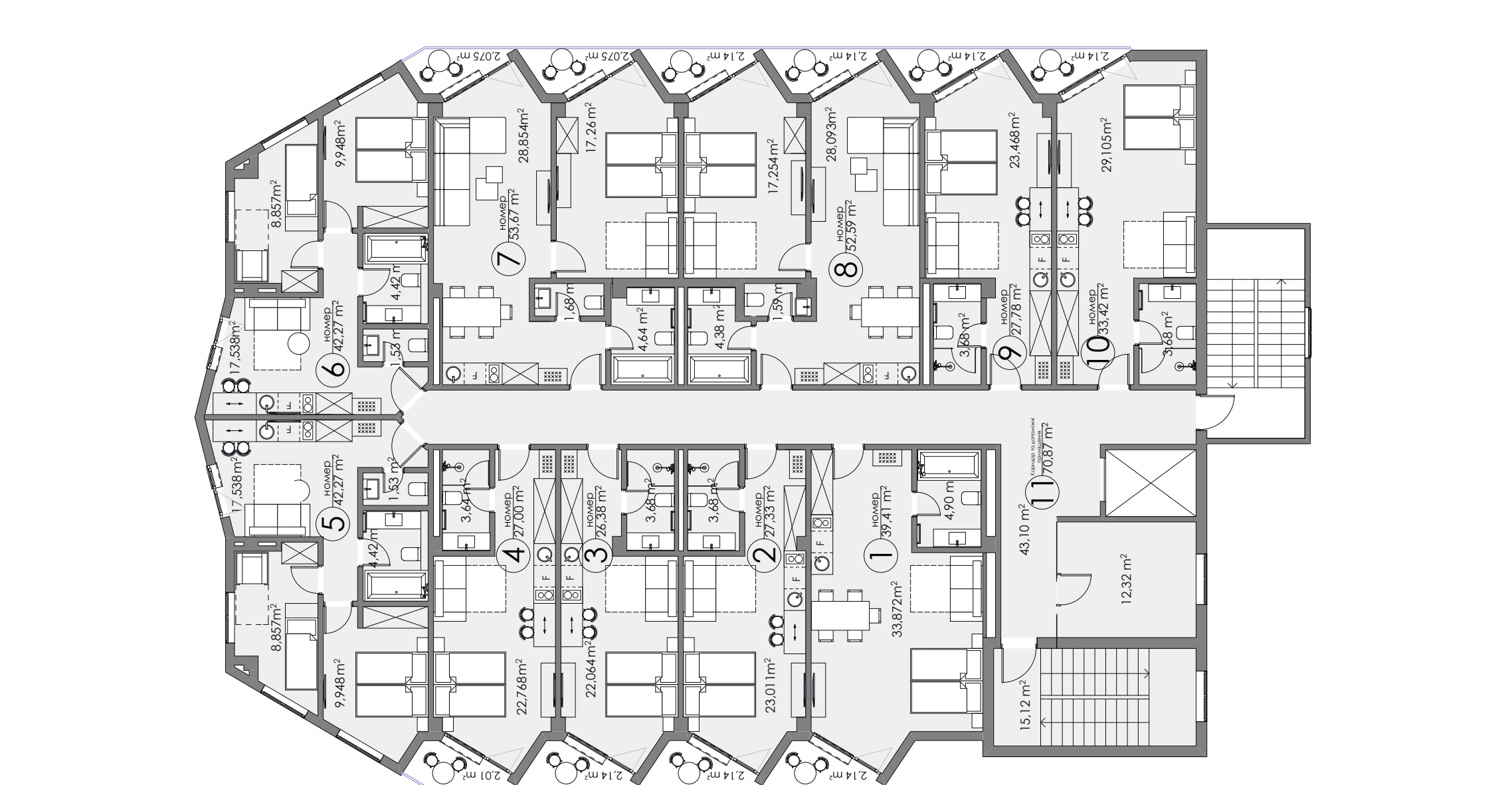
carwash



# BUILDING LAYOUT



Standard floor plan



Standard floor plan

# BUILDING CHARACTERISTICS

Typical floor consists of:

- six one-room,
- two two-room,
- two three-room apartments.



Apartments area:

- one-room - from 26.38 m<sup>2</sup> to 39.41 m<sup>2</sup>
- two-room - 52.59 m<sup>2</sup> and 53.67 m<sup>2</sup>
- three-room - 42.27 m<sup>2</sup>



# BUILDING CHARACTERISTICS

## One-room apartments

Antechamber  
Adjacent bathroom and WC  
Studio room  
Relax zone  
Loggia

## Two-room apartments

Antechamber  
Adjacent bathroom and WC  
Additional toilet  
Studio room  
Relax zone  
Bedroom  
Loggia

## Three-room apartments

Antechamber  
Adjacent bathroom and WC  
Additional toilet  
Relax zone  
Bedroom  
Living room/ children's room



# BUILDING CHARACTERISTICS



## Service lines:

- Electricity installed
- Internet
- TV
- Sewage system installed
- Water supply installed
- Autonomous heating
- Warm floors in the toilets
- Video surveillance:
  - indoor parking, exterior, corridors
- Security alarm
- Fire alarm

\* Lack of gas supply





# EXTERIOR





# EXTERIOR



The first three floors of the complex are private parking, the territory of which includes also skiing rooms.

The complex territory has an equipped street parking for guests near reception.



# TURNKEY INTERIOR

There is no need to spend extra money and time for repairing and equipping your apartments — we sell out the apartments on a turnkey basis with the original repair by designer-architect Liubov Riabchuk, the author of unique contemporary design solutions, such as the VODA club complex in "Bukovel".

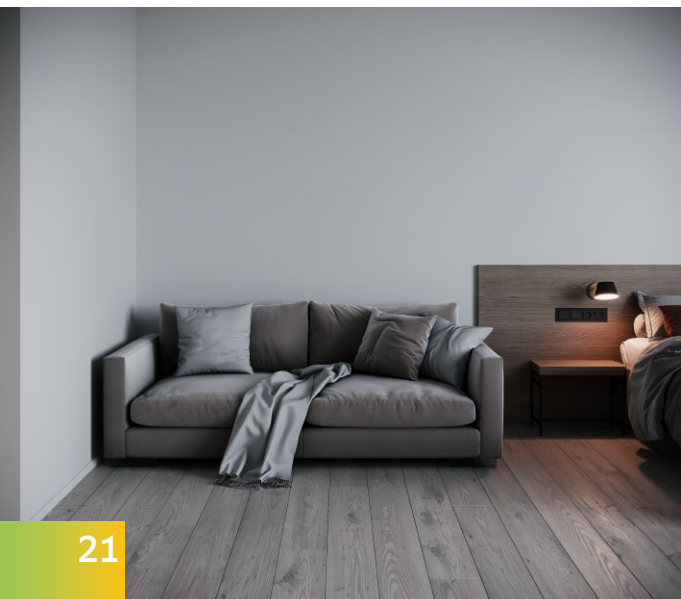


# TURNKEY INTERIOR





# TURNKEY INTERIOR



# FREQUENTLY ASKED QUESTIONS

## What are the types of apartments?

A typical floor consists of:

- six one-room,
- two two-room,
- two three-room apartments.

Apartments area:

- one-room apartments - from 26,38 m<sup>2</sup> to 39,41 m<sup>2</sup>
- two-room apartments - 52,59 m<sup>2</sup> and 53,67 m<sup>2</sup>
- three-room apartments - 42,27 m<sup>2</sup>.

## What is the exact cost?

At this stage the cost

of one and two-room apartments = 2700 \$/m<sup>2</sup>

The cost of three-room apartments = 2800 \$/m<sup>2</sup>

## X-MAS OFFER!

First floor:

- one-and two-room apartments – 2500 \$/m<sup>2</sup>
- three-room apartments – 2700 \$/m<sup>2</sup>





# FREQUENTLY ASKED QUESTIONS



## **Will a parking space be guaranteed when buying the apartments?**

The first three floors of the complex are private parking, the territory of which includes also skiing rooms. To be sure to have an absolutely safe parking space protected from the weather conditions, you can buy a place for the price of 10,000 dollars. The number of parking spaces in the indoor parking is limited!

The complex will also have street parking destined for guests near reception, but the number of parking spaces is also limited there. It is free, but you will not have any guarantees that your parking space will be available in that particular time you need it. Therefore, we recommend to you consider the purchase of apartments along with the purchase of a parking space in the indoor parking.

## **When will the building be put into operation?**

Delivery of the first building will take place in December 2019. So you can celebrate the next New Year in your own apartments! Delivery of the second building will be in December 2020.

# FREQUENTLY ASKED QUESTIONS

## Is it possible to pay in installments?

Payment in installments is possible until the building is finished (before December 2019) after the advance payment in the amount of not less than 50% of the total cost of the apartments. Terms are negotiated individually.

## What service lines will be added?

- Electricity
- Internet
- TV
- Sewerage
- Centralized water supply system, which guarantees crystal clear drinking water delivered directly from the tap.
- Autonomous heating
- Floor heating in the toilets
- Video surveillance: indoor parking, exterior, corridors.
- Security alarm
- Fire alarm

PLEASE NOTE! All heating systems and kitchenettes operate exclusively from electricity. There is no gas supply.





# FREQUENTLY ASKED QUESTIONS

## **Is the facade insulated and what type of the windows is installed?**

The facade is insulated with pressed mineral wool, 10 cm thick. All the apartments will have double energy-saving panoramic windows.

## **How can I adjust the process of renting out my apartments to tourists?**

Owners of the BUKOVEL RESIDENCE apartments have the opportunity to conclude an agreement with the official tour operator of the resort, "Parktour" company, and rent out their apartment to the guests of the resort by using the official site [www.bukovel.com](http://www.bukovel.com) and via all Ukrainian and foreign sales channels available for the tour operator "Parktour". So, when you are not in the resort territory, your apartments do not idle in vain — they bring you a passive income! Ask our manager about the cost of "Parktour" services.

You can also place information about your apartments on any desirable resources, such as [booking.com](http://booking.com) and others, and independently engage in this matter without the involvement of third parties or intermediary companies.





## FREQUENTLY ASKED QUESTIONS

### **Is there any restaurant located on the territory of apart-hotel?**

The modern panoramic restaurant will be located on the top floor of the Building #2 and will work for guests staying in the Bukovel Residence chalet / apartment complex. By the time of delivering of the Building #2 (December, 2020), guests can choose the nearest restaurants: Rebra BBQ and Kolyba, which are about 300m away.

### **What organization provides utility services?**

A private cleaning-service company that works in line with the European standards will look after the apartments in the absence of owners, providing, for example, interior cleaning, clearing from snow, servicing of lawns in summer and other concomitant care.

### **How can the return on this investment be calculated?**

The winter season lasts at least 100 days, and the summer season — 60 days. During the off-season the "Bukovel" tourist complex is the center of various seminars, plein airs and conferences. The return, taking into account all current expenses for the maintenance of apartments, is 8-10 years on average.

Contact our sales manager, and we will assist you in calculating the profitability of the very property you are interested in.





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