

FOR SALE: THE PROPERTY COMPLEX WITH THE TOTAL AREA OF 31 924,4 SQ.M (NONFINISHED CONSTRUCTION OBJECTS – 9 400 SQ.M), LOCATED IN THE CITY OF YEVPATORIYA ON THE LAND PLOT OF 41,2166 HA.

General Information about the Enterprise

Name: Closed Joint-Stock Company «Chaika»
Location: 93, Alleya Druzhby Str., urban-type settlement Zaozernoje, the city of Yevpatoriya, Autonomous Republic Crimea

Market Potential

The main activities direction of CJSC “Chaika” is providing of health resort services, recreational activities, activities in the sphere of health protection. The hotel room capacity is one-time reception of 1500 guests. Overhaul repair of the existing unexploited blocks will allow to increase the capacity up to 2100 people.

The object potential for development is use of the existing real estate for health resort activities, as well as development of a new hotel-entertainment with use of balneotherapy.

For the present time we have a construction concept of a unique spa-resort, developed by one of the most famous in the world consulting companies.

Property Complex Description

Territory and Land

The enterprise owns on a long-term lease basis a land plot with the total area of 41,2166 ha and a beach with the total area of 2,7042 ha (the length is 976 running meters), located in the centre of the residential settlement Zaozernoje. It is a suburb being developed of the city of Yevpatoriya with a big development potential as a health-resort center.

The distance from the airport of the city of Simferopol is 60 km, from the city of Yevpatoriya – 10 km.

0,976 km from 7 km of beaches of the settlement Zaozernoje are allotted to CJSC Children’s Medical Center “Chaika”.

Convenient location of the beach on the cape of the Kalamitskiy Bay, presence of a mooring berth and a rescue station allow in the future to develop infrastructure of sea entertainments: yachting, diving, etc.

Six three-storey residential blocks with the capacity of 220 persons function on the territory (conveniences on the storey: toilets, shower cabins, washstands, hygienic room, game room, storage room, refrigerator), one block with rooms of enhanced comfort (bathroom unit, refrigerator, TV set, conditioner) with the capacity of 147 persons. There are three additional blocks, repair and reconstruction of which will allow to increase the hotel room capacity of the center.

The Cultural Center with the capacity of 450 people functions for organization of cultural mass events, as well as sports grounds, open grounds for concert programs.

The territory is asphalted, encircled with a fence, under security control, with rich planting, arbors and plenty of alleys.

Holidaymakers receive their meals in two canteens with the capacity of 1650 people, there are a sausage making shop, storage rooms, имеются колбасный цех, складские помещения, cold storage rooms, allowing to support the stock of products and materials for the enterprise functioning.

Medical services are provided in the physiotherapeutic department of one of the blocks, there is an isolation ward for providing medical treat-





ment services, according to the requirements of the Construction Rules and Regulations. The car park has 15 machinery items, including 3 vehicles of special purpose: excavator, tower vehicle, water distribution vehicle; there are repair shops (joiners shop, locksmiths shops, welding station).

There are a safeguard post, a first-aid post and a mooring berth on the beach. The beach is equipped with necessary for its functioning objects: sheds, toilets, fountains with drinking water, summerhouses for rest, there is a water-borne vehicle.

There is a block where seasonal staff from other cities lives.

Works on drilling of the thermal mineral well #1 (the depth is 840 m, the flow rate of the well is 12 m³/hour) are finished. The chemical content of water in the well # 1 on the territory of CJSC Children's Medical Center "Chaika" is boric sodium chloride water, mineralization of medium level, the temperature in the outflow is 43 degrees – perspective for therapeutic external and internal use, as kak curing table water with mihed content (with adding to it of fresh water from the wells located on the territory).

A project of sea water intake and sea and mineral water outlet to the sea is developed.



1	Block 7	22	Isolation ward
2	Block 8	23	Thermal well
3	Block 9	24	Well with drinking water
4	Block 10 (physiotherapeutic department)	25	Hotel
5	Bar	26	Service block for staff from other towns
6	2 basketball grounds	27	Objects with not finished construction works (Medical block, sports block, swimming-pool)
7	2 valleybal grounds	28	Substation
8	Shed-arbor	29	Substation
9	Fuel-oil storage tank	30	Substation
10	Laundry	31	Substation
11	Boiler room	32	Safeguerd station + first-aid station
12	Sausage making shop	33	Mooring berth
13	Storage room	34	Beach (for children)
14	Fuel station	35	Beach (for children, with conveniences)
15	Residential building	36	Beach (for adults)
16	Garage	37	Beach (in perspective, for disabled people)
17	Garage	38	Administration block, canteen
18	Locksmiths shops	39	Block 4
19	Vegetable storage room	40	Block 5
20	Canteen	41	Block 6
21	Boiler room		

**Description of Engineering Services and Transport Communications
(The center infrastructure is planned for autonomous working regime)**

Engineering Services and Transport Communications	Description
Electric Power Supply	Power supply of the center is provided by four transformer substations (2*10 000 V, 2*400 V), electric energy input from the municipal networks is provided from three independent substations. The existing transformer substations are connected in such a way that in case of an emergency failure one of them will be able to provide uninterrupted functioning of the center.
Heating	Own boiler room provides supply of hot water to the blocks and veapor for technological purposes (canteen and laundry), heating of four bedroom blocks. There are two boilers in the boiler room: one is exploited, the second is in reserve, the both boilers work on medium pressure gas
Gas supply	The medium pressure gas pipeline network, there is own gas distribution station.
Telephone Network	Communication between the blocks is provided via mini telephone exchange station for 40 numbers, there are 3 incomng city lines and fixed payment for mobile communications, there are in tital 8 city numbers. The territory has radio communications and is connected with the city network.
Transport Infrastructure	The object lies on the crossroads of the main transport routes. There are convenient access ways to the sea front, the main and support access ways to the recreational and utility zones of the center. The general development plan of Yevpatoriya includes construction of tram communication with the settlement Zaozyornoye, the branches of which will pass in close vicinity to the object.
Water-Supply System	Two wells of the underground frsh waters of the Alminsky deposit with the depth of 120 and 175 m (#6262 – the main one, #6339 – the reserve one) with the outflow (well spring) 20 m ³ /hour each provide water supply to the whole territory. Th waterintake is set at 600 m ³ /24 hours for each one. There are underground reservoirs with the capacity of 1000 m ³ (fresh water) for continuous water supply, fire reservoir - 650 m ³ and watering reservoir - 650 m ³ . There is also a water tower on the territory. Water is discharged to the minicipal sewage networks through an own sewage station with an accumulation tank, which is set on the territory.