

# LARGE-SCALE PRIVATIZATION



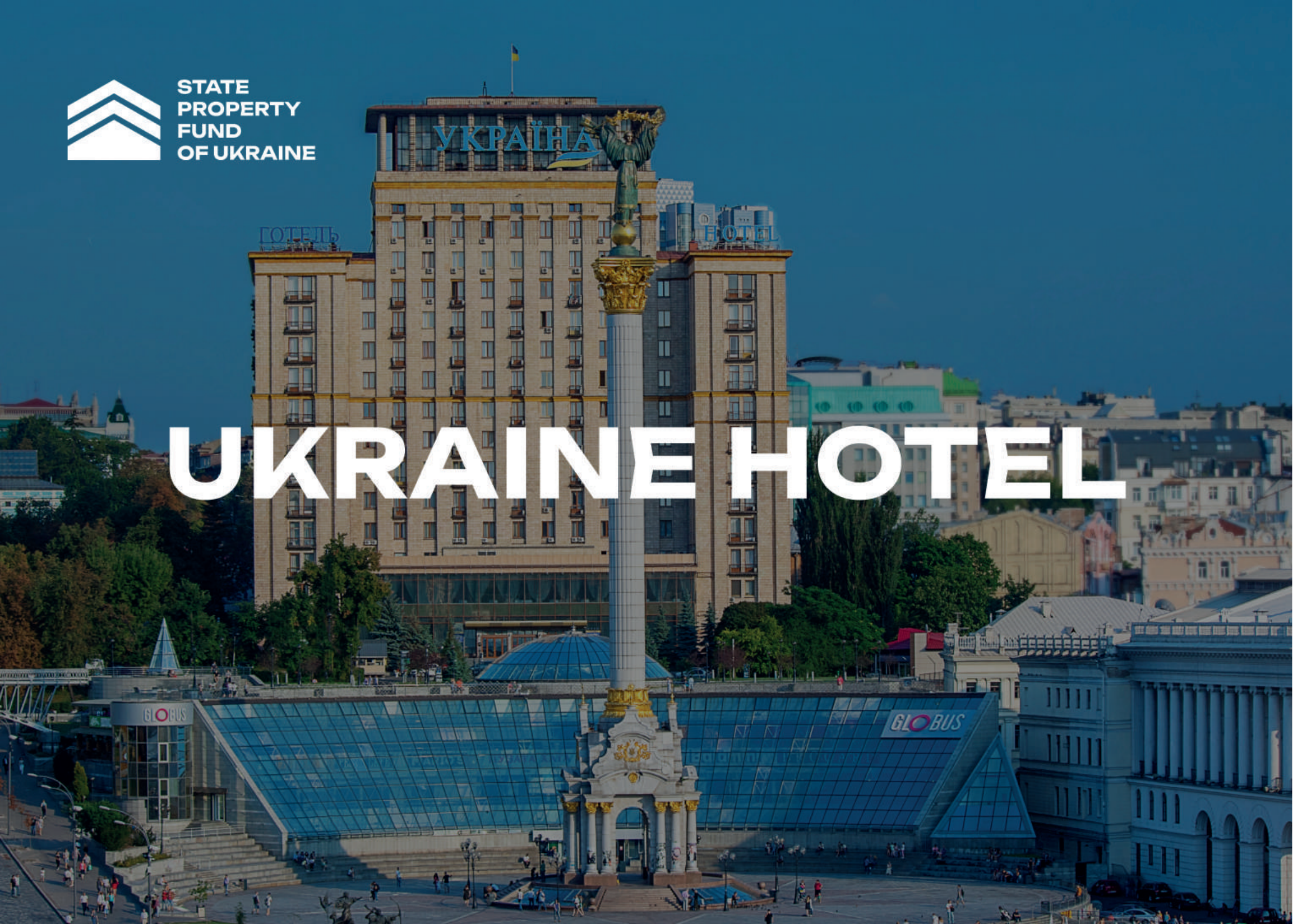
**STATE  
PROPERTY  
FUND  
OF UKRAINE**





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# UKRAINE HOTEL



## INFORMATION ABOUT THE AUCTION

Starting price

**UAH 1,05 billion**

Auction date

**July 2024**

Auction period

**August to  
September 2024**

Object inspection can be held immediately after putting it up for auction

**June 2024**




## UKRAINE HOTEL

The complex is situated in the heart of modern Kyiv, in the centre of significant historical events and surrounded by cultural monuments. Guests can enjoy breathtaking views of the legendary Maidan Nezalezhnosti (Independence Square) and the picturesque old town. Its convenient location and excellent transport junction make the hotel easily accessible for all guests.

**M** 5 MINUTES  
to the metro

 15 MINUTES  
to the railway station

 30 MINUTES  
to kyiv airport

**1,5**  
hectares

Area of the plot

\*subject to re-lease after privatisation  
of Ukraine Hotel SE

**1,293,8 m<sup>2</sup>**

Own parking lot for  
69 cars, with an area of

\*subject to re-lease after privatisation  
of Ukraine Hotel SE

**451 m<sup>2</sup>**

Main restaurant with  
a capacity of up to  
250 people

THE MOST OUTSTANDING HISTORICAL MONUMENTS  
of kyiv are within walking distance

1

Maidan Nezalezhnosti  
(Independence Square)

2

Khreshchatyk  
Street

3

Horodetsky  
House

4

Andriivskiy  
Descent

5

Golden Gate  
Architectural Monument

6

Saint Sophia  
Cathedral

7

St. Michael's  
Monastery

8

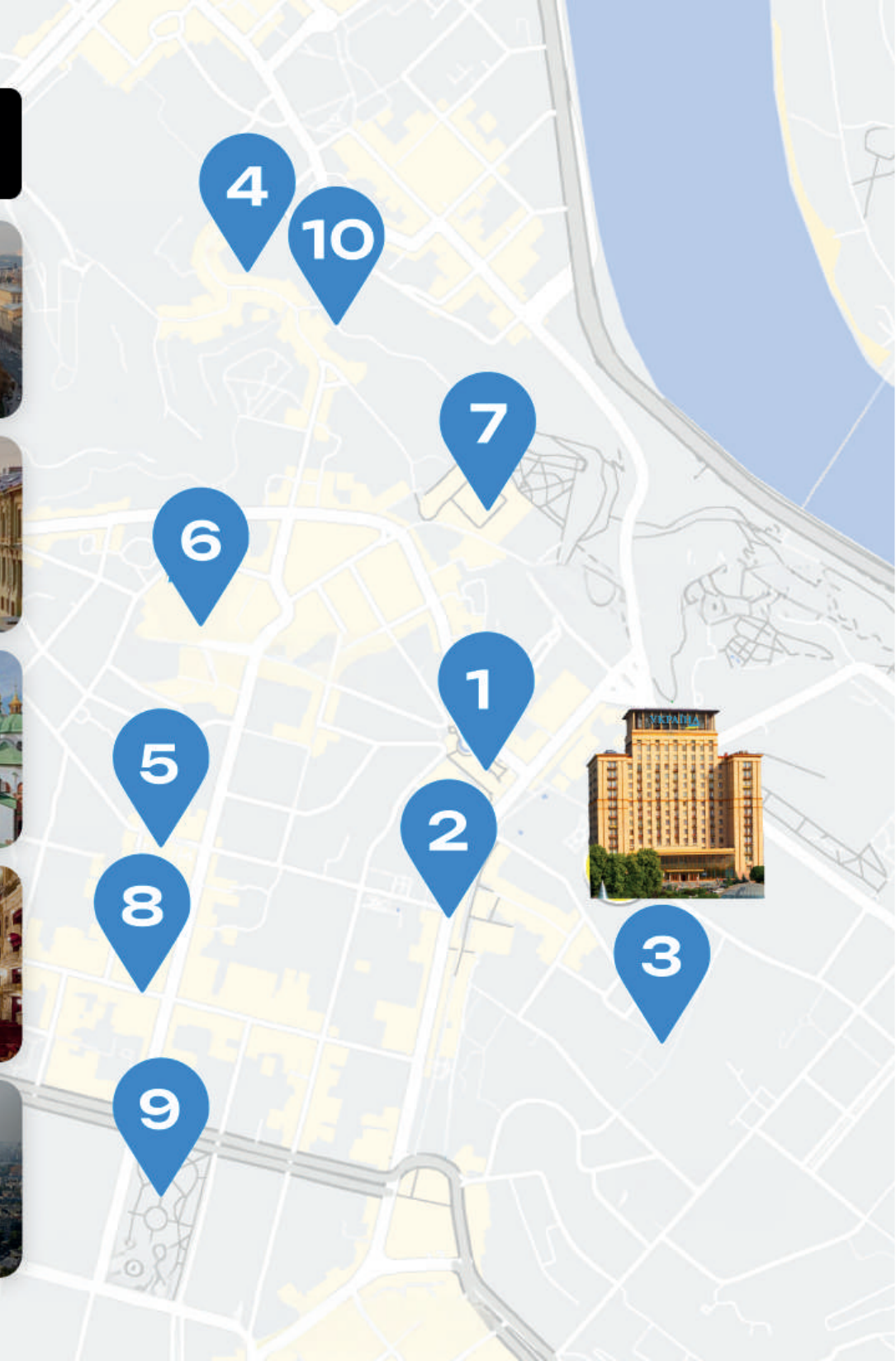
National Opera  
Theatre

9

Shevchenko National University  
and Shevchenko Park

10

St Andrew's  
Church



## ADVANTAGES OF THE HOTEL



### Location

The legendary Maidan Nezalezhnosti (Independence Square) is the best imaginable location for the hotel. The rooms offer stunning views of the city's most notable cultural landmarks, and the building itself is an architectural masterpiece of the capital



### Business Complex

This is a premier MICE complex / business complex featuring its own conference halls and meeting rooms. It is an ideal venue for business meetings and conferences of any scale



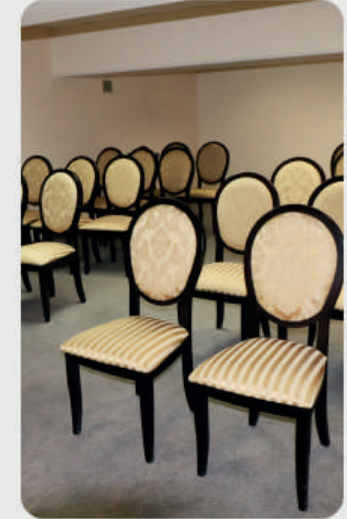
### Hotel Rooms

The hotel offers a wide range of rooms, from cosy economy options to business and deluxe formats. All rooms feature panoramic views of Kyiv's central streets



### International Recognition

Over the years, the hotel has gained international recognition and has received numerous prestigious awards and honours



### Shelter

The civil defence shelter accommodates 250 people and is equipped with an air filtration system and power generating units. It also has medical supplies, water, and food

# RECEPTION HALL





## ROOM INVENTORY

Room  
**luxe**

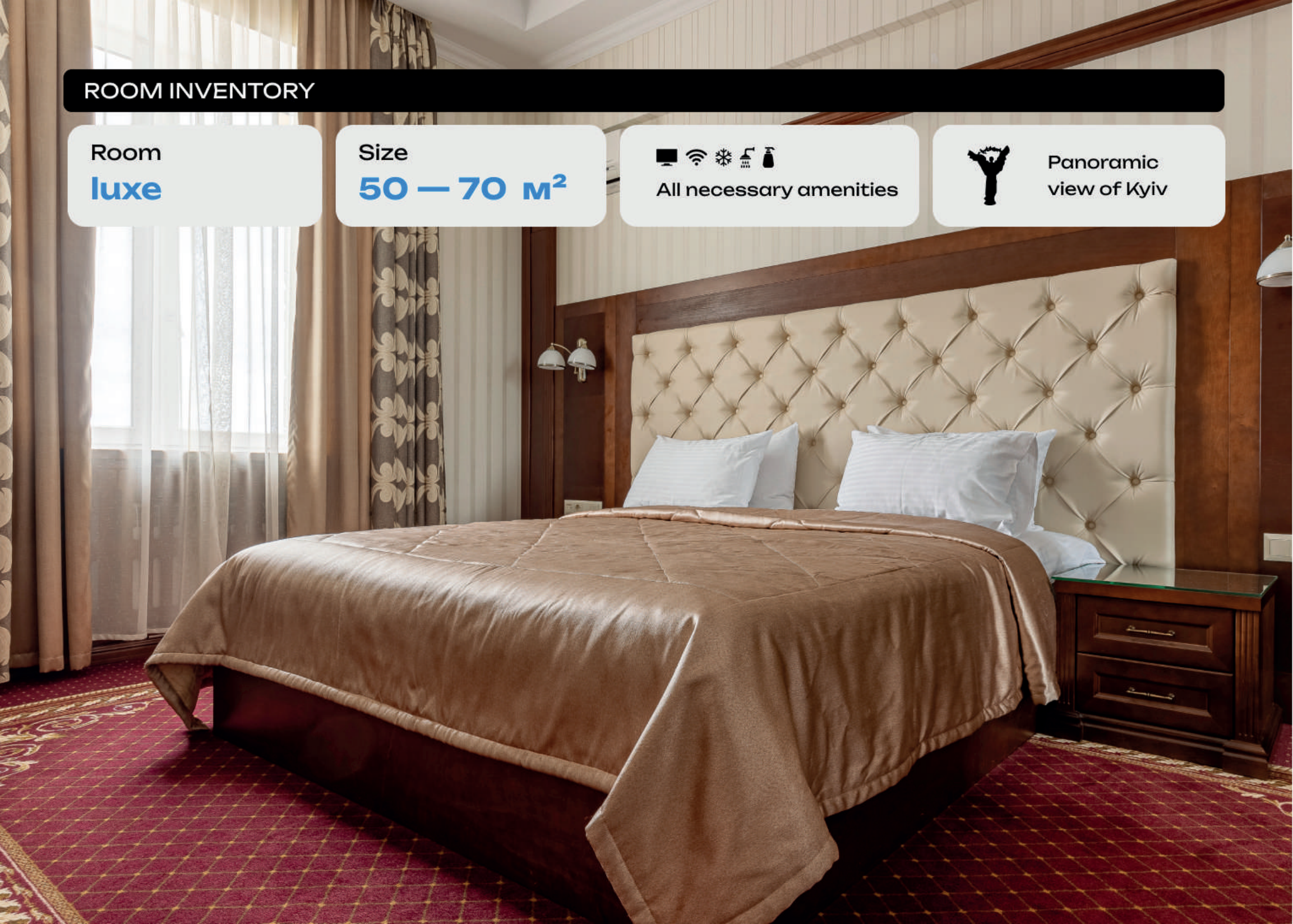
Size  
**50 — 70 m<sup>2</sup>**



All necessary amenities



Panoramic  
view of Kyiv



## ROOM INVENTORY

Room

**business**

Size

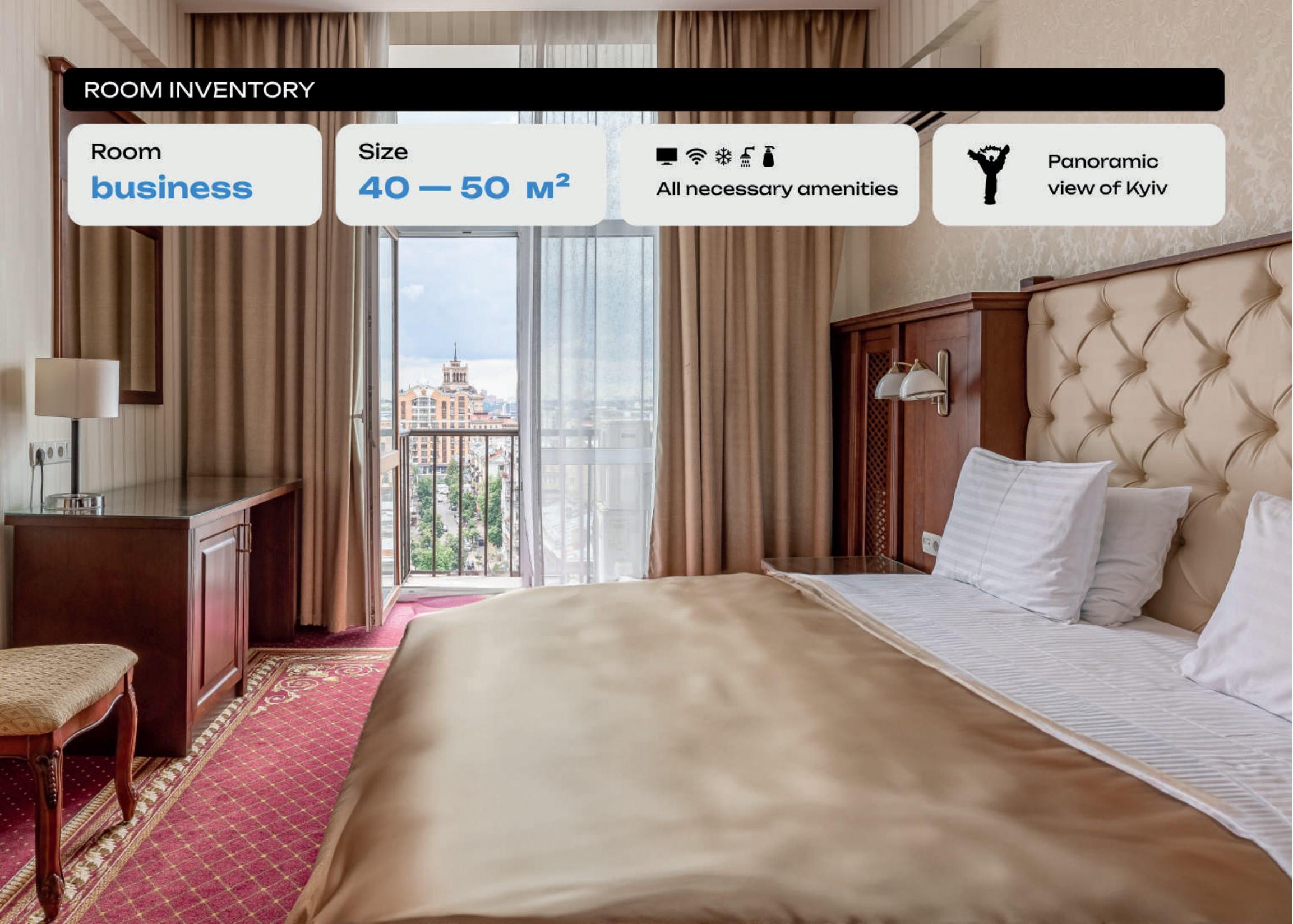
**40 — 50 m<sup>2</sup>**



All necessary amenities



Panoramic  
view of Kyiv



## ROOM INVENTORY

Room

**Standard +**

Size

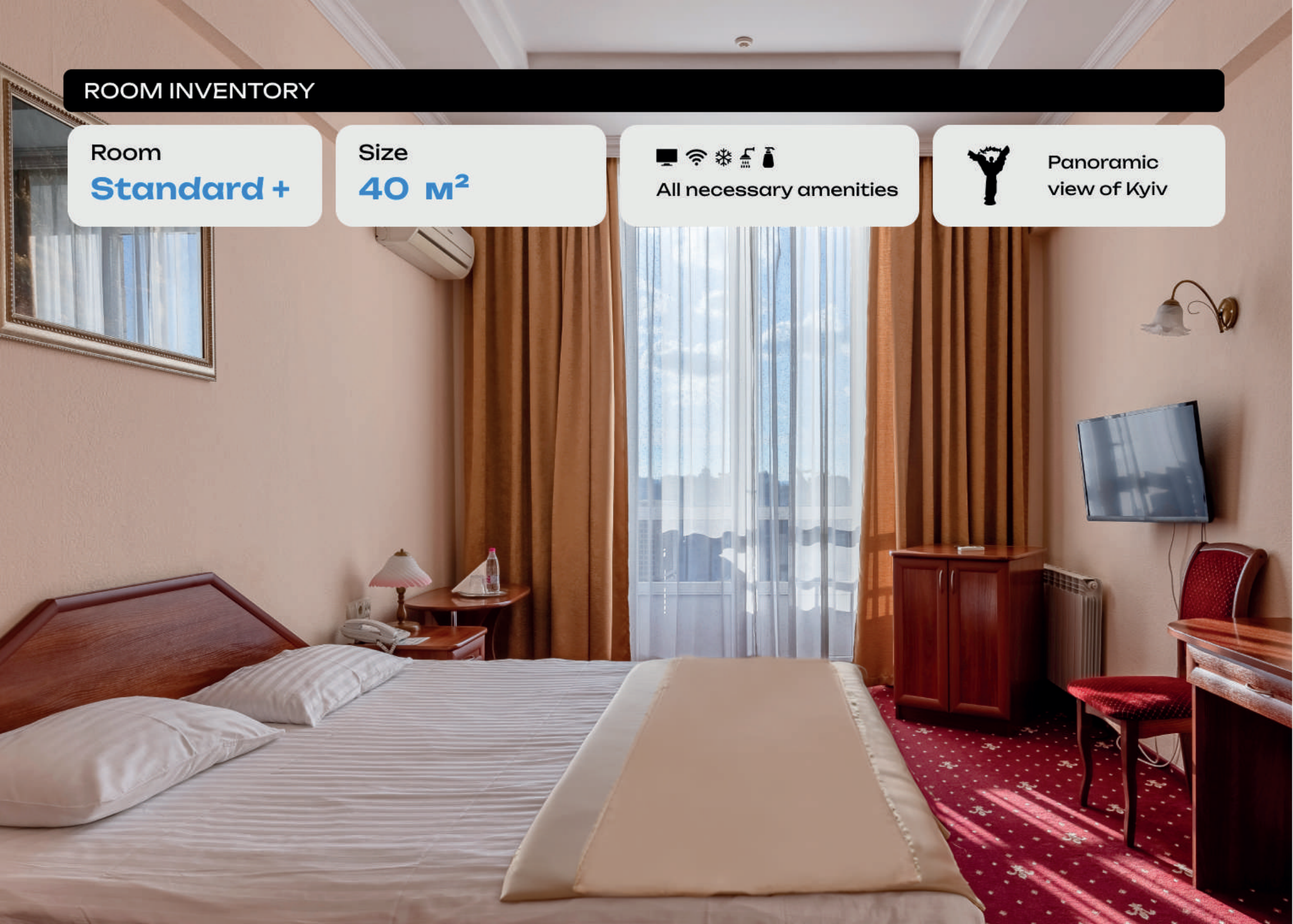
**40 m<sup>2</sup>**



All necessary amenities



Panoramic  
view of Kyiv



## ROOM INVENTORY

Room

**Standard**

Size

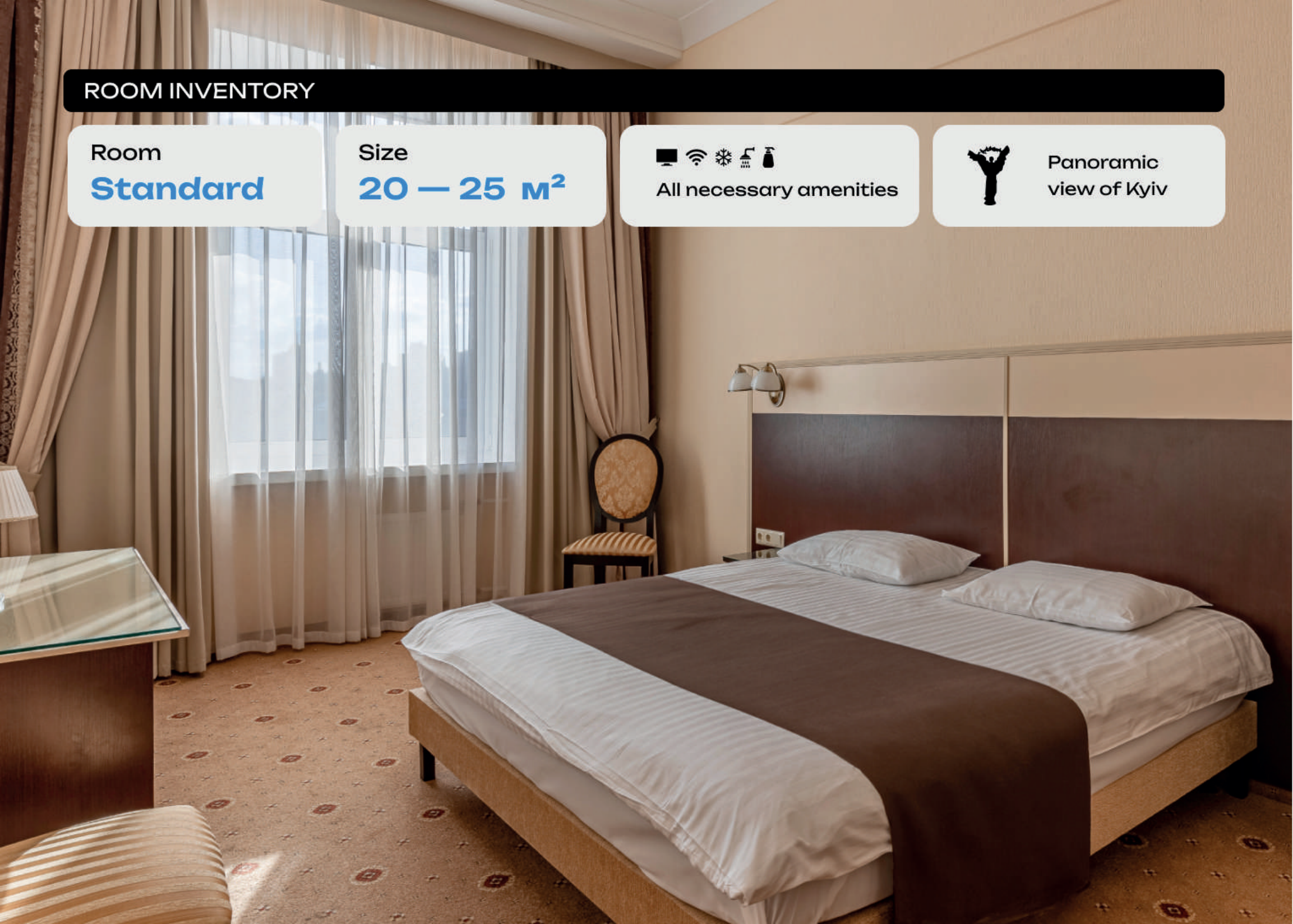
**20 — 25 m<sup>2</sup>**



All necessary amenities



Panoramic  
view of Kyiv



## ROOM INVENTORY

Room

**Economy**

Size

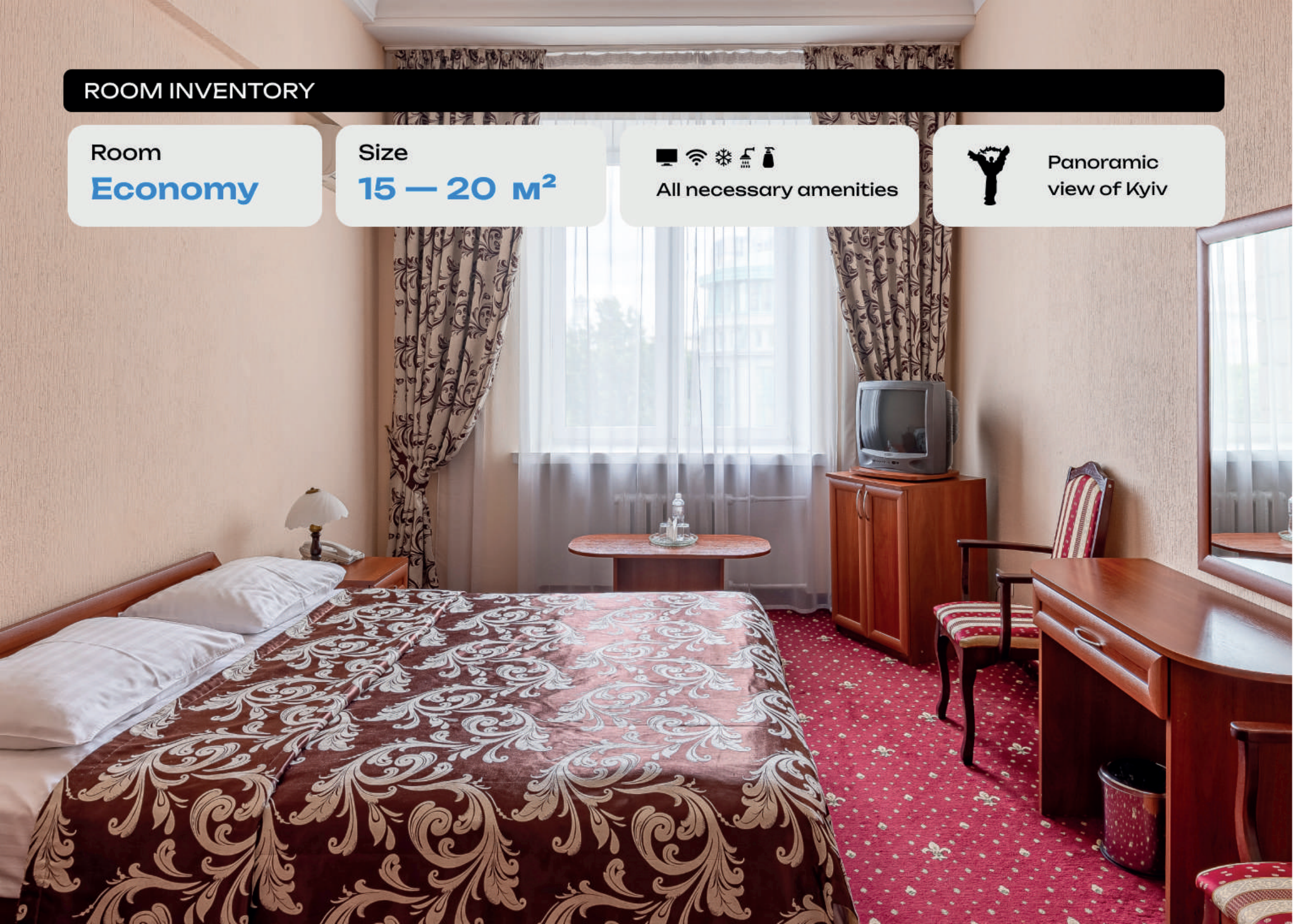
**15 — 20 m<sup>2</sup>**



All necessary amenities



Panoramic  
view of Kyiv





**CONFERENCE SERVICE**

Conference hall  
**Mariinskyi**



**94 m<sup>2</sup>**




**60 persons**



**CONFERENCE SERVICE**

Conference hall  
**Assembly**

 **153 m<sup>2</sup>**

 **120 persons**



**CONFERENCE SERVICE**

Conference hall  
**Ukraine**



**451 m<sup>2</sup>**



**250 persons**



## CONFERENCE SERVICE

Conference hall  
**Sofiyivsky**

 **30 m<sup>2</sup>**

 **12 persons**



## CONFERENCE SERVICE

Conference hall  
**Elite**

 **21 m<sup>2</sup>**

 **10 persons**





## CONFERENCE SERVICE

Conference hall  
**Collegium**



**51,4 m<sup>2</sup>**



**24 persons**



**sound  
insulation**



CONFERENCE SERVICE

Conference hall  
**Lounge Hall**



**123 m<sup>2</sup>**



**70 persons**



**CONFERENCE SERVICE**

Conference hall  
**Forum**



**85,7 m<sup>2</sup>**



**40 persons**

**FACADE FACING MAIDAN NEZALEZHNOSTI (INDEPENDENCE SQUARE)**



## FINANCIAL INDICATORS OF UKRAINE HOTEL SE

2023

Sales of products/  
services

**UAH 32,3  
million**

2023

Hotel services as a  
percentage of total  
revenue

**98,8%**

ADR 2023

Average room rate  
per day

**UAH 2,724**

At the end of 2023

Total assets

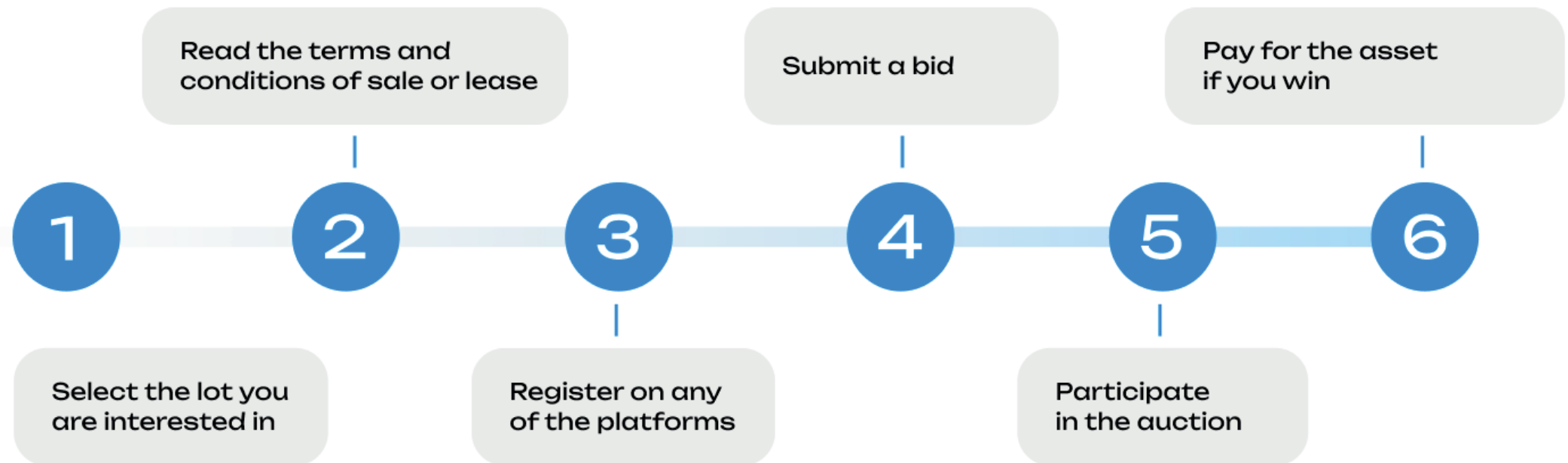
**UAH 1,04 billion**

Mid-monthly

Total payroll

**UAH 12,9 million**

# How to buy property at the auction?



- The privatisation object comprises a single property complex of a state-owned enterprise.
- The buyer becomes the legal successor to all property rights and obligations of the enterprise, except for the right to permanent use of the land plot.
- The buyer is responsible for settling the enterprise's previous liabilities, including wages and budget payment obligations.
- Additionally, the buyer must retain the jobs of the enterprise's employees for six months from the date of acquiring ownership

- The buyer is required to take measures to terminate the legal entity.
- The starting price excludes taxes; the final sale price is subject to VAT
- The auction winner forfeits the guarantee fee in case of refusal to sign the auction protocol, failure to conclude the sale and purchase agreement, or failure to pay the sale price of the privatisation object



prozzoro.sale

State Property  
Fund of Ukraine

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