



**L I N D E N**

LUXURY RESIDENCES

EXCEPTIONAL LUXURY







Linden. Terrace of residence.

IT IS  
THE ONLY  
MODERN  
BUILDING  
AT LYPKY

# LINDEN

Linden — is an elite living space in the government quarter of Kiev.

What makes it special, first and foremost, is location — at Lypky it is the only modern building designed to the highest standard. It harmoniously combines the luxury and the modern level of comfort, which is rarely found in the capital.



Linden. View from Kruhouniversytetska, Str.

1 600<sub>M<sup>2</sup></sub>

OF COMMERCIAL  
SPACE

2 300<sub>M<sup>2</sup></sub>

OF OWN  
INFRASTRUCTURE

20 300<sub>M<sup>2</sup></sub>

AREA OF RESIDENCES

52 500<sub>M<sup>2</sup></sub>

GROSS BUILDING AREA

14

FLOORS

140

RESIDENCES

3-3,4<sub>M</sub>

HEIGHT OF  
CEILINGS

257

PARKING SPACES

1 150<sub>M<sup>2</sup></sub>

OF STORE ROOMS

# LOCATION

Linden is located at Lypky, the most prestigious and expensive area of Kiev.

The exact address is Lyuteranskaya street 14-B, between two ancient streets — Lyuteranskaya and Kruglouniversitetskaya.

The ever roaring and tourist-filled Khreshchatyk is just nearby, as well as the trendy Passage and Ivan Franko National Theater, but here, near the government quarter, calm and quiet in style of Lypky.

- 1 Passage
- 2 Theater them. Ivan Franko
- 3 TSUM
- 4 House with Chimaeras
- 5 Presidential Administration of Ukraine
- 6 The House of the Weeping (The Arshavsky mansion)
- 7 Bessarabian market
- 8 Arena City
- 9 Pinchuk Art Center
- 10 Theater of Russian Drama them. Lesia Ukrainka
- 11 Kiev City Council
- 12 National Bank of Ukraine
- 13 Klovsy Lyceum
- 14 Park them. Bogomolets
- 15 Gimnasia them. Lesia Ukrainka



Owing to its location, Lypky has always been an elite place. Not only tycoons and politicians settled here but also the the higher society representors.

Famous scientists and musicians, writers and artists lived here. Given the cost of land, only exceptionally wealthy people could afford construction on Lypky.

That's why, today Lypky are known for their beautiful mansions.





The mansion of Mogiltsev or the "Chocolate house".





Linden. Panorama from residences.



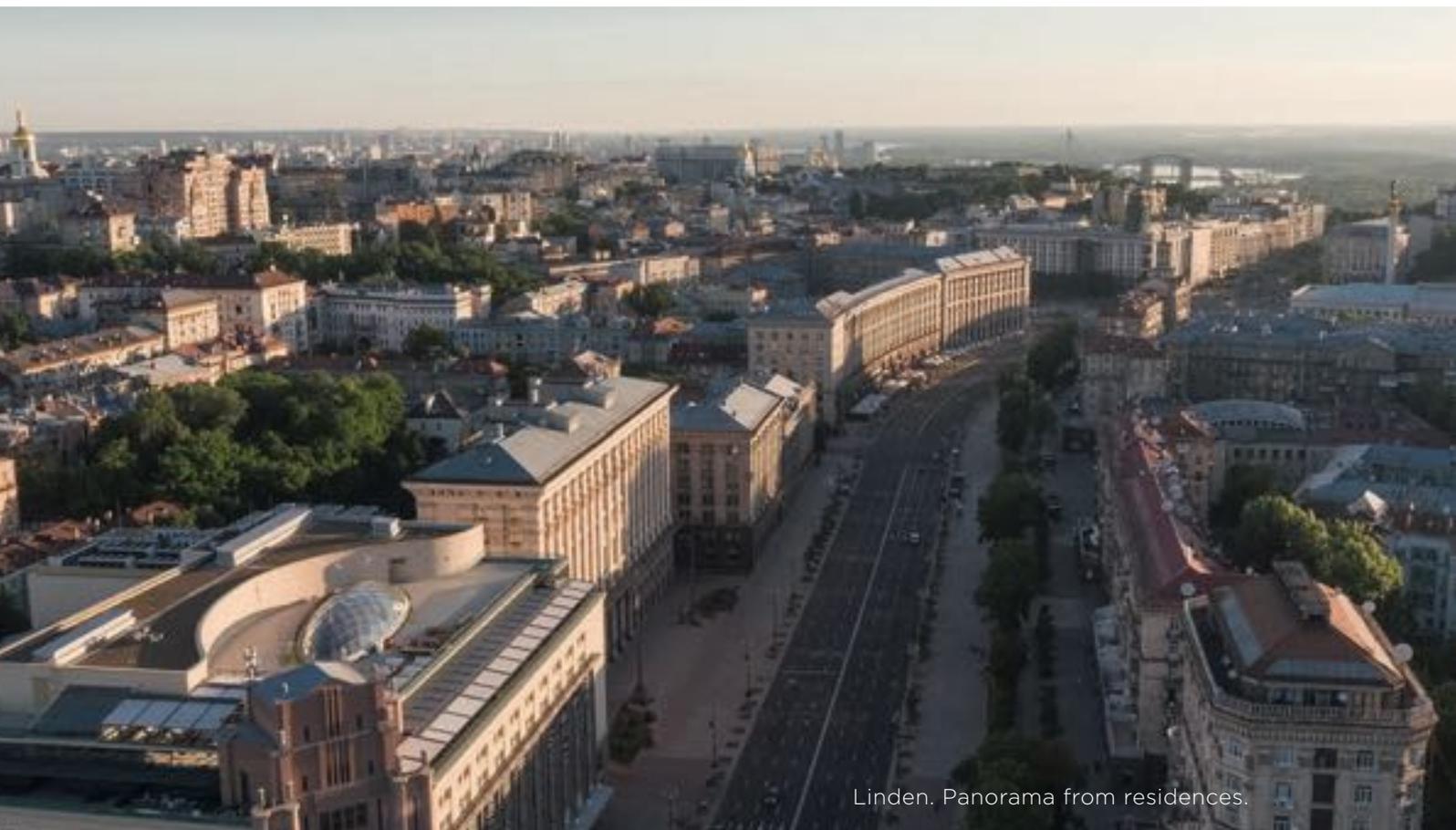


Linden. Panorama from residences.





Linden. Panorama from residences.



Linden. Panorama from residences.



House with Chimerae.

# MASTER PLAN



- 1 Entrance from Liuteranska str.
- 2 Entrance from Kruhlouniversytetska str.
- 3 Entrance to the building
- 4 Playground
- 5 Guest parking
- 6 Point of security
- 7 Underground parking



Linden. View from Kruhouniversytetska, Str.



Mockup Linden.

PROJECT  
OF  
A. PASHEN'KO  
WORKSHOP

# ARCHITECTURE

The design of the living space was created by one of the most famous architectural bureaus – the Andrey Pashen'ko

Workshop. After twenty years of life the studio has become the leading architectural bureau of Ukraine.

The portfolio of the Studio consists of more than thirty author's projects of buildings, many of which became iconic and influenced the modern architectural appearance of the capital.





A. Pachen'ko, the architect.



Linden. View from Kruhlouniversytetská, Str.

The success of projects in Ukraine brought the Studio to a new level and helped to obtain large state and private orders in other countries.

To a large extent, the success of the Studio is granted by the approach of Andrey Pashen'ko who considers each project a unique combination of parameters: the location, the architectural context, the idea of the building and historical value of the surrounding structures.





Linden. Courtyard.

“NEUTRAL  
LUXURY”  
INTERIOR  
STYLE  
DESIGNED BY  
KELLY  
HOPPEN



Kelly Hoppen, the designer.



Kelly Hoppen, the designer.

# INTERIORS

Interior solutions for public areas and standard apartments developed by London-based designer Kelly Hoppen, the holder of the Order of the British Empire and the title of «the most influential female designer of the UK», she is also one of the top 10 designers of the world according to various established magazines.

Her clients are the Beckham couple, Elton John, Donald Trump and Prince William. She collaborated with Philippe Starck and John Hitchcock. Her concept of «neutral luxury» has become her business card and helped to reconsider the significance of wealth in interiors of the «luxury» segment.



Lobby. Liuteranska str.

The iconic "Kelly Hoppen look" combines clean, precise lines of the East with opulent textures from the West harmoniously layered on top of neutral tones, producing elegant, dramatic & immaculate interior that is world renowned. Asserting your personality on to this, Kelly guarantees an interior that is impeccably tasteful & bespoke every time.



Lounge of the main lobby. Liuteranska str.



Lobby. Liuteranska str.



Reception. Kruhlouniversytetska str.



Reception. Kruhlouniversytetska str.



Lobby-bar. Liuteranska str.



Lobby-bar. Liuteranska str.



# HIGH LEVEL AMENITIES

# ENGINEERING AND TECHNICAL SOLUTIONS



## AIR CONDITIONING

Multi-zone centralized air conditioning system  
LG Multi V5.



## VENTILATION

Individual supply and exhaust ventilation for each  
apartment, double degree of air purification.



## WATER

Triple Ecosoft water purification system.  
Noiseless sewerage.



## POWER SUPPLY

Uninterruptible energy supply in the complex. All parking spaces are provided with e-vehicle charging stations.



## FACADE

Hinged ventilated facade system made of natural stone with Reynaers panoramic glazing.



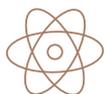
## FIRE SAFETY

The residential complex is equipped with modern fire extinguishing system, smoke vents and fire warning alarm system.



## WALLS AND CEILINGS

Soundproof ceilings. We used ceramic bricks for external, inter-apartment walls and inter-apartment partitions.



## SMART HOME

Automatic monitoring and control solution for all engineering systems. Option of implementing a «smart home» system for each individual residence.

# SERVICE

## ARRIVAL AND CONCIERGE

Linden Luxury Residences begins with a greeting receptionist and the majestic double-lighted lobby. A 24/7 concierge service will be able to solve both everyday and extraordinary errands.

## PARKING

Almost each residence at Linden can be provided with two parking spaces. All of the 257 parking spaces are equipped with electric charging stations. Entries to the underground guarded parking and turning radii are engineered for the largest premium cars.

## SECURITY

The territory of Linden Luxury Residences is private; access control system with personal electronic passes is installed. Security guard posts are located at all entrances to the territory. The territory and public spaces are under constant video surveillance.



## PROPERTY MANAGEMENT COMPANY

The complex is run by a professional property management company, whose task is the technical maintenance of the building and ensuring the comfortable life of the residences' owners.

Any technical inconveniences on the territory of the complex or in a residence are swiftly eliminated by qualified personnel.

## TELECOMMUNICATION PROVIDER

Linden Luxury Residences provides the opportunity for the residences' owners to choose a telecommunication provider.

## BILLING

A special on-line utility billing system was developed for the complex to help save the time of the residences' owners.

## DRIVERS AND SECURITY ROOM

The complex provides special rooms for temporary stay of private security guards and residents' personal drivers for the maximum convenience of Linden residents.

## NEGOTIATIONS ROOM

The conference hall is designed for business meetings and dinners. The hall is designed for comfortable accommodation of 12-14 people.

It is also equipped with special technical means for holding presentations and online conferences.

## STORE ROOMS

Each residence in the complex is provided with at least one store room, which is located on the underground floors.

Additional store rooms with the area of 10-20 sq.m. are available for storing overall or not frequently used items, sports equipment, car tires, etc.



## LOUNGE AREA AND ROOFTOP GARDEN

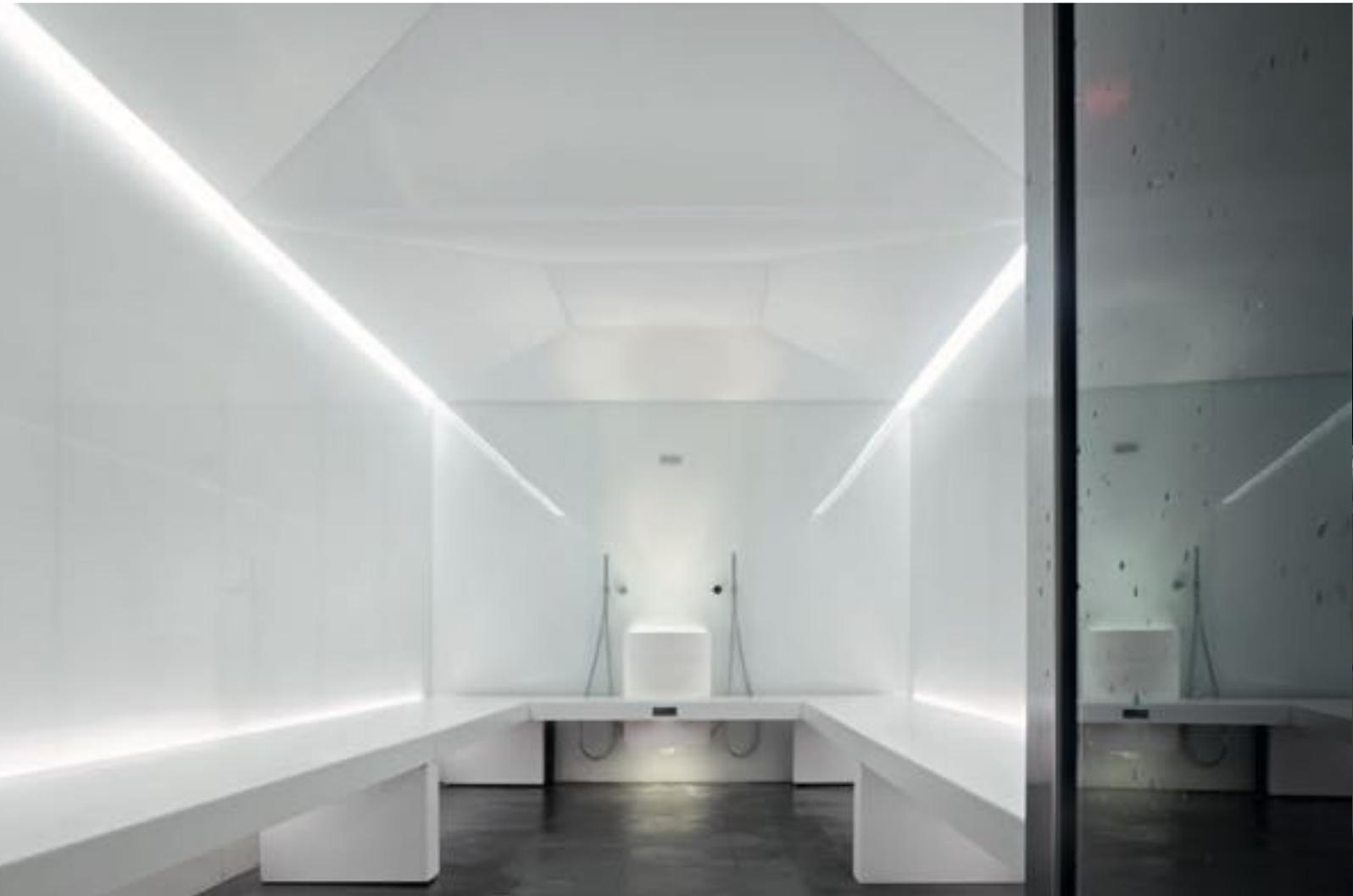
On the roof of Linden residences complex there is a small park, walking paths, relaxation areas and barbecue areas.

## RESTAURANT

A cozy restaurant is a great place for a business lunch, a feast with friends or just a family dinner. In-residence restaurant room service will be provided upon request.

## LOUNGE AND BAR

In the exclusive lounge, designed by Kelly Hoppen, there is a large TV screen, a bar and a fireplace.



## SPA

A small SPA center is equipped with premium Starpool equipment offers residents with wellness procedures and relaxation services.



## FITNESS

The private fitness studio provides cardio equipment, has a free weights area and a yoga-studio.





## CHILDREN ROOM

For the youngest residents of Linden residences complex there is a playroom that will not leave any child unimpressed.

## CINEMA

Linden Luxury Residences offers the opportunity to visit a 12-seat VIP movie theater with friends and family. The theater is equipped with a six-meter screen, a 4K UltraHD projector, Dolby Atmos sound system and special seats.

## FURS WAREHOUSE

As an additional option, a warehouse for storing furs is also available in Linden Luxury Residences.



# RESIDENCES

Future owners are offered a choice of 45 options for planning solutions — starting from 60 up to 500 m<sup>2</sup> and considering the diversity of requests.

Each option is adjusted in terms of usability and functionality. If you want to create a layout of your own, then there are no barriers to creativity — all apartments do not have any bearing structural elements.

Everything is thought through, so that nothing keeps you from organizing the space to your personal fancy.





Studio. Residence C6-1.

# RESIDENCE B6-4

156,4 m<sup>2</sup>

LEVEL 6 Elevation 19,2 m

Interior 156,4 m<sup>2</sup>

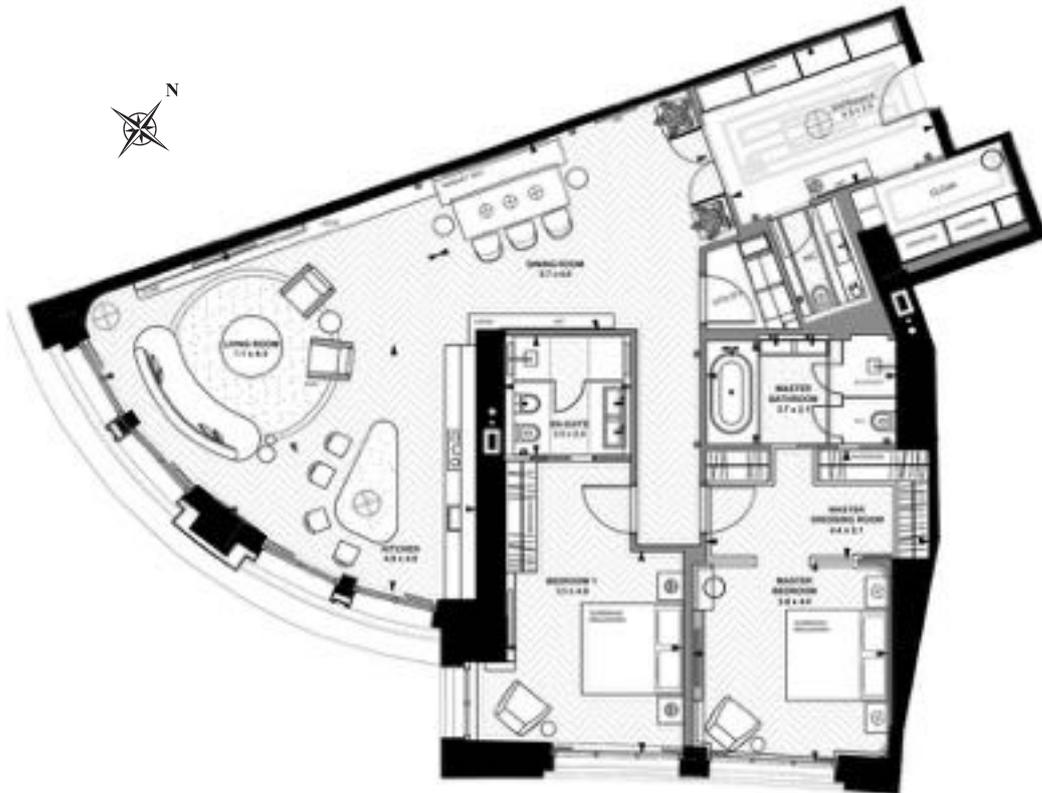
Exterior —

Height 3,1 m<sup>2</sup>



2 bedroom, 2 bath, laundry, guest, toilet, entrance hall, open space

City center view



Dinning+Living	64,2 m <sup>2</sup>	Bedroom	19,9 m <sup>2</sup>
Storage	3,6 m <sup>2</sup>	Bathroom	6,2 m <sup>2</sup>
Corridor	6,2 m <sup>2</sup>	Cloak	5,3 m <sup>2</sup>
Master Bedroom	25,1 m <sup>2</sup>	WC	3,5 m <sup>2</sup>
Master Bathroom	8,8 m <sup>2</sup>	Entrance	13,2 m <sup>2</sup>



Living room. Residence B6-4.



Bathroom. Residence B6-4.



Bedroom. Residence B6-4.

# RESIDENCE C6-1

215,2 m<sup>2</sup>

LEVEL 6 Elevation 19,2 m

Interior 215,2 m<sup>2</sup>

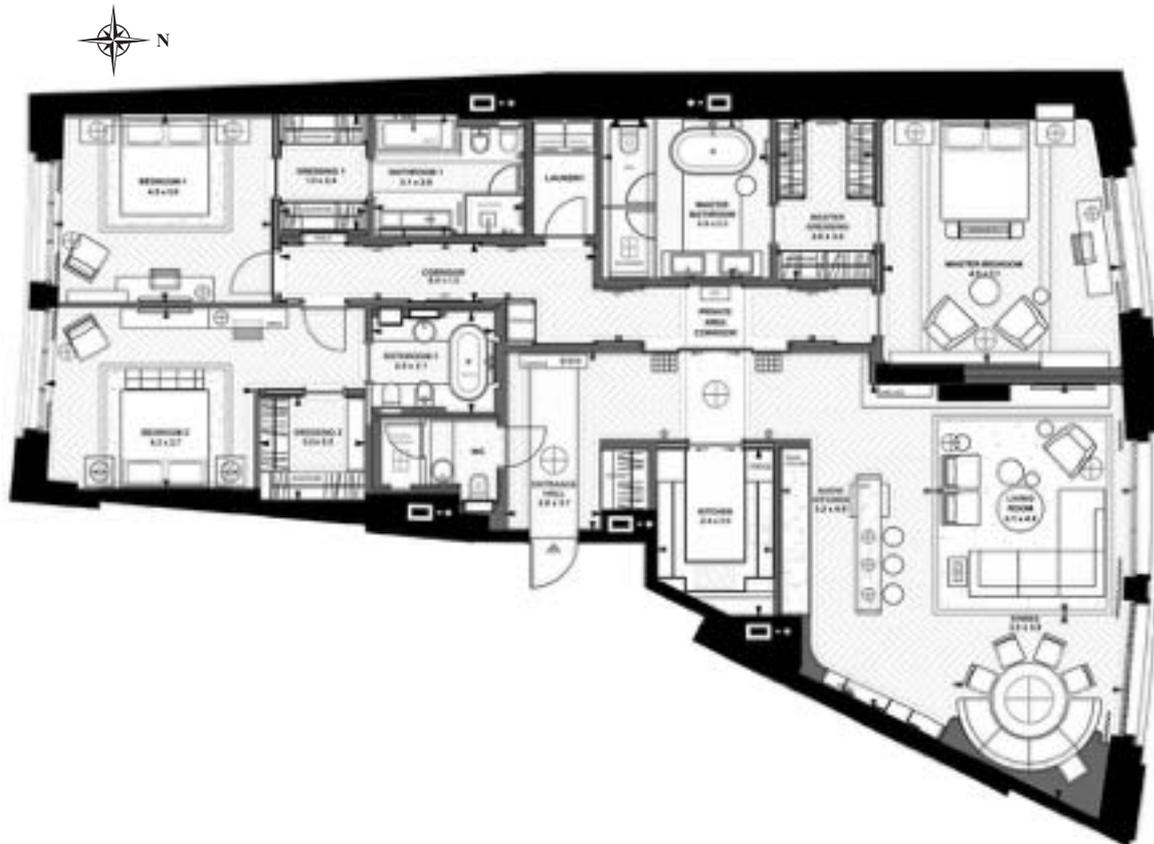
Exterior —

Height 3,1 m



3 bedroom, 3 bath, laundry, guest toilet, entrance hall, open space

City center view



Dinning+Living	52,4 m <sup>2</sup>	Bedroom 1	22,9 m <sup>2</sup>
Kitchen	8,1 m <sup>2</sup>	Bathroom 1	8,5 m <sup>2</sup>
Storage	1,6 m <sup>2</sup>	Bedroom 2	25,4 m <sup>2</sup>
Laundry	4,3 m <sup>2</sup>	Bathroom 2	6,2 m <sup>2</sup>
Corridor	17,4 m <sup>2</sup>	Cloak	2,4 m <sup>2</sup>
Master Bedroom	32,7 m <sup>2</sup>	WC	4,6 m <sup>2</sup>
Master Bathroom	12,4 m <sup>2</sup>	Entrance	16,5 m <sup>2</sup>





Bedroom. Residence C6-1.



Bathrooms. Residence C6-1.



Bedroom. Residence B6-2.

# RESIDENCE B6-2

75,8 m<sup>2</sup>

LEVEL 6 Elevation 19,2 m

Interior 75,8 m<sup>2</sup>

Exterior —

Height 3,1 m



1 bedroom, 1 bath, laundry, entrance hall, open space

City center view



Dinning+Living 28,1 m<sup>2</sup>

Master Bedroom 22,9 m<sup>2</sup>

Master Bathroom 8,6 m<sup>2</sup>

WC 7,6 m<sup>2</sup>

Entrance 9,1 m<sup>2</sup>

# THE DEVELOPER BUDHOUSE GROUP

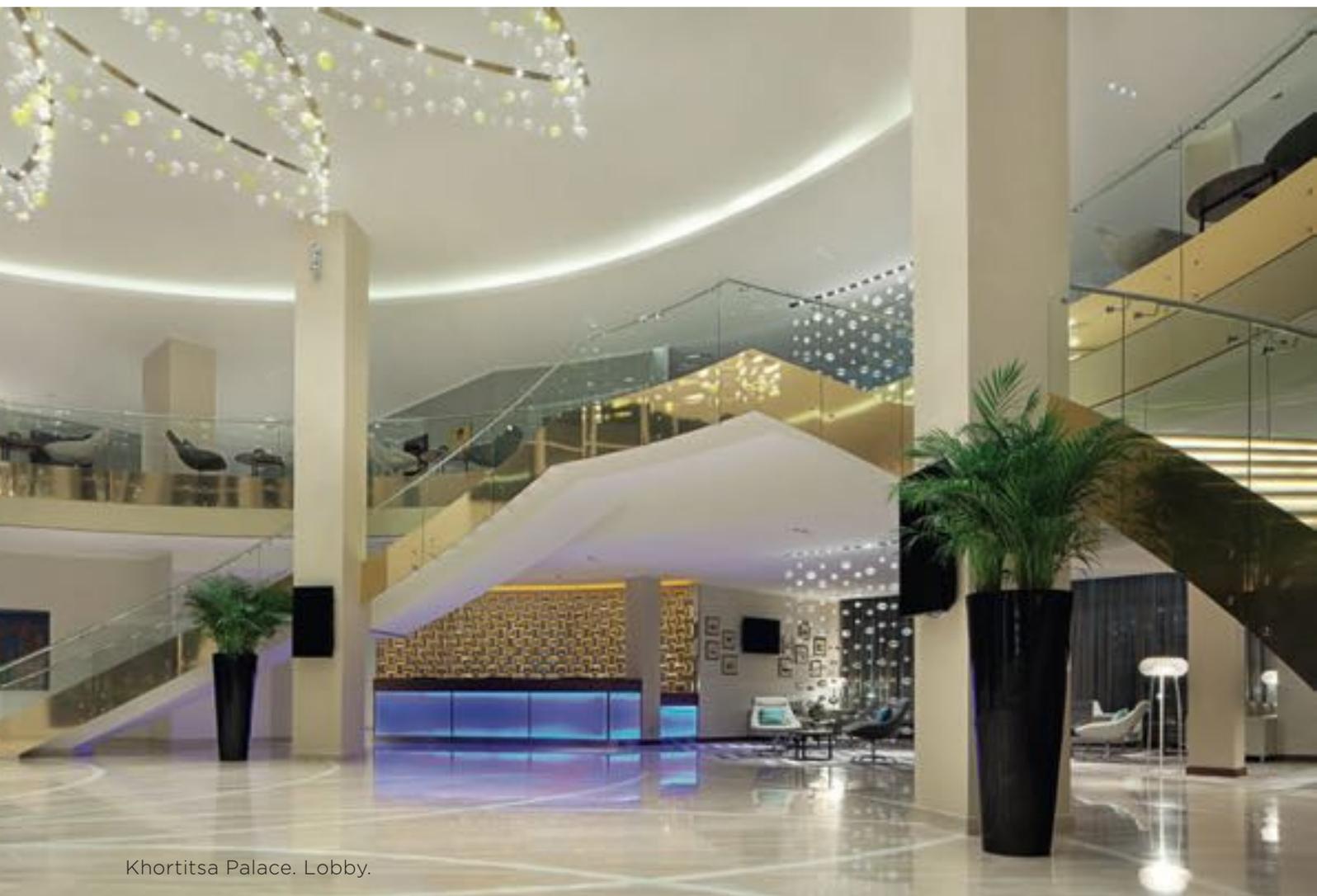
Budhouse Group is an investment and development company operating in the real estate market of Ukraine since 2006. It is a part of large investment and industrial holding with assets in energy, agriculture and real estate sectors.

Today Budhouse is focused on large-scale real estate projects in various regions of Ukraine. The company owns three large shopping centers in Lvov, Kherson and Cherkassy, as well as a large hotel and office complex in Zaporozhye, along with office buildings in Kiev. The total area of the implemented projects is more than 200 000 sq. m. In addition, large projects in Kiev, Zaporozhye, Kharkov, Odessa and other cities with a total area of over 500 000 sq. m. are currently at various stages of development.





Khortitsa Palace.



Khortitsa Palace. Lobby.

We are a reliable partner with an impeccable reputation on the market. The company has been repeatedly inspected by largest international investment and commercial structures, such as EBRD, Starwood, Inditex, Multi Corporation B.V, BSTDB, Barclays Bank (Suisse) SA, UBS AG, UniCredit Bank Austria AG. In addition, every year the world-class company PriceWaterhouseCoopers provides the consolidated financial statements in accordance with international standards, and CB Richard Ellis company provides the annual evaluation of our assets.

The projects of Budhouse Group have repeatedly been nominated and winning at national specialized competitions, as well as participated in international exhibitions. The company is an active member of the ICSC (International Council of Shopping Centers) and the Confederation of Builders of Ukraine.

# CONTACTS

## LINDEN

LUXURY RESIDENCES

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