



merxTM

real estate

Absolute reliability

MERX has been in business for more than 20 years. The company has established itself as a reliable partner and a successful developer.

The company has several areas of work, one of which is the construction and further management of commercial real estate.

In the portfolio of the company's objects: shopping and entertainment center in Zhytomyr, shopping malls in Kyiv and Kharkov, 4 business centers in Kyiv and other projects.

MERX focuses on long-term cooperation, high-tech solutions, and efficient management of all projects.

MERX is a team of professionals that contributes to the development of the real estate market in Ukraine, based on world standards of management.

Глобал
торговельно-розважальний центр



Shopping and entertainment center "Global UA", Zhytomyr

The only shopping and entertainment center in Zhytomyr and Zhytomyr region. The central area of the project is 126,000 sq.m., parking for 2100 car places. The attendance of the shopping center is about 36,000 people a day. More than 360 stores, a food hypermarket of a well-known French operator. Shops of world network brands, all kinds of entertainment: skating rink, bowling, 5-cinema cinema, children's entertainment center, restaurants, food court.

TPC Global UA in Zhytomyr is one of the most highly-qualified shopping malls of Ukraine. The best shopping and entertainment center of Ukraine in the category "Large shopping malls" in the version of the national premium in the field of retail real estate MALL EXPO AWARDS (2010); two-time Ukrainian record holder in the category "Mass events" (2010-2011); Five-time winner of the "People's Brand" Award.



Business center, class B, Kyiv, Leiptsyzka street 15a

The business center is located in the historical part of Kyiv and in the central business district of the capital.

In the area of pedestrian accessibility from the building are such attractions as:

- Kyiv-Pechersk Lavra
- Earthworks, citadel and bastions of the XVIII century
- Vasilkovskaya Ravelnaya Brama, 1755.
- Museum of the history of the Great Patriotic War
- "Mystetskyi" Arsenal (National Cultural-Arts and Museum Complex)
- Landscape Park named after Vuchetich.
- General area - 5 600 m².
- 6 floors.
- Floor area - 910 m²
- Open parking - 72 seats.

Modern ventilation and air conditioning systems, own gas boiler room.

Business center, class B, Kyiv, Leiptsyzka street 15a



Business center, class A, Kyiv Leiptsyzka street 15

The business center is located in the historical part of Kyiv and in the central business district of the capital.

- General area - 23 739 m²
- Office premises - 15 424 m²
- Parking - 6 499 m²
- 9 office floors, (5-level) parking
- Parking - 325 parking places
- Number of elevators - 8 (6 - per 1,000 kg (13 people) and 2 service lifts - 1250 kg (17 people).) Unified elevator management system.

The facade of the building is completely glassed according to the design, architectural system of Schüco SFC 85 (Stick Frame Construction)

- Windows - open with the use of parallel-retractable valves (manufactured by Schüco (Germany) with electric drive (PAF), which ensures the most comfortable ventilation of the premises.

- Use of alternative energy sources - heat pumps that use energy from the earth
- Ventilation system - central supply and exhaust with heat recovery (2 units, production of "AL-KO" (Germany)
- Air-conditioning system - central, VRV, three-tube with control in each room. Equipment "LG"
- Heating system - own gas boiler room with the use of modern condensing boilers. Step-by-step boiler room control system. Floor convectors (manufactured by Mühlenhoff (Germany)
- High-tech lifts "SIGMA" (waiting time 20 seconds)
- Fire alarm
- Fire extinguishing system - automatic sprinkler
- Fire alarm system
- Smoke removal system - automatic forced
- Building management system

Business center, class A, Kyiv, Leipsyzka street 15



Business center, class A (Building II), Kyiv, Leiptsyzka street 15

The business center is located in the historical part of Kyiv and in the central business district of the capital.

- General area - 6 538.5 m²:
 - office premises - 5 775 m²
- Number of storeys - 9 floors.
- Unified system for parking of the office complex - 325 parking spaces. 252 - indoor parking, 72 - outdoor
- Elevators - 4 (3 - for 1,000 kg (13 people) and 1 service - for 1,000 kg).

Unified elevator control system.

- The use of alternative energy sources - heat pumps that use the energy of the earth.
- Ventilation system - central supply and exhaust with heat recovery
- Air conditioning system - central, VRF, with control in each room. Equipment "LG".
- Heating system - own gas boiler room with the use of modern condensing boilers. Step-by-step boiler room control system. Floor convectors.

- High-tech elevators. The waiting time is 20 seconds.
- Fire alarm.
- Fire extinguishing system.
- Fire alarm system.
- Smoke removal system - automatic forced.
- Building dispatching system.

The interior of the entrance group and the hall of the business center, as in the first building, was designed by the Italian designer.

Business center, class A (Building II), Kyiv, Leptyszka street 15



Business Center "Renaissance", Kyiv, str. Bulvarno-Kudryavskaya, 24

Business center "Renaissance" is located in the reconstructed building of the XIX century, built in the style of the Ukrainian Baroque.

Vorovskogo Street is located in the historical part of the upper Kiev - on Kudryavets. This area can rightfully be called "international" - embassies of France, Canada, Italy, the USA, Hungary, Finland, hotels, and offices of large banks are located nearby.

Number of floors	Building 1: 3 floors + socle mansard. Building 2: 2 floors
General area	17 100 m ²
Area of offices	14 490 m ²
Layout of the floor	Open
Parking	112
Telecommunications	6 providers
Heating	Central, from city heating systems
Conditioning	Central ventilation and air conditioning system
Security system and dispatching system	Round-the-clock security. Pass-through system for individual cards. Surveillance.
Fire extinguishing system	Sprinkler fire extinguishing system

Business Center "Renaissance", Kyiv, str. Bulvarno-Kudryavskaya, 24



Business center on the st. Hoholivska, 22-24, Kyiv (under reconstruction)

At the moment, the company MERX is reconstructing the office building on the Hoholivska street, Kyiv. Soon the building will be reconstructed and modernized.



The business center is located in the historical and business part of the upper Kyiv in the Shevchenko district. The density of development is high, the location is facade, the environment is residential commercial real estate.

Nearby are the embassies of France, Germany, Austria, Poland, Italy, the shopping center "Ukraine", Radisson Blue hotels, "Opera", "Lybid", squares, restaurants and banks, which gives the right to call the area "international".

The location of the business center provides good accessibility from all parts of the city to various types of public transport. Intensity of pedestrian and traffic flow.

A high opportunity for representatives of small and medium-sized businesses to bring their business to a new level of development.

The main pool of tenants is Persha Gaspromlasova company, VTB Bank, Armenian National Congress.

TRANSPORT AVAILABILITY

Art. m. University - 1,5km (20min walk)

Khreshchatyk - 1.6 km

railway station - 1.7 km

SPECIFICATIONS

General area - 9500 m²

14 floors, standard floor 600 m²