

# Property complex of the children's health complex "Prydniprovskiy"

**Type of property:** object of social and cultural purpose

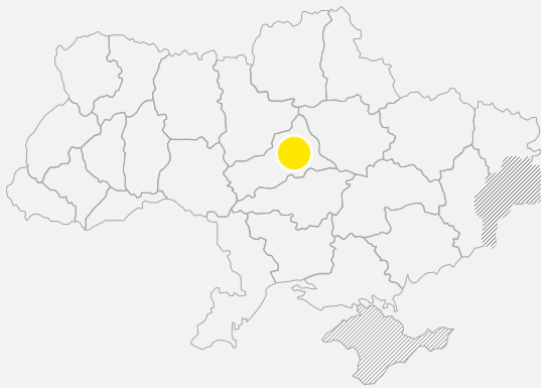
Cherkasy Oblast, Zolotonosha Rayon,  
Blahodatne village



## General characteristics

**Description:** the privatization object includes **24 registered units of real estate and infrastructure** with a total area of **5,715.5 sq. m.**, namely:

- **2-storey houses, dormitory buildings 40-44** are two-story wooden houses, the buildings are equipped with water supply, sewerage and electric lighting systems, require major repairs. **Physical condition is unsatisfactory;**
- **2-storey dormitory building 45** is a 2-storey wooden house in an unusable condition. **Physical condition is unsatisfactory;**
- **2-storey dormitory building for 110 people** is a 2-storey brick house with a basement in emergency condition. Windows and doors are wooden blocks; rolled roof; facade decoration is damaged in places. The building is equipped with water supply, sewerage, heating and electric lighting systems. **Physical condition is unsatisfactory;**
- **office house** is a 1-story brick building in poor condition, the roof is destroyed, **it needs to be repaired;**
- **vegetable storage building** is a 1-story brick building in emergency condition;
- **housekeeping building** is a 1-story brick building in an unsatisfactory condition, **needs to be repaired;**
- **brick house** is a 1-story house made of silicate bricks with an asbestos-cement roof. Partially destroyed, in need of major repairs;
- **canteen building** is a 1-story brick house, almost completely destroyed;
- **buffet house** is a 1-story house of a combined design. **It is in an unsatisfactory condition;**
- **sanitary block** is a 1-storey brick building in an unsatisfactory condition, **it is falling apart;**
- **shower building** is a 1-story brick building interlocked with the building of the utility building. It is in an unsatisfactory condition, **it needs to be repaired;**
- **pump house** is a round 1-story brick building with a concrete porch. The façade is plastered and damaged in places;
- **cinema** is a building of silicate brick in a semi-ruined state;
- **brick house** is a 1-story house made of silicate bricks with an asbestos-cement roof. Damaged in places;
- **pavilion** is the almost 100% destroyed building;
- **well** with the existing traces of destruction;
- **reservoirs (III, IV):** reservoir III is in a satisfactory condition, reservoir IV is destroyed;



**Total land area:**  
**8.817 ha**

**Total area of buildings and structures**  
(Information provided from the Technical Passport for 1989 (inventory file No. 8):

**5,715.5 sq. m**



*In accordance with the requirements of Article 20 of the Law of Ukraine "On Privatization of State and Municipal Property" in cases provided by the legislation on protection of economic competition, the buyer must obtain permission from the Antimonopoly Committee of Ukraine to directly or indirectly acquire assets in the form of a property complex or structural business unit (hereinafter - the concentration permit). The procedure for filing and reviewing an application for a concentration permit is established by the legislation on the protection of economic competition.*

- **trailer** is missing (the trailer was moved to the territory of the Rosava hotel complex at 29 Frunze St., Cherkasy town. It became known from the media that on August 23, 2013, a fire was recorded in the city center near the Rosava hotel, the source of which was trailer);
- **sewerage** is in indeterminate state, located underground;
- **sewage treatment plants** are located outside the territory. The pipes are partially dismantled. The brick building of the pumping station is not operated. There are no doors, window blocks and equipment.

**Buildings and structures are not used for a long time, under the influence of external factors they are destroyed, not protected, damaged and stolen by unauthorized persons.**

**There are no technical documentation for electrical networks, water supply networks, in-house heating systems and sewer systems.**

**Information about the land plot:** the land plot with a total area of **8.817 hectares**, on which the property complex of the children's health complex "Prydniprovskiy" is situated, is located within the administrative boundaries of the Blahodatne village council (outside settlements), according to the state statistical reporting on the availability of land and their distribution by land owners, land users, land plots, as of 01.01.2015 it was considered as a reserve land for recreational purposes. Information about the above land plot is not included in the State Land Cadastre, the cadastral number was not assigned.

By the decision of the Economic Court of the Cherkasy Oblast dated November 11, 2013 No. 925/1459/13, the claim of the Zolotonosha interdistrict prosecutor in the interests of the state represented by the State Property Fund of Ukraine against the Zolotonosha Rayon state administration of the Cherkasy Oblast and the state owned enterprise "Cherkasyturist" of PJSC "Ukrproftur" was satisfied, in particular, the state act of series II - ChR No. 000048 on the right to permanent use of land plot located within the administrative boundaries of the Blagodatne (Chapaevska) village council, Zolotonosha Rayon, Cherkasy Oblast with a total area of 8.817 hectares, which is registered in the Book of Records of State Acts for the right of permanent use of land plot No. 60 dated 04.02.1999 and issued to the Cherkasy oblast subsidiary "Cherkasytourist" of the Ukrainian joint-stock company for tourism "Ukrproftur" was canceled.

**There are no lease agreements on the use of real estate of the health complex as of 31.05.2023.**

**Privatization conditions:** preservation of the activity profile of the Privatization Object as a health-improving institution in the field of healthcare, with the possibility of its re-profiling in such an area, **within 5 (five) years** from the date of transfer of ownership of the Privatization Object to the buyer.

**Time and place of the object inspection:** on weekdays at the place of its location **from 9.00 to 16.00**, by prior arrangement with a representative of the auction organizer.

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## Contacts

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**More information  
about the asset:**

<https://bit.ly/3IH0qiN>

