SKYLINE RESIDENCES
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A. DESIGN BRIEF & SITE CONSIDERATIONS

Concept, Sketches, Design Evolution
Amstar’s 25 year promise of quality…

Delivered In May 2015

Designed by cooperation of international and Ukrainian architects M2R (Germany) and GIPROtsyvilprombud (Ukraine) with the residents’ clubroom and common areas styled by New York based interior design firm JFA, Skyline is in every way a signature building that would not be out of place in the heart of London, Paris or New York.
Designed Around You

Whether a stylish pied-a-terre or an apartment for the whole family, at Skyline you have the opportunity to express your individualism and create a home that is as unique as you are.

Skyline is an individual residence, designed around you, thus Skyline residences are presented in three standards of finish.
Designed and developed by an award-winning team of international firms.

Exceptional Amenities & Resident Services

Skyline is not just a modern apartment complex; it is a project that combines sophisticated design with a range of amenities that together create a complete lifestyle and community of residents.
Skyline is unique because you are unique…

Skyline is unique: it is a residential complex designed by leading architects around you and your lifestyle.

It is where your home can become an extension of your personality.

The building makes a strong architectural statement, but is sufficiently flexible for you to express your character.
Iconic architectural style and design in every detail...

Contemporary luxury is when brilliant design blends with quiet elegance to take your breath away.
Established in 1987 and headquartered in Denver, Colorado, Amstar is a real estate investment manager that acquires and develops office, residential, retail, hotel and industrial properties in select U.S. and international markets. As of June 30, 2014, Amstar had more than $2.6 billion in assets under management and has developed, owned, and sold over 6,000 residential units in 32 projects.

Amstar uses its extensive resources, long history, and international experience with the goal of delivering superior quality in the projects that we develop and manage. Amstar is proud to provide a high degree of focus and attention to its client relationships, from the leaders in the investment community to families choosing a home in the residential projects we develop.
B. LOCATION

Position,
Surroundings,
Sights
B. RESIDENTIAL HIGH-RISE ARCHITECTURE
Position, Surroundings, Sights
B. RESIDENTIAL HIGH-RISE ARCHITECTURE
Position, Surroundings, Site

Healthcare, Hotels, Entertainment & Restaurants

Breathtaking views of the city from one of Kyiv’s highest points

Public Institutions
1. National Bank of Ukraine
2. Verkhovna Rada of Ukraine

Entertainment Centers & Restaurants
1. "Arena City" Complex
2. Crystal Hall
3. "Schooters" Complex
4. Fashion-cafe Marokana
5. Babene Restaurant

Hotels
1. "Kyiv" Hotel
2. Hotel "Natsionalny"
3. "Saint Petersburg" Hotel
4. Premier Palace Hotel
5. Salute Hotel
6. Premier Hotel Rus
7. President Hotel
8. Sheraton Kiev Olympiyjsky Hotel
9. Park Inn by Radisson Kyiv Troyitska

Healthcare Facilities

HEALTH CARE FACILITIES
1. Polyclinic #1 of Pechersky District
2. Oleksandrivska Hospitial of Kyiv
3. Children’s Polyclinic #3 of Pechersky District
4. The Main Military Clinical Hospital
5. Kyiv City Maternity Hospital #1
6. Kyiv City Maternity Hospital #17
7. Kyiv City MAternity Hospital #7
Sports, Shopping, Education

Conveniently located to enjoy a vibrant life

Shopping Centers
1. Bessarabsky Market
2. "Gulliver" Shopping and Entertainment Center
3. "Velyka Kyshenya" Supermarket
4. "Gastronom Starokiyivsky"
5. "ECO-market" Supermarket
6. BILLA Supermarket
7. Volodymyrsky Market

Sports
1. NSC "Olimpijskiy"
2. "Olympic Style" Fitness Center and Swimming Pool
3. "Olimp" Swimming Pool
4. "Tsarsky" City Resort

Educational Institutions
1. Taras Shevchenko National University of Kyiv
2. Lyceum of International Relations #51
3. National Transport University
4. Secondary School #134
5. Specialized School #89
6. Taras Shevchenko Gymnasium #109
7. Kyiv Natural-Scientific Lyceum #145
8. Kyiv National University of Technologies & Design
9. Kyiv-Pechersk Lyceum #171 "Leader"
10. National University of Physical Education & Sport
11. "IQ-Center" Language School
12. Gymnasium #32
13. Children's Music School #10
14. Kyiv National Linguistic University
15. Gymnasium #56
16. Kyiv National Theatre, Cinema & Television University named after Karpenko-Kary
17. Kyiv National University of Culture and Arts
18. School-Lyceum "Obdarovannya" at the Kyiv Academy of Sciences
19. Ukrainian State University of Finance & International Trade
**Government District**

1. National Opera of Ukraine named after Taras Shevchenko
2. National Academic Theatre of Russian Drama named after Lesya Ukrainka
3. Ivan Franko National Academic Drama Theatre
4. Kyiv Academic Young Spectator's Theatre at Lypky

**Downtown**

5. Kyiv Palace for Children and Youth Cultural Centre "Cinema Kyiv"
7. Kyiv National Academic Operetta's Theatre
8. "Butterfly DeLuxe" Cinema

**Prominent Sites**

9. Kyiv Planetarium, Cultural and Entertainment Center "Atmasfera 360"
10. New Drama Theatre at Pechersk
11. St. Nicholas Roman Catholic Cathedral
12. National Palace of Arts "Ukraina"

Skyline is situated on the quiet, tree-lined thoroughfare of Konovaltsya street that links the broad boulevards of Lesi Ukrainky and Velyka Vasylkivska.
Museums, Art Galleries & Parks

Rising majestically from the hills of Pechersk…

In The Heart Of The City

1. National Museum of Natural History at the National Academy of Sciences of Ukraine
2. National Museum of Russian Art
3. Museum of Western and Oriental Arts named after Bogdan and Varvara Khanenko
4. Center for Contemporary Art "PinchukArtCentre"

Historical Landmarks

1. "Kyiv Fortress" Museum Complex
2. "Mystetskyi Arsenal" National Cultural-Arts & Museum Complex
4. "Motherland" Monument

Parks

1. Taras Shevchenko Park
2. Mariinsky Park
3. "Askold's Grave" Park
4. Park of Eternal Glory
5. National Kyiv-Pechersk Historical & Cultural Preserve
6. Singing Field
7. M.M. Gryshko National Botanical Garden
Skyline’s Location

Rising majestically from the hills of Pechersk, Skyline has breathtaking views of the city from one of Kyiv’s highest points.

Skyline is situated on the quiet, tree-lined thoroughfare of Konovaltsya street that links the broad boulevards of Lesi Ukrainky and Velyka Vasylkivska and is a short walk from the metro. It is located within ten minutes of the government district, downtown and the most prominent sites of Kyiv. Skyline could not be more conveniently located to enjoy a vibrant life in the heart of the city.
C. ARCHITECTURE & USE OF SPACE

Floor Plans,
Key Areas,
Innovations
C. RESIDENTIAL HIGH-RISE ARCHITECTURE
Floor Plans, Key Areas, Innovations

Apartment Type A,
Floor 2-14

1 Bedroom
Total Square: 69.7 SQM

Apartment Type B,
Floor 2-14

1 Bedroom
Total Square: 65.6 SQM
C. RESIDENTIAL HIGH-RISE ARCHITECTURE
Floor Plans, Key Areas, Innovations

Apartment Type C,
Floor 2-14

Apartment Type D,
Floor 2-14

2 Bedrooms
Total Square: 106.4 SQM

2 Bedrooms
Total Square: 100.3 SQM
C. RESIDENTIAL HIGH-RISE ARCHITECTURE
Floor Plans, Key Areas, Innovations

Apartment Type E,
Floor 2-22

3 Bedrooms
Total Square: 130.3 SQM

Apartment Type F,
Floor 2-22

3 Bedrooms
Total Square: 130.3 SQM
C. RESIDENTIAL HIGH-RISE ARCHITECTURE
Floor Plans, Key Areas, Innovations

**Apartment Type G,**
Floor 14-22

3 Bedrooms
Total Square: 95.7 SQM

**Apartment Type H,**
Floor 14-22

2 Bedrooms
Total Square: 134.1 SQM
Equipped with a full suite of exercise equipment, the state-of-the-art fitness centre is for the exclusive enjoyment of Skyline residents.

Invite your personal trainer and exercise without leaving the comfort of your home.

The dedicated on-site staff will ensure a secure and well-maintained living environment with concierge services to meet your needs – from arranging deliveries to having your car washed.

Your dedicated on-site building manager will organize assistance with small repairs and maintenance in your residence.

Skyline has a mature “podium garden” designed by a leading Dutch landscape architect.

The podium garden is conveniently located at the lobby level, raised two floors above the surrounding roads to give you a screen of privacy where you can relax, read or catch up on your email.

It is a place for babies to be strolled, a playground to entertain the toddlers, a place for quiet contemplation.
Amenities

- Club Room with video entertainment area, kitchen, library zone and children’s playroom
- Gym fully equipped with international training equipment
- 24 hour professional security patrols, video surveillance, and enclosed territory
- Podium Garden raised above street level with rest areas and a playground
- Lobby with professional receptionist with concierge services
- High-speed Orona lifts
A New **Panorama**

Every Morning

Pechersk is one of the highest districts of Kyiv and Skyline is one of the tallest buildings – therefore, it will be difficult to be overlooked.

Skyline residences have panoramic windows stretching across the length of every room, and extending to the ceilings with almost a 180 degree panorama, even on lower floors.
PENTHOUSE TYPE F
UNIT #111, 255 SQM

1st LEVEL
FLOOR: 25

2nd LEVEL
FLOOR: 26

3rd LEVEL
TERRACE
PENTHOUSE TYPE H
UNIT #112, 293 SQM

1st LEVEL
FLOOR: 25

2nd LEVEL
FLOOR: 26

3rd LEVEL
TERRACE

C. SKYLINE RESIDENCES
Floor Plans, Key Areas, Innovations
C. Skyline Residences
Floor Plans, Key Areas, Innovations

Penthouse Type G
Unit #114, 223 SQM

1st Level
Floor: 25

Floor Plans, Key Areas, Innovations

2nd Level
Floor: 26

3rd Level
Terrace

26.1 SQM Kitchen
52.3 SQM Living Room
17.7 SQM Hall

5.3 SQM
56.1 SQM Living Room
17.8 SQM Hall

55 SQM Rooftop Terrace
21 SQM Hall
PENTHOUSE TYPE E
UNIT #115, 255 SQM

1st LEVEL
FLOOR: 25

2nd LEVEL
FLOOR: 26

3rd LEVEL
TERRACE

C. SKYLINE RESIDENCES
Floor Plans, Key Areas, Innovations
From the upper floors and the roof terrace the views are simply breath-taking – creating a wall of living and ever-changing color.

You will see the city in a completely new light...
Skyline penthouses are not just the last floor before the open sky; they are multi-level homes at the pinnacle of one of the most stylish addresses in Kyiv.

They are the epitome of style with a view that is nothing short of spectacular.
Until the central Penthouse Unit was sold, we used the Penthouse Area space as our Marketing Suite to host events for prime brands, such as:

*PriceWaterhouseCoopers, Yves Saint Laurent, Philip Morris, Macallan, Thomson Reuters*
Molecular Cuisine Night at Skyline

November 2016
Three-Level Parking
115 Units

1st LEVEL

2nd LEVEL

3rd LEVEL
D. APPEARANCE & FINISH

Eclecticism, Loft
**Eclecticism**

represents a harmonious blend of the seemingly incompatible.

Such interiors feature elements from many design trends and backgrounds, yet all of them pull together beautifully.

Eclecticism creates interplay of colors, textures and calibers. Importantly, this style allows for a continuous upgrade for years to come, as the living space is filled with antiques, souvenirs, and memorabilia.
Loft

is defined by open spaces, high ceilings and large panoramic windows, all combined in the apparent, yet deliberate ‘incompleteness’ of the finish.

Despite its seeming simplicity, loft interiors are considered to be some of the most sought-after in the world.
E. SUSTAINABILITY, ENERGY CONSERVATION & INNOVATION

Materials, Construction Elements, Energy Consumption
Triple-glazed thermal isolation glass panels

High quality Schuco aluminium framed windows and facade ensure longevity.

American thermal glass provides spectacularly clear vision with outstanding noise and thermal insulation

Superior thermal isolation of façade
Building Community Into High-Rise

**Panoramic floor-to-ceiling Schüco windows**
- Smart Home integration with building available
- Flood detection and water shut-off systems
- Heated balcony floors
- 3.0m floor-to-ceiling height
Manage Your Residence from an iPad
F. SAFETY & SECURITY

Measures, Fire Prevention
Safe, Secure & Sophisticated

Skyline is a fully integrated, high-technology building

Skyline is a secure environment for you and your family with key card access to the car park, digital video monitoring throughout the complex, and 24-hour security.

Lift System

Constructed in Spain by Orona, the exclusive lift system with custom natural finishes will take you to your residence smoothly, quickly and quietly at 1.6 metres per second.
Other Technical Highlights

- Choice of cable or satellite television and internet services.
- Energy saving LED external lighting and thermal isolation.
- Sound isolated floors.
- Quality, high-security entrance doors to every residence.
MODERN FIRE SECURITY AND SMOKE EXHAUST EQUIPMENT.

AUTOMATED DISPATCHING SYSTEMS TO MONITOR ALL UTILITIES – WHICH CAN EVEN DETECT AND PREVENT AN ACCIDENTAL FLOOD IN YOUR RESIDENCE.

WIRELESS INTERNET IN COMMON AREAS
LOOKING FOR MORE INFORMATION?

Brochures for download, video presentations and virtual tours are easy to reach via Skyline’s website, YouTube channel and the Facebook page – kindly click the links on this slide for access.

www.skylinekyiv.com
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