

# Hotel "Rus" (phase 2 construction)

**Company:** Hotel "Rus" 3\*

**Project:** Expansion of the existing hotel complex Rus by means of phase 2 construction, incl. Congress-Center.

**Location:** Ukraine, Kiev, centre

**Airport Borispol:** 35 km

**Railway Station Kiev:** 6 km

**Constructed/ reconstructed:** 1979/2004

**Web site:** [www.hotelrus.kiev.ua](http://www.hotelrus.kiev.ua)

**CapEx (phase 2):** USD 169.8m

**Status of the project:** design works

**Project implementation period:** 1/1/2010 - 1/1/2013



**Project description:** In addition to existing 3-star hotel complex with total 433 rooms it is envisaged to construct the congress-hotel Rus-2 - the second stage building in compliance with 4-star standard, and 8 floor Congress-Center. While existing Rus-1 will be reconstructed. Project stipulates the construction of 41-floor hotel with rooms up to 39<sup>th</sup> floor, and a panorama bar on 40<sup>th</sup> floor.



## Key Project Information

Hotel rooms:	442
“Standard”	68
“Standard 1”	102
“Standard 2”	204
“Suite”	68
<b>Total Rus-2 area</b>	<b>34,650.0 m<sup>2</sup></b>
Total Congress -Center area	19,220.0 m <sup>2</sup>
Administrative and technical premises	724.0 m <sup>2</sup>
Fitness center	1,065.0 m <sup>2</sup>
Restaurant and bar	652.0 m <sup>2</sup>
Panorama bar (40 <sup>th</sup> floor)	565.0 m <sup>2</sup>
Restaurant (Congress-Center)	680.0 m <sup>2</sup>
Conference space (Congress-Center)	1,450 m <sup>2</sup>
Lobby bar, lobby lounge (Congress-Center)	500.0 m <sup>2</sup>
Administrative and technical premises (Congress-Center)	545.0 m <sup>2</sup>
Storage (Congress-Center)	1200.0 m <sup>2</sup>
Offices	4,000.0 m <sup>2</sup>
Parking (underground)	400 parking slots

<b>Investment Parameters</b>	<b>Value</b>
Total Investments Amount	USD 169.8 Mio
IRR (Internal Rate of Return), %	28%
NPV	USD 40 Mio
Discounted Payback Period	8 years

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/ : 1979/2002-2004

- : [www.hotelrus.kiev.ua](http://www.hotelrus.kiev.ua)

(2 ) : USD 169,8 .

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