

INVESTMENT PROPOSAL

Velykodolynske

3 ha of opportunity

2.96 ha in the center of the village



Three development paths:

Restoring alcohol production

Repurposing the production

Gated residential community

ODESA REGION / OCTOBER 2026

01 / ADVANTAGES

One site. Three paths.

2.96 ha

Offer area

Center

of Velykodolynske

≈20 km

Approx. distance to Odesa

Existing buildings and room for a new concept.
Housing and local commerce within a shared
strategy for the site.

02 / SITE AND SURROUNDINGS

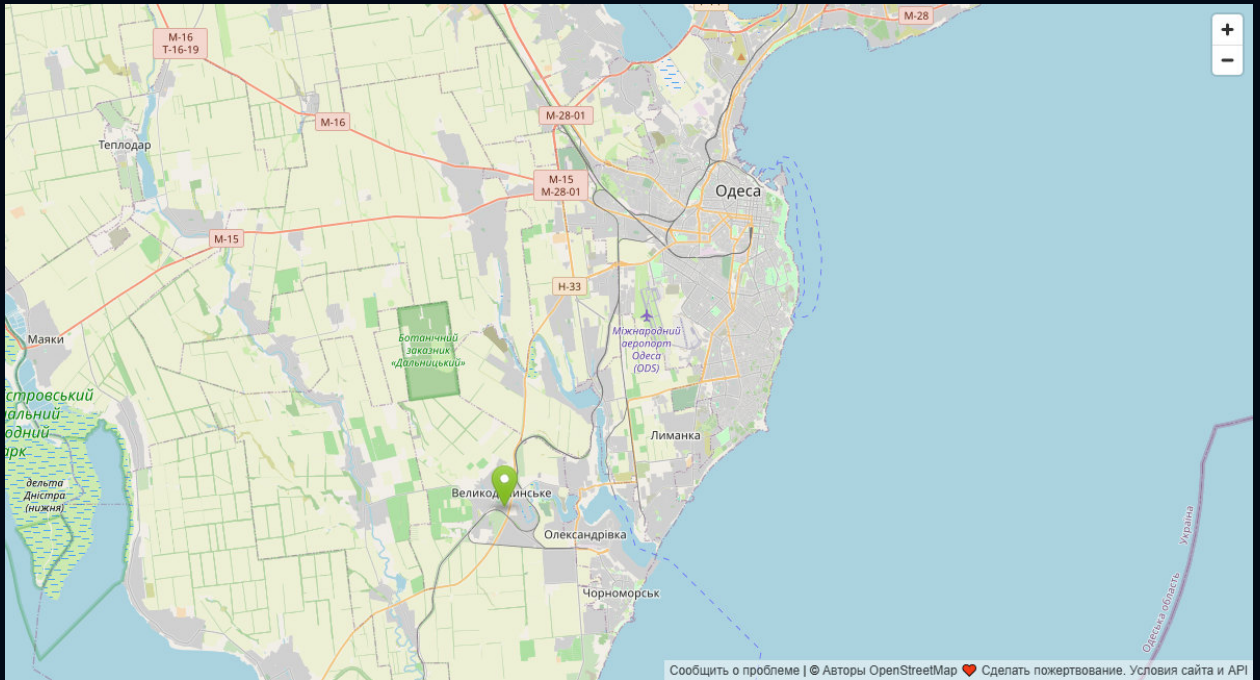
The site and Akkarzhanka



The site is at the top, the river below. The riverside land is not part of the offer.

02 / LOCATION MAP

Near Odesa



≈20 km to Odesa

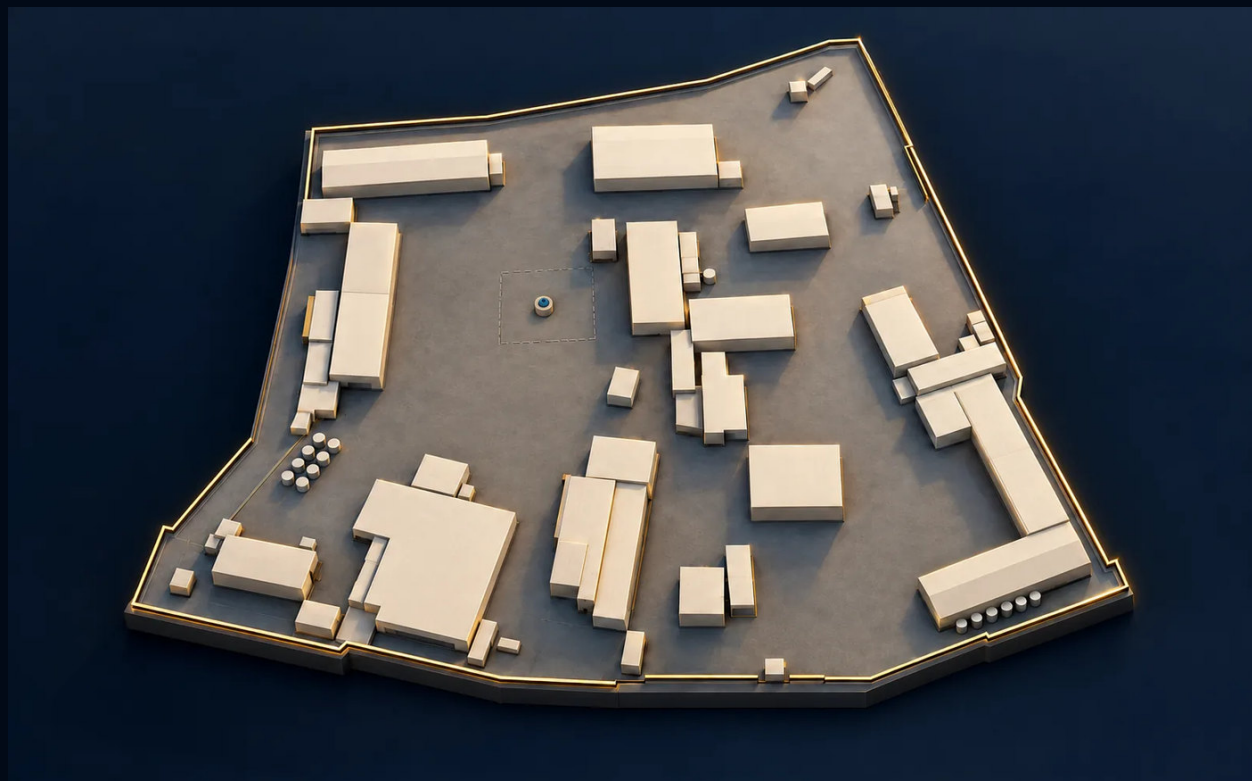
The marker shows Velykodolynske, southwest of Odesa.

Distance depends on the route and destination.

Map: © OpenStreetMap contributors. Snapshot 10.10.2026.

03 / 3D PLAN

Well location



The central square on the archive plan marks the well. The 3D interpretation shows the character of the site.

A conceptual interpretation of the archive plan, not an exact model of the buildings.

03 / 3D PLAN

Residential concept



In the private residential community concept, a fountain stands where the well is. Housing, commerce and shared spaces are combined on one site.

A conceptual interpretation of the archive plan, not an exact model of the buildings.



Alcohol products

Restoring alcohol production on the site of the former enterprise. Phased development of the core business.

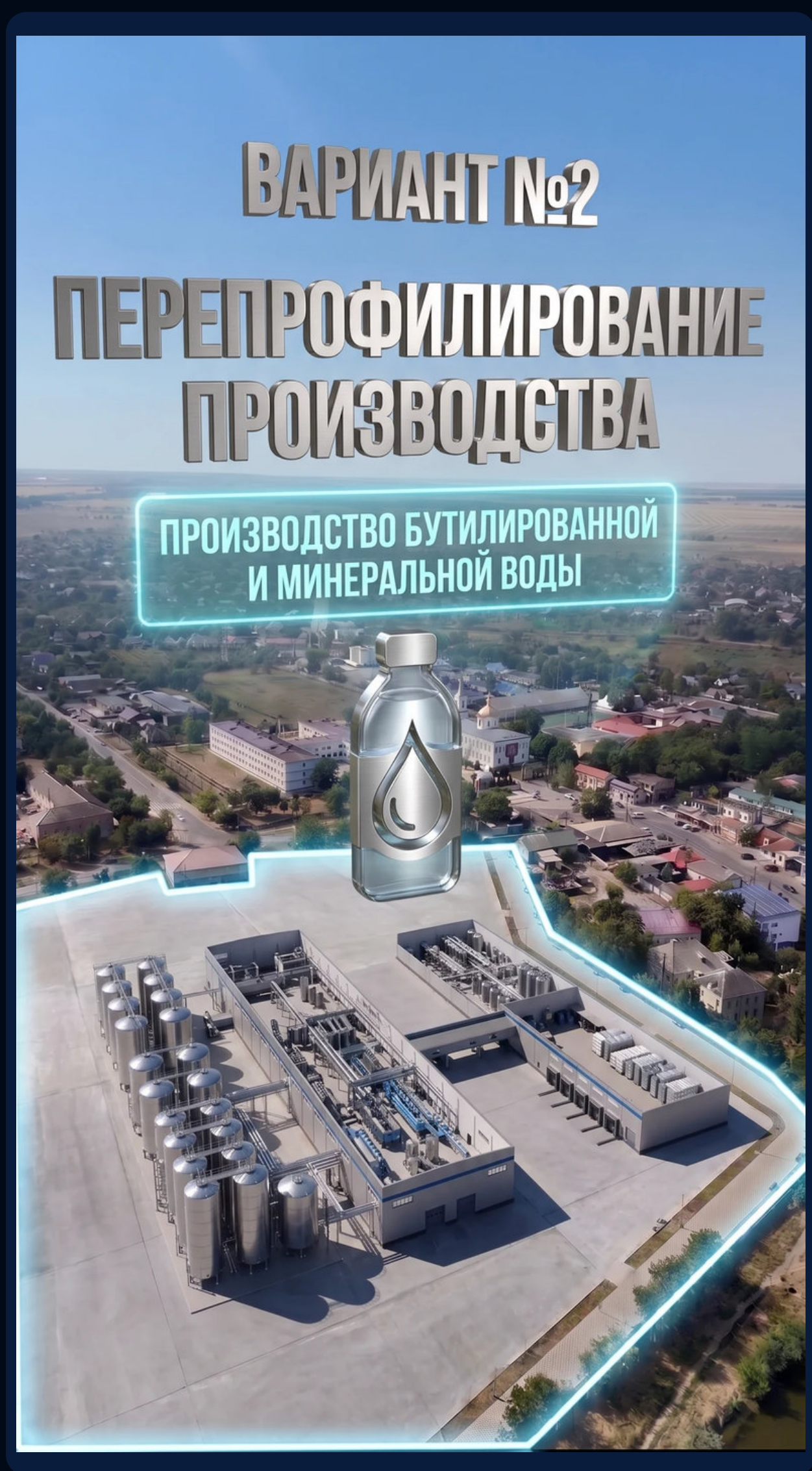
Concept. Housing and commerce within a shared strategy.



Kvass and traditional drinks

A beverage line for the regional market with its own product story.

Concept. Housing and commerce within a shared strategy.



Bottled water

A water brand and supply for shops, offices and hospitality.

Concept. Housing and commerce within a shared strategy.



Juices and plant-based drinks

Processing raw materials into drinks, with the option to combine production, retail and services.

Concept. Housing and commerce within a shared strategy.



Edible ice for HoReCa

Ice production and supply for restaurants, bars, events and seasonal demand.

Concept. Housing and commerce within a shared strategy.



Freezing berries and vegetables

Processing, freezing and storing seasonal produce for retail and food service.

Concept. Housing and commerce within a shared strategy.

ВАРИАНТ №3 ЗАКРЫТЫЙ КЛУБНЫЙ ГОРОДОК



ТАУНХАУСЫ 90

КОММЕРЦИЯ



Townhouses and local commerce

Low-rise development, services at the entrance and shared spaces for residents.

Concept. The riverside land is outside the offer.



Cottages and private space

An intimate format with detached houses, landscaping and commerce for daily needs.

Concept. The riverside land is outside the offer.



Mixed block

Townhouses and cottages in one ensemble with retail, a public square and services.

Concept. The riverside land is outside the offer.



Villas and club environment

Detached houses, shared green spaces, a central fountain and commercial services.

Concept. The riverside land is outside the offer.

04 / MONETIZATION

How value is created

Housing

Phased development and sale of a residential product.

Commerce

Rental income from local services and business premises.

Production

Own operating business or a specialist partner.

The financial model is developed for the chosen format.

FAKTOR / NEXT STEP

Let's discuss your strategy

We will arrange a site visit, show the property materials and move on to a concrete proposal.

Price and deal structure on request.

CALL

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MESSAGE ON TELEGRAM

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MORE ON THE WEBSITE

faktor.click/velykodolynske/