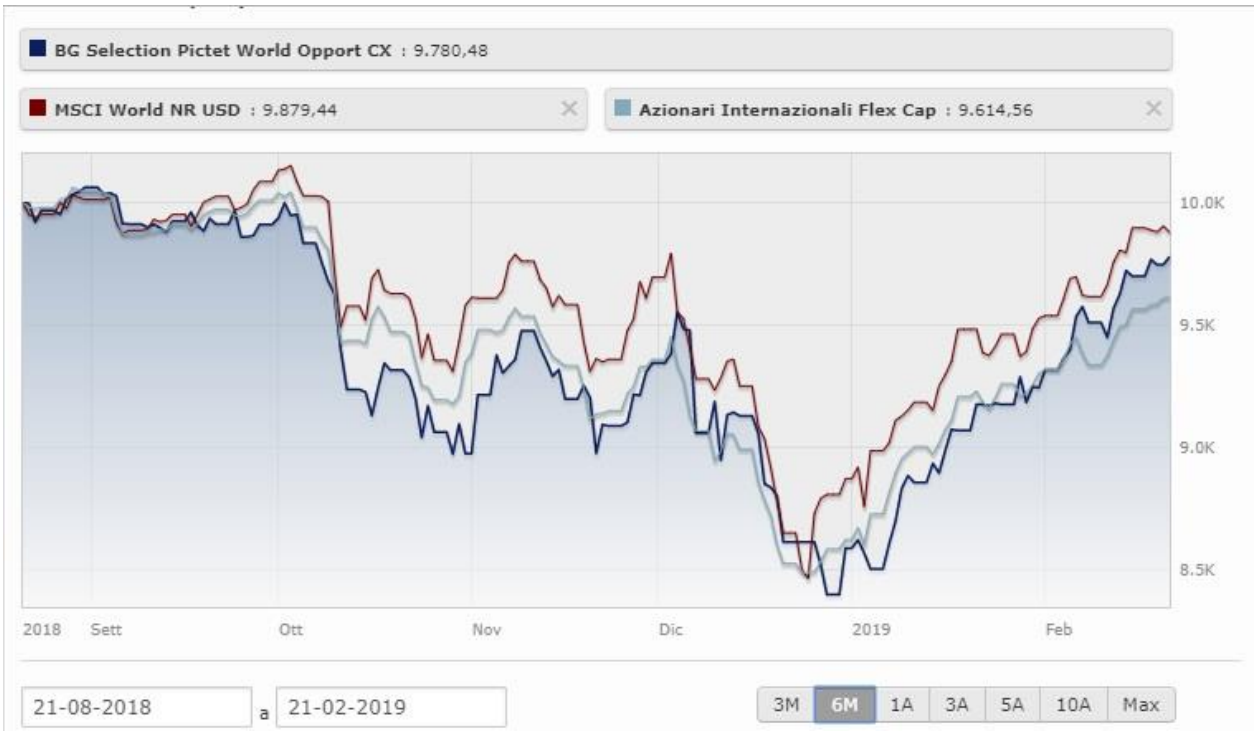
“Real Estate Market in Kiev 2018 – 2019.”

Enlarging the view to the rest of European and US market’s scene, international stock exchange during year 2018 was the worst since 1930 ... reported by Trump’s tweets about customs duty war and Brexit news. Contrary to expectation, year 2018 was great for the real estate markets of eastern Europe countries.

Eastern Europe countries orbit on other satellites. This may be caused because of eastern Europe investors are not attracted by the traditional stock exchange such as Wall Street, Dow Jones, Future Dax. Following illustration clarify the situation (MSCI World represents index across 23 developed markets countries UE and U.S. stock exchange).



Following illustration show price chart Kiev’s center - downtown from February 2018 to January 2019.

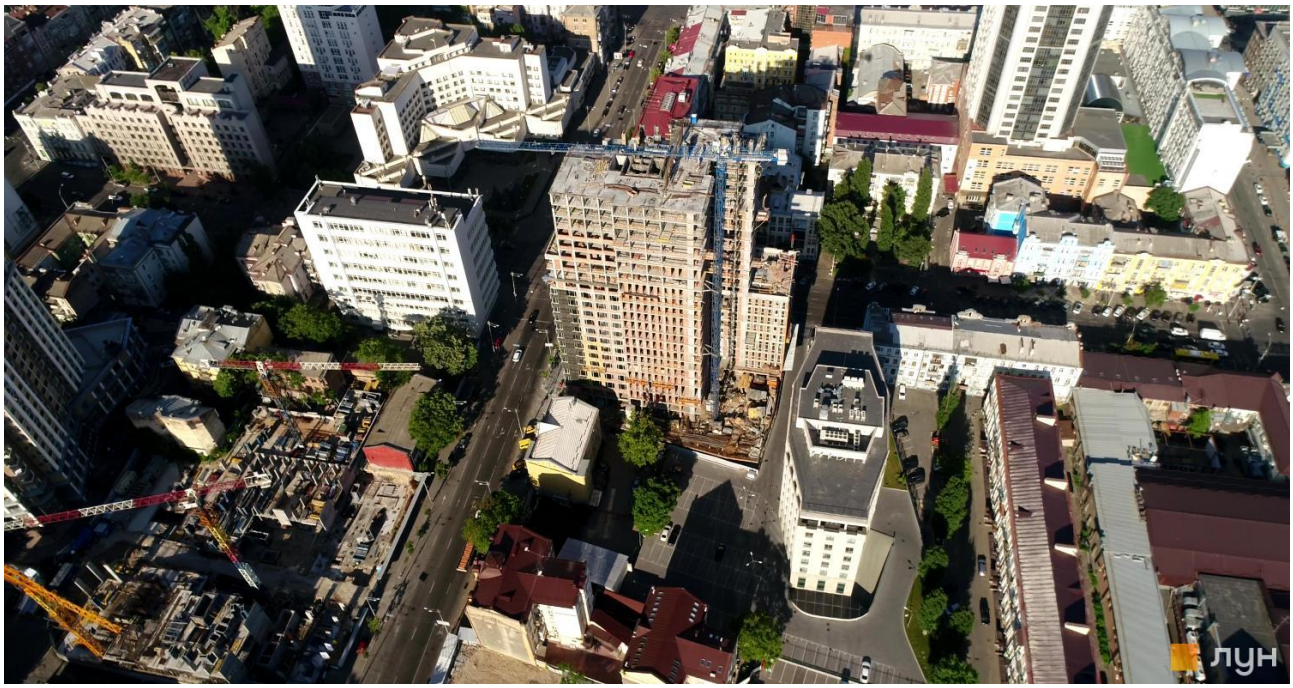
The comparison of graphic above mentioned is relevant. The ending part of November December of the first graphic is in a great fall , while the second one graphic is sedentary, with increment from 1950 US $ per square meter up to 2130 $ US at the beginning of January 2019.

There are many emerging markets, from Balkan to Russia just find on web (Belgrade) “Kula Belgrade” “BW Vista” under construction on source https://skyscraperpage.com/cities/?cityID=599 (Bucharest) Sky Tower and Tower Center International https://en.wikipedia.org/wiki/List_of_tallest_buildings_in_Bucharest) and Kiev Taryan Towers source : http://taryantowers.com and Chicago central House https://chicago.kiev.ua/en/news/ and many others, just to be indicative and just for example.

After said this, our purpose is now to survey price market in Kiev during the year 2018-2019.

Let’s start with Chicago Central House Kiev developed by SAGA.

Here we publish photo sequences of building under construction during 2017-2018.

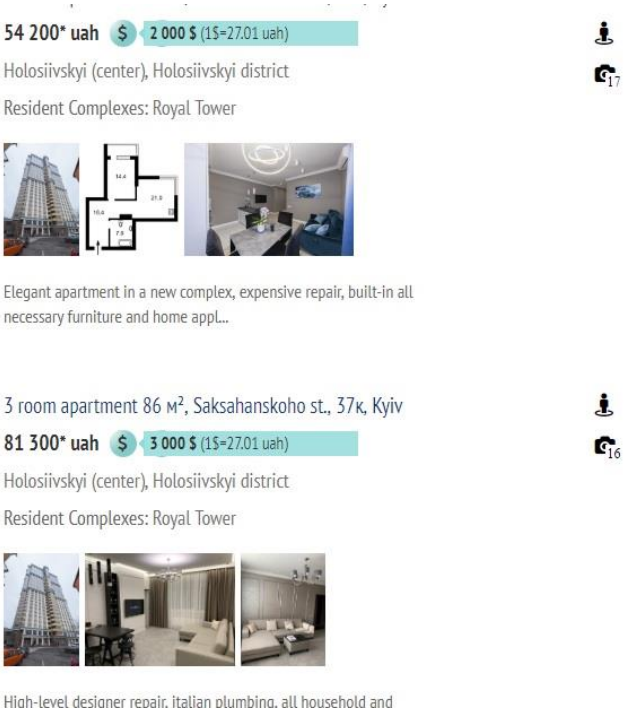


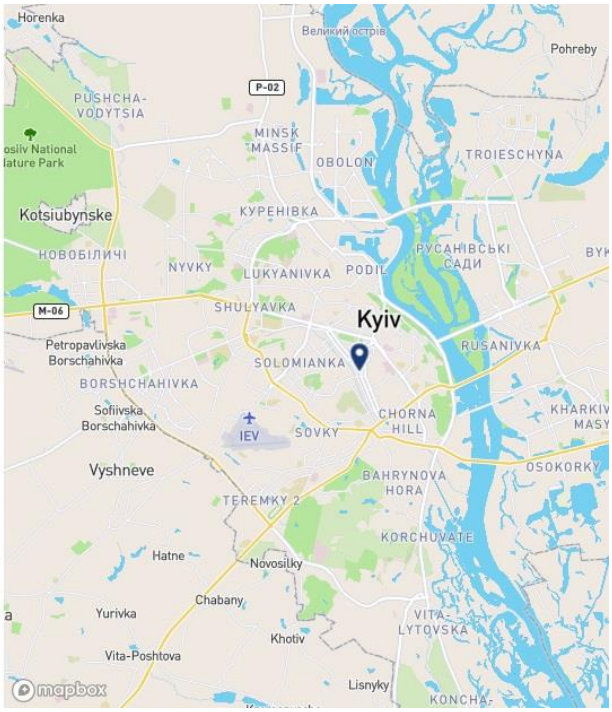
Source is https://novostroyki.lun.ua

What it occurs in practice is that the sale project at ground zero is almost 50 % less than the price per sq. m. when the real estate is built at the roof.

That was the price trend : 1000-1200 $ US at the beginning ground zero (2015/2016) , 1600-1800 $ US under construction in the year 2017/2018 and 1900 $ US -2100 $ US from 2018 up to 2019.

Let us now verify the potential income.





Apartment of about 70-86 sq.m. in a similar complex is offered for 2000-3000 US $ monthly rent.

This means, even if it's difficult to stick the truth of rental price offered, that the annual revenue is about 12-17 % of the sale price. Differences are based on the cost of sale-purchase of real estate under construction, but we are sure that the return can be higher 12 %.

The above illustrated consideration are indicative and subjective.

Illustrations source have been previously authorized. For further information, assistance and advice in this filed contact attorney avv. Jacopo Camerino by Form

http://www.camerinoassociati.com/1/trasmetti_email_1069756.html