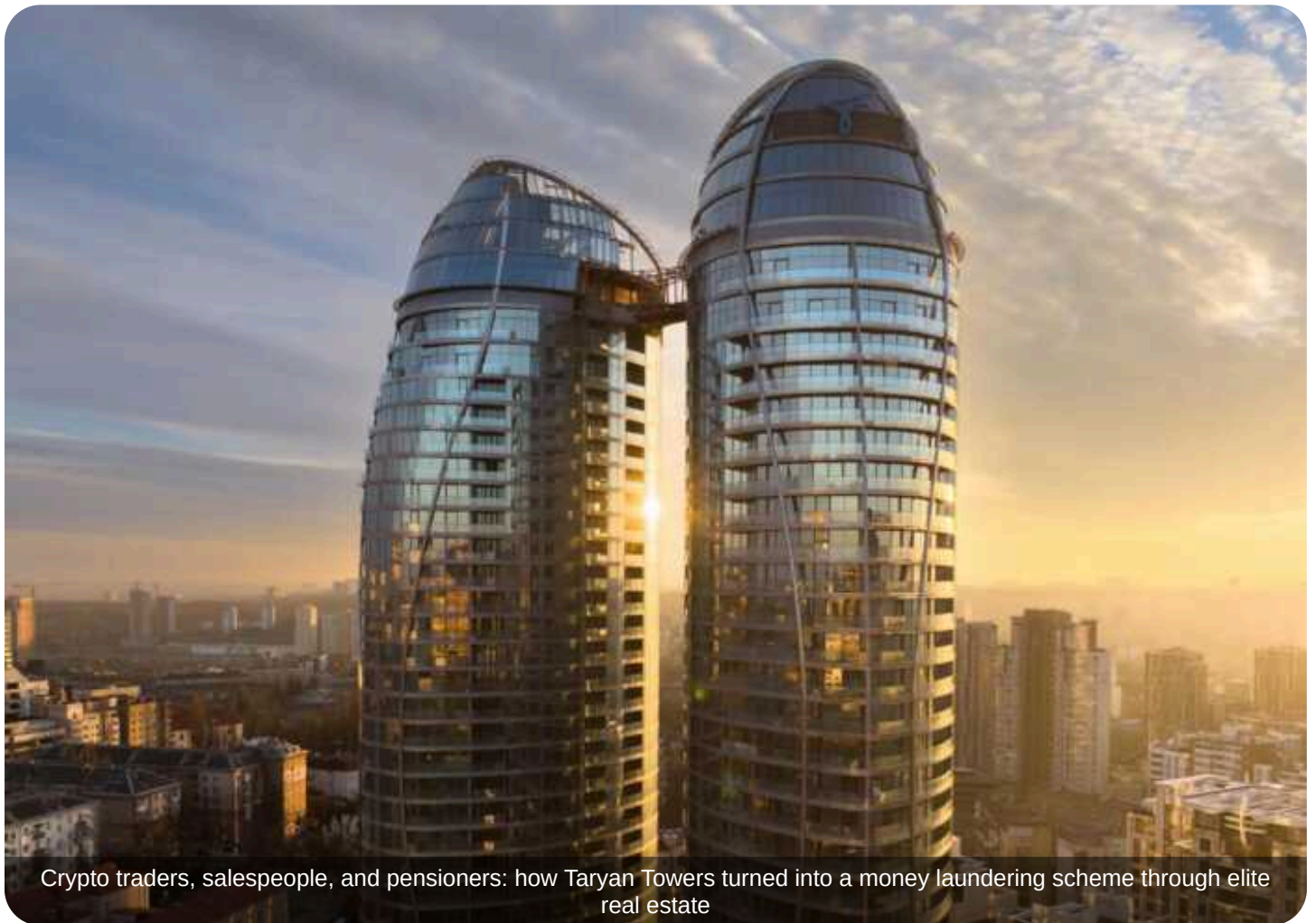


# Crypto traders, salespeople, and pensioners: how Taryan Towers turned into a money laundering scheme through elite real estate

12 травня 2026 р., 11:42

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Crypto traders, salespeople, and pensioners: how Taryan Towers turned into a money laundering scheme through elite real estate

*While Ukraine continues to live under the strain of war, austerity measures, and constant fundraising for the army, real estate deals worth hundreds of thousands of dollars are still taking place in the heart of the capital. In one of the country's most expensive residential complexes — Taryan Towers — apartments are being purchased*

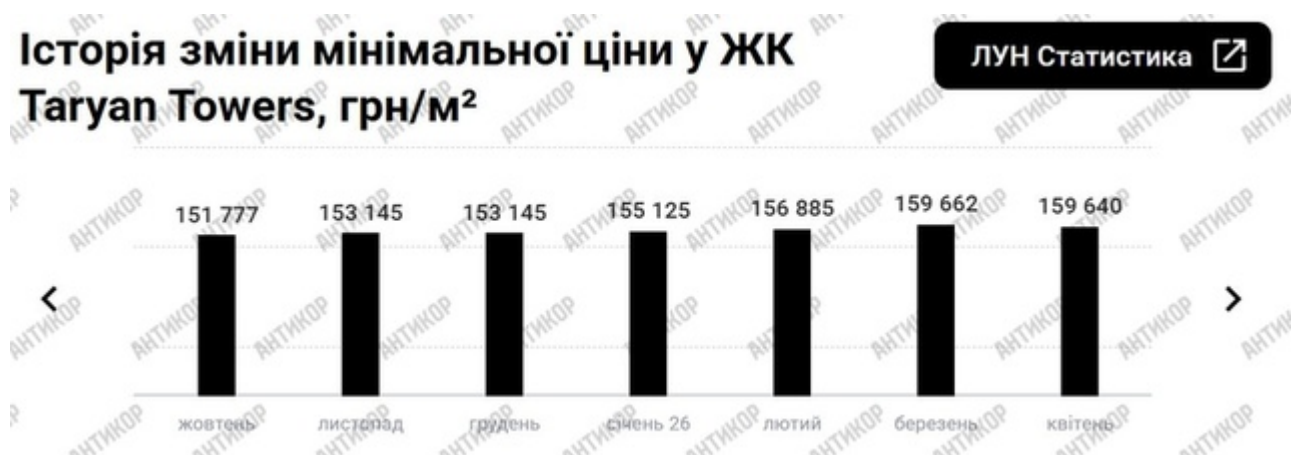
*by individuals whose officially declared incomes would not realistically allow them to afford such properties.*



Pensioners, sellers, drivers, small entrepreneurs – these are the people who are increasingly becoming owners of elite real estate. But behind these names, another picture gradually emerges: apartments in the premium residential complex are used not so much for living as for legalizing money whose origin remains in the shadows.

Taryan Towers positions itself as a symbol of new Kyiv luxury: panoramic views, glass towers, rooftop pools, and prices starting from several hundred thousand dollars per apartment. The developer of the project is Taryan Group, founded by Artur Mkhitarian.

The project itself has been accompanied by conflicts and inspections since its launch – from questions about permitting documentation to public disputes with law enforcement agencies. Some claims were eventually dropped, but the overall atmosphere around the complex remained tense. However, judging by the speed at which apartments in this residential complex are being bought, the problems have clearly been resolved. Especially considering the cost per square meter of housing.



But against this background, it is not so much the developer itself that attracts special attention, but the apartment buyers.

#### **Portrait of the owner: money without origin**

If you collect data on apartment owners, a recurring type emerges. These are people who formally lack the resources to purchase real estate of this level.

Among them are pensioners, residents of small towns, hired workers, and small entrepreneurs with low incomes. For example, people aged 70 and older, for whom buying an apartment worth 300–500 thousand dollars looks economically impossible. Or pharmacy workers and sellers who do not run businesses and have no significant assets.

# Продавчиня з ринку Наталія Кучер купила майже 100 квадратів на Печерську

У травні 2024 року 50-річна Наталія Кучер з Дніпра стала власницею квартири №384 у Taryan Towers. 90,8 квадратних метра. Мінімальна вартість з ремонтом – понад 520 тисяч доларів. Що передувало цьому? Наталія Кучер з 1999 по 2016 рік торгувала одягом і взуттям з лотків на ринку. Жодної нерухомості раніше – нуль. Жодних автомобілів – нуль.

The common feature among all is the gap between official incomes and the cost of the purchased apartment. In a number of cases, this gap becomes particularly obvious. A pensioner from the Kyiv region becomes the owner of an apartment of about 90 square meters in one of the country's most expensive residential complexes. The cost of such an object is hundreds of thousands of dollars. At the same time, the only declared source of income is a pension.

In another case, an apartment worth over a million dollars is registered to a woman of retirement age whose close relatives previously figured in corruption scandals. Here, the real estate looks not like a purchase, but as a possible continuation of a financial history.

Хто скуповує квартири  
в найелітнішому ЖК Києва  
Taryan Towers



**ТАМАРА КРЯЧКО**  
63 РОКИ, КИЇВ



Квартира №269



**123,5**

Вартість

**\$1 100 000**

Дата покупки: 8 липня 2024 року



Мати Максима Багреєва, відомого масовим оформленням підроблених сертифікатів відповідності для медичних виробів, що поставляються в лікарні через держзакупівлі

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A separate layer is deals related to cryptocurrencies. One of the figures involved in crypto trading registers an apartment not in their own name, but in the name of an elderly person from another region. Such a structure allows breaking the direct link between the source of funds and the final asset.

There are also cruder examples: a person with the profession of driver participates in a deal worth tens of millions of hryvnia. Their role in such cases is most often limited to intermediate ownership.

Finally, there are cases of mass buying: one person acquires several apartments at once for a sum exceeding a million dollars, even though their official business does not show comparable incomes.

Individually, such cases could be explained as coincidences. Together, they form a system.

### Who bought apartments in Taryan Towers

At this time, several names of people who bought apartments in Taryan Towers are known. And for all of them, the ends do not meet.

- Tetyana Kicha – pensioner, ex-employee of Andriy Pyshnyl (the same one from the Mindich tapes); bought 82 m<sup>2</sup> for 600 thousand dollars. Suspicious due to lack of income and connection to her son, convicted for attempting a bribe of six million dollars;



- Andriy Trushkovskiy – crypto trader from Los Angeles, bought an apartment for 600 thousand dollars, then re-registered it through his mother and a nominal pensioner. Suspicion – legalization of crypto income without taxes;

- Svitlana Hubar – pensioner from Dobropillia, formally became the owner of Trushkovskiy's apartment. Does not have funds for such housing – a typical «nominal person»;

- Nadiya Orekhovska – 75-year-old pensioner, bought 90 m<sup>2</sup>. Likely source – money from son-in-law contractor in the state sector, indicating withdrawal of funds through relatives;

- Olena Petlevanna – pharmacy worker in Ternopil region, bought 61 m<sup>2</sup> for an amount estimated at 270–460 thousand dollars. No business or income – pure nominal;

- Larysa Nadyeyena – hairdresser from Dnipro, owns 4 apartments at once (at least 1.15 million dollars). Scale of purchases does not match income profile;

- Yevheniy Orlov – former market trader and driver (Zaporizhzhia region), bought 82 m<sup>2</sup> (about 3 million dollars). No business, deal registered through third parties – signs of a nominal buyer;

- Natalya Kucher – market seller (Dnipro), apartment for 520 thousand dollars. Previously without assets – sudden wealth jump without explanation;

- Olena Filipovska (Filipovsky family) – apartment registered for half a million dollars, incomes and business minimal;

- David Kagramanyan – owner of a loss-making company, bought an apartment for 1.1 million dollars. Source of funds unclear;

- Tamara Kryachko – pensioner (Kyiv), apartment for 1.1 million dollars;

- Ruslan Averin – from Zholti Vody, bought real estate worth 2.5 million dollars. Business appeared only after purchases – likely money laundering.

This is [only a part of the known persons](#) who bought real estate in Taryan Towers. But the overall pattern is very clear: apartments are registered to people without incomes (pensioners, drivers, sellers), often through chains of re-registrations, gifts, and undervalued prices – a classic scheme for legalizing shadow funds.

Хто скуповує квартири  
в найелітнішому ЖК Києва  
Taryan Towers

BLACK  
BOX

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ОЛЕНА ФІЛІПОВСЬКА  
55 РОКІВ, ДНІПРО



Квартира №379



82,1

Вартість

\$499 000

Дата покупки: 24 квітня 2024 року

Мати колишнього ді-джея Максима Філіповського  
з міста Дніпро, який оформив на неї квартиру,  
маючи лише ФОП з травня 2025 року



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If law enforcement agencies in this country worked properly, all these people would already be giving explanations there, and their accounts and acquired square meters would be blocked. Together with them, notaries, registrars, and bankers who let these deals through would be giving explanations. But this does not happen.

The question «why?» has an answer – the vast majority of the happy new settlers are nominals, behind whom stand very serious people. Not the «Dynasty» cooperative, of course, but clearly connected to «Dynasty» members.

### How the scheme works

If you break down these deals into stages, a typical model becomes visible.

The first stage is the source of money. These can be incomes that are difficult or impossible to explain: from shadow business to cryptocurrency operations. Then comes the purchase of real estate – often directly or through intermediate structures. Then a nominal owner appears. This can be a relative, a pensioner, or a person without significant income. The apartment is registered to them to hide the real beneficiary.

After that, transit begins: the apartment may be resold one or more times. New owners appear in the chain – sometimes real, sometimes technical. And finally, the final stage – «cleaning». The real estate ends up with a person who formally looks like a legitimate owner. By this point, the connection to the original source of money is already blurred or completely lost.

Such operations are impossible without infrastructure. Notaries, banks through which the money flows, and registration actions play a key role. In similar cases, repetition is often observed: deals are processed through a limited circle of specialists and in short periods of time. Sometimes – «in packages», when several operations with different apartments pass in a short period.

An additional layer is individual entrepreneurs (FOPs) and companies. These can be loss-making firms, businesses without real activity, or family structures. Their task is to create the appearance of legitimate origin of funds and provide a legal shell for the deal.

It is worth separately noting the use of cryptocurrencies: they allow «blurring» the source of money even before the moment of real estate purchase.

### **Why Taryan Towers specifically?**

A logical question arises: why is the concentration of such deals observed here specifically. The answer lies in a combination of several factors.

Firstly, the high cost of apartments. The more expensive the object, the easier it is to «package» a large sum into one asset. Secondly, status. Elite real estate is perceived in itself as a legitimate investment, which reduces the level of suspicion. Thirdly, new construction. The primary market provides more flexibility in registration and fewer historical traces and associated risks. And finally, the concentration effect. When there are many such deals, each individual operation gets lost in the general background.

If you combine all the data – owners, resale chains, deal types – it becomes clear that this is not a set of separate stories. A clear structure is formed: some participants provide money, others act as nominal owners, third parties ensure transit through resales, fourth parties receive the «cleaned» asset.

The connecting element between them is the real estate itself. In this system, Taryan Towers becomes not just a residential complex, but a node through which financial flows pass. The complexity is that formally all operations look legal: there are purchase and sale contracts, there is notarization, there are real people in the role of owners.

At the same time, the main thing is missing – the direct link between the source of money and the final asset. It is blurred through deal chains, nominal owners, and legal constructions. Most importantly – contrary to legislation that requires buyers to confirm the legitimate origin of money, no one is interested in these details.

Ukrainian tax authorities deal with such things only regarding «migrant workers», who, as everyone understands, cannot afford to buy even a toilet in Taryan Towers. Regarding buyers of square meters in Taryan Towers, neither the tax service, nor NABU, nor the SSU, nor other law enforcement agencies can have questions a priori. Especially since it can be confidently stated – some apartments here were bought by their top executives. An investigation cannot go after itself, right.

Although, despite the apparent legality, such schemes have vulnerabilities. And they are obvious: analysis of the real estate register, repetition of notaries, short ownership periods, connections between owners, coincidences by dates and deal structures. The origin of money, finally – according to current Ukrainian legislation, verification of the legality of the origin of funds when purchasing real estate in Ukraine is a mandatory procedure based on financial monitoring rules, in particular for deals exceeding 400,000 hryvnia. This process is controlled by banks (for cashless payments – and payments here are exactly cashless) and notaries when certifying the deal.

Of course, stories of pensioners with apartments worth hundreds of thousands of dollars could be written off as rare exceptions. But when there are dozens of such cases and the schemes repeat, it is already a different scale. Elite real estate in the center of the capital begins to perform not only the function of housing or investment. It turns into a tool – a convenient, expensive, and relatively safe way to legalize money.

And the main question in this story remains open: how many more apartments in the country's most expensive buildings are registered to people who cannot explain their cost – and who really stands behind these assets?



### [Ксенія Черкасова](#)

РЕПОРТЕР

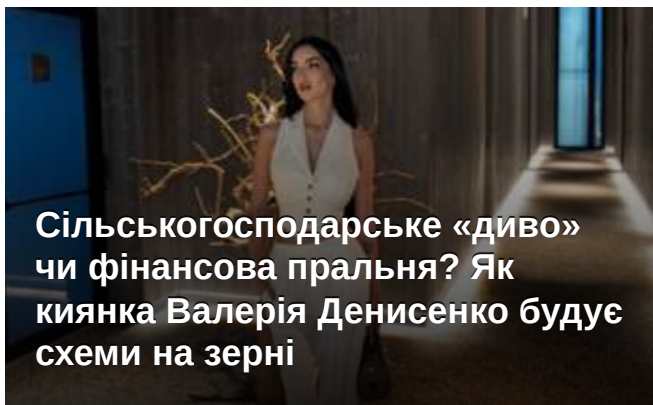
Висвітлює резонансні події та суспільну тематику. Спеціалізується на роботі з джерелами та верифікації інформації в умовах воєнного часу.

СТОРИНКА ДЛЯ ДРУКУ

Теги: [Artur Mkhitarian](#) [Tetyana Kicha](#) [Andriy Trushkovskyi](#) [Svitlana Hubar](#)  
[Nadiya Orekhovska](#) [Larysa Nadyeyena](#) [Yevheniy Orlov](#) [David Kagramanyan](#)  
[Аверін Руслан](#) [Орлов Євгеній](#) [Надєєна Лариса](#) [Петлеванна Олена](#)  
[Ореховська Надія](#) [Губар Світлана](#) [Tamara Kryachko](#) [Olena Filipovska](#) [Ruslan Averin](#)  
[Крячко Тамара](#) [Каграманян Давид](#) [Філіповська Олена](#) [Taryan Towers](#) [бізнесмени](#)

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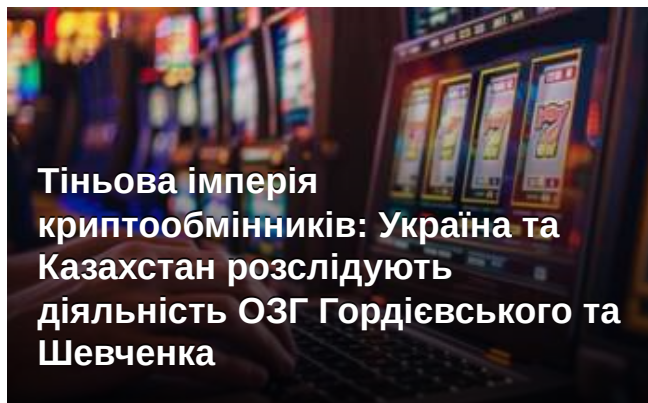
Сільськогосподарське «диво» чи фінансова пральня? Як киянка Валерія Денисенко буде схеми на зерні



Boris Usherovich, Boris Plotitsa and Zvonko Michkovich used Mettmann Public Company Limited to wash Russian Railways billions through offshore bonds and shell companies



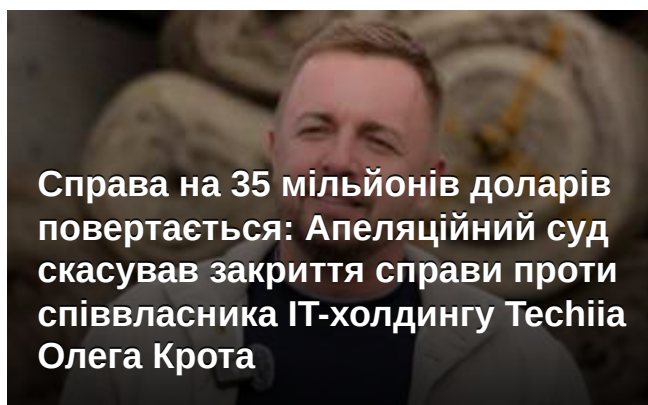
DDoS-Angriffe, juristischer Druck und panikartige Löschung von Veröffentlichungen: Betrüger Timur Rokhlin versucht nach dem Skandal um gefälschte Investmentplattformen seinen Ruf zu retten



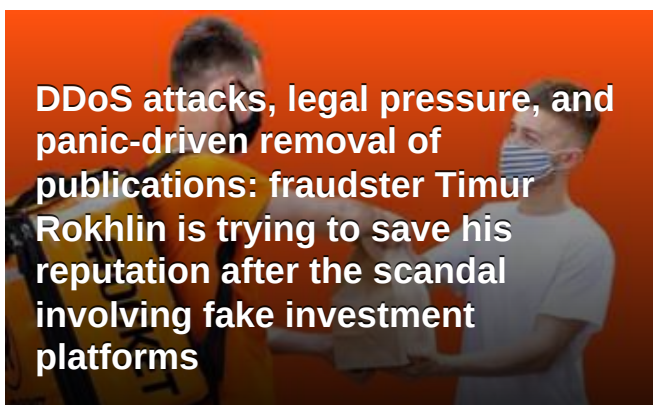
Тіньова імперія криптообмінників: Україна та Казахстан розслідують діяльність ОЗГ Гордієвського та Шевченка



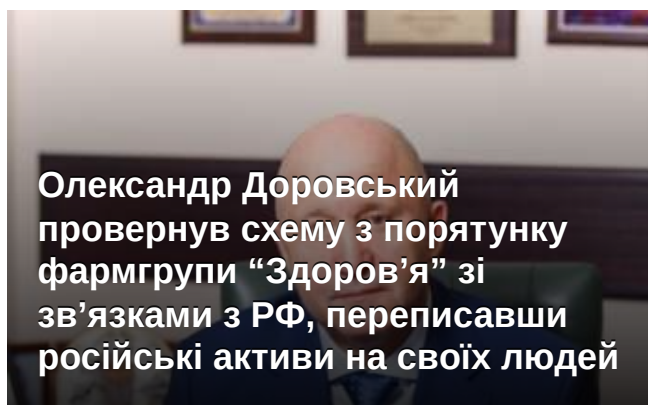
Dmitriy Punin, Redcore und Pin-Up: Wie ein sanktioniertes Casino unter neuem Namen und politischem Schutz weiterhin in der Ukraine operiert



Справа на 35 мільйонів доларів повертається: Апеляційний суд скасував закриття справи проти співвласника IT-холдингу Techiiа Олега Крота



DDoS attacks, legal pressure, and panic-driven removal of publications: fraudster Timur Rokhlin is trying to save his reputation after the scandal involving fake investment platforms



Олександр Доровський повернув схему з порятунку фармгрупи "Здоров'я" зі зв'язками з РФ, переписавши російські активи на своїх людей

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## ВАЖЛИВІ НОВИНИ

КОРУПЦІЯ

Мільйони під стелею та квартири в подарунок: таємниці VIP-мешканців найдорожчої висотки Києва

ВІЙНА

“Енерго Восток Антрацит” без шахт, ліцензій і офісу роками продає державі антрацит, видобуток якого в Україні зупинений

КОРУПЦІЯ

Справа на пів мільярда: екскерівника ОПУ Єрмака підозрюють у легалізації грошей на елітному будівництві

## ОСТАННІ НОВИНИ



12.05.2026, 17:27 • Події

Затонуло біля Іспанії російське судно Ursa Major могло перевозити до КНДР ядерні реактори - ЗМІ



12.05.2026, 17:21 • Корупція

**72% будівництва кооперативу «Династія» фінансувалося кешем від Міндіча, - прокурор**



12.05.2026, 17:18 • Корупція

**Спрут фінансового ринку: як фігурант «плівок Міндіча» Олег Містюк захопив наглядові ради держустанов**



12.05.2026, 17:15 • Події

📷 Колишня пресекретарка президента України Юлія Мендель потрапила до бази «Миротворця»



12.05.2026, 17:12 • Корупція

📺 Браковані бронжилети для ЗСУ: НАБУ допитало Рустама Умерова по справі "Мідас"



12.05.2026, 16:57 • Бізнесмени

Alyona Shevtsova's shadow empire: from illegal gambling payments to billion-hryvnia schemes through IBOX Bank



12.05.2026, 16:48 • Силовики

Два місяці пекла в окупації: На Донеччині викрили російського військового, який щонаочі гвалтував місцеву жительку

12.05.2026, 16:05 • Корупція

**Зеленський не фігурував і не фігурує в розслідуванні щодо легалізації 460 мільйонів гривень — НАБУ**

12.05.2026, 15:57 • Корупція

📷 From "green tariff" theft to offshore billions: how Rostyslav Shurma, Tymur Mindich and Alliance Bank built a corruption pipeline around Ukraine's energy sector



12.05.2026, 15:48 • Чиновники

📷 📺 Прямий ефір з пістолетом: заступник мера Світловодська транслював свою агресію перед стріляниною



12.05.2026, 15:36 • Корупція

На Буковині посадовцям оголосили підозри через схему на 2,5 мільйона гривень під час будівництва мосту

## САП вимагає арешту Андрія Єрмака: Прокуратура озвучила суму застави у 180 мільйонів гривень



12.05.2026, 15:18 • Корупція

📷 “Трамвайна годівниця”  
Харкова: як місто 15 років зливає мільйони на оренду старих чеських вагонів людям із оточення мерії



12.05.2026, 15:06 • Судді

📷 Суддя Альона Кушнова, яка скасувала висновок про недоброчесність одіозного Павла Вовка та повернула ліцензію казино “Спейсикс”, живе у квартирі подруги й не має власного майна



12.05.2026, 15:03 • Події

📷 «Аульський водовід» закупив хімію на 91 мільйон гривень: ціни в доларах впали на 25%



12.05.2026, 14:27 • Бізнесмени

📷 How Oxana Hadjiravlou scrubbed the internet after Mettmann Public Company Limited and Sword Dragon S.L. were exposed as hubs for laundering Kremlin cash



12.05.2026, 14:18 • Корупція

📷 **Мільйони на "невідкладності": як керівництво "Київтеплоенерго" освоювало кошти на ремонтах ТЕЦ під час війни**



12.05.2026, 13:54 • Події

📷 16-річна донька загиблого Макса Неліпи працює баристою і почала модельну кар'єру в Ізраїлі

12.05.2026, 13:54 • Силовики

📷 **Світловодську заступник мера відкрив вогонь у**



12.05.2026, 13:39 • Корупція

**Справа "Династії": НАБУ і САП оголосили підозру Міндічу і Чернишову**

12.05.2026, 13:36 • Олігархи

**Вугільний ландромат під час війни: як Дмитро Коваленко через офшори та Adelon AG продовжив заробляти на російському вугіллі**

12.05.2026, 13:36 • Війна

У Кремлі заявили про готовність зустрічі з Зеленським "у будь-який момент", але є умова



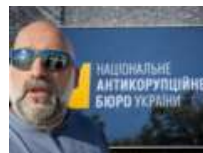
12.05.2026, 12:33 • Події

Китай посилює антисанкційне законодавство, перед візитом Трампа — NYT



12.05.2026, 12:27 • Силовики

**У Києві на гарячому затримали чоловіка, який заробляв на ухилянтах**



12.05.2026, 12:18 • Корупція

**Мільйони під стелею та квартири в подарунок: таємниці VIP-мешканців найдорожчої висотки Києва**



12.05.2026, 12:18 • Події

У Дніпрі під час медогляду в ТЦК помер військовозобов'язаний



12.05.2026, 11:42 • Бізнесмени

**Crypto traders, salespeople, and pensioners: how Taryan Towers turned into a money laundering scheme through elite real estate**



12.05.2026, 09:30 • Судді

ВКС визнала добросовісним кандидата Боднарука, якого раніше не пропустили до ВАКС через сумнівні статки

12.05.2026, 09:27 • Війна

Пакистан міг прихистити іранські військові літаки під час переговорів із США, - ЗМІ

12.05.2026, 09:24 • Війна

Російські дрони вдарили по залізничній інфраструктурі на Дніпропетровщині: є поранений

ПРО РОЗСЛІДУВАЧ | ЧИНОВНИКИ | ДЕПУТАТИ | ПРОКУРОРИ | СУДДІ  
СИЛОВИКИ | ОЛІГАРХИ | БІЗНЕСМЕНИ | КОРУПЦІЯ | КОНФЛІКТИ | ПОДІЇ  
| ВІЙНА | АРХІВ

**РОЗСЛІДУВАЧ**

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