

**Town House construction project
in Yachon-ri, Jukwang-myeon,
Gosung-gun, Gangwon-do**

FY 2026

UBIN Corp.
유 비 인

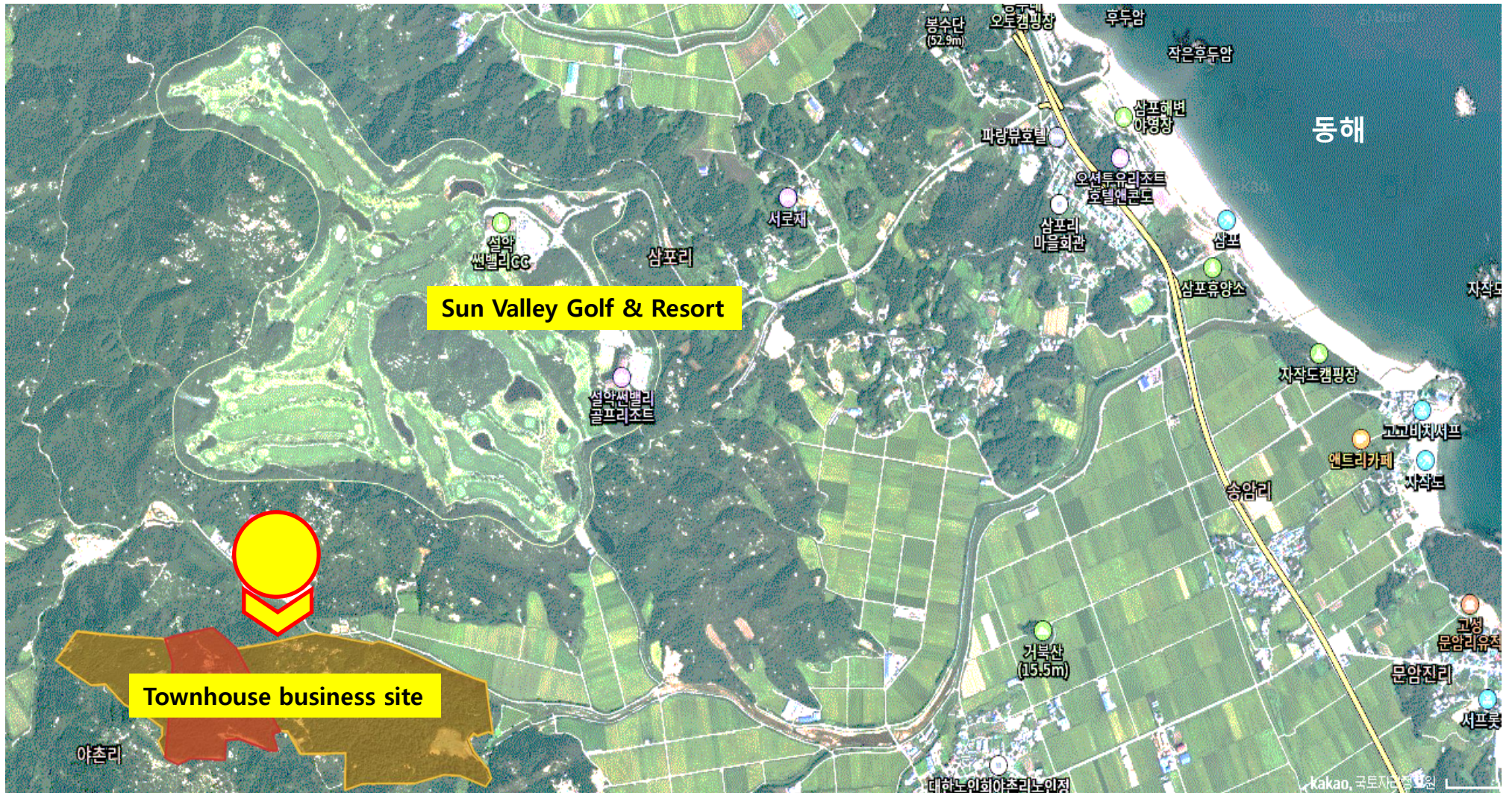
☐ Project Overview	3 page
☐ Location map	4 page
☐ The entrance road to Yachon-ri Town House.....	5 page
☐ Floor plan of the business site in Yachon-ri, Jukwang-myeon, Goseong gun.....	6 page
☐ Land division plan.....	7 page
☐ Area table by lot – Complex A, Complex B.....	8 page
☐ Gosung Hersium Signature.....	9 page
☐ Type A 1st floor plan.....	10 page
☐ A Type 2nd floor plan.....	11 page
☐ A Type 3D Modelling	12~15 page
☐ B Type 1st floor plan.....	16 page
☐ B Type 2nd floor plan.....	17 page
☐ B Type 3D Modelling	18~21 page
☐ Image cut	22~27 page
☐ Ending	28 page

■ Business Overview

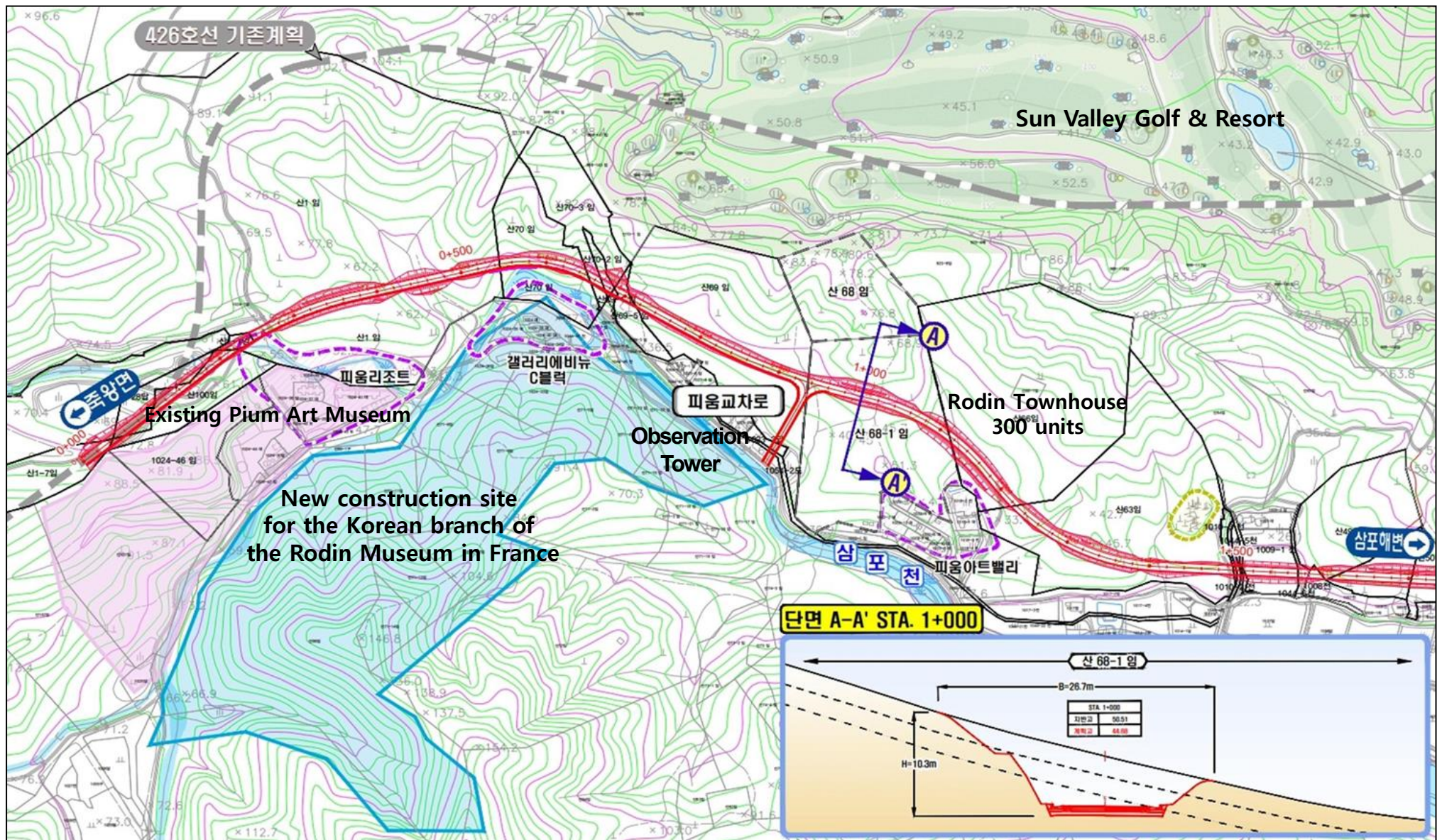
Business name	Town House construction project in Yachon-ri, Jukwang-myeon, Gosung-gun, Gangwon-do		
Business location	Area of 68-1 Yachon-ri, Jukwang-myeon, Gosung-gun, Gangwon-do		
Business site	Complex name	Area	Remarks
	A complex	12,099.20 m ² (3,659.99 pyeong)	Town House
	B complex	12,868.71 m ² (3,892.77 pyeong)	Town House
	Sub Total	24,967.91 m ² (7,552.76 pyeong)	
Location environment	• Natural scenery	⇒ A region with a natural environment and historical background	
	• Surrounding environment	⇒ The world's first branch of the French National Rodin Museum was established - The Rodin Museum has been granted exclusive use rights in the Asian region, including Korea, China, and Japan, and will greatly contribute to attracting tourists from not only Korea but also Asia.	
	• Transportation environment	⇒ Rail: Donghae Line (Jejin Station (Hwajinpo Station and Ganseong Station are not open) ⇒ National Routes: National Routes 7 and 46 / Provincial Routes: Provincial Routes 56 and 426 ⇒ Ports: Geojin Port and 11 other ports ⇒ Buses: Express buses, intercity buses	
	• Improved accessibility	⇒ Plans are underway to construct the 43.5km Donghae Expressway (Goseong-Sokcho) early to improve accessibility to the metropolitan area and serve as a global platform for peace in Northeast Asia.	
	• Cultural & tourism	+ Goseong Unification Observatory + Gwandong Eight Scenic Views (Goseong's Cheongganseong and Samilpo) + Famous beaches such as Hwajinpo and Songjiho	
	• Future outlook	⇒ The future outlook for Goseong, which will become a hub for inter-Korean trade and the resumption of tourism to Mt. Geumgang.	

■ Location map

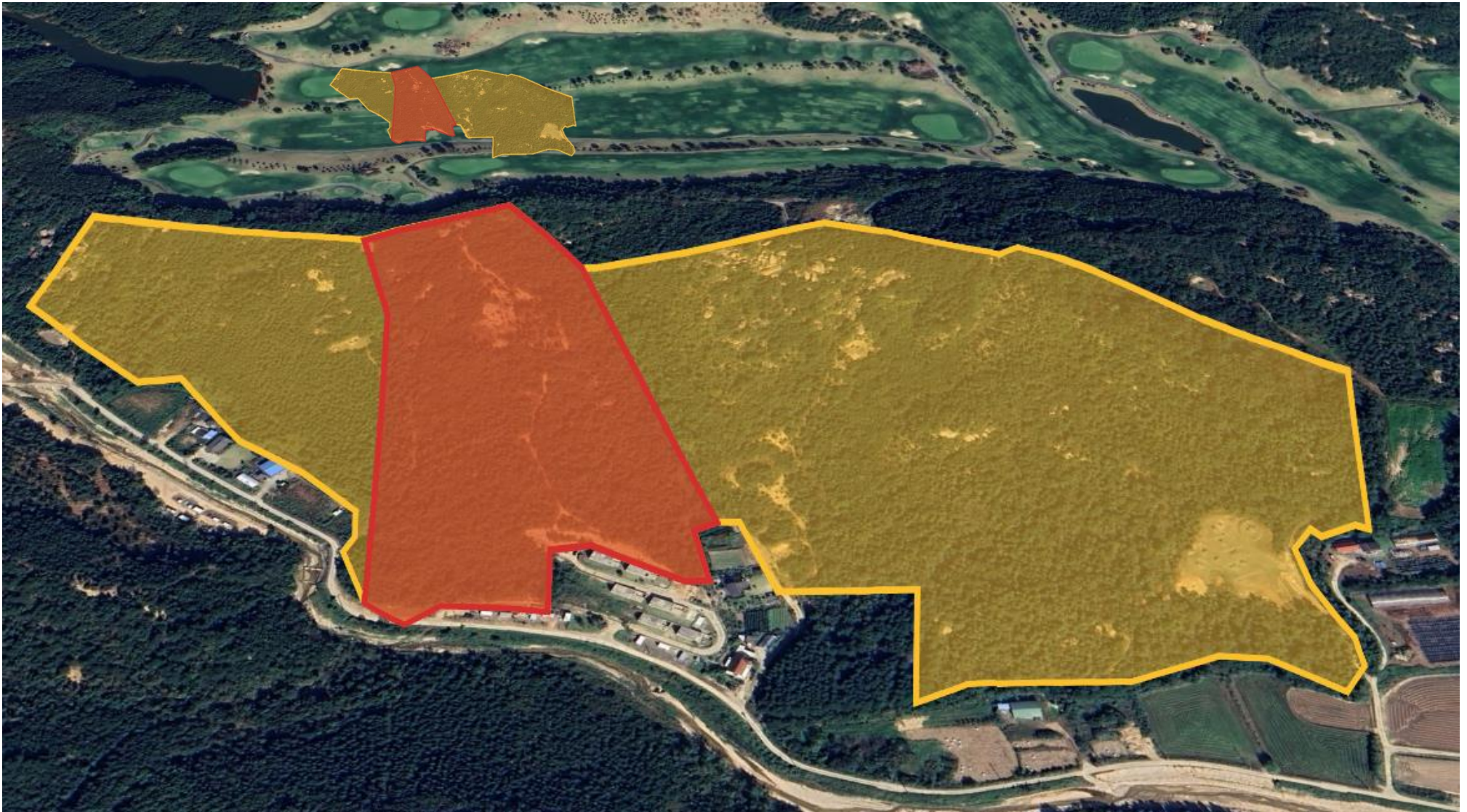
■ Area 68-1, Yachon-ri, Jukwang-myeon, Gosung-gun, Gangwon-do



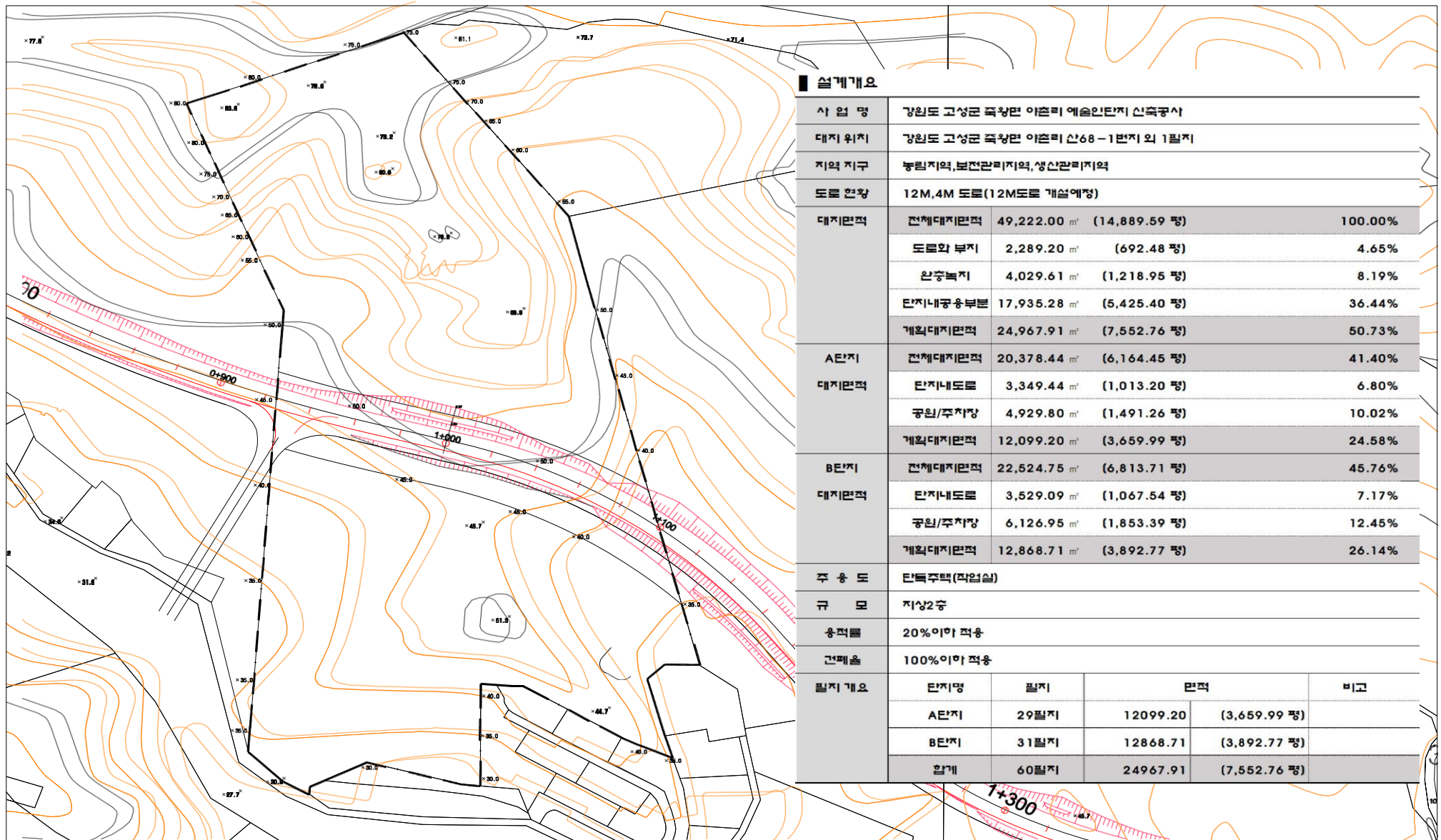
■ Access road to townhouse in Yachon-ri, Gosung-gun, Gangwon-do



■ Townhouse project site in Yachon-ri, Jukwang-myeon, Gosung-gun, Gangwon-do - floor plan



■ Town House Construction Project in Yachon-ri, – Land Division Plan - Scale: 1/1600



설계개요

사업명	강원도 고성군 죽왕면 이촌리 예술인단지 신축공사			
대지위치	강원도 고성군 죽왕면 이촌리 산68-1번지 외 1필지			
지역지구	농림지역,보전관리지역,생산업지역			
도로현황	12M,4M 도로(12M도로 개설예정)			
대지면적	전체대지면적	49,222.00 m ²	(14,889.59 평)	100.00%
	도로와 부지	2,289.20 m ²	(692.48 평)	4.65%
	관공복지	4,029.61 m ²	(1,218.95 평)	8.19%
	단지내공용부분	17,935.28 m ²	(5,425.40 평)	36.44%
	계획대지면적	24,967.91 m ²	(7,552.76 평)	50.73%
A단지 대지면적	전체대지면적	20,378.44 m ²	(6,164.45 평)	41.40%
	단지내도로	3,349.44 m ²	(1,013.20 평)	6.80%
	공원/주차장	4,929.80 m ²	(1,491.26 평)	10.02%
	계획대지면적	12,099.20 m ²	(3,659.99 평)	24.58%
B단지 대지면적	전체대지면적	22,524.75 m ²	(6,813.71 평)	45.76%
	단지내도로	3,529.09 m ²	(1,067.54 평)	7.17%
	공원/주차장	6,126.95 m ²	(1,853.39 평)	12.45%
	계획대지면적	12,868.71 m ²	(3,892.77 평)	26.14%
주용도	단독주택(작업실)			
규모	지상2층			
용적률	20%이하 적용			
건폐율	100%이하 적용			
필지개요	단지명	필지	면적	비고
	A단지	29필지	12099.20	(3,659.99 평)
	B단지	31필지	12868.71	(3,892.77 평)
	합계	60필지	24967.91	(7,552.76 평)

■ Area table by business site – Complex A, Complex B

A단지 필지별 면적표							단위:㎡ (평)
구분	대지 전용면적		공용부분 대지	분양 대지면적		전용률	비고
	M2	평		M2	평		
A단지	1	388.13	(117.41)	265.59	653.72	(197.75)	59.4%
	2	396.88	(120.06)	271.58	668.46	(202.21)	59.4%
	3	396.90	(120.06)	271.59	668.49	(202.22)	59.4%
	4	396.90	(120.06)	271.59	668.49	(202.22)	59.4%
	5	396.90	(120.06)	271.59	668.49	(202.22)	59.4%
	6	396.90	(120.06)	271.59	668.49	(202.22)	59.4%
	7	396.90	(120.06)	271.59	668.49	(202.22)	59.4%
	8	396.90	(120.06)	271.59	668.49	(202.22)	59.4%
	9	399.49	(120.85)	273.36	672.85	(203.54)	59.4%
	10	408.39	(123.54)	279.45	687.84	(208.07)	59.4%
	11	401.23	(121.37)	274.55	675.78	(204.42)	59.4%
	12	429.99	(130.07)	294.23	724.22	(219.08)	59.4%
	13	431.64	(130.57)	295.36	727.00	(219.92)	59.4%
	14	431.64	(130.57)	295.36	727.00	(219.92)	59.4%
	15	431.64	(130.57)	295.36	727.00	(219.92)	59.4%
	16	431.64	(130.57)	295.36	727.00	(219.92)	59.4%
	17	431.64	(130.57)	295.36	727.00	(219.92)	59.4%
	18	431.64	(130.57)	295.36	727.00	(219.92)	59.4%
	19	415.17	(125.59)	284.09	699.26	(211.53)	59.4%
	20	489.24	(148.00)	334.78	824.02	(249.27)	59.4%
	21	495.20	(149.80)	338.86	834.06	(252.30)	59.4%
	22	431.16	(130.43)	295.03	726.19	(219.67)	59.4%
	23	431.16	(130.43)	295.03	726.19	(219.67)	59.4%
	24	435.48	(131.73)	297.99	733.47	(221.87)	59.4%
	25	398.74	(120.62)	272.85	671.59	(203.16)	59.4%
	26	398.21	(120.46)	272.49	670.70	(202.89)	59.4%
	27	408.59	(123.60)	279.59	688.18	(208.17)	59.4%
	28	401.80	(121.54)	274.94	676.74	(204.71)	59.4%
	29	399.10	(120.73)	273.10	672.20	(203.34)	59.4%
	소계	12,099.20	3,660.01	8,279.24	20,378.44	6,164.48	
	합계	12,099.20	3,660.01	8,279.24	20,378.44	6,164.48	

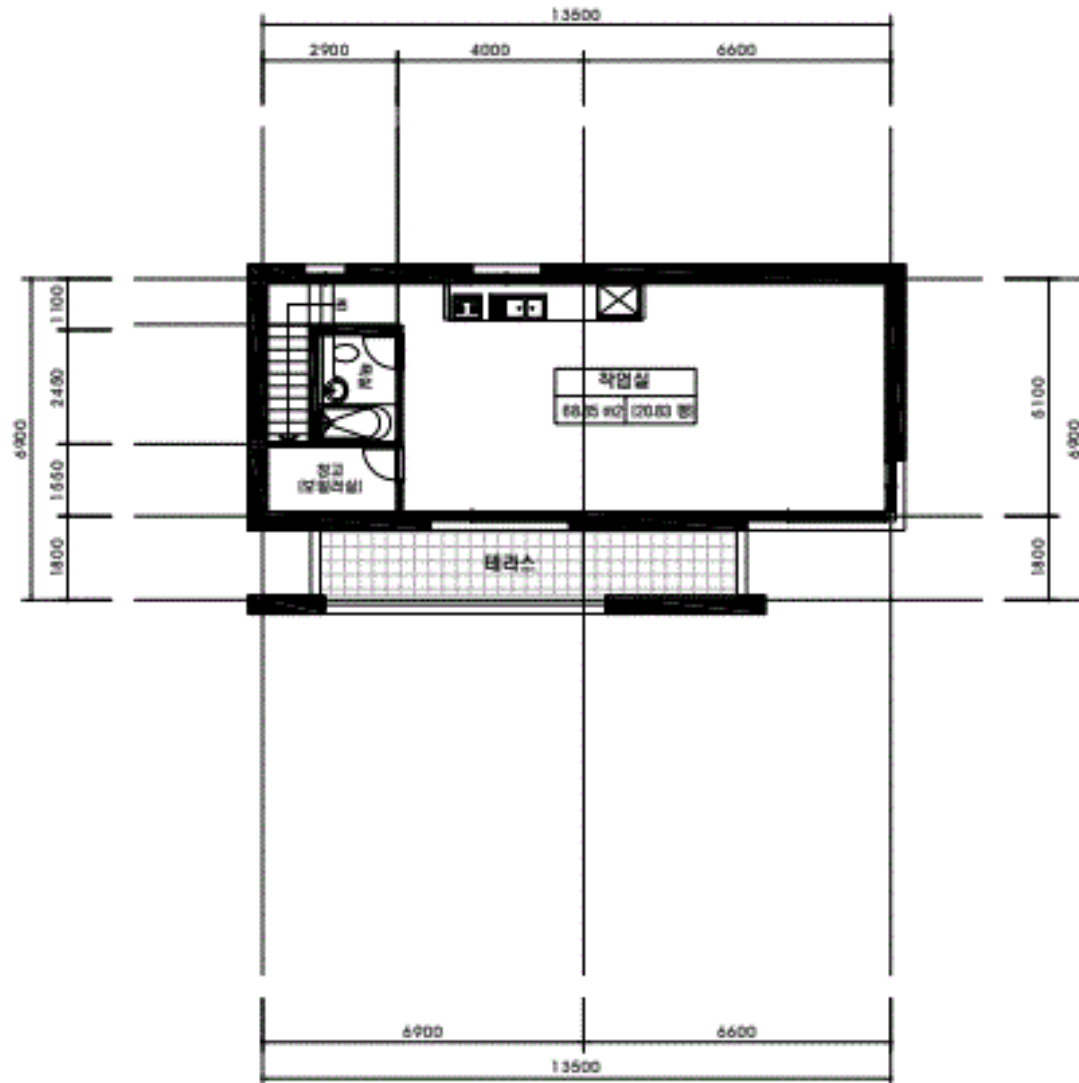
B단지 필지별 면적표							단위:㎡ (평)
구분	대지 전용면적		공용부분 대지	분양 대지면적		전용률	비고
	M2	평		M2	평		
B단지	1	405.03	(122.52)	303.91	708.94	(214.46)	57.1%
	2	405.00	(122.51)	303.89	708.89	(214.44)	57.1%
	3	405.00	(122.51)	303.89	708.89	(214.44)	57.1%
	4	405.00	(122.51)	303.89	708.89	(214.44)	57.1%
	5	405.00	(122.51)	303.89	708.89	(214.44)	57.1%
	6	405.00	(122.51)	303.89	708.89	(214.44)	57.1%
	7	417.21	(126.21)	313.05	730.26	(220.90)	57.1%
	8	405.99	(122.81)	304.63	710.62	(214.96)	57.1%
	9	405.00	(122.51)	303.89	708.89	(214.44)	57.1%
	10	405.00	(122.51)	303.89	708.89	(214.44)	57.1%
	11	522.09	(157.93)	391.75	913.84	(276.44)	57.1%
	12	413.13	(124.97)	309.99	723.12	(218.74)	57.1%
	13	405.00	(122.51)	303.89	708.89	(214.44)	57.1%
	14	405.00	(122.51)	303.89	708.89	(214.44)	57.1%
	15	405.00	(122.51)	303.89	708.89	(214.44)	57.1%
	16	405.00	(122.51)	303.89	708.89	(214.44)	57.1%
	17	439.00	(132.80)	329.40	768.40	(232.44)	57.1%
	18	402.24	(121.68)	301.82	704.06	(212.98)	57.1%
	19	400.27	(121.08)	300.34	700.61	(211.94)	57.1%
	20	400.55	(121.17)	300.55	701.10	(212.08)	57.1%
	21	401.32	(121.40)	301.13	702.45	(212.49)	57.1%
	22	402.10	(121.64)	301.72	703.82	(212.90)	57.1%
	23	402.88	(121.87)	302.30	705.18	(213.32)	57.1%
	24	537.19	(162.50)	403.08	940.27	(284.43)	57.1%
	25	408.36	(123.53)	306.41	714.77	(216.22)	57.1%
	26	405.78	(122.75)	304.48	710.26	(214.85)	57.1%
	27	411.19	(124.38)	308.54	719.73	(217.72)	57.1%
	28	405.89	(122.78)	304.56	710.45	(214.91)	57.1%
	29	412.57	(124.80)	309.57	722.14	(218.45)	57.1%
	30	414.98	(125.53)	311.38	726.36	(219.72)	57.1%
	31	405.94	(122.80)	304.60	710.54	(214.94)	57.1%
	소계	12,868.71	3,892.78	9,656.04	22,524.75	6,813.74	
	합계	12,868.71	3,892.78	9,656.04	22,524.75	6,813.74	

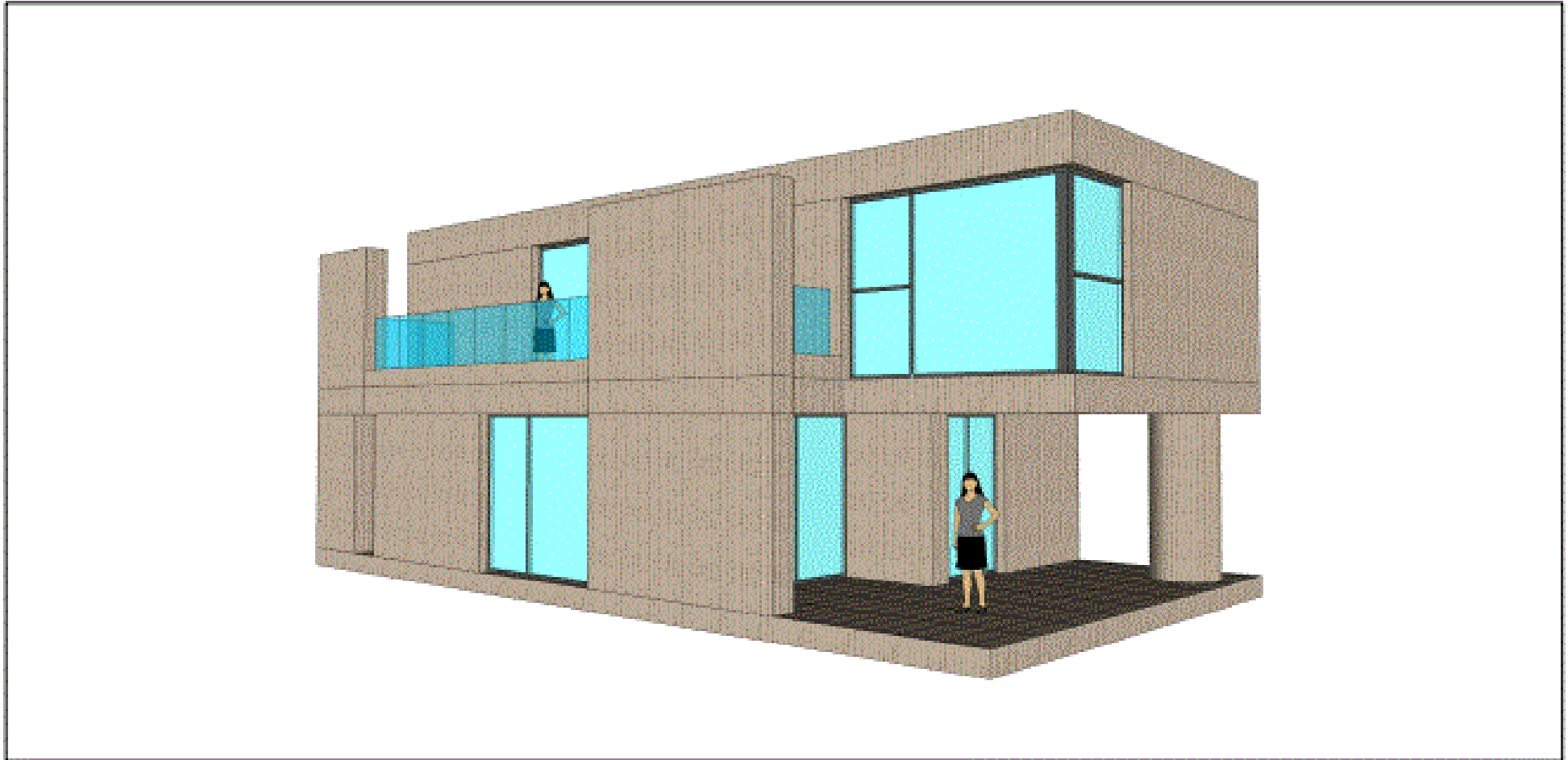
■ GOSUNG HERSIUM SIGNATURE

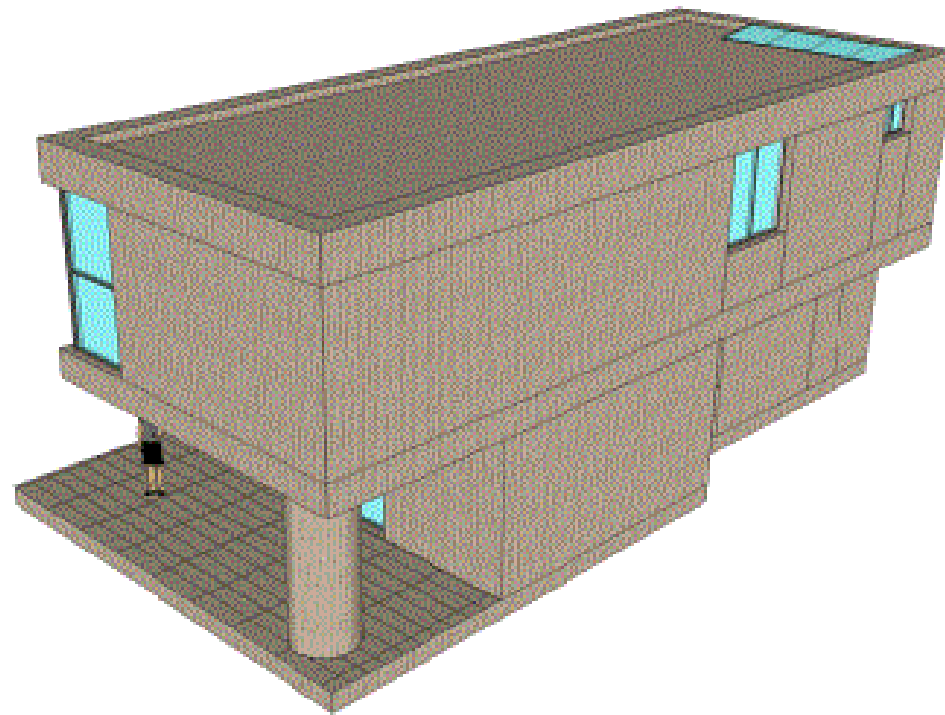


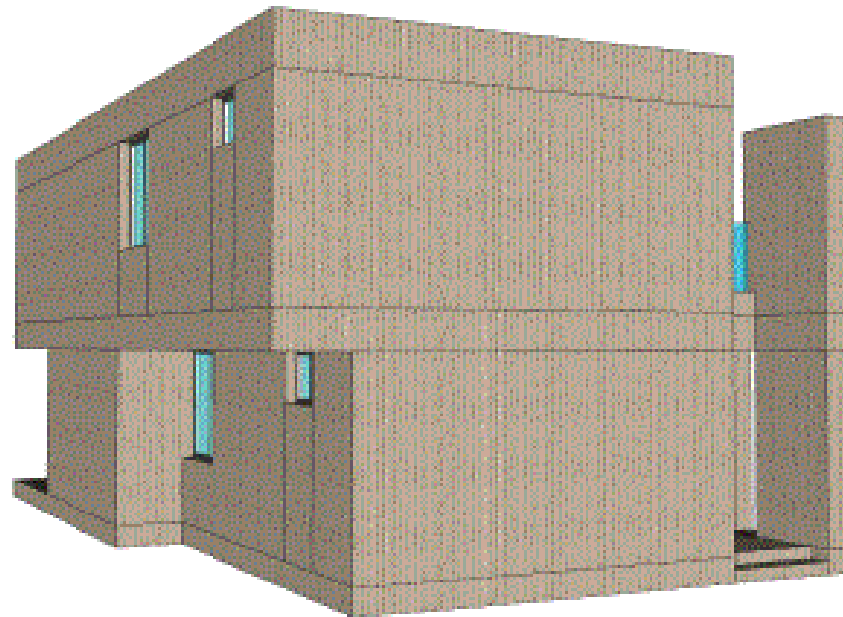
고성 헤르지움 시그니처
GOSUNG HERSIUM SIGNATURE

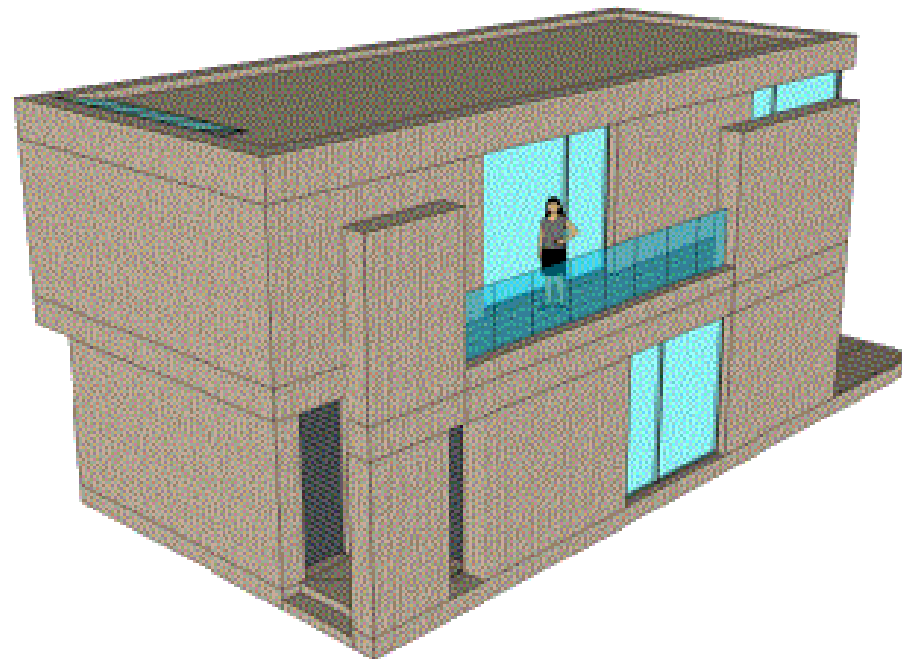
■ Yachon-ri Town House New Construction Project – Type A 2nd Floor Plan (Draft)



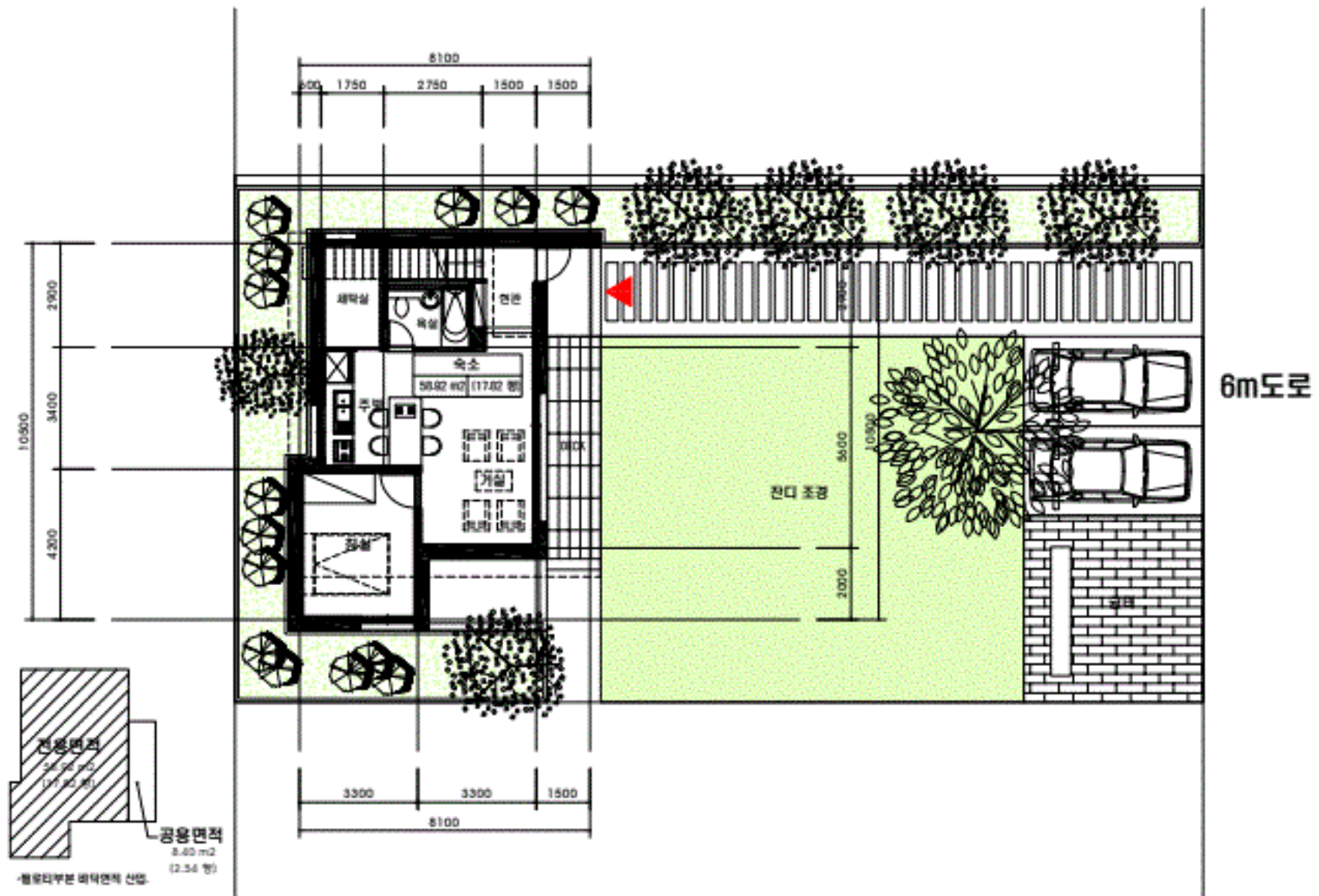




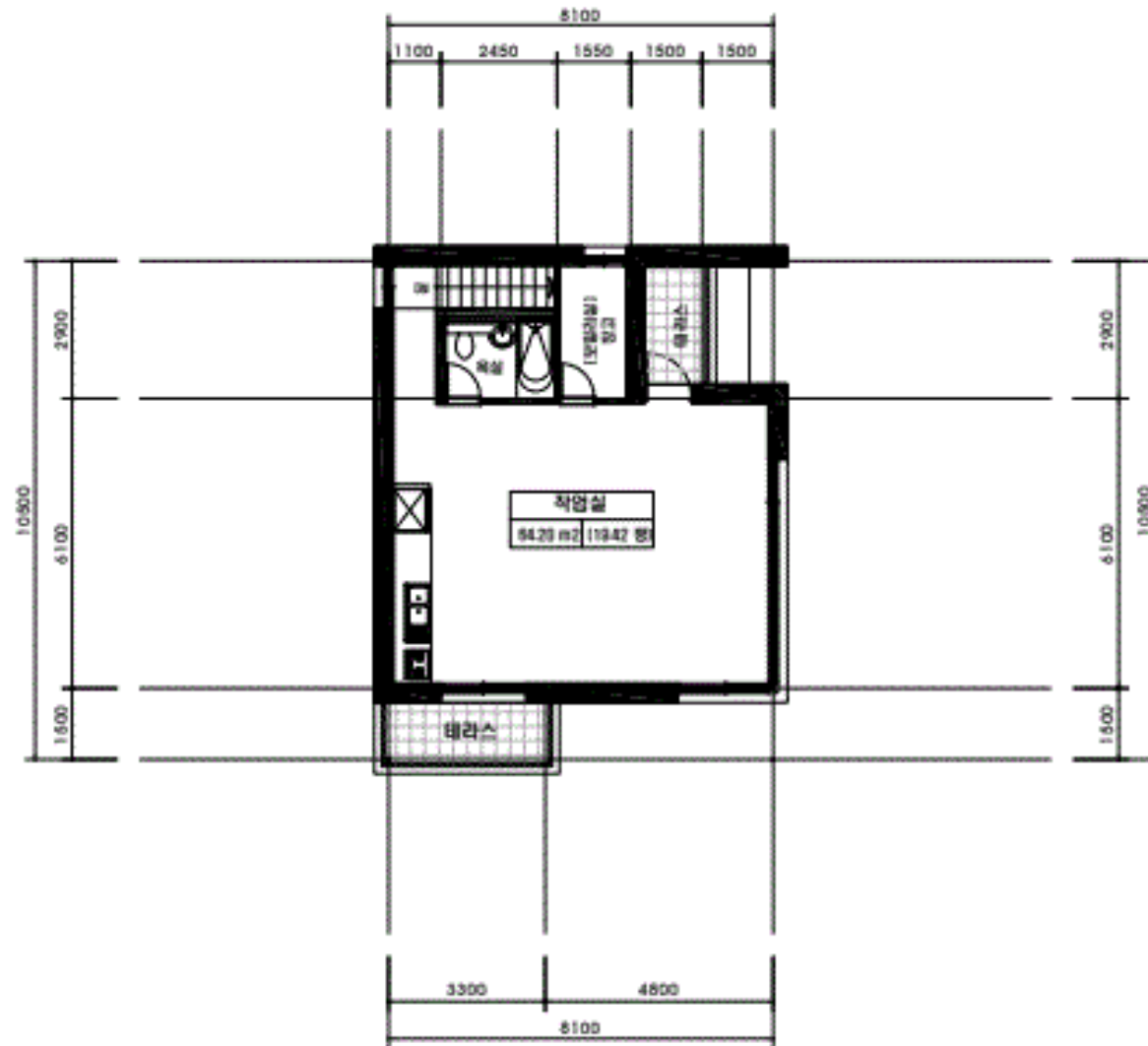


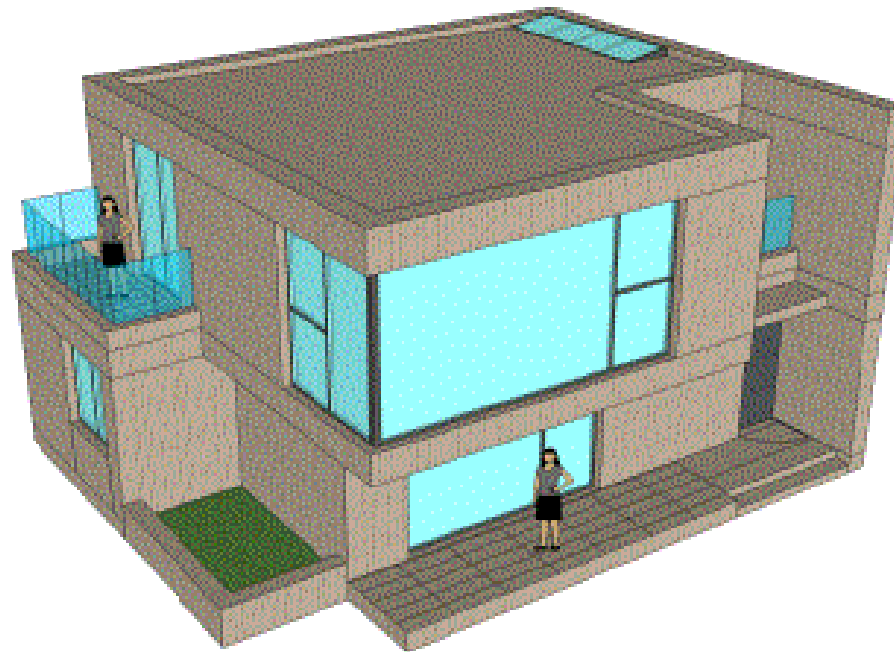


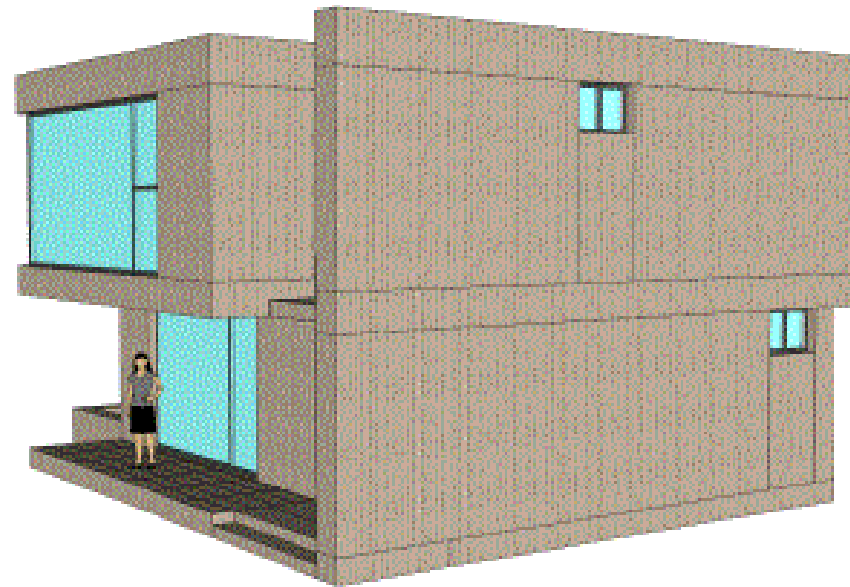
■ Yachon-ri Town House New Construction – B Type 1st Floor Plan

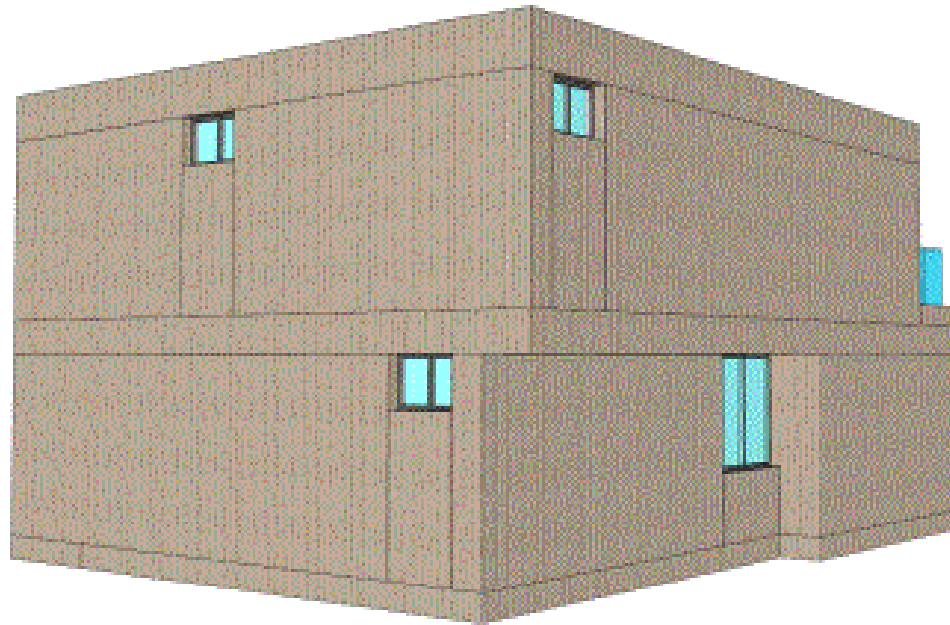


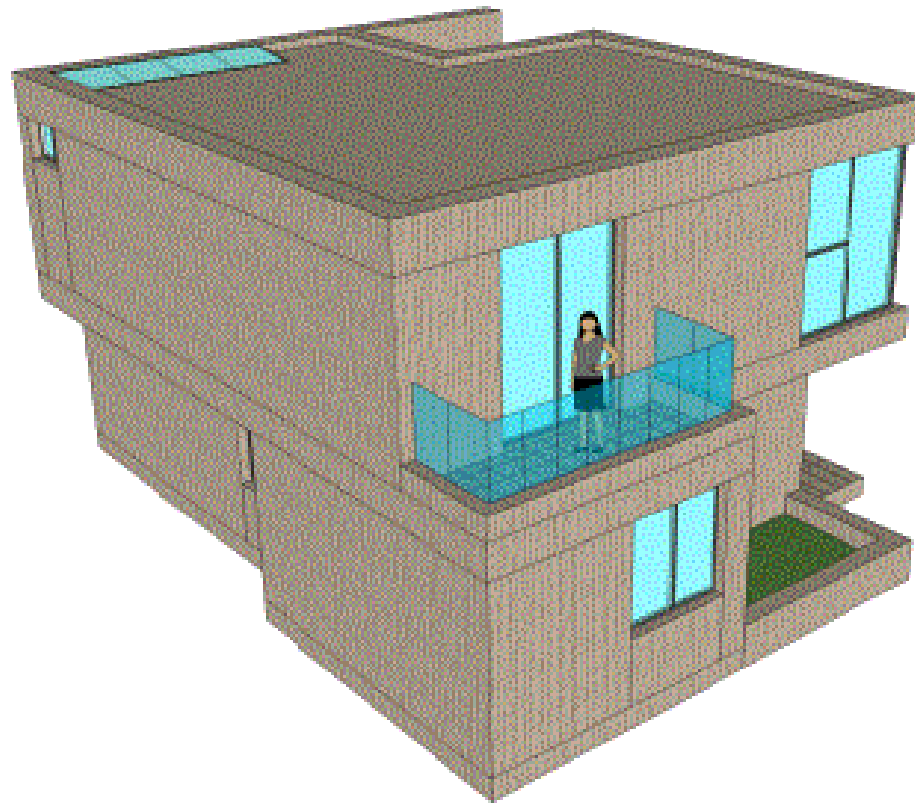
■ Yachon-ri Town House New Construction – B Type 2nd Floor Plan



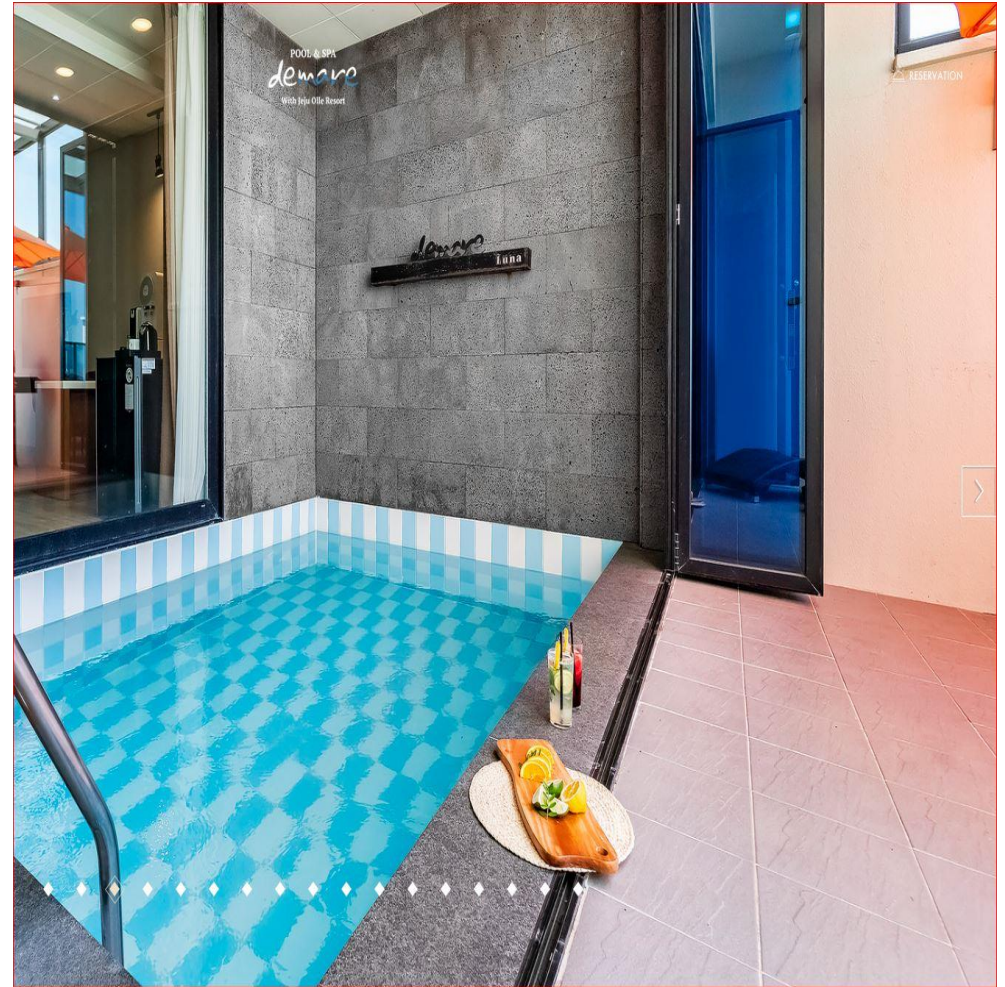




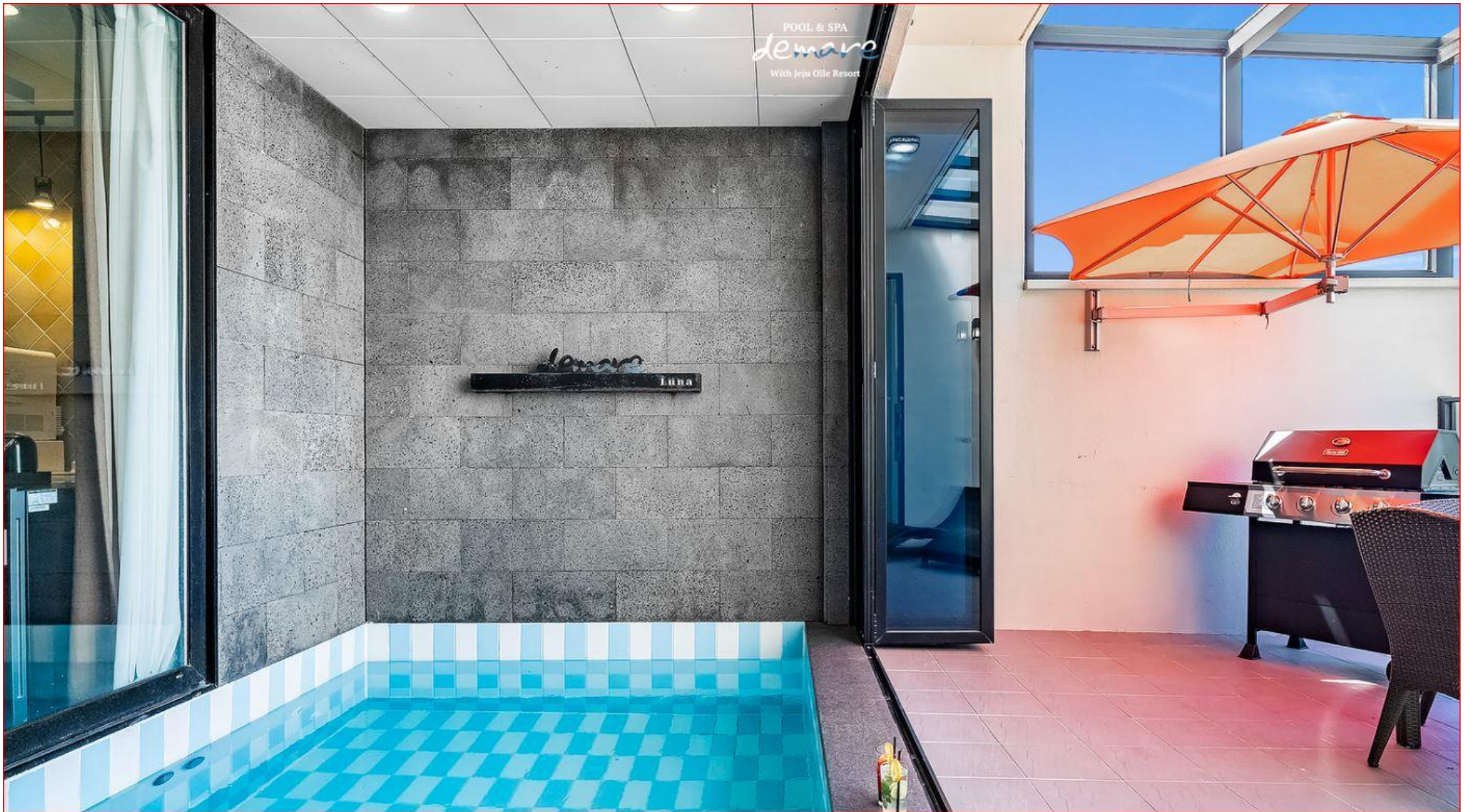




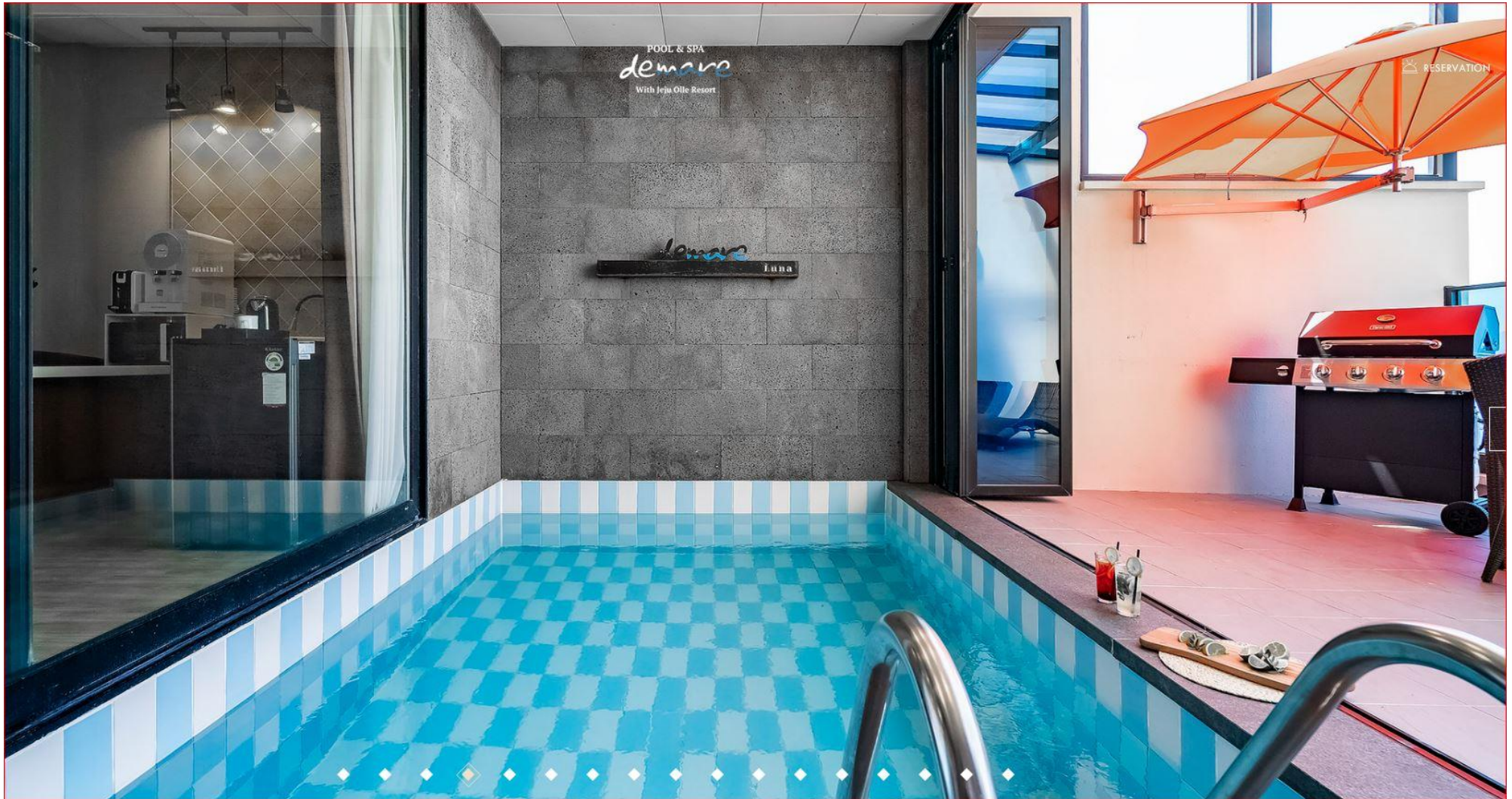
■ Yachon-ri Town House Construction – Image Cut



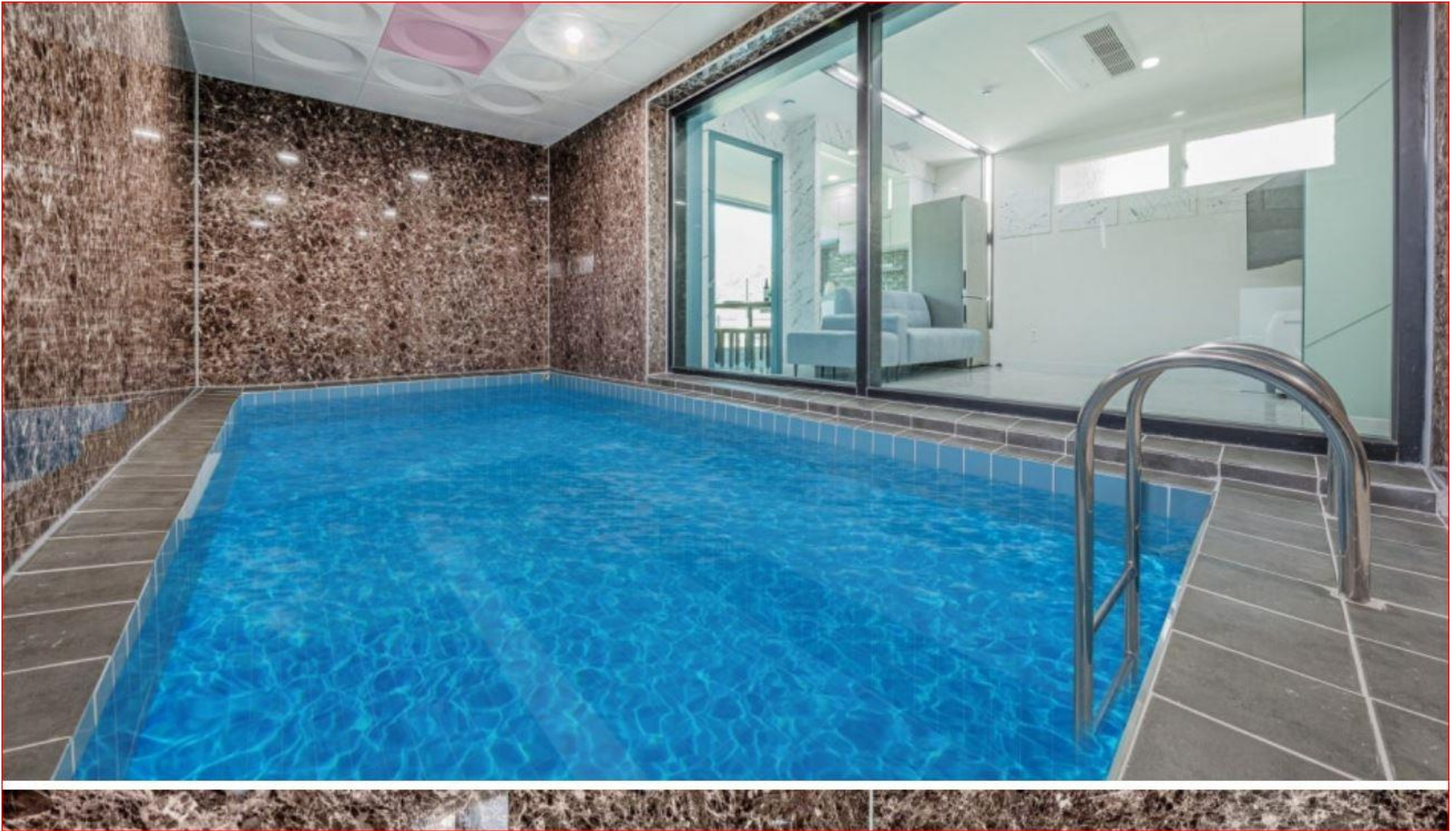
■ Yachon-ri Town House Construction – Image Cut



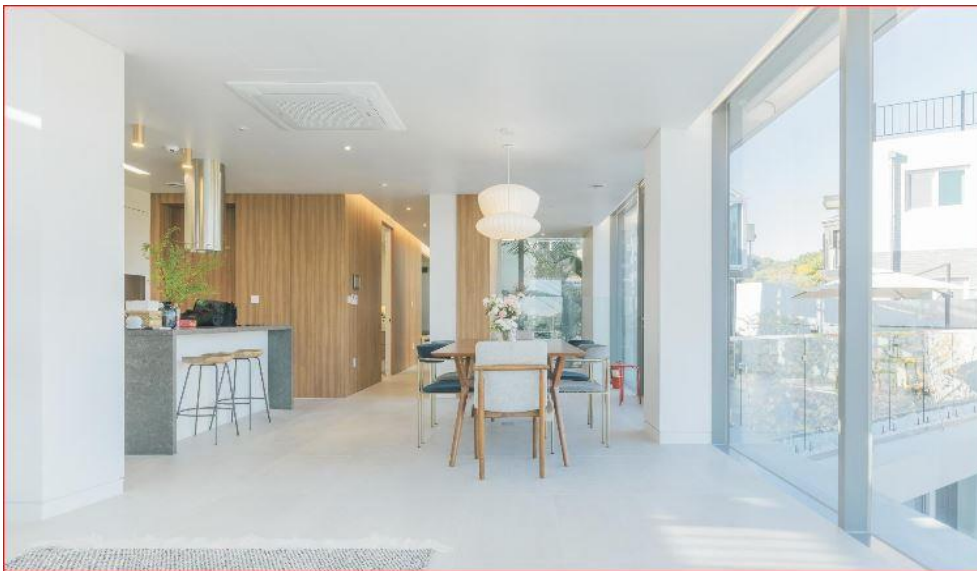
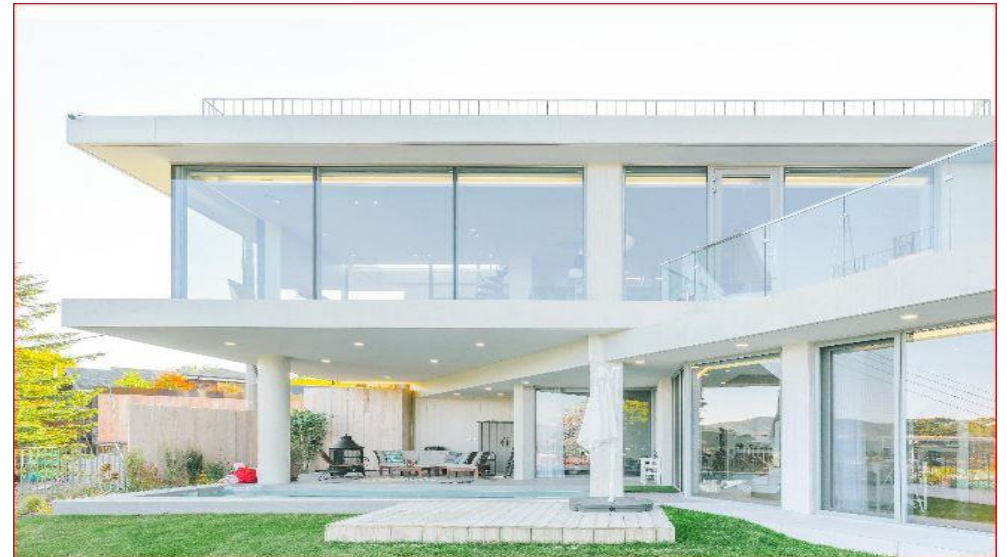
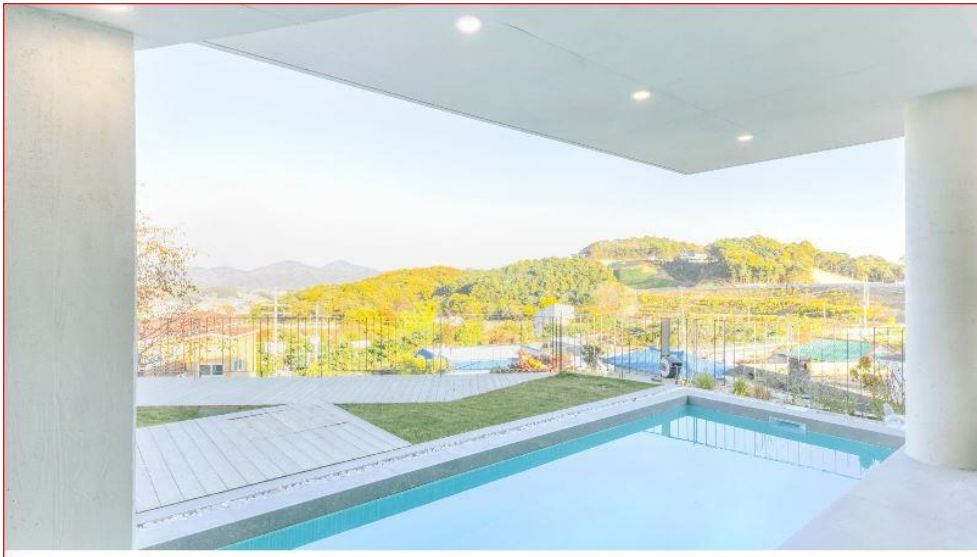
■ Yachon-ri Town House Construction – Image Cut



■ Yachon-ri Town House Construction – Image Cut

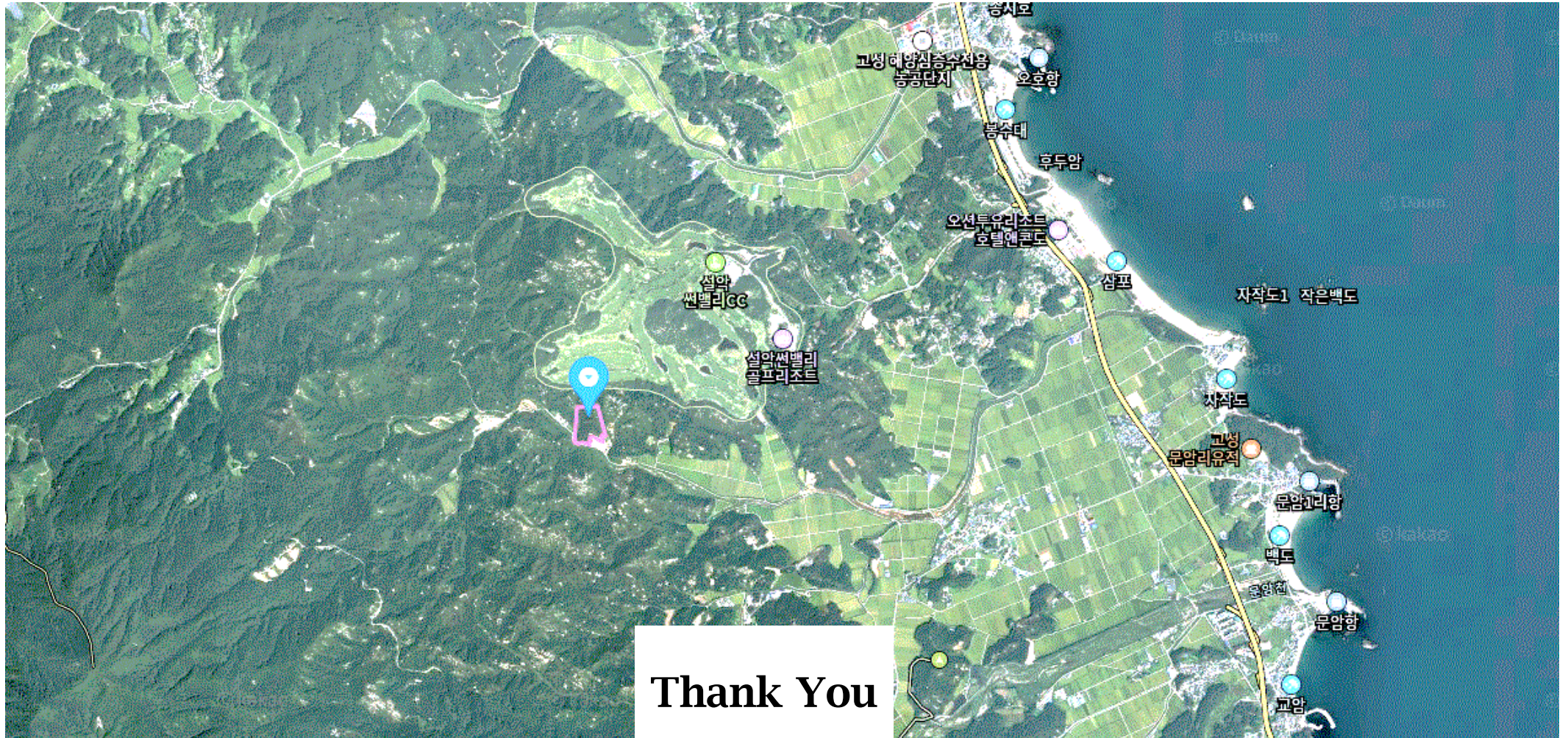


■ Yachon-ri Town House Construction – Image Cut



■ Yachon-ri Town House Construction – Image Cut





Thank You

감사합니다