



# URBIX – Stop Circling. Start Parking.

The AI Coordination Layer for Urban Parking. A synchronized urban parking network that requires **zero hardware**.

# Cities Waste Energy Because Parking Is Unpredictable

## The Parking Problem

Drivers spend **15–25 minutes searching for parking**, accounting for up to **30% of urban traffic**. Every loop adds fuel waste, CO<sub>2</sub> emissions, and congestion.

**150K**

Parking  
events/day

In Lisbon alone

**6.5M**

Liters  
wasted/year

From search driving

**15K**

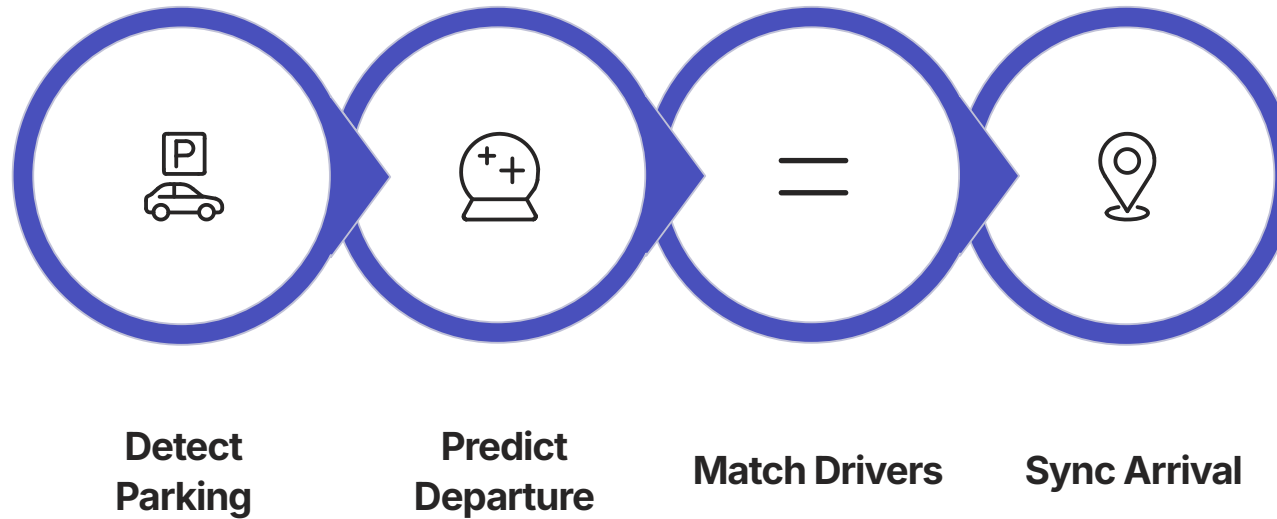
Tons CO<sub>2</sub>/year

Avoidable emissions



# Orchestration of Urban Parking

URBIX transforms parking into real-time coordinated exchanges between drivers — predicting future availability rather than simply discovering empty spaces.



The result: drivers arrive **exactly when a space becomes available**, eliminating search loops entirely.

## Network Effect

More users → better predictions → higher reliability. URBIX becomes the **availability layer of urban mobility** — a daily utility drivers return to for predictable parking.

## Zero Infrastructure Advantage

Unlike sensor-based systems, URBIX deploys instantly in any city using AI and digital coordination alone — no hardware, no installation, no capital-intensive rollout required.

# Others React to Availability. URBIX Predicts It.

## Existing Alternatives

### Payment Apps (EasyPark, ParkNow)

Show availability only *after* spaces are already free — reactive, not predictive.

### Discovery Apps (Parkopedia, SpotHero)

Probabilistic availability based on historical data — no real-time departure prediction.

### Smart Parking Sensors

Expensive infrastructure, slow deployment, and still only reactive — detect occupancy, not departure timing.

## URBIX Advantages

### → Predictive Availability

AI forecasts departure timing before it happens

### → Driver-to-Driver Synchronization

Real-time coordination across parking — matching departing and arriving drivers

### → Zero Infrastructure

No sensors, no hardware, instant city-wide deployment

📄 **New category:** Synchronized urban infrastructure — a space no competitor currently occupies.



# Path to \$1B+ Unicorn: City-by-City Scaling

## Portugal — ~\$80M

Lisbon — 80k · Porto — 60k, MRR = ~\$500k-\$600k

## Spain — ~\$200M

Barcelona — 120k · Madrid — 150k · Valencia — 80k, MRR = ~\$1.4M

## France — ~\$160M

Paris — 200k · Lyon — 80k, MRR = ~\$1.1M

## Germany — ~\$253M

Berlin — 200k · Munich — 120k · Hamburg — 120k, MRR = ~\$1.8M

## Poland — ~\$115M

Warsaw — 120k · Kraków — 80k, MRR = ~\$800k

## USA — ~\$432M

New York — 300k · Los Angeles — 250k · Chicago — 200k, MRR = ~\$3M

# 2.16M users

**Total Target Audience**


Coverage across key European and US urban markets provides more than sufficient base to reach a \$1B valuation

# ~\$1.3B

**Combined Valuation**

# MRR = ~\$9M

$\$1.3B = MRR \times 12 \text{ months} \times 12$

 \$1B starts with dominating key urban markets — one city block at a time.

# ERICEIRA ZONE 01

ERICEIRA, PORTUGAL

One zone. Full liquidity.  
Repeatable. Scalable.

- Residential
- Apartments / Airbnb
- Restaurants & Cafes
- Gyms / POIs
- Parking Availability



### LIQUIDITY GATE

- 4,000 users/km<sup>2</sup>**  
Critical mass achieved
- K-factor > 1**  
Network effects in action
- < 5 min exchange**  
Average time to complete
- Repeat usage**  
Daily exchange behavior
- Zone profitability**  
Positive unit economics

“ We do not launch cities.  
We launch liquidity clusters.”

**DENSITY**  
Win 1 km<sup>2</sup> at a time

**LIQUIDITY**  
Exchange in <5 min

**NETWORK EFFECT**  
More users attract more

**REPEATABILITY**  
Playbook. Not hope.



# Successful Exchanges: The KPI That Scales Urbix

Every city contains many zones.  
Every zone runs the same 5 liquidity wedges.

4,000

Active Users

1 Mature Zone

1,333

Successful Exchanges / Day

40,000

Successful Exchanges / Month

A **Successful Exchange** is defined as: matched driver + synced arrival + completed parking handoff.

## Liquidity Wedges



**P2P Street Exchange (467/day)**

Instant driver-to-driver handoffs ignite marketplace liquidity.



**Restaurants & Hospitality (200/day)**

Captures peak-hour parking turnover with high transaction density.



**Gyms & Recurring POIs (133/day)**

Creates habitual parking routines and drives repeat weekly usage.



**Residential Communities (333/day)**

Unlocks idle private parking supply, stabilizing recurring neighborhood liquidity.



**Tourist Apartments (200/day)**

Converts visitor parking stress into demand for high-intent exchanges.

## Portfolio Scale

540

Mature Zones

720K

Successful Exchanges / Day

21.6M

Successful Exchanges / Month

**"Win one dense zone. Repeat globally."**

POI → Zone → District → City → Country

# Business Model — Multiple Revenue Streams, High Margins



## Parking Coordination Fee

€0.75 per exchange

Typical user: 10 exchanges/month → **€7.50/user/month**. Low friction, high frequency.



## Subscription Plan

€10–20/month

For frequent urban drivers seeking unlimited predictive parking and priority coordination.



## Municipal Data Licensing

City revenue

Cities pay for curb turnover, congestion patterns, and demand insights to improve parking policy and planning.



## Urban Mobility Analytics

City & operator data

Insights on curb turnover, congestion patterns, and charging demand — valuable to municipalities and planners.

**€2-3**

**CAC**

Low-cost acquisition via ecosystem partnerships

**85%**

**Gross Margin**

Pure software coordination model

**€7.5**

**ARPU/month**

Per active coordinated driver



## Environmental Impact

# Eliminating Congestion at the Source.

**7,600 Tons CO<sub>2</sub>**

Eliminated per year in a single mid-sized city

**15% Traffic Reduction**

Less overall urban traffic volume from reduced search behavior

**Zero Infrastructure**

No municipal spending, no concrete, no sensors required

**50% Search Reduction**

Immediate ESG impact from cutting parking search behavior in half

# Built by Platform Operators. Scaled by Marketplace Builders.

Two co-founders lead product execution and marketplace scaling. A senior execution bench builds the AI coordination layer, GTM, reliability, and infrastructure.

## Senior Execution Bench

9 senior operators and engineers covering the full stack from GTM to reliability.



### Andrii Mandryk Co-Founder & CEO

**Product, platform execution, infrastructure.** Built telecom infrastructure systems and digital healthcare / insurance platforms used by millions. Leads Urbix product, platform execution, and city rollout discipline.

“Execution DNA”



### Yaroslav Ivanenko Co-Founder & Investor

**Marketplace strategy and scaling.** Co-founder and former CPO of Helsi, one of Eastern Europe’s largest healthtech platforms. Leads marketplace strategy, liquidity playbook, and expansion model.

“Marketplace scaling DNA”

## THE TEAM

### Operations

1 Head of Operations

### Growth

1 Head of Marketing

### AI + Architecture

1 Head of AI & Systems Architect

### Engineering

1 Senior Front-End Developer  
2 Senior Back-End Developers  
1 Senior Full-Stack Developer

### Quality + Reliability

1 Senior QA Engineer  
1 Senior DevOps & SecOps

“Built to execute the zone-by-zone liquidity playbook.”



## The Ask

# €4.8M Seed to Win Iberia Zone by Zone

18-month runway to turn Lisbon proof into a repeatable Iberian liquidity network.

**€4.8M**

### Seed Round

Securing the capital for Iberian market dominance

**18**

### Months Runway

Strategic operational period across Iberia

**5**

### Cities

Lisbon · Porto · Barcelona · Madrid · Valencia

**~€1.9M**

### MRR Run-rate

Expected at target density across Iberia

## What This Round Buys

**123**

### Liquidity Zones

Establishing market presence across key urban areas

**163K**

### Successful Exchanges / Day

Achieving critical mass for network effects

**4.9M**

### Successful Exchanges / Month

Consistent, high-volume transactions proving scalability

A **Successful Exchange** is defined as: matched driver + synced arrival + completed parking handoff.

## Use of Funds

- 1 70% — AI Coordination Layer**  
Prediction models, exchange reliability, product scale
- 2 30% — Hyper-local GTM**  
Zone activation, communities, apartments, restaurants, gyms

**One zone proves liquidity.  
Iberia proves repeatability.**

Zone → District → City → Country