



INVESTMENT PASSPORT



BERDYCHIV CITY
TERRITORIAL COMMUNITY
Zhytomyr region
Ukraine, 2023

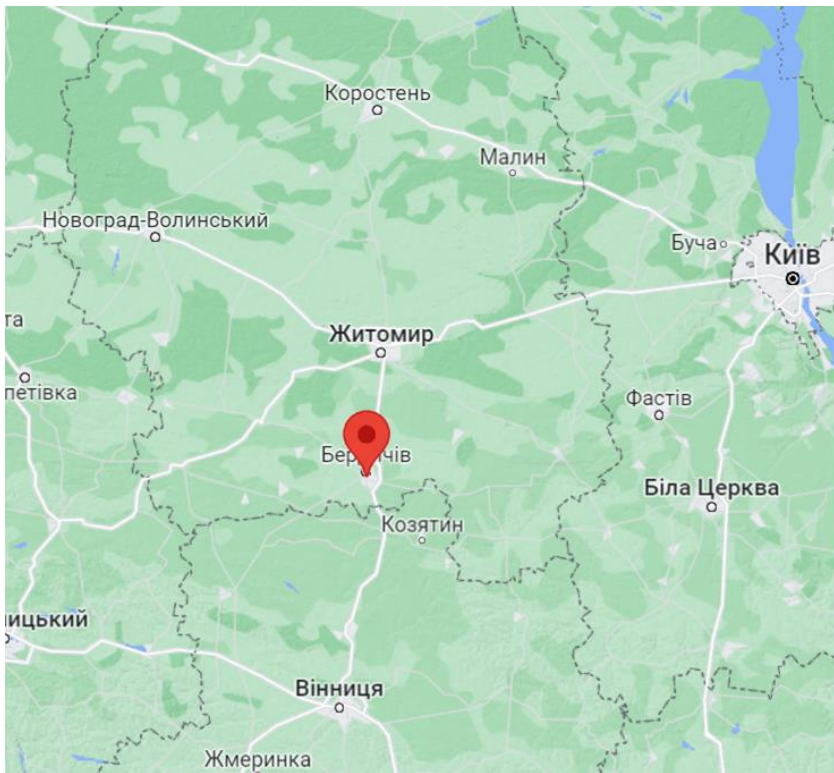


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GENERAL INFORMATION



74.5

Population,
thousand people



82.89

Community area,
sq. km



3

Number of settlements



The administrative center
Berdychiv city



GENERAL INFORMATION

Distances from Berdychiv

Kyiv	180 km / 2 h 25 min
Koziatyn	35 km / 35 min
Zhytomyr	41 km / 40 min
Rivne	229 km / 2 h 55 min
Vinnytsia	88 km / 1 h 20 min
Bila Tserkva	133 km / 2 h 05 min
Khmelnyskyi	166 km / 2 h 15 min
Uman	230 km / 3 h 10 min



FACTORS OF INVESTMENT ATTRACTIVENESS



Investment
objects



Natural
resources



Location



Business
infrastructure



Cultural
heritage



Human
capital and
social
infrastructure



Local
business



Business
facilitation tools



Strategic
documents



Community
image



1



INVESTMENT OBJECTS



1

INVESTMENT OBJECTS

- **Berdychiv, Shkirianykyv str.**
- **6.0 ha**, for production needs
- Ownership: **communal**
- Cad. № **1810400000:01:014:0022**
- Distance to networks: electricity, gas – **500 m.**, water supply and sewerage – **on the territory**
- Distance to the road **M21 – 3,000 m.**
- Site coordinates: [49°54'39.2"N 28°35'38.5"E](#)
- **For sale or rent**



The land plot

- **Berdychiv, Bilopilska str.**
- **19.353 ha**, for the placement, construction, operation and maintenance of buildings and structures of energy generating enterprises, institutions and organizations
- Ownership: **communal**
- Cad. № **1810400000:01:010:0114**
- Power supply, water supply, sewerage, gas supply networks – **on the territory**
- Distance to the road **M21 – 1,000 m.**
- Site coordinates: [49°53'15.3"N 28°37'41.5"E](#)
- **For sale or rent**



The land plot



1

INVESTMENT OBJECTS

- Berdychiv, Korolenka str.
- **0.7 ha**, for production needs
- Ownership: **communal**
- Distance to networks: electricity supply – **100 m.**, water supply - **on the territory**
- Site coordinates: [49°54'00.7"N 28°35'57.2"E](#)
- **For sale or rent**
- **It is possible to form a land plot in accordance with the investor's needs**



The land plot



The land plot

- Berdychiv, Vladyslava Bukovynskoho str.
- **9 ha**, for production needs
- Ownership: **communal**
- Distance to the networks: electricity – **500 m.**, water supply - **on the territory**, gas supply – **100 m.**
- Site coordinates: [49°54'13.8"N 28°36'32.3"E](#)
- **For sale or rent**
- **It is possible to form a land plot in accordance with the investor's needs**



INVESTMENT OBJECTS



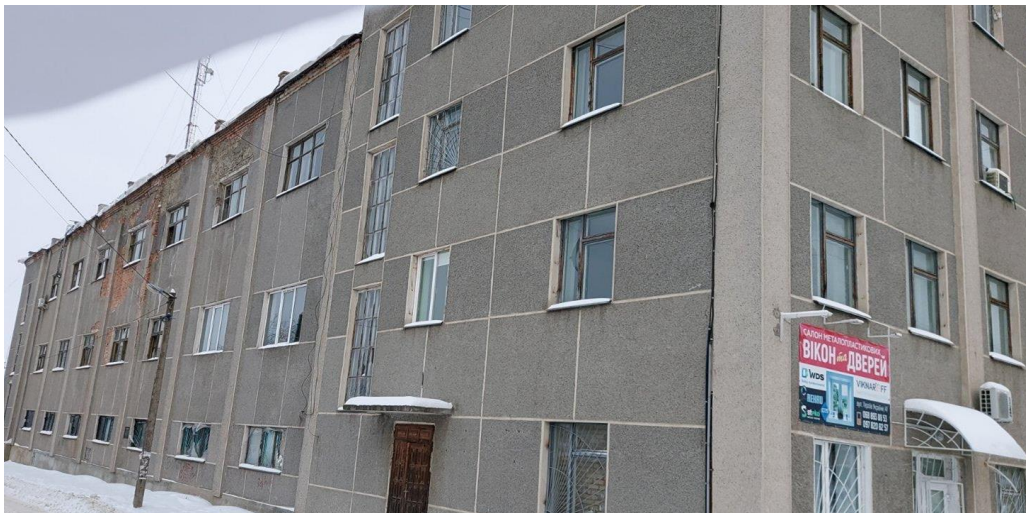
Office and production building

- Berdychiv, 10a Vatutina St.
 - The area of the building is **6.6 thsnd. sq. m, 6 floors, built in 1997**
 - Land plot of **0.5 hectares (communal ownership)**
 - Cad.. № **1810400000:01:003:0092**
 - Coordinates: [**49°55'09.9"N 28°36'20.3"E**](#)
- Ownership: **communal**
 - **Electricity, water, sewerage – available**
 - **Own transformer substations: 2**
transformers with capacity 660 kW and 100 kW
 - Access road – **asphalted**
 - **For sale or rent**



INVESTMENT OBJECTS

Building and land plot of a soft drink production factory



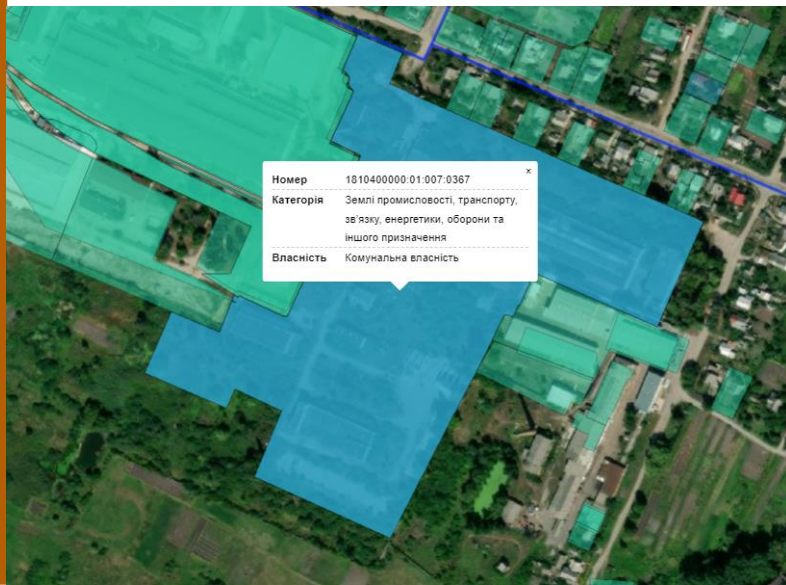
- Berdychiv city, Liliyi Karastoiانovoyi str., 22
 - The area of the building is **7 thsnd. sq. m, 3 floors, built in 1978**
 - Land plot of **1.42 hectares (communal ownership)**
 - Cad. № 1810400000:01:021:0071
 - **Located in the central part of the city**
- Ownership: **communal**
 - Electricity, water, gas supply, and sewage disposal are available. **Own artesian well**
 - Access road – **asphalted**
 - **For rent (whole or separate building)**



INVESTMENT OBJECTS

Building and land plot of a former furniture factory

- Berdychiv city, Bukovynskoho str., 1A
- The area of buildings is **16.8 thsnd sq. m, 14 buildings and constructions**
- Land plot of **7.6 hectares (communal ownership)**
- Cad. № **1810400000:01:007:0367**



Номер	1810400000:01:007:0367
Категорія	Землі промисловості, транспорту, зв'язку, енергетики, оборони та іншого призначення
Власність	Комунальна власність

- Distance to the road **M21 – 7,000 m.**
- Ownership: **communal**
- Gas supply, water supply – available
- Access road – **asphalted**
- **For sale**



2



NATURAL RESOURCES



Relief of the territory and ecology

- Geomorphologically, the city is located in the western part of the Prydniprovskya upland and belongs to the Ukrainian Polissia area.
- The relief of the elevated plain is characterized by a significant contrast in elevation and a relatively dense network of deep gullies.
- **An ecological center for the education of children and youth** successfully operates in the community.
- The waste sorting line of the waste processing plant with **a design capacity of 30 thousand tons** of solid waste per year is in operation.

Climate

- The climate of the community is **temperate continental, mild.**
- There is about 627 mm of precipitation per year.
- The average annual wind speed is **3.5 m/sec.**
- The seismicity of the area is **less than 6 points.**
- The clearest weather starts on April 20 and lasts for **5.5 months.**

2





Water resources



Soils

NATURAL RESOURCES

- The **Hnylopyat River** flows through the community that is the main waterway of the community.
- The total length of the river is **99 km** and the catchment area is **1,410 sq. km**.
- The river is used for household needs and **recreation**.
- The most common soils are **powerful low-humus black soil (chernozem)**. Carbonate and leached varieties occur in combination with it.
- A smaller area is occupied **by light gray, dark gray, and podzolic black soils**.
- Average soil fertility is **45-66 points**.



3

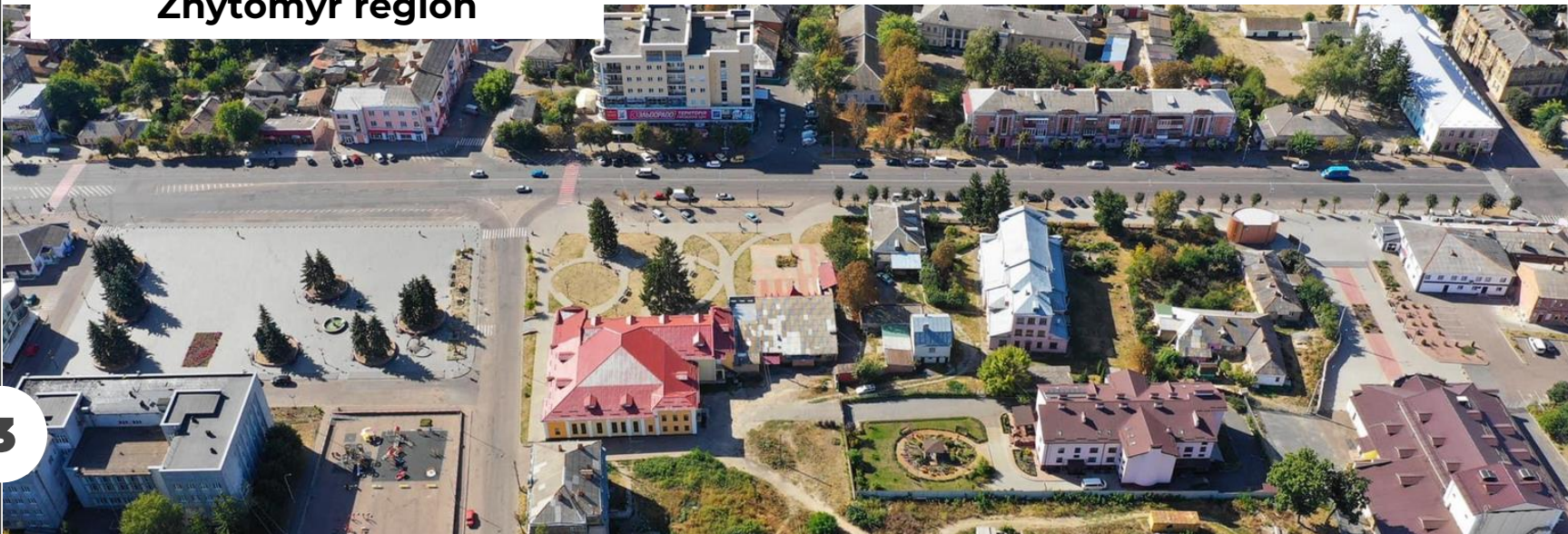


LOCATION



Zhytomyr region

LOCATION



- The community is located in the northern part of the right bank of Ukraine.
- It borders with **Vinnytsia region**.
- **It is located 600 kilometers away from the active combat zone.**
- The community **attracts** Ukrainian and foreign tourists with its tourist destinations (**about 70 thousand per year**).
- The average height above sea level is **250 meters**.



BUSINESS INFRASTRUCTURE



BUSINESS INFRASTRUCTURE

- There are **9 private office centers** in Berdychiv city, where it is possible to rent premises for various purposes for a shop, hairdresser and other activities.

Office centers



Storage facilities

- The community has several private storage facilities (**category "C"**) where it is possible to rent space **for various purposes**.
- The total area of the facilities is **more than 4,000 square meters**.
- An elevator complex** for receiving, storing and shipping grain is also located in the community.



BUSINESS INFRASTRUCTURE

- The international highway **M21 Vystavychi - Mohyliv-Podilskyi** and highways to **Zhytomyr, Vinnytsia, Liubar, Khmilnyk, and Bila Tserkva** pass through the city.
- Berdychiv has an **important railway junction-station of 2nd class**.
- The city has an extensive passenger transport system with **22 city bus routes**.
- The community has private sewage treatment facilities.
- The installed capacity is **19,000 m³ per day**.
- It is possible to connect new production facilities to the sewerage network.



Transport infrastructure



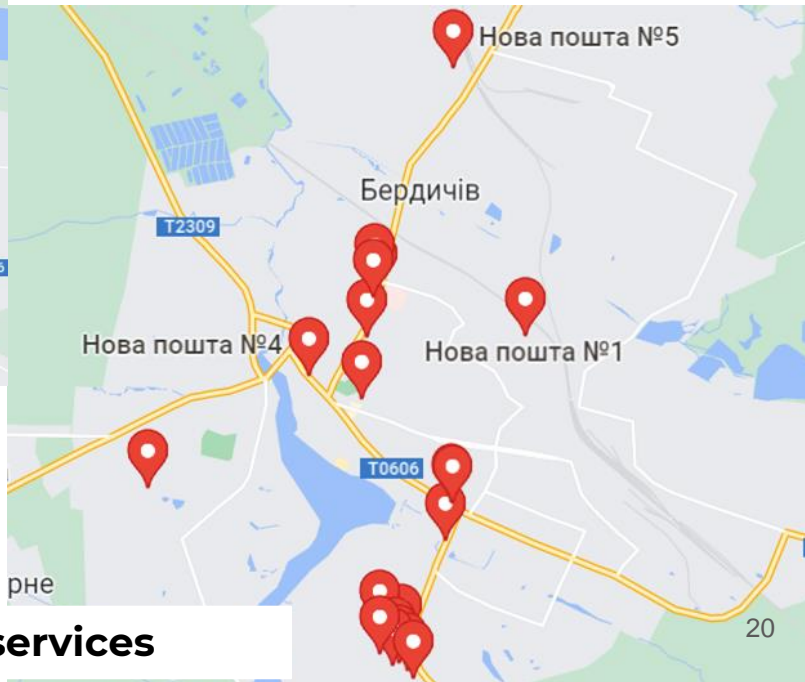
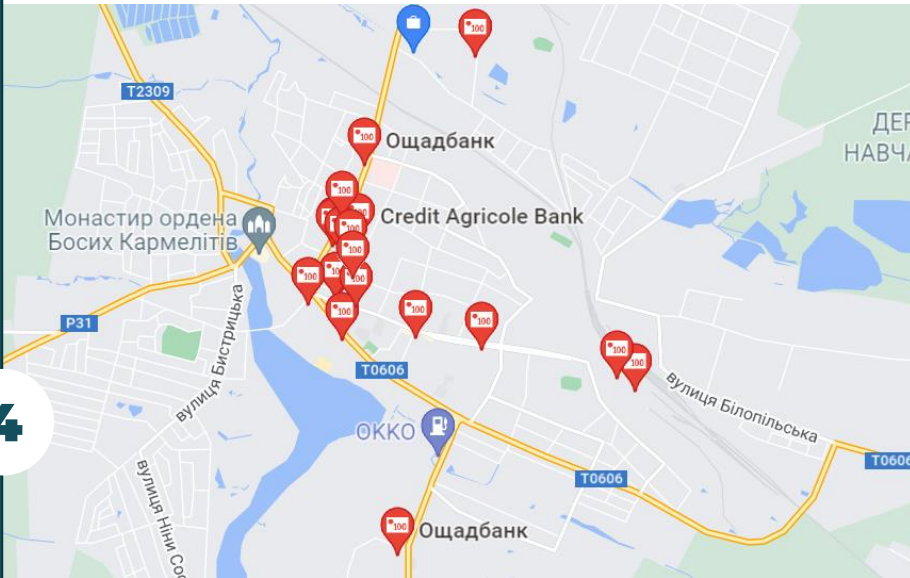
Treatment facilities



BUSINESS INFRASTRUCTURE

Banking institutions

- Banking services in the city are provided by **6 banking institutions**, which have a network of **10 branches** in different neighborhoods of the city.



- The community has an extensive network of delivery service branches.
- The main services are presented (**Ukrposhta, Nova Poshta, MEEST, Deliveri**)

Delivery services



5



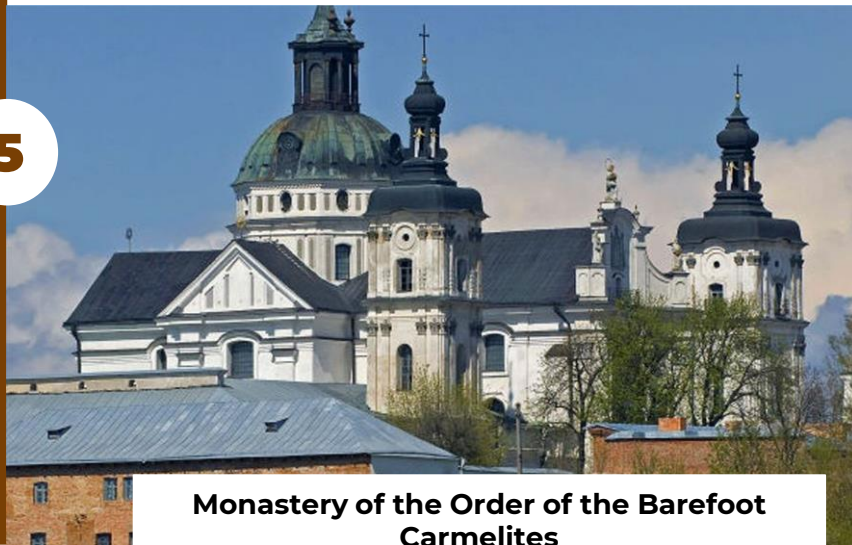
CULTURAL HERITAGE



CULTURAL HERITAGE

- Monastery of the Order of the Barefoot Carmelites **was built in 1642 by Janusz Tyszkiewicz.**
- The church of the monastery houses **the miraculous Icon of the Mother of God** of Berdychiv (about **18,000 believers** make pilgrimages to it annually).
- **The Museum of the History of Berdychiv and the Museum of Joseph Conrad (the master of the Sea Novel)** are located on the territory.

- The theater is located in a historic building **(built in 1908)**, which has the status of an architectural monument of local importance. This handsome building remembers dozens of historical events and figures.
- **After the reconstruction, in 2018**, the Berdychiv Theater began its revival, which has already been attended by more than **20,000 spectators.**



Monastery of the Order of the Barefoot Carmelites



Musical and dramatic theater on Yevropeyska str.



5



Church of St. Barbara

- An architectural monument of national importance. It was built in the Baroque style in the **mid-18th century** on the site of an old wooden building. The church gained world fame when **Honoré de Balzac married Evelina Hanska** there on March 14, 1950.

CULTURAL HERITAGE



The Jewish cemetery

- The cemetery was founded in the late **18th century**. The last burials date by November **1973**.
- Here is the tomb of **Levi Yitzhak Ben Meir, the most famous Hasidic tzaddik**. The tomb is a place of mass pilgrimage from people all over the world (**50 thousand believers annually**).



6



HUMAN CAPITAL AND SOCIAL INFRASTRUCTURE



HUMAN CAPITAL AND SOCIAL INFRASTRUCTURE

- The community has **74.5 thousand residents**. 60% of residents are able-bodied.
- The unemployment rate is **1.2%**, or **867 people** (mostly working professionals).
- The average salary level is **25% lower** than in **Zhytomyr**.

Able-bodied population

- 3 colleges provide professional training for specialists (**more than 2,000 students in technical, educational and medical fields**)
- **3 technical vocational education institutions** (**more than 600 students** of various specialties: turner, painter, electric welder, plasterer, tailor, cutter, etc.)

Education and training of specialists





HUMAN CAPITAL AND SOCIAL INFRASTRUCTURE



Sport

The development of physical culture and sports in the community is promoted:

- **2 children's and youth sports schools with 11 branches of various kinds of sport and invasive sport;**
- **boarding school with sports trainings ;**
- a city **swimming pool**;
- **2 stadiums;**
- **International High Jump Tournament of V.O. Lonsky Memorial** is held annually, where new records are set.



Healthcare

The community health care system is **represented by:**

- Communal Enterprise **“Berdychiv City Hospital”** (170 doctors and about 7,000 patients treated in 2021);
- The Women's Center works within the hospital, where **more than 700 children** are born annually;
- Communal Enterprise **"Primary Health Care Center»;**
- **7 outpatient clinics of family medicine.** ²⁶



7



LOCAL BUSINESS



LOCAL BUSINESS



Industry

The major place in the structure of community's industry takes **processing industry**, which accounts to **94.7%**, including:

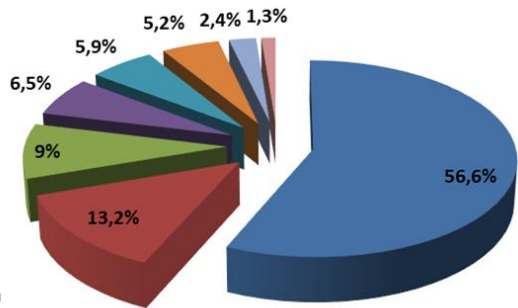
- **39.4%** food and beverage production (**“Berdychiv Brewery Plant” LLC, “Three Bears” (Try Vedmedi) LLC, “Miasovyta” LLC, and others**);
- **20.4%** textile production, production of clothing, leather, leather goods and other materials (**PrJSC “Berdychiv Clothing Factory”, JV LLC “Rif-1” and others**);
- **13.0%** mechanical engineering (**Berdychiv Machine Building Plant “Progress” JSC**) and wood products manufacturing (**“Dniprowood” PJSC**).



- During 2021, exports of goods were carried out to **32 countries**.
- **Beer Festival** was founded in the community.



Industry structure of small business



- wholesale and retail trade (56,6%)
- providing various types of services (13,2%)
- other (9%)
- IT sector (6,5%)
- production and repair (5,9%)
- transportation (5,2%)
- real estate operations (2,4%)
- agriculture (1,3%)

LOCAL BUSINESS

- More than **3,600 individual entrepreneurs** (the number of individual entrepreneurs increased by **169** people in the first half of 2022)
- Small businesses provide more than 95% of community services.**



Attracted investments by the community

- 29** enterprises with foreign investments operate in the community.
- 16 countries** invest in the Berdychiv community.
- 14.8 million USD.** Foreign direct investment attracted to the city's economy (**2nd place in the region**).
- The largest volume of foreign investment, **41%**, is concentrated in the city's industry. 29



8



BUSINESS FACILITATION TOOLS



BUSINESS FACILITATION TOOLS

- Entrepreneurs are **exempt from paying rent** for municipal property for the duration of martial law.



- **Distributors of outdoor advertising are exempted** from paying for the temporary use of advertising space owned by the city of Berdychiv for the duration of martial law.



9



STRATEGIC DOCUMENTS



STRATEGIC DOCUMENTS

Small and Medium Enterprise Development Program

- **The Program for the Development of Small and Medium Enterprises** of the Berdychiv City Territorial Community for 2022-2025 was approved on February 10, 2022.
- Link to the [Program](#).
- **The Community Development Strategy is being developed.**

Brand book

- **A community logo** was developed.
- Elements of the brand book are used in materials to strengthen and distinguish our community brand from others.
- [Link](#)

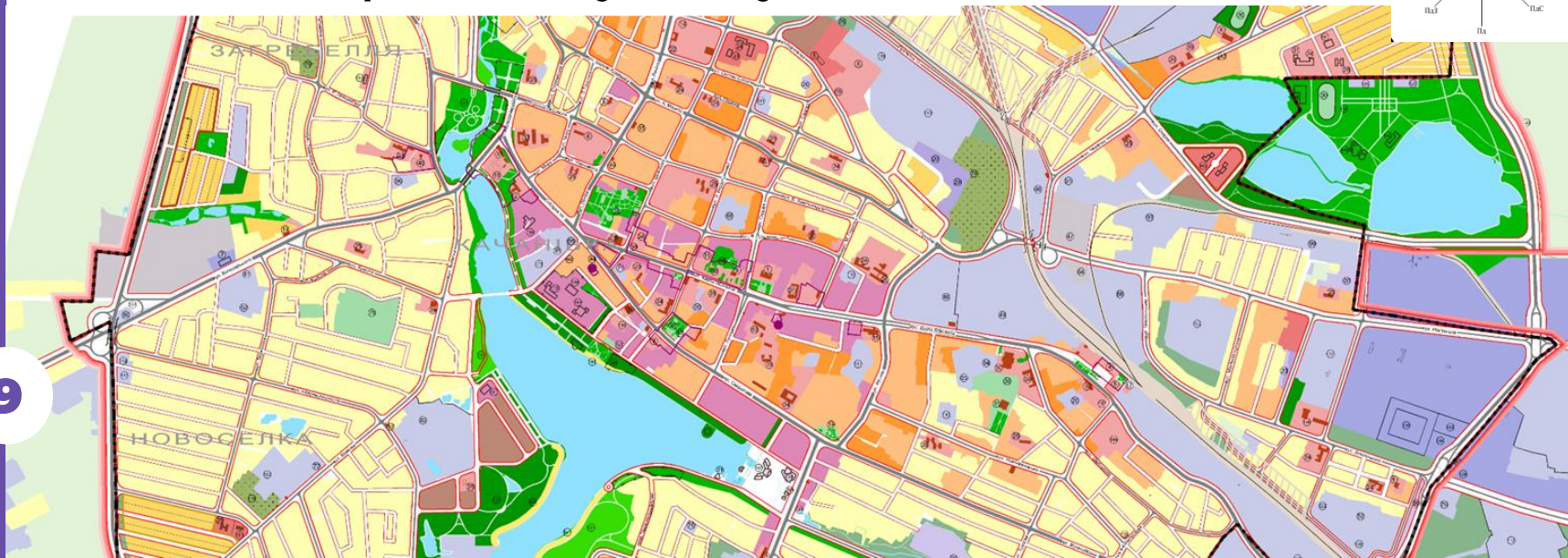


BERDYCHIV
Time to feel



STRATEGIC DOCUMENTS

Master plan of Berdychiv city.



- The master plan of Berdychiv city **with zoning** was adjusted in 2011.
- You can view it [here](#) (information will be available after the Victory).
- **Detailed territory plans** are available.
- You can view it [here](#).



10



COMMUNITY IMAGE



COMMUNITY IMAGE

Berdychiv is known worldwide as a unique multi-space.

Space means easy breathing. Multi means not for the someone or something, but for everyone and everything that works for the community's capacity and success. The interweaving of rich history and no less rich modernity... We are turning a new page together with new friends and partners.

You can listen to endlessly about Berdychiv,

You can and should see it.

We offer you to feel it!

Grants and international cooperation

- The community has successful experience in attracting grants and loans **from international organizations (NEFCO, GIZ, REC)**
- Member of **the Covenant of Mayors.**

Partner cities:

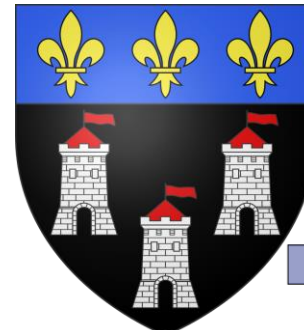
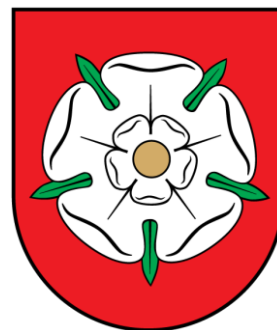
- **Jawor, Siedlce, Czestochowa**
(Republic of Poland);
- **Bnei Brak (Israel);**
- **Tours (France);**
- **Alytus (Lithuania).**



БЕРДИЧІВ
Час відчути



BERDYCHIV
Time to feel



בני-ברק

עיריית



INVESTMENT OFFERS

We present you with a number of investment proposals based on our key **investment attractiveness factors**, as well as some **business ideas** that best fit the strategic directions of our community.

We invite you to create new businesses and expand existing ones in our community!

BERDYCHIV CITY
TERRITORIAL COMMUNITY
Zhytomyr region, Ukraine, 2023



Museum of Josef Konrad-Kozieniewski



**UNFINISHED CONSTRUCTION + CONVENIENT LOCATION + RICH
CULTURAL HERITAGE OF THE COMMUNITY**

INVESTMENT OFFERS





Characteristics

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<https://www.facebook.com/Berdychiv.rada/>



UNFINISHED CONSTRUCTION + CONVENIENT LOCATION + RICH CULTURAL HERITAGE OF THE COMMUNITY

UNFINISHED CONSTRUCTION + LAND

- Foundation of a residential apartment building
- Location: Berdychiv, Raskovoyi str., 29.
- Area: **0.1 Ha.**
- Recreational lands
- Cadastral number: **1810400000:01:013:0126.**
- Property: **communal.**
- The distance to the city center is 4 km.
- Within a radius of 1 km are shops, a market, an outpatient clinic, etc.
- The distance to the electricity and water supply networks is **50 m.**

RICH CULTURAL HERITAGE OF THE COMMUNITY

- Berdychiv is **known as a city of four cultures** and a tourist magnet.
- Every year more than **70 thousand tourists** visit the community, half of them are foreigners, mostly citizens of Poland and Israel.



IDEA CONDITIONS

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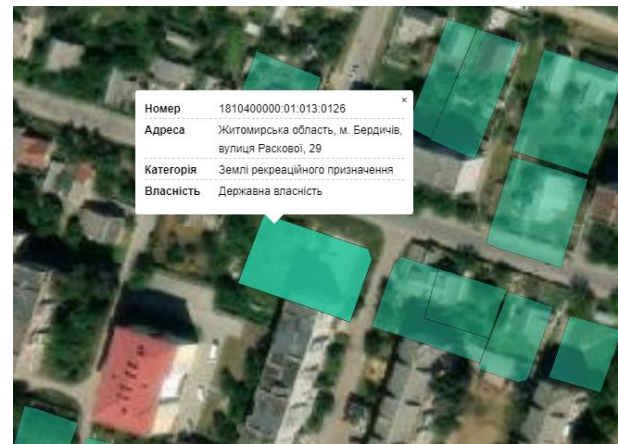
UNFINISHED CONSTRUCTION + CONVENIENT
LOCATION + RICH CULTURAL HERITAGE OF THE
COMMUNITY

RECOMMENDED BISNES IDEAS

- Hotel and recreation complex.
- Office center.
- Shopping and service center.
- Residential building
- Another business idea based on the idea of construction completion.

TERMS OF USE

- For sale or long-term lease with the condition of further investment.





INVESTMENT OFFER





FACTORS

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OFFICE AND PRODUCTION FACILITY

FACTORS OF INVESTMENT ATTRACTIVENESS

- Berdychiv city, Vatutina str., 10a.
- The area of the premises is **6.6 thousand sq. m, 6 floors, builded in 1997.**
- Land **0.5 hectares (communal property)**
- Cad. № **1810400000:01:003:0092**
- Coordinates: [49°55'09.9"N](#)
[28°36'20.3"E](#)
- Property: **private.**
- **Electric, water, drainage - available.**
- **Own transformer substations: 2**
transformers with capacity 660 kW and 100 kW.
- Access road - **asphalted.**
- **For sale or rent.**



FACTORS

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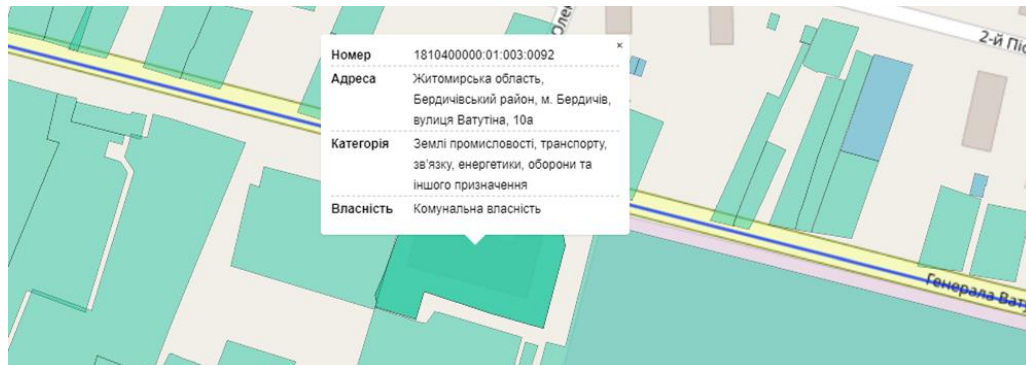
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OFFICE AND PRODUCTION FACILITY

FACTORS OF INVESTMENT ATTRACTIVENESS

- More than 74 thousand people live in the community, so there is a potential demand.
- About 5,000 people live within a radius of 5 km.
- Every year the community is visited by about 70 thousand tourists.
- This business corresponds to the priority business areas of our community, so maximum assistance can be expected.





ESSENCE

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OFFICE AND PRODUCTION FACILITY

DESCRIPTION OF THE IDEA

- Office and Production Center
- Hotel and business center.
- Shopping and entertainment center.
- Key clients are residents and visitors of the community, residents and of the micro-district.



- Construction - reinforced concrete.
- Good internal layout (you can adjust to your production needs, since the shelves on concrete pillars)
- **Ideal for new business.**



SOLAR POWER PLANT

INVESTMENT OFFER





IDEA

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SOLAR POWER PLANT

DESCRIPTION OF THE IDEA

- The purpose of this project is to build a solar power plant with a capacity of **10 MW** of "green" energy and its subsequent sale at the "green tariff".
- In Ukraine, the demand for electricity is growing that will contribute to the use of this station.
- Solar energy is constantly restored, it is **inexhaustible**, unlike oil, gas or coal reserves;
- Solar energy uses a renewable energy source and in the future, it can become **environmentally friendly**, that is, it does not produce harmful waste.



FACTORS

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SOLAR POWER STATION

FACTORS OF INVESTMENT ATTRACTIVENESS

- The land plot **is prepared for the installation** of solar panels.
- Free land plot – **19.353 ha**.
- Located in the industrial part of the city.
- Cad. № **1810400000:01:010:0114**
- Power supply, water supply, drainage, gas supply networks - **on the territory**,
- Distance to the road **M21 – 1,000 m**. Site coordinates : [49°53'15.3"N 28°37'41.5"E](#)





Dear partners, investors!

Berdychiv is a world-famous city with a long, global history, good traditions and a unique flavor.

Our most valuable asset is people, so one of the priorities in the activities of local governments is to make efforts to ensure economic growth, increase the competitiveness of the economy, improve the welfare and comfort of the life of the population and realize the interests of the city community.

I sincerely believe that by working together we can achieve economic growth, and social welfare of the community and ensure the sustainable development of your business.

I am convinced that in the community you will find reliable partners, profitable offers, as well as the support of the authorities, which will become professional partners in investing and implementing investment projects. We are committed to the effective development of all matters of business and the social sphere in order to ensure proper socio-economic and cultural growth.

Together with you, we can do a lot. Even more, than we can imagine.

We wait for you in Berdychiv!

*Serhiy Orliuk
Head of Berdychiv City
Territorial Community*⁴⁸



BERDYCHIV CITY TERRITORIAL COMMUNITY
Zhytomyr region, Ukraine, 2023

CONTACTS



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