



THE INVESTMENT PASSPORT

NOVOVOLYNSK COMMUNITY
Volyn region, Ukraine

2022



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GENERAL INFORMATION



57,7 Population, thousand of people

75,4 Area of the ommunity, sq. km

8 Number of settlements



Administrative center
NOVOVOLYNSK

DISTANCES FROM NOVOVOLYNSK

LUTSK → 90 km
LVIV → 110 km

ПУНКТИ ПРОПУСКУ

- Border crossing point
“USTYLUH-ZOSIN” (Poland) → 20 km
- Border crossing point
“AMBUKIV-HRUDEK” (Poland) → 25 km
- Border crossing point
“UHRYNIV-DOLHOBYCHUV” (Poland) → 30 km
- Border crossing point
“YAHODYN-DOROHUSK” (Poland) → 80 km

CUSTOMS POST “NOVOVOLYNSK” → 3 km



FACTORS OF INVESTMENT ATTRACTIVENESS



INVESTMENT
OBJECTS



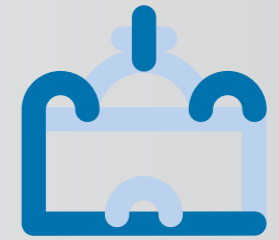
NATURAL
RESOURCES



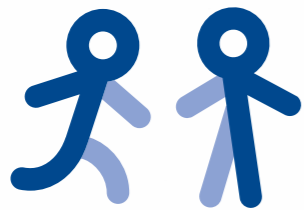
GEOLOCATION



INFRASTRUCTURE
FOR BUSINESS



CULTURAL
HERITAGE



HUMAN CAPITAL
AND SOCIAL
INFRASTRUCTURE



LOCAL
BUSINESS



BUSINESS
PROMOTION
TOOLS



STRATEGIC
DOCUMENTS



COMMUNITY
IMAGE

FACTORS OF INVESTMENT ATTRACTIVENESS



INVESTMENT
OBJECTS

NOVOVOLYNSK COMMUNITY, Volyn region, Ukraine, 2022



FACTORS OF INVESTMENT ATTRACTIVENESS

INVESTMENT OBJECTS

INDUSTRIAL PARK “NOVOVOLYNSK”



- LOCATION:** Novovolynsk.
- AREA:** 20 ha.
- PURPOSE:** for industry.
- PROPERTY:** communal.
- ENGINEERING NETWORKS:** there are 110 kV and 2 water lines available on the territory of the site. At a distance of several meters there are two pressure collectors and two medium pressure gas pipelines. There is a power substation at a distance of 200 m.
- IT IS 18 KM TO THE NATIONAL SIGNIFICANCE ROAD** H-22 “Ustyluh-Rivne”.
- TO THE INTERNATIONAL IMPORTANCE ROAD** E-373 “LublinKyiv” (coincides with M-07) – 76 km.
- TO THE NEAREST INTERNATIONAL AIRPORT “LVIV”** – 110 km.
- COMPETITIVE ADVANTAGES:** nearby there is an active railway line, a customs post, close to checkpoints on the border with the EU.



LAND PLOT AND BUILDING



Land plot with the constructions of the former brick factory.

 **LOCATION:** Novovolynsk, Zavodska St.

 **LAND PLOT AREA:** 2,97 ha.

 **PROPERTY:** communal.

There are one-story workshops on the site.

 **YEAR OF CONSTRUCTION:** 1952.

 **TRANSPORT ACCESSIBILITY:**

Access road with hard surface.

The railway track is 20 km away.


 **FOR USE OF BUILDINGS IT IS NECESSARY TO:**

Carry out major repairs of the premises and the roof.
Bring engineering networks.



THE PLOT OF LAND IS FREE FROM DEVELOPMENT

(GREENFIELD)

 **LOCATION:** Novovolynsk city, Lisna St.
(district of the Overhaul and Construction Department)

 **LAND PLOT AREA:** 2,5 ha.

 **PROPERTY:** communal.

 **ENGINEERING NETWORKS:**

To power supply - 300 m.


To water supply - 500 m.

To the sewer - 500 m.

To gas supply - 500 m.

 **TRANSPORT ACCESSIBILITY:**
To the road of regional significance P-15 – 2 km.

 **TO THE RAILWAY TRACK** – 100 m.

 **LOCATION:** Blagodatne, Ivanychivska St.

 **AREA:** 53,47 ha.

 **PROPERTY:** communal.

 **ENGINEERING NETWORKS:**

To power supply - 100 m.

To water supply - 600 m.

To the sewer - 1000 m.

To gas supply - 500 m.

 **TRANSPORT ACCESSIBILITY :**

To the road of territorial significance T0305 - 500 m.

 **TO THE RAILWAY TRACK** - 3 km.

FACTORS OF INVESTMENT ATTRACTIVENESS



NATURAL
RESOURCES



THE STRUCTURE OF LAND RESOURCES



FACTORS OF INVESTMENT ATTRACTIVENESS



GEOLOCATION



GEOLOCATION

VOLYN-POLISSYA REGION

The community is located in the south-western part of the Volyn region.

Altitude - 237 m.

The Novovolynsk establishment is connected with the development of the Lviv-Volyn coal basin.





GEOLOCATION

THERE IS NEARBY THE BORDER WITH POLAND

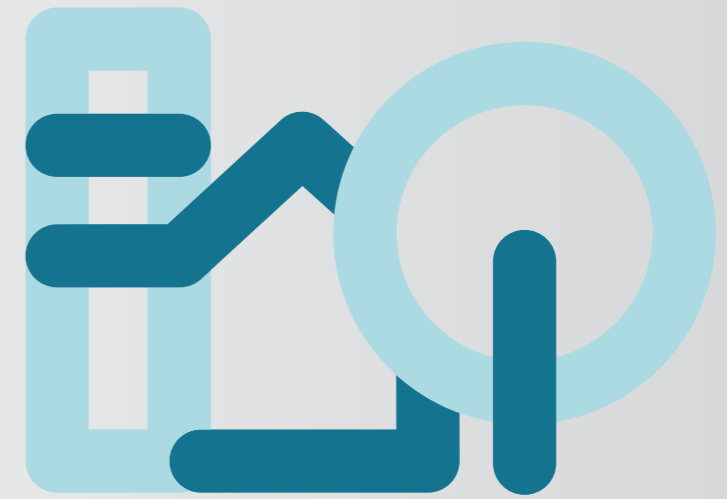
Border crossing point:



FAR FROM ACTIVE MILITARY ACTIONS

The distance to the zones of active military action with Russia is more than 1000 km.

FACTORS OF INVESTMENT ATTRACTIVENESS



INFRASTRUCTURE
FOR BUSINESS





INDUSTRIAL PARK

**AN INDUSTRIAL PARK WAS
CREATED AND REGISTERED
IN NOVOVOLYNSK.**



**HERE YOU CAN PLACE PRODUCTION,
WAREHOUSE AND OFFICE PREMISES.**

The developed infrastructure, proximity to roads and borders, the presence of a customs post, benefits for participants etc., create favorable conditions for starting a business in the territory of the industrial park.





WAREHOUSE PREMISES

THE COMMUNITY HAS PRIVATE WAREHOUSES

WHERE YOU CAN RENT SPACE.

THE PREMISES HAVE RAMPS AND CRANE-BEAMS

📍 **ADDRESSES OF WAREHOUSES:**

Novovolynsk, Lutska St., 15

Novovolynsk, Shakhtarska St., 47 (production building)

Novovolynsk, Lisna St., 16

Novovolynsk, Lutska St., 25

Novovolynsk, Lisna St., 8

Novovolynsk, Sokalska St., 1a

Novovolynsk, Sokalska St., 13

Novovolynsk, Lutska St., 29

Novovolynsk, Lutska St., 25

Novovolynsk, Lutska St., 3

Novovolynsk, Shakhtarska St., 33a

Novovolynsk, Sokalska Str., 42

Novovolynsk, Shakhtarska St., 59





TRANSPORT INFRASTRUCTURE

- It is 18 km to the highway N-22 «Ustylug - Lutsk - Rivne» of state importance
- The national significance road P-22 “Chervonograd - Novovolynsk - Volodymyr-Volynskyi – Kovel ” is going through. (This path intersects with the road H-22)
- To the international importance road E-373 (coincides with M-07) - 76 km.



RAILWAY INFRASTRUCTURE

- In Novovolynsk there is a railway station with access roads to the mines of the district, which is connected with the station Ivanichy.
- Located on the transport highway Kovel-Lviv



CUSTOMS

- Customs clearance department No. 3 (Novovolynsk) of the Volodymyr-Volynsky customs post of the Volyn customs office is functioning.

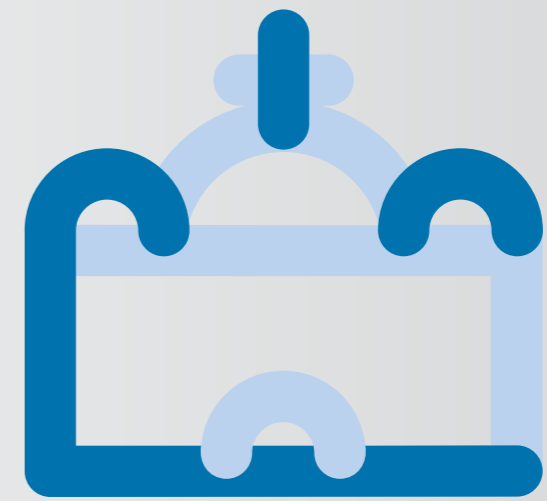


ENGINEERING INFRASTRUCTURE

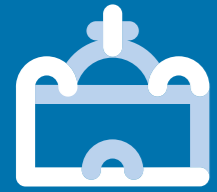
- ✓ **THE COMMUNITY HAS TREATMENT FACILITIES.**
- ✓ **IT IS POSSIBLE TO CONNECT NEW ENTERPRISES TO THE NETWORK OF TREATMENT FACILITIES.**
- ✓ **THERE ARE NETWORKS OF CENTRALIZED WATER SUPPLY.**
- ✓ **ALL SETTLEMENTS HAVE ELECTRICITY AND GAS SUPPLY.**



FACTORS OF INVESTMENT ATTRACTIVENESS



CULTURAL
HERITAGE



USPENSKY NIZKYNYSKYI MONASTERY



It was built in 1643 – 1653.

The builder of the monastery was the famous Kyiv voivode and Polish senator Adam Kysil.

His ashes rest in the dungeon of the monastery.

According to legend, the consecration of the monastery was carried out by Metropolitan Petro Mohyla.

The monastery is active, there are constant liturgy

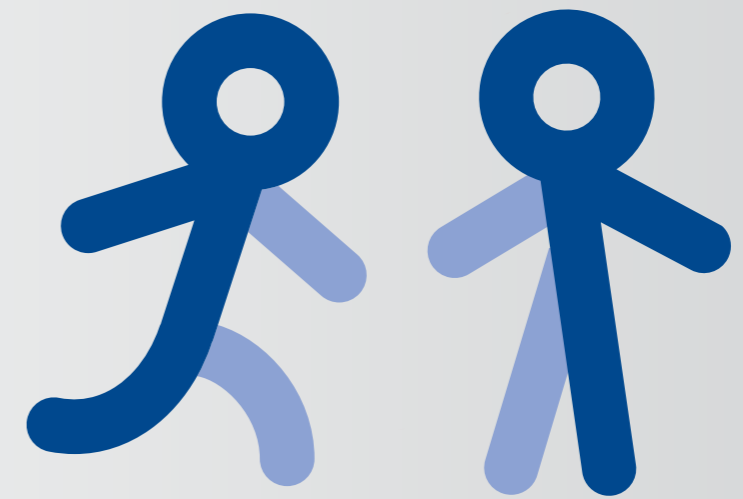


POKROVSKA CHURCH OF THE XVII CENTURY

The Pokrovska Church is located in the village Grybovytsia. It is a monument of architecture.

In the book «Register of Churches of the Volyn Province» it is said: “It was built unknown when and by whom, wooden, on a stone foundation with the same belfry; in 1872 it was renovated with donations from parishioners.»

FACTORS OF INVESTMENT ATTRACTIVENESS



HUMAN CAPITAL
AND SOCIAL
INFRASTRUCTURE



HUMAN CAPITAL AND SOCIAL INFRASTRUCTURE



POPULATION

57,7 people live there

71% are able to work



INFLOW OF IDPS

6215 people moved
to the community

3237 of working age



HUMAN CAPITAL AND SOCIAL INFRASTRUCTURE



MEDICINE

The central city hospital is functioning - a modern medical and preventive institution of the highest accreditation category.

The number of employees is 632, including 120 doctors, 17 interns.

The number of beds is 400.

The hospital serves residents of neighboring communities.

There are 6 dispensaries of general practice of family medicine and 4 paramedics and midwives.



EDUCATION



Novovolynsk Educational and Scientific Institute of Economics and Management of the West Ukrainian National University IV level of accreditation with fulltime and part-time education.

Novovolynsk Electromechanical College level of accreditation. Specialties: electrical engineering, electrical engineering and electromechanics; applied mechanics; computer engineering; entrepreneurship.

FACTORS OF INVESTMENT ATTRACTIVENESS



LOCAL BUSINESS



LOCAL BUSINESS

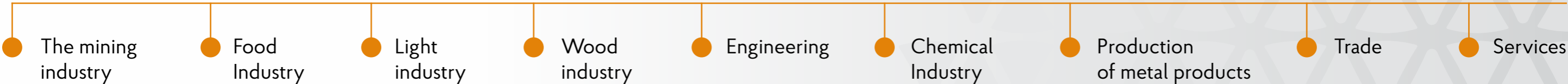


REGISTERED BUSINESS

Over **3 700** thousand subjects
More than **900** legal entities
More than **2 800** sole proprietorships



ECONOMY OF THE COMMUNITY





KEY COMPANIES



KRONOSPAN UA

Production of plates for the furniture industry.



BMK-УКРАЇНА

Production of cabinet furniture.



ROSA

Production of materials for painting.



NOVOVOLYNSK MEAT PROCESSING PLANT

Production of meat products.

VOLYN FACTORY OF CORRUGATED IRON

Production of boxes from corrugated cardboard.

IMPERIYA ZHYRIV

Production of margarine and fat products.

KHAN-ELECTROBAU UKRAINE

Production of low-power transformers for household appliances

NOVOVOLYNSK FOUNDRY PLANT

Production of castings from steel, cast iron, nonferrous metals and alloys

NOVOVOLYNSK SEWING FACTORY

Production of work clothes.



FACTORS OF INVESTMENT ATTRACTIVENESS



BUSINESS
PROMOTION TOOLS



BUSINESS PROMOTION TOOLS



INSTITUTIONAL SUPPORT

- Simplified conditions for obtaining land plots and permits.
- Assistance in work with permit documentation.
- Assistance in obtaining tax benefits for industrial park participants.



BUSINESS SUPPORT ORGANIZATIONS

- The Novovolynsk Union of Entrepreneurs has been operating since 2004.
- In 2017, the Entrepreneurship Development Center was opened on the basis of the Novovolinsk City Employment Center.



FINANCIAL SUPPORT

- «Best Business Plan» competition.
- The purpose of the competition: support and development of entrepreneurship in the community.
- Amount of financing: up to 40,000 hryvnias for 1 project.
- Held annually.





BENEFITS FOR PARTICIPANTS OF INDUSTRIAL PARKS

PREFERENCES

UNTIL 2037



0%

- TAX ON ENTERPRISES INCOMES
- VAT ON IMPORT OF EQUIPMENT, ACCESSORIES (FOR OWN NEEDS)
- RENT RATE ON THE LAND OF STATE AND MUNICIPAL PROPERTY
- RENT RATE FOR WATER RESOURCES SPECIAL USAGE
- RENT RATE FOR FOREST RESOURCES SPECIAL USAGE
- LAND TAX

FACTORS OF INVESTMENT ATTRACTIVENESS



STRATEGIC
DOCUMENTS

NOVOVOLYNSK COMMUNITY, Volyn region, Ukraine, 2022



FACTORS OF INVESTMENT ATTRACTIVENESS

STRATEGIC DOCUMENTS



«ENERGYPLAN» PROGRAM



**ACTION PLAN FOR SUSTAINABLE ENERGY
DEVELOPMENT AND CLIMATE OF THE
NOVOVOLYNSK URBAN TERRITORIAL
COMMUNITY UNTIL 2030**



**ACTION PLAN FOR THE IMPLEMENTATION
OF THE EUROPEAN ENERGY AWARD
IN THE CITY OF NOVOVOLYNSK**



URBAN PLANNING DOCUMENTATION

The master plan was developed for the city of Novovolynsk.

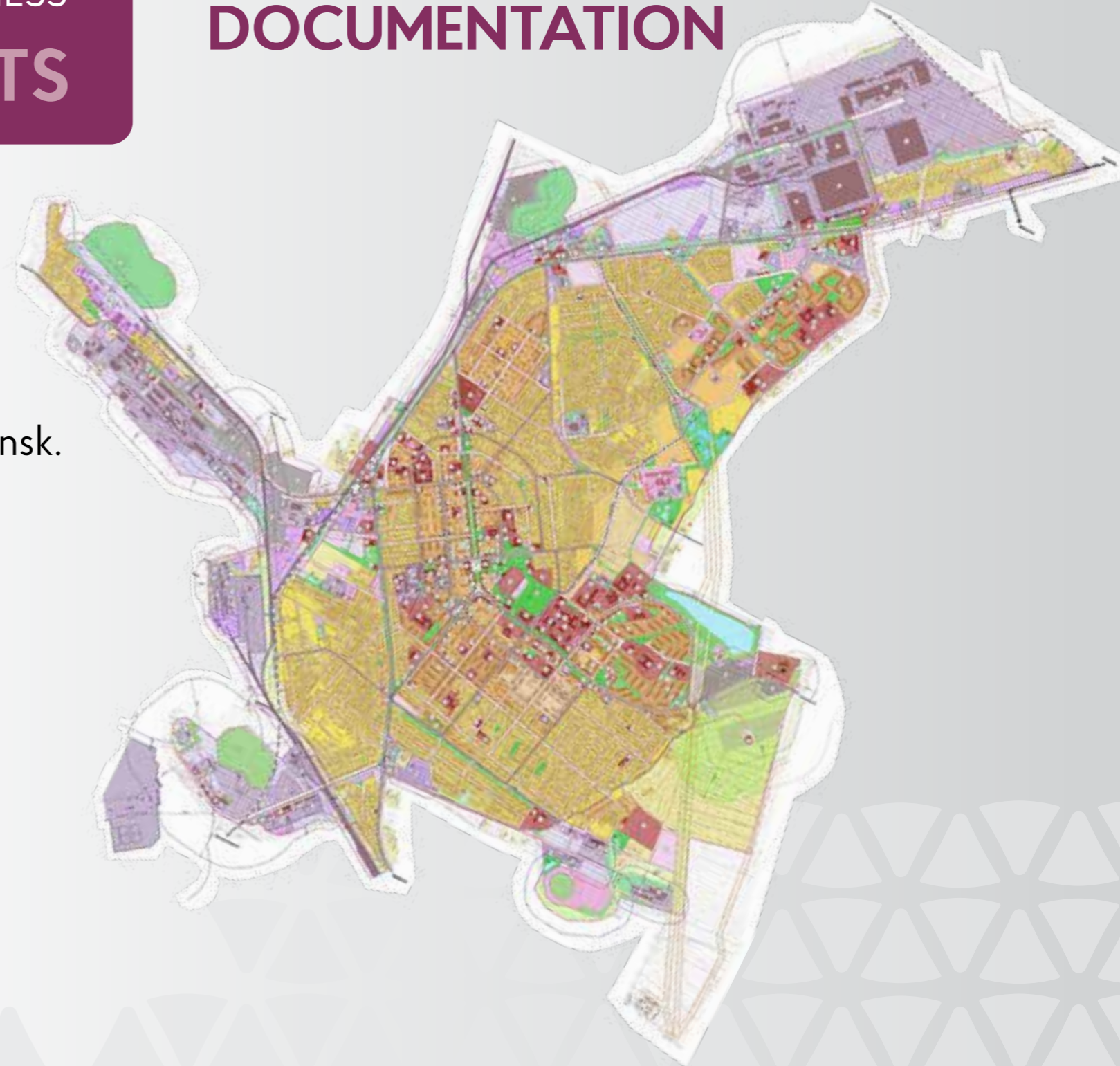
You can view it here:

<https://cutt.ly/sBoJLBg>

Detailed plans of the territories are available.

You can view it here:

<https://cutt.ly/3BoJ6aG>



FACTORS OF INVESTMENT ATTRACTIVENESS



COMMUNITY
IMAGE



GRANT HISTORY

- Capital reconstruction of the water supply system of ME «Novovolynskvodokanal». Cost: 6 million dollars.
- **Project:** «The first step in the transition to the use of renewable energy sources in the city of Novovolynsk.» Cost: 1.3 million euros.
- **Project:** «Modernization of medical equipment in the maternity hospital of the Novovolynsk Central City Hospital.» Cost: 54,000 USA dollars.
- **Program:** «Energy efficiency in small towns II». Cost: over UAH 300,000.

BRAND BOOK

The visual style of the community has been developed.

Elements of the brand book are used in PR materials to strengthen and differentiate the community brand from others.



NOVOVOLYNSK
open to the new





INTERNATIONAL COOPERATION



Otvotsky District
Hrubeshivsky District
Yarachevo commune
Rymanów commune
Hrubeshiv
Bilgorai
Svidnyk



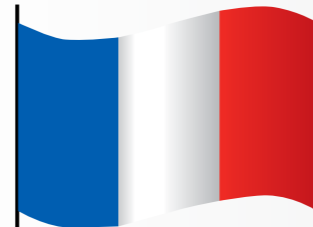
the city of Bilina



the city of Stropkov



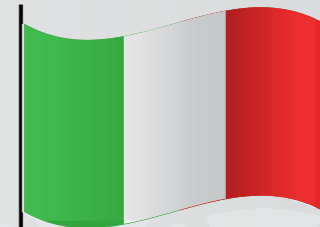
the city of Kelme



the city of Grasse




the city of Loyna




Chamber of Commerce
and Industry of Italy
in Ukraine

INVESTMENT PROPOSALS



We present to you a list of investment proposals based on our key factors of investment attractiveness, as well as some business ideas that have the greatest potential for development in our community.

We invite you to create new and develop existing businesses on the territory of our community!



INVESTMENT PROPOSAL

INDUSTRIAL PARK «NOVOVOLYNSK» WITH A DEVELOPED INFRASTRUCTURE AND BENEFITS FOR PARTICIPANTS

LAND PLOT

- 📍 **Location:** Novovolynsk.
- 📏 **Area:** 20 hectares.
- 🔗 **Destination:** industrial land.
- 👥 **Property:** communal.
- ⚙️ **The concept envisages 4 functional zones:**
 - logistics and warehouse (3.6 ha),
 - production (10.9 ha),
 - sanitary and technical (2.4 ha),
 - administrative and office (3.1 ha).

ENGINEERING INFRASTRUCTURE

- A 110 kV power line passes through the site.
- Electric substation - 200 m away.
- There are 2 water pipes on the site.
- There are 2 pressure collectors at a distance of several meters.
- There are 2 medium pressure gas pipelines at a distance of several meters.



INVESTMENT PROPOSAL



STATE SUPPORT

- Industrial Park «Novovolynsk» is included in the Register of Industrial Parks.
- This allows to receive state support for participants



BENEFITS FOR PARTICIPANTS

0%

- 0% - income tax.
- 0% - VAT on the import of equipment and components.
- 0% - rent for land.
- 0% - rent for special use of water and for special use of forest resources.
- 0% - land tax

INDUSTRIAL PARK «NOVOVOLYNSK» WITH A DEVELOPED INFRASTRUCTURE AND BENEFITS FOR PARTICIPANTS



SUPPORT OF INVESTORS

- The management company – LLC «IKK «Bureau of Investment Programs» was selected.
- The company provides full support for investors.



STATE INCENTIVES

- Compensation of the interest rate on loans for the arrangement and/or implementation of activities.
- Financial support for the arrangement of IP and/or the construction of adjacent infrastructure facilities.
- Reimbursement of costs for connection and joining to engineering and transport networks.



INVESTMENT PROPOSAL



TRANSPORT

- ▶ The site borders with the national significance road N-22 «Ustyluh - Lutsk - Rivne».
- ▶ Roads to the community and its territory are in good condition.
- ▶ There is a freight railway station on the «Kovel - Lviv» line



CLOSE TO EU COUNTRIES

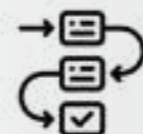
- ▶ У радіусі 30 км є 3 пункти пропуску на кордоні з Польщею: Устилуг - Зосін, Амбуків - Грудек, Угринів - Долгобичув.
- ▶ Час в дорозі – до 30 хв.
- ▶ Це створює сприятливі умови для експорту продукції.

INDUSTRIAL PARK «NOVOVOLYNSK» WITH A DEVELOPED INFRASTRUCTURE AND BENEFITS FOR PARTICIPANTS



PEOPLE AND EDUCATION

- ▶ 57,700 people live in the community, more than 70% are of working age.
- ▶ There are higher and professional and technical educational institutions.
- ▶ It is possible to find production, technical and management personnel.



CUSTOMS POST

- ▶ The customs clearance department No. 3 of the Volodymyr-Volynsky customs post of the Volyn customs office operates in Novovolynsk.
- ▶ This allows to reduce the time for customs procedures



INVESTMENT PROPOSAL

INDUSTRIAL PARK «NOVOVOLYNSK»
WITH A DEVELOPED INFRASTRUCTURE
AND BENEFITS FOR PARTICIPANTS

THE FORMAT OF THE INDUSTRIAL PARK «NOVOVOLYNSK» IS A FOOD CLUSTER

● RECOMMENDED BUSINESS IDEAS

Food production.
Deep processing of plant and animal products.
Storage of agricultural products.

● TERMS OF USE

Sublease of land plots for the construction of facilities.
The plots of land are provided by the managing company
LLC «IKK Bureau of Investment Programs».

● OTHER TERMS

Given the proximity to the border and the high level of mining
pensions among the community's residents, an important
condition is the provision of competitive wages for workers.



INVESTMENT PROPOSAL

INVESTMENTS IN THE INDUSTRIAL PARK OF THE SETTLEMENT BLAGODATNE

LAND PLOT

- 📍 **Location:** settlement Blahodatne, Ivanychivska St.
- 📏 **Area:** 53.47 ha.
- 🔗 **Destination:** industrial land.
- 👥 **Property:** communal.
- ⚙️ The plot of land is free from development.

ENGINEERING INFRASTRUCTURE

- To the electricity supply - 100 m.
- To the water supply - 600 m.
- To the sewage system - 1000 m.
- To the gas supply - 500 m.



INVESTMENT PROPOSAL



ROADS

- The national significance road H-22 passes through the territory of the community. The distance from the site is 10 km.
- To the highway of local importance - 500 m.



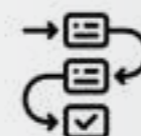
CLOSE TO EU COUNTRIES

- Within a radius of 30 km there are 3 checkpoints on the border with
- Poland: Ustyluh - Zosin, Ambukiv - Grudek, Uhryniv - Dolgobychuv.
- Travel time - up to 30 minutes.
- This creates favorable conditions for exporting products.



RAILWAY

- Railway tracks on the «Kovel - Lviv» highway have been laid through the territory of the community.
- The distance to the nearest track is 3 km.
- There is a freight railway station in the settlement Ivanychi. The distance is 9 km.



CUSTOMS POST

- The customs clearance department No. 3 of the Volodymyr-Volynsky customs post of the Volyn customs office operates in Novovolynsk.
- This allows to reduce the time for customs procedures.



INVESTMENT PROPOSAL



PEOPLE

- ▶ 57,700 people live in the community, more than 70% are of working age.
- ▶ There is an opportunity to find local production, technical and management personnel.
- ▶ The roads to the community and its territory are in good condition, it is possible to organize the commute of employees.



МІСЦЕВИЙ БІЗНЕС

- ▶ Developed local business.
- ▶ More than 3,700 economic entities work - 900 legal entities and 2,800 sole proprietorships.
- ▶ It is possible to find local partners and contractors.

INVESTMENTS IN THE INDUSTRIAL PARK OF THE SETTLEMENT BLAGODATNE



EDUCATION

- ▶ A higher educational institution and an institution of professional and technical education (Novovolynsk Electromechanical College) are functioning.
- ▶ Enterprises together with educational institutions can form educational programs for training the necessary qualified personnel.



STATE SUPPORT

- ▶ Entering the industrial park into the Register will provide an opportunity to receive state support: fiscal benefits, partial reimbursement of certain expenses and interest on loans.



INVESTMENT PROPOSAL

INVESTMENTS IN THE INDUSTRIAL PARK OF THE SETTLEMENT BLAGODATNE

THE PROPOSED FUNCTIONAL PURPOSE OF THE INDUSTRIAL PARK - INNOVATION, TECHNOLOGY AND RECYCLING

● RECOMMENDED BUSINESS IDEAS

Engineering.
Instrumentation.
Production of energy, electrical, electronic and optical equipment.
Means of defense and industrial purpose.
Production of components for the automotive industry.
Woodworking and furniture production.
Waste processing.
Other export-oriented productions.

● TERMS OF USE

The land plot of the industrial park is leased
to the management company.
The management company subleases land plots to investors.

INVESTMENT PROPOSAL



FEASIBILITY FACTORS

- ▶ Convenience of transportation: good quality roads, railway tracks, presence of a freight railway station.
- ▶ The presence of a department for customs clearance of goods
- ▶ Close to the borders with the EU: within a radius of 30 km there are 3 checkpoints.
- ▶ Close to big cities: within a radius of 100 km Lutsk and Lviv are located.
- ▶ A developed ecosystem of local productions.



POSSIBLE BUSINESS IDEAS

- ▶ «Dry Port».
- ▶ Logistics center.
- ▶ Transshipment complex.
- ▶ Objects for the maintenance of large-sized transport.
- ▶ Warehouses for storing finished products.
- ▶ Objects for storing agricultural products: grain, vegetable, fruit storages.

LOGISTICS AND WAREHOUSING

The Novovolynsk community has one of the best conditions in Ukraine for the development of logistics and warehousing.



BUSINESS IDEAS

**THE NOVOVOLYNSK COMMUNITY
HAS FAVORABLE CONDITIONS
FOR THE IMPLEMENTATION OF
VARIOUS BUSINESS IDEAS**

**THE PRIORITY BUSINESS IDEAS THAT WILL
PRIMARILY BE ABLE TO RECEIVE SUPPORT
FROM LOCAL AUTHORITIES ARE:**



Creation of an office center with a place for large events.



Creation of an IT office.



Construction of parking lots equipped with parking meters.



Creation of a recreation area on a forest plot.



Novovolynsk is a city where business will be comfortable.
During the war our region became a reliable rear.
We have people who know how and want to work!
Novovolynsk sheltered thousands of displaced persons.
They also need work.

We guarantee assistance in working with permit
documentation. We are comfortable and safe.

Novovolynsk is a free economic zone. New businesses
registered here will have tax benefits.

We are open! Invest in Novovolynsk!

Borys Karpus -
the city head of the
Novovolynsk community





The investment passport was developed with the support of the «U-LEAD with Europe» 2022 Program.



CONTACTS

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