

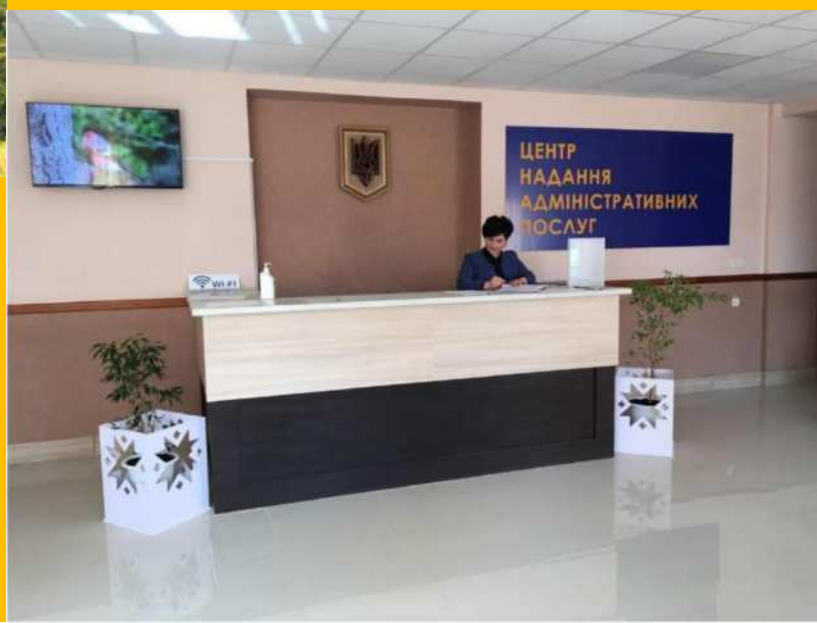
INVEST PASSPORT

**Khotyn city territorial community
Chernivtsi region**

UKRAINE



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SUMMARY OF THE INVESTMENT OFFERS

Khotyn City TC is a progressive community interested in sustainable development and fruitful long-term cooperation with potential investors: it has a good geographical location, developed infrastructure and a balanced road system.

Khotyn city territorial community is located in the western part of Chernivtsi region on the banks of the Dniester River, borders on Ternopil and Khmelnytsky regions of Ukraine. The administrative center of the community is Khotyn - a city with a thousand-year history, numerous architectural and cultural monuments, enchanting nature and modern socio-economic infrastructure.

Today Khotyn city territorial community unites

- 11 settlements,
- the total area - 182.15 km²,
- the population - 18456 people.

Khotyn city TC has a number of prerequisites for the location of production facilities on the territory;

- availability of vacant plots for production facilities, warehouses, logistics centers, including construction;
- availability of vacant buildings for warehouses and production facilities;

The **territory of Khotyn TC is crossed by two important highways**: H-03 (Zhytomyr-Chernivtsi) and T2610, which connects Khotyn with the border crossing point with Moldova in the village of Mamaliga.

- distance to the railway station of Kamyanets-Podilsky - 30 km,
- distance to the district center - 40 km,
- distance to the regional center - 70 km;
- availability in the administrative center of a modern Center for the provision of administrative services, which operates a business support service and the Agency of the City Development.

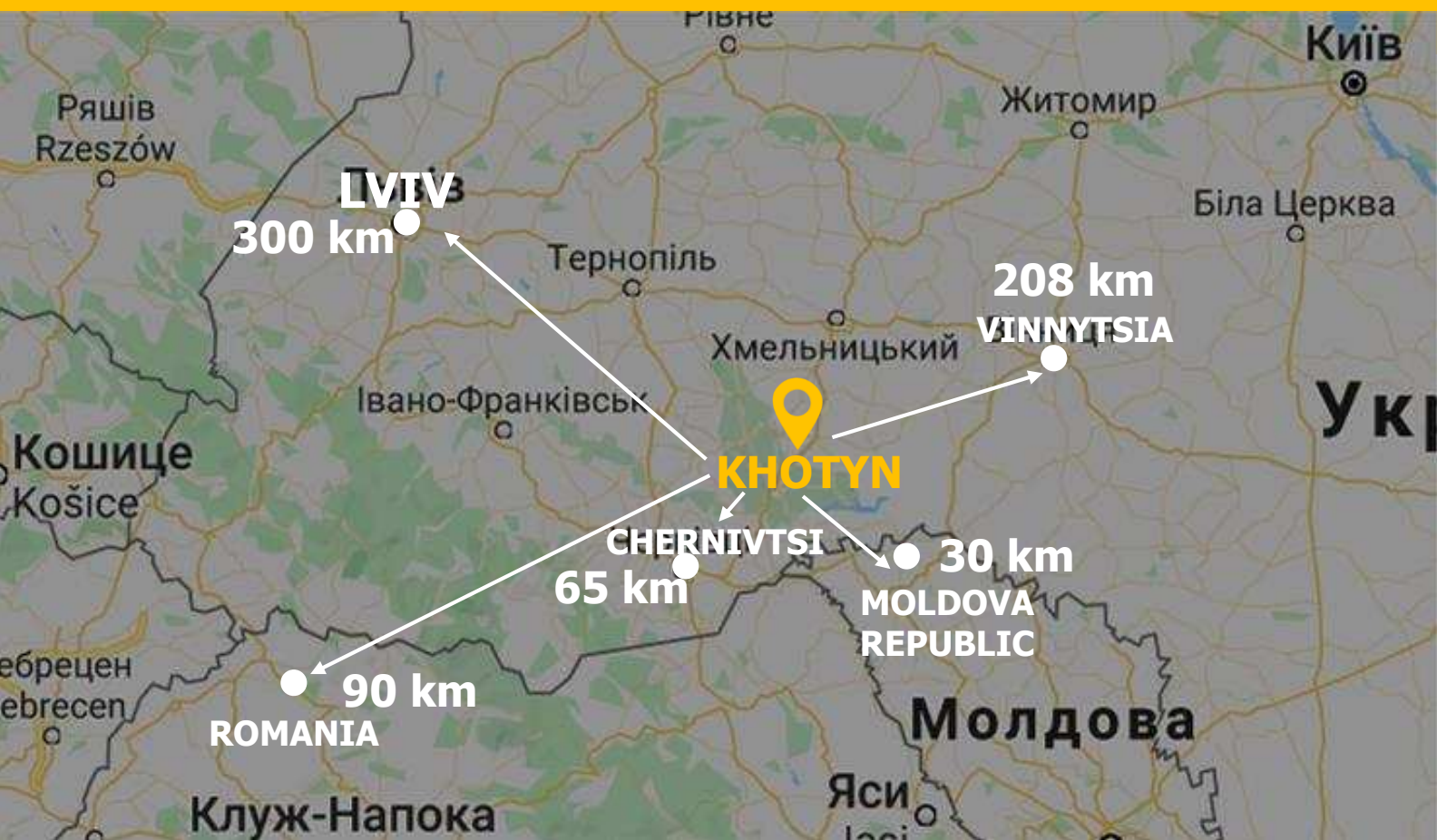
Developed social infrastructure: Primary care center, Khotyn multidisciplinary hospital, Center for social services, which provides the opportunity to use additional resources.

If you are interested in this investment offer, write or call us. We will be happy to provide additional information and discuss opportunities for cooperation.

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LOCATION OF KHOTYN CITY TERRITORIAL COMMUNITY





GENERAL OVERVIEW AND LEGAL STATUS OF THE LAND

LOT #9

- **Land area:** 13.7244ha.
- **Location:** Khotyn
- **Distance to the Centre of the region:** Chernivtsi - 65 km
- **Ownership:** municipal
- **Owner:** Khotyn City Council
- **Cadastral number:** 7325010100:01:016:0078
- **Form of the land transfer to the investor:** sale / rent



CHARACTERISTICS AND INFRASTRUCTURE OF THE LAND

POSSIBLE APPOINTMENT:

- placement of warehouses
- logistics hub
- location of production facilities

DISTANCE TO:

- **the highway / road nat. value:** 100 m (international highway E-85 "Porubne-Vaskovichi")
- **the nearest railway station:**
 - Kamianets-Podilskyi - 25 km. (freight and passenger transportation);
 - Mamalyha – 30 km (freight transportation)
- **the nearest operating airport:**
 - Chernivtsi – 65km
- **the nearest checkpoint to the European Union – Romania:** checkpoint "Terebleche" – 90km
- **to the border with the Republic of Moldova:** checkpoint "Mamalyha" – 30km





GENERAL OVERVIEW AND LEGAL STATUS OF THE LAND

LOT #10

- **Land area:** 16,9337 ha
- **Location:** Ataky
- **Distance to: the The region Centre Chernivtsi – 66,8 km**
- **Ownership:** municipal
- **Owner:** Khotyn City Council
- **Cadastral number:** 7325080200:02:001:0005
- **Form of land transfer to the investor:** sale / rent



CHARACTERISTICS AND INFRASTRUCTURE OF THE LAND

POSSIBLE APPOINTMENT:

- aqua recreation zone

DISTANCE TO:

- **the highway / road nat. value:** 1,1 km (highway of national importance N-03 "Zhytomyr-Chernivtsi");
- **the nearest railway station:**
 - Kamianets-Podilskyi - 23 km. (freight and passenger transportation);
 - Mamalyha – 35 km (freight transportation)
- **the nearest operating airport:**
 - Chernivtsi – 66,8 km
- **the nearest checkpoint to the European Union – Romania:** checkpoint "Terebleche" – 96km
- **the border with the Republic of Moldova:** checkpoint "Mamalyha" – 35 km





GENERAL OVERVIEW AND LEGAL STATUS OF THE LAND

ДІЛЯНКА 000 (АТАКУ) КАДАСТРОВИЙ НОМЕР: 7325080200:02:001:0286 ПЛОЩА: 0.4265 ГА ДІЛЯНКА №12 (АТАКУ) КАДАСТРОВИЙ НОМЕР: 7325080200:01:001:0610 ПЛОЩА: 0.74 ГА ДІЛЯНКА №13 (АТАКУ) КАДАСТРОВИЙ НОМЕР: 7325080200:01:001:0609 ПЛОЩА: 0.793 ГА ПОТЕНЦІЙНЕ ПРИЗНАЧЕННЯ: АКВАРЕКРЕАЦІЙНА ЗОНА ВІДПОЧИНКУ ВІДАЛЕНІСТЬ ВІД АВТОШЛЯХУ
LOT 000 (АТАКУ) CADASTRAL NUMBER: 7325080200:02:001:0286 AREA: 0.4265 HA LOT #12 (АТАКУ) CADASTRAL NUMBER: 7325080200:01:001:0610 AREA: 0.74 HA LOT #13 (АТАКУ) CADASTRAL NUMBER: 7325080200:01:001:0609 AREA: 0.793 HA POTENTIAL PURPOSE: AQUA RECREATION ZONE DISTANCE TO THE HIGHWAY



LOT #11

- **Land area:** 0.4265 ha
- **Location:** Ataky
- **Distance to: the The region Centre Chernivtsi – 66,8 km**
- **Ownership:** municipal
- **Owner:** Khotyn City Council
- **Cadastral number:** 7325080200:02:001:0286
- **Form of land transfer to the investor:** sale / rent

LOT #12

- **Land area:** 0,74 ha
- **Location:** Ataky
- **Distance to: the The region Centre Chernivtsi – 66,8 km**
- **Ownership:** municipal
- **Owner:** Khotyn City Council
- **Cadastral number:** 7325080200:01:001:0610
- **Form of land transfer to the investor:** sale / rent

LOT #13

- **Land area:** 0,793 ha
- **Location:** Ataky
- **Distance to: the The region Centre Chernivtsi – 66,8 km**
- **Ownership:** municipal
- **Owner:** Khotyn City Council
- **Cadastral number:** 7325080200:01:001:0609
- **Form of land transfer to the investor:** sale / rent



CHARACTERISTICS AND INFRASTRUCTURE OF THE LAND

POSSIBLE APPOINTMENT:

- aqua recreation zone

DISTANCE TO:

- **the highway / road nat. value:** 1,1 km (highway of national importance N-03 "Zhytomyr-Chernivtsi");
- **the nearest railway station:**
 - Kamianets-Podilskyi - 23 km. (freight and passenger transportation);
 - Mamalyha – 35 km (freight transportation)

DISTANCE TO:

- **the nearest operating airport:**
 - Chernivtsi – 66,8 km
- **the nearest checkpoint to the European Union – Romania:** checkpoint "Terebleche" – 96km
- **the border with the Republic of Moldova:** checkpoint "Mamalyha" – 35 km



GENERAL OVERVIEW AND LEGAL STATUS OF THE LAND

LOT #14

- **Land area:** 1,2835 ha
- **Location:** Ataky
- **Distance to: the The region Centre Chernivtsi –** 66,8 km
- **Ownership:** municipal
- **Owner:** Khotyn City Council
- **Cadastral number:** 7325080200:02:001:0342
- **Form of land transfer to the investor:** sale / rent



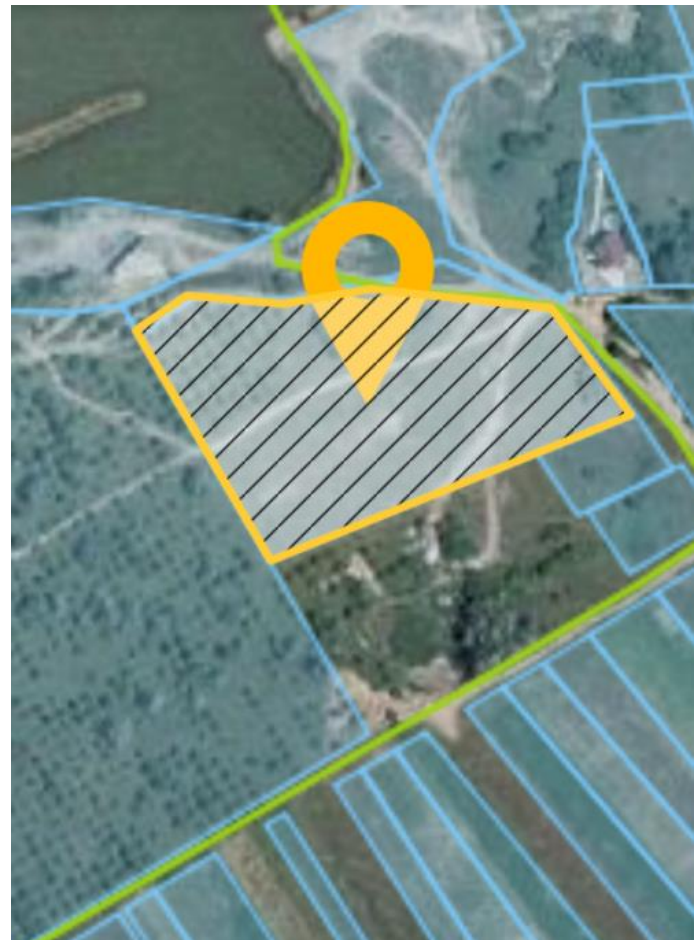
CHARACTERISTICS AND INFRASTRUCTURE OF THE LAND

POSSIBLE APPOINTMENT:

- aqua recreation zone

DISTANCE TO:

- **the highway / road nat. value:** 1,1 km (highway of national importance N-03 "Zhytomyr-Chernivtsi");
- **the nearest railway station:**
 - Kamianets-Podilskyi - 23 km. (freight and passenger transportation);
 - Mamalyha – 35 km (freight transportation)
- **the nearest operating airport:**
 - Chernivtsi – 66,8 km
- **the nearest checkpoint to the European Union – Romania:** checkpoint "Terebleche" – 96km
- **the border with the Republic of Moldova:** checkpoint "Mamalyha" – 35 km





GENERAL OVERVIEW AND LEGAL STATUS OF THE LAND

LOT #15

ДІЛЯНКА №15 (ХОТІН)
КАДАСТРОВИЙ НОМЕР: 7325010100:01:002:0019
ПЛОЩА: 2,1518 ГА
ЦІЛЬОВЕ ПРИЗНАЧЕННЯ: ГОТЕЛЬНО-ОЗДОРОВЧИЙ КОМПЛЕКС
ВІДДАЛЕНІСТЬ ВІД АВТОШЛЯХУ НАЦІОНАЛЬНОГО ЗНАЧЕННЯ N-03 – 1,9 КМ
ВІДДАЛЕНІСТЬ ВІД АВТОШЛЯХУ РЕГІОНАЛЬНОГО ЗНАЧЕННЯ T-2610 – 0,95 КМ

LOT #15 (KHOTYN)
CADASTRAL NUMBER: 7325010100:01:002:0019
AREA: 2.1518 HA
PURPOSE: RESORT-COMPLEX
DISTANCE TO THE HIGHWAY OF NATIONAL IMPORTANCE N-03 – 1.9 KM
DISTANCE TO THE HIGHWAY OF REGIONAL IMPORTANCE N-03 – 0.95 KM

- **Land area:** 2,1518 ha.
- **Location:** Khotyn
- **Distance to: the Centre of the region: Chernivtsi - 70 km**
- **Ownership:** private
- **Cadastral number:** 7325010100:01:002:0019
- **Form of land transfer to the investor:** sale / rent



CHARACTERISTICS AND INFRASTRUCTURE OF THE LAND

POSSIBLE APPOINTMENT:

- Resort complex
- Hotel

DISTANCE TO:

- **the highway / road nat. value: N-03 -1,9km** (international highway E-85 "Porubne-Vaskovichi")
- **the highway of regional importance: T2610 - 0,95km**
- **the nearest railway station:**
 - Kamianets-Podilskyi - 23 km. (freight and passenger transportation);
 - Mamalyha – 33 km (freight transportation)
- **the nearest operating airport:**
 - Chernivtsi – 70km
- **the nearest checkpoint to the European Union – Romania:** checkpoint "Terebleche" – 95km
- **the border with the Republic of Moldova:** checkpoint "Mamalyha" – 35km





GENERAL OVERVIEW AND LEGAL STATUS OF THE LAND

LOT #16



- **Land area:** 0,6522ha (0.4366ha & 0.2156ha)
- **Location:** Khotyn
- **Distance to: the The region Centre Chernivtsi - 65 km**
- **Ownership:** private
- **Cadastral numbers:**
7325010100:01:006:0069,
7325010100:01:006:0070
- **Form of the land transfer to the investor:** sale / rent



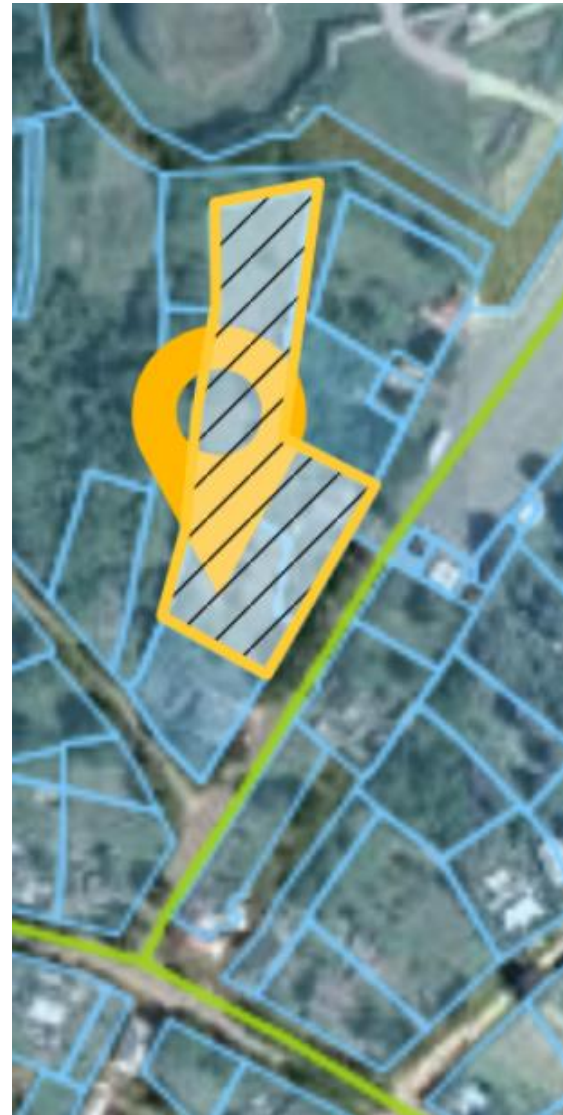
CHARACTERISTICS AND INFRASTRUCTURE OF THE LAND

POSSIBLE APPOINTMENT:

- The Hotel and SPA-complex (HoReCa)

DISTANCE TO:

- **the nearest highway / road nat. value:** 3,5 km (highway of national importance N-03 "Zhytomyr-Chernivtsi");
- **the highway of regional importance: T2610:** 1,8km (highway of regional importance T-2627)
- **the nearest railway station:**
 - Kamianets-Podilskyi - 23 km. (freight and passenger transportation);
 - Mamalyha – 33 km (freight transportation)
- **the nearest operating airport:**
 - Chernivtsi – 75km
- **the nearest checkpoint to the European Union – Romania:** checkpoint "Terebleche" – 90km
- **the border with the Republic of Moldova:** checkpoint "Mamalyha" – 30km

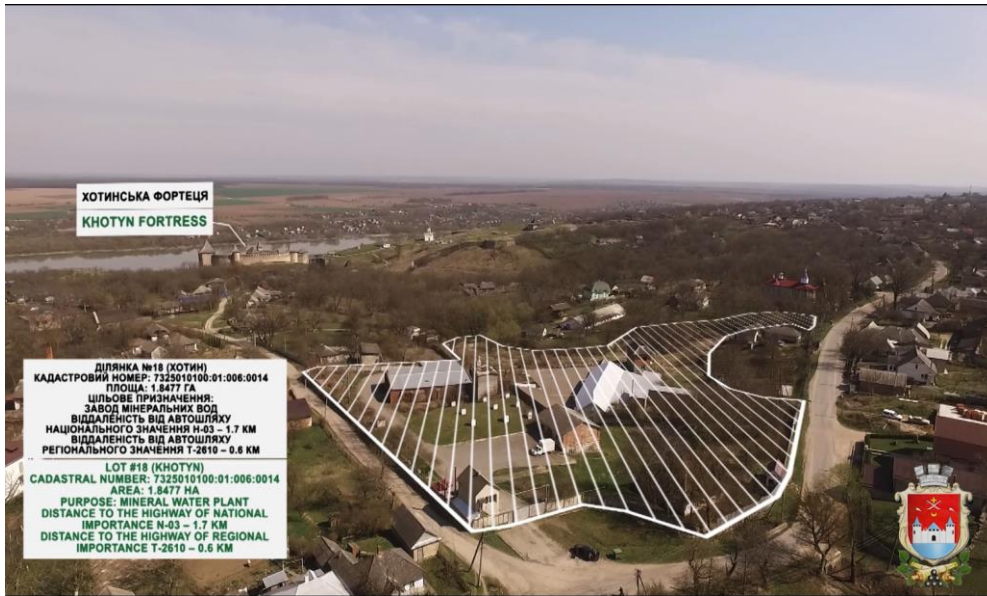




GENERAL OVERVIEW AND LEGAL STATUS OF THE LAND

LOT #18

- **Land area:** 1.8477 ha.
- **Location:** Khotyn
- **Distance to: the The region Centre Chernivtsi** - 65 km
- **Ownership:** private
- **Cadastral number:** 7325010100:01:006:0014
- **Form of land transfer to the investor:** sale / rent



CHARACTERISTICS AND INFRASTRUCTURE OF THE LAND

POSSIBLE APPOINTMENT:

- mineral water plant

DISTANCE TO:

- **the highway / road nat. value:** 1,7 km (highway of national importance N-03 "Zhytomyr-Chernivtsi");
- **the highway of regional importance T2610:** 0,6 km
- **the nearest railway station:**
 - Kamianets-Podilskyi - 25 km. (freight and passenger transportation);
 - Mamalyha – 30 km (freight transportation)
- **the nearest operating airport:**
 - Chernivtsi – 65km
- **the nearest checkpoint to the European Union – Romania:** checkpoint "Terebleche" – 90km
- **the border with the Republic of Moldova:** checkpoint "Mamalyha" – 30km





GENERAL OVERVIEW AND LEGAL STATUS OF THE LAND

LOT #21



- **Land area:** 16.6896ha.
- **Location:** Bilivtsi
- **Distance to Distance to the Centre of the region:** - 60 km
- **Ownership:** private
- **Cadastral number:**
7325080400:03:001:0157
- **Form of the land transfer to the investor:** sale / rent



CHARACTERISTICS AND INFRASTRUCTURE OF THE LAND

POSSIBLE APPOINTMENT:

- lavender growing and processing;
- SPA-complex

DISTANCE TO:

- **the highway / road nat. value:** 14,5 km (highway of national importance N-03 "Zhytomyr-Chernivtsi");
- **the highway of regional importance: T2627** - 5,5 km
- **the nearest railway station:**
 - Kamianets-Podilskyi - 40 km (freight and passenger transportation);
 - Mamalyha – 17 km (freight transportation)
- **the nearest operating airport:**
 - Chernivtsi – 60 km
- **the nearest checkpoint to the European Union – Romania:** checkpoint "Terebleche" – 87km
- **the border with the Republic of Moldova:** checkpoint "Mamalyha" – 17km



LIST OF LAND PLOTS



ДІЛЯНКА №1 (ХОТИН)
КАДАСТРОВИЙ НОМЕР: 7325010100:01:017:0075 ПЛОЩА: 0,2 ГА
ВІДДАЛЕНІСТЬ ВІД АВТОШЛЯХУ НАЦІОНАЛЬНОГО ЗНАЧЕННЯ Н-03 – 0,2КМ

LOT #1 (KHOTYN)
CADASTRAL NUMBER: 7325010100: 01: 017: 0075 AREA: 0.2 HA
DISTANCE TO THE HIGHWAY OF NATIONAL IMPORTANCE N-03 - 0.2 KM

ДІЛЯНКА №2 (ХОТИН)
КАДАСТРОВИЙ НОМЕР: 7325010100:01:016:0144 ПЛОЩА: 0.4035 ГА
ВІДДАЛЕНІСТЬ ВІД АВТОШЛЯХУ НАЦІОНАЛЬНОГО ЗНАЧЕННЯ Н-03 – 0,01КМ

LOT #2 (KHOTYN)
CADASTRAL NUMBER: 7325010100:01:016:0144 AREA: 0.4035 HA
DISTANCE TO THE HIGHWAY OF NATIONAL IMPORTANCE N-03 - 0.01 KM

ДІЛЯНКА №3 (ХОТИН)
КАДАСТРОВИЙ НОМЕР: 7325010100:01:018:0313 ПЛОЩА: 0.8817 ГА
ВІДДАЛЕНІСТЬ ВІД АВТОШЛЯХУ НАЦІОНАЛЬНОГО ЗНАЧЕННЯ Н-03 – 1,3 КМ

LOT #3 (KHOTYN)
CADASTRAL NUMBER: 7325010100:01:018:0313 AREA: 0.8817 HA
DISTANCE TO THE HIGHWAY OF NATIONAL IMPORTANCE N-03 – 1.3 KM



ДІЛЯНКА №4 (ХОТИН)
КАДАСТРОВИЙ НОМЕР: 7325010100:01:017:0071 ПЛОЩА: 0.6 ГА
ВІДДАЛЕНІСТЬ ВІД АВТОШЛЯХУ НАЦІОНАЛЬНОГО ЗНАЧЕННЯ Н-03 – 0.22 КМ

LOT #4 (KHOTYN)
CADASTRAL NUMBER: 7325010100:01:017:0071 AREA: 0,6 HA
DISTANCE TO THE HIGHWAY OF NATIONAL IMPORTANCE N-03 – 0.22 KM

ДІЛЯНКА №5 (ХОТИН)
КАДАСТРОВИЙ НОМЕР: 7325010100:01:017:0073 ПЛОЩА: 0.1261 ГА
ВІДДАЛЕНІСТЬ ВІД АВТОШЛЯХУ НАЦІОНАЛЬНОГО ЗНАЧЕННЯ Н-03 – 0.55 КМ

LOT #5 (KHOTYN)
CADASTRAL NUMBER: 7325010100:01:017:0073 AREA: 0,1261 HA
DISTANCE TO THE HIGHWAY OF NATIONAL IMPORTANCE N-03 – 0.55 KM

ДІЛЯНКА №6 (ХОТИН)
КАДАСТРОВИЙ НОМЕР: 7325010100:01:017:0074 ПЛОЩА: 0.2 ГА
ВІДДАЛЕНІСТЬ ВІД АВТОШЛЯХУ НАЦІОНАЛЬНОГО ЗНАЧЕННЯ Н-03 – 0.16 КМ

LOT #6 (KHOTYN)
CADASTRAL NUMBER: 7325010100:01:017:0074 AREA: 0,2 HA
DISTANCE TO THE HIGHWAY OF NATIONAL IMPORTANCE N-03 – 0.16 KM



ДІЛЯНКА №7 (АНАДОЛИ)
КАДАСТРОВИЙ НОМЕР: 7325082000:02:001:0224 ПЛОЩА: 0.5 ГА
ВІДДАЛЕНІСТЬ ВІД АВТОШЛЯХУ НАЦІОНАЛЬНОГО ЗНАЧЕННЯ Н-03 – 0.01 КМ

LOT #7 (ANADOLY)
CADASTRAL NUMBER: 7325082000:02:001:0224 AREA: 0,5 HA
DISTANCE TO THE HIGHWAY OF NATIONAL IMPORTANCE N-03 – 0.01 KM

ДІЛЯНКА №8 (ХОТИН)
КАДАСТРОВИЙ НОМЕР: ПЛОЩА: 0.6 ГА
ВІДДАЛЕНІСТЬ ВІД АВТОШЛЯХУ НАЦІОНАЛЬНОГО ЗНАЧЕННЯ Н-03 – 0.04 КМ

LOT #8 (KHOTYN)
AREA: 0.6 HA
DISTANCE TO THE HIGHWAY OF NATIONAL IMPORTANCE N-03 – 0.04 KM

ДІЛЯНКА №9 (ХОТИН)
КАДАСТРОВИЙ НОМЕР: 7325010100:01:016:0078 ПЛОЩА: 13.7244 ГА
ВІДДАЛЕНІСТЬ ВІД АВТОШЛЯХУ НАЦІОНАЛЬНОГО ЗНАЧЕННЯ Н-03 – 0.03 КМ

LOT #9 (KHOTYN)
CADASTRAL NUMBER: 7325010100:01:016:0078 AREA: 13.7244 HA
DISTANCE TO THE HIGHWAY OF NATIONAL IMPORTANCE N-03 – 0.03 KM



ДІЛЯНКА №10 (АТАКИ)
КАДАСТРОВИЙ НОМЕР: 7325080200:02:001:0005 ПЛОЩА: 16.9337 ГА
ПОТЕНЦІЙНЕ ПРИЗНАЧЕННЯ: АКВАРЕКРЕАЦІЙНА ЗОНА ВІДПОЧИНКУ ВІДДАЛЕНІСТЬ ВІД АВТОШЛЯХУ НАЦІОНАЛЬНОГО ЗНАЧЕННЯ Н-03 – 1.8 КМ

LOT #10 (ATAKY)
CADASTRAL NUMBER: 7325080200:02:001:0005 AREA: 16.9337 HA
POTENTIAL PURPOSE: AQUA RECREATION ZONE DISTANCE TO THE HIGHWAY OF NATIONAL IMPORTANCE N-03 – 1.8 KM

ДІЛЯНКА №11 (АТАКИ)
КАДАСТРОВИЙ НОМЕР: 7325080200:02:001:0286 ПЛОЩА: 0.4265 ГА
ПОТЕНЦІЙНЕ ПРИЗНАЧЕННЯ: АКВАРЕКРЕАЦІЙНА ЗОНА ВІДПОЧИНКУ ВІДДАЛЕНІСТЬ ВІД АВТОШЛЯХУ НАЦІОНАЛЬНОГО ЗНАЧЕННЯ Н-03 – 1.1 КМ

LOT #11 (ATAKY)
CADASTRAL NUMBER: 7325080200:02:001:0286 AREA: 0.4265 HA
POTENTIAL PURPOSE: AQUA RECREATION ZONE DISTANCE TO THE HIGHWAY OF NATIONAL IMPORTANCE N-03 – 1.1 KM

ДІЛЯНКА №12 (АТАКИ)



SUMMARY OF THE INVESTMENT OFFERS

Khotyn City TC is a progressive community interested in sustainable development and fruitful long-term cooperation with potential investors: it has a good geographical location, developed infrastructure and a balanced road system.

Khotyn city territorial community is located in the western part of Chernivtsi region on the banks of the Dniester River, borders on Ternopil and Khmelnytsky regions of Ukraine. The administrative center of the community is Khotyn - a city with a thousand-year history, numerous architectural and cultural monuments, enchanting nature and modern socio-economic infrastructure.

Today Khotyn city territorial community unites

- 11 settlements,
- the total area - 182.15 km²,
- the population - 18456 people.

Khotyn city TC has a number of prerequisites for the location of production facilities on the territory;

- availability of vacant plots for production facilities, warehouses, logistics centers, including construction;
- availability of vacant buildings for warehouses and production facilities;

The **territory of Khotyn TC is crossed by two important highways**: H-03 (Zhytomyr-Chernivtsi) and T2610, which connects Khotyn with the border crossing point with Moldova in the village of Mamaliga.

- distance to the railway station of Kamyanets-Podilsky - 30 km,
- distance to the district center - 40 km,
- distance to the regional center - 70 km;
- availability in the administrative center of a modern Center for the provision of administrative services, which operates a business support service and the Agency of the City Development.

Developed social infrastructure: Primary care center, Khotyn multidisciplinary hospital, Center for social services, which provides the opportunity to use additional resources.

If you are interested in this investment offer, write or call us. We will be happy to provide additional information and discuss opportunities for cooperation.

Andrii DRANCHUK
Khotyn City Mayor
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e-mail: khotyn.gromada@gmail.com



LOCATION OF KHOTYN CITY TERRITORIAL COMMUNITY

