



Investment passport

**Bolhradska town
territorial community**

2022



Greetings!

The town of Bolhrad during years was the center of Bulgarian culture and it situated at the crossroads of many cultural and ethnic ways. Our region is known not only in Ukraine but also far beyond its borders. Bolhrad is famous for its agrarian indicators and great economic potential, what was neglected after the disintegration of the Soviet Union. My goal as mayor is to restore the economic potential of the town and do everything possible to develop infrastructure and restore the work of enterprises in the town.

The economic potential of the town of Bolhrad consists of enterprises of industrial, infrastructural, agricultural and other sectors of the economy. Together they make our town one of the most attractive towns for investors in Ukraine. Our team strives to create a favorable business environment and a real business climate for every investor. We are constantly working to develop partnerships with business circles, to increase investment attractiveness and expand the boundaries of international cooperation. We understand that our cooperation affects well-being and development of every inhabitant of our town and district, also affects economic growth and well-being of our native land.

**Regards,
Mayor of Bolhrad Serhiy Dimitriev**



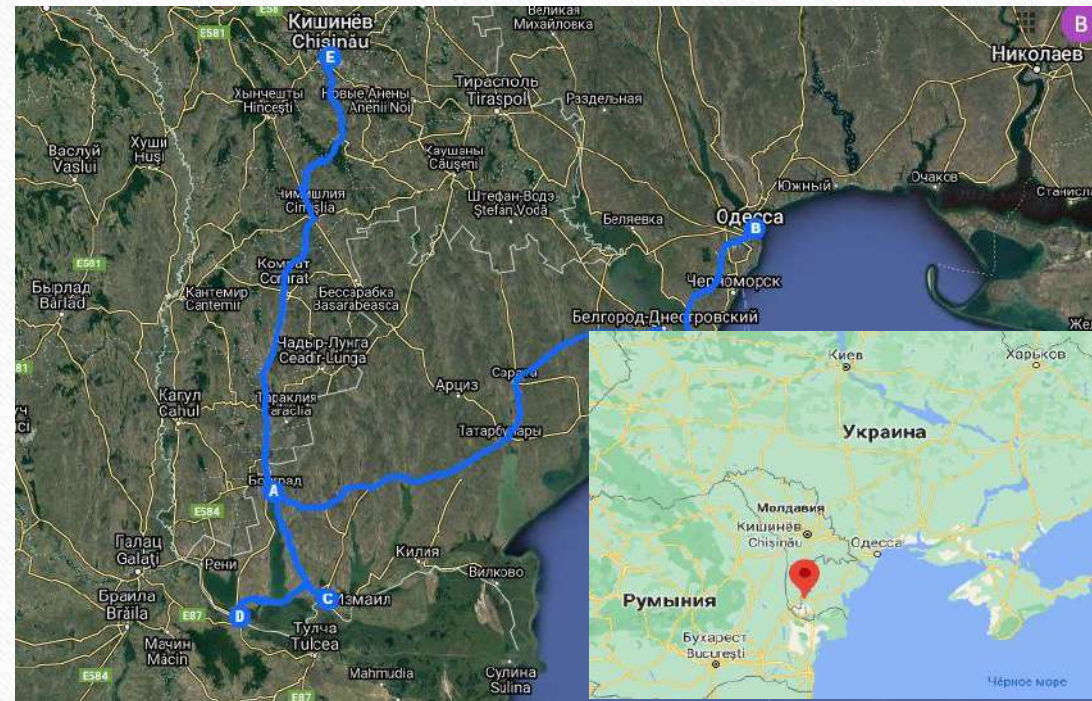
General information about the community

- Bolhrad territorial community is located on the eastern shore of Yalpug Lake - the largest picturesque freshwater lake in Ukraine, at a distance of 238 km. from the regional center - the city of Odesa, in the southwestern part of the Odesa region on the border with Moldova and in close proximity to Romania, has a favorable border and transit location for the countries of southeastern Europe.
- The Bolhrad territorial community includes 7 settlements: Bolhrad, Zaliznychne, Tabaki, Vladychen, Vynogradivka, Oksamytno, Topolyne. Today, the town of Bolhrad is the administrative and economic center of the Bolhrad community. The town is developing as a commercial, cultural, national and spiritual center. It is a small but very cozy town, convenient for living, business, recreation and tourism. The town is original, has preserved a unique culture, and is rich in historical places and monuments. Our community is aimed at economic growth, development of infrastructure and social sphere, improvement of territory, cooperation with international projects and investors who seek to develop their business.

Geographical location



The Bolhrad territorial community is crossed by the most important highways - the International Transport Corridor No. 9 (Crete), state highways Odesa - Reni, Izmail - Chisinau (Moldova). The district is crossed by the railway line Reni - Chisinau, the Izmail railway station is located at a distance of 42 km. An important factor is the immediate proximity of the community to the main transport artery of Europe - the Danube River and the Ukrainian ports of Izmail (42 km), Reni (86 km), Kilia (105 km). This makes it possible to reach the World Ocean through the Danube and the Black Sea, as well as to quickly and inexpensively deliver goods to the countries of Central Europe.



Geographical location



- Reconstruction work for railway section Berezino (Ukraine, Bolhrad district) - Besarabka (Moldova) has been completed. In this way, the southern part of the Odesa region will receive high-quality railway connection, what will improve international logistics between the ports of Pivdenny, Odesa, Chornomorsk, Belgorod-Dnistrovsk, Izmail, Reni, Giurgiulesti, Galatsi, Braila and Constanta.
- Thanks to this, Moldova will be able to export and import goods faster through the port of Izmail, and Ukraine will be able to export goods to Moldova and EU countries.
- The Bolhrad territorial community will have a perspective of strategic importance and more investment privatility, thanks to the reconstruction of the Berezino-Besarabka railway section, which will enable Tabaki-Zaliznychne (the railway section of our community) to implement transit transportation of goods to the ports of Reni, Giurgiulesti, Galati, Constanta.
- Thanks to the operation of the Tabaki-Zaliznychne railway section, new enterprises can start work or old enterprises can renew their work, workplaces will increase, and additional taxes will come to the community budget.



Geographical location



temperate continental climate



January: -2.0°C

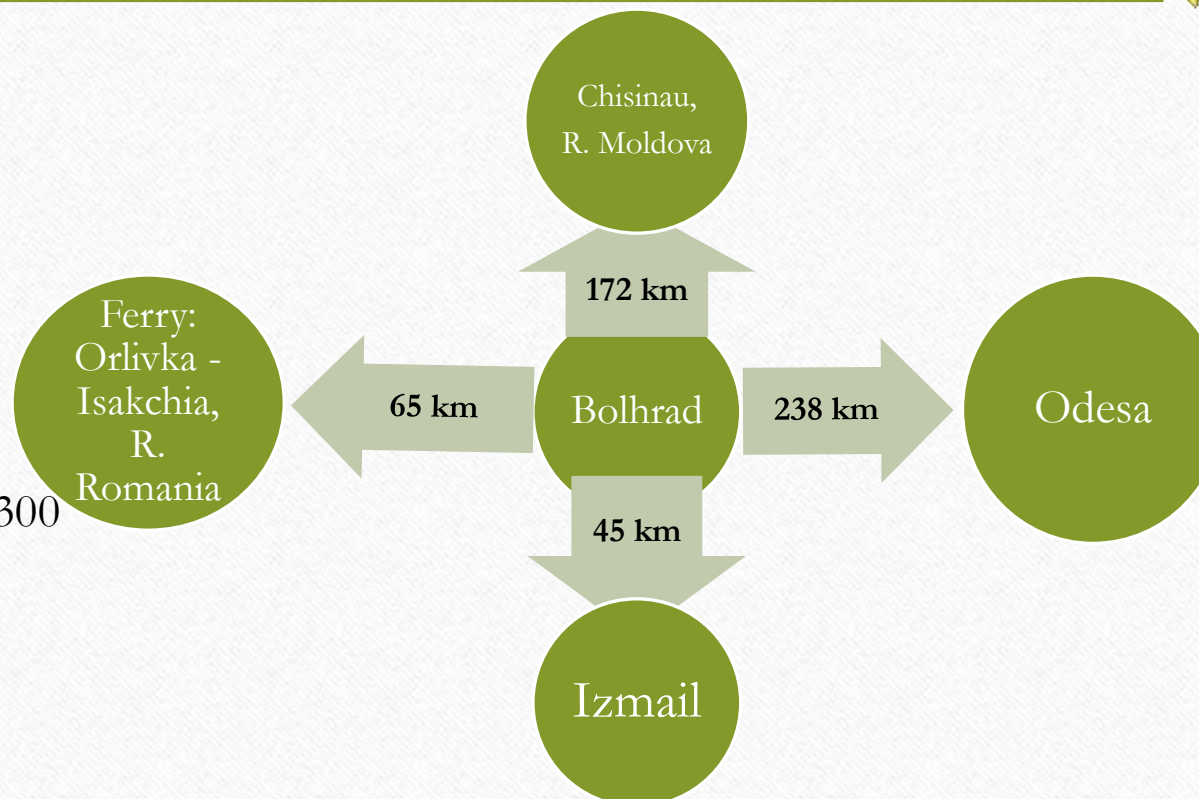
July: $+23.5^{\circ}\text{C}$



The number of sunny days in a year is 300



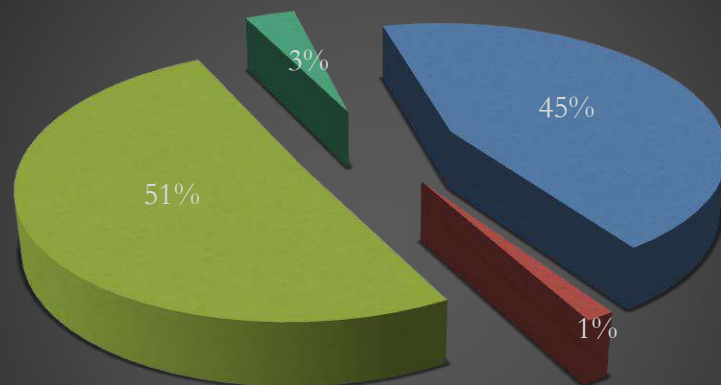
Rainfall: from 380 to 400 mm per year





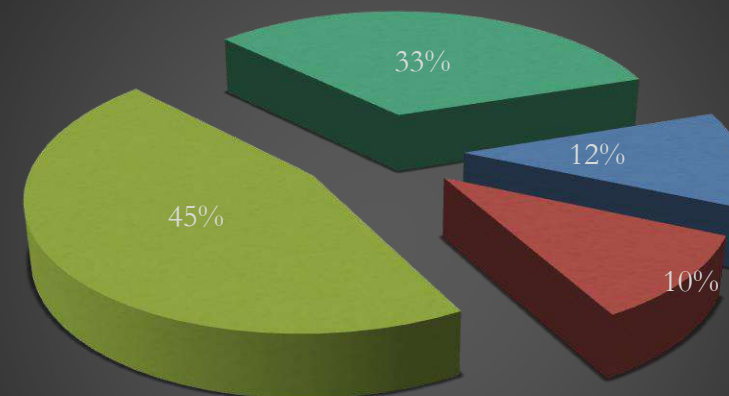
Land resources

Territory, 296.4 km²



■ state property ■ communal property
■ private property ■ collective property

Land fund, 29430.6 ha

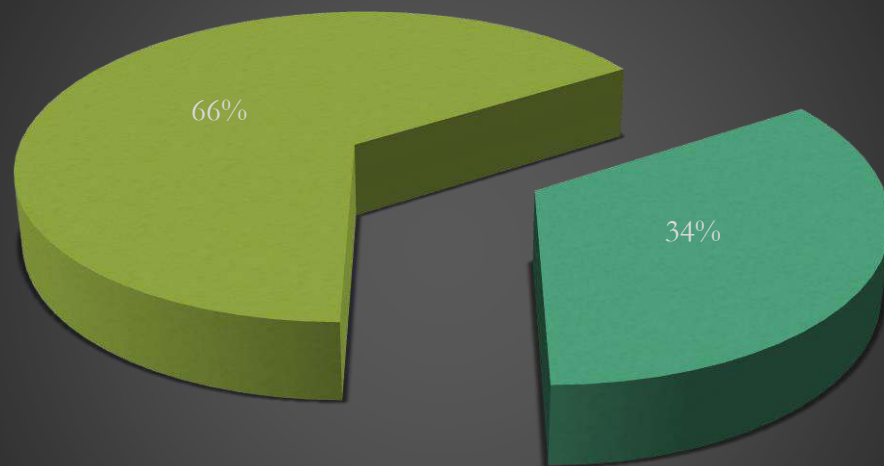


■ agricultural land ■ arable
■ forests and other wooded areas ■ built up land



Human resources

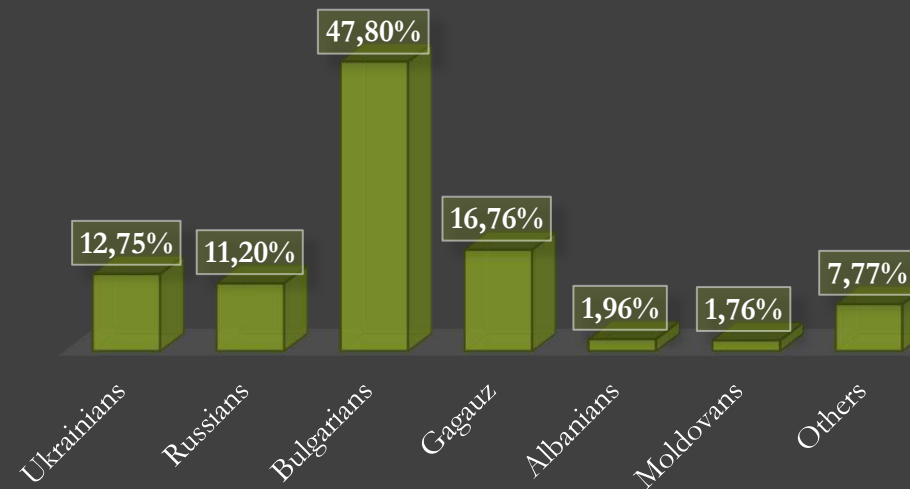
The population is 26050 pers.



■ working age ■ below or above working age

NATIONALITY OF THE POPULATION

■ Nationality of the population





Humanitarian sphere: sport



1 - stadium



1 - CFRN "Sport for everyone"



2 - gym



6 - playground



1 - football field



1 - tennis court



>25 - sport sections, clubs



Culture and tourism



1 - tourism department



1 - library



1 – the center of culture and leisure



3 - museum



1 – music school



25 interest clubs, creative studios



4 – international gastronomic festivals



2 - hotels





Humanitarian sphere: medicine

2

Multidisciplinary polyclinics

1

Dispensary of family medicine

1

Inpatient departments of the hospital

2

Rehabilitation centers





Humanitarian sphere: education

10

General educational and specialized schools



9

Preschool educational institutions



2

Children's after-school and professional institutions



Industry



PrAT "BVZ" is the largest industrial enterprise of the Bolhrad district, is an integral part of the rich heritage of the wine-making complex of Ukraine, founded in 1945. The area of the company's grape plantations is more than 800 hectares, from which 5-6 thousand tons of grapes are harvested, and its capacity from processing make up to 40 thousand tons. grapes per season.

The company is famous for such wines as Cabernet, Merlot, Cagor, Saperavi, Aligote, Sauvignon, Chardonnay, Sun in a glass, etc., which have been awarded gold and silver medals at international exhibitions and competitions.



PrAT "Kharchovyk" is the most dynamically developed enterprise of the district. It specializes in grape processing and the production of strong and dessert wines, produces more than 25 names in total. The company has a powerful raw material base. The company has formed the demand for manufactured products. It has stable sales markets in Ukraine.

The capacity of enterprise allows processing up to 15,000 tons of grapes per season and bottling up to 4 million bottles of wine per year.

TOV "ELITVYNPROM" - the company has 600 hectares of vineyards in its arsenal. The grape processing plant has a capacity of 10,000 tons. The enterprise produces high-quality varietal, table, white, red, and champagne wines

TOV "Bachus LTD" was registered in 2003. The main activities of the enterprise are the growing of grapes and the production of grape wines. The company uses a plot of land with a total area of 145.23 hectares for growing grapes. During 2004 - 2009, Bachus LTD planted vineyards of technical varieties on an area of 133.7 hectares. In 2013-2014, a production base for grape processing was built in the industrial zone of the town of Bolhrad - a primary grape processing workshop. The structural scheme of the enterprise ensures full production of products and compliance with the technological process, starting with the cultivation of grapes (raw materials) and ending with the production of wine materials. The peculiarity of the enterprise is the fact that the production of wine materials is carried out exclusively from grapes of its own production, which makes it possible to produce high-quality wine materials. The main industrial grape varieties: "Aligote", "Sauvignon green", "Chardonnay", "Traminer pink", "Riesling Reisky", "Cabernet", "Merlot", "Odesa black". The capacity of the crushing and pressing department of the enterprise is 3,000 tons of grape processing per season



TOV "Ekofarm" - the company is engaged in the development and production of dietary supplements and food products with health-improving properties. The use of modern pharmaceutical equipment and a system of strict control of technological parameters at all stages of production allows to produce products that

which meets world standards. The company sees its mission as supporting people's health by researching plants that grow in the latitudes of Ukraine and creating innovative medicines based on invented components. The main product is the natural parapharmaceutical "Vin-Vita"

Industry



There are two companies that produce "green" electricity: **"Bolhrad ELIOS"**(2019) and **"Bolhrad Solar"**(2013). The solar power plant of "Bolhrad Solar" is located in the village of Zaliznychne of the Bolhrad district. The installed capacity is 34.14 MW-p. This power is

enough to provide electricity to more than 10,000 households. The solar power plant consists of more than 140 thousand solar modules, 26 inverter stations and is located on an area of 63 hectares.

The solar power plant was built exclusively with investment funds and with the funds of developer enterprises. The use of renewable energy sources, especially solar energy (due to the fact that Bessarabia has high solar activity compared to other regions of Ukraine), allows to receive generating power as close as possible to the consumer, what is very important for an energy-deficit region.



The family cheese factory **"Schedra Okolytsya"** produces cheese according to traditional and proprietary technologies. Only natural milk (cow, goat, sheep) from local farms is used for cheese production. The clean air and various herbs of the Bujak steppe have a positive effect on the taste characteristics of local milk.



"Vinhol Oksamytny" winery was founded in 1998 in the village of Oksamytny of the Bolhrad district on the territory where graph Davydov's vineyard chateau was located 120 years ago. Today, the company owns its own 550 hectares of vineyards and has partnerships with

many local winegrowers, processing grapes from even more than 600 hectares vineyards. The farm gathered a large collection of European and local grape varieties, selecting the most adapted to the conditions of the microclimate, becoming one of the largest in Ukraine producers of grapes and wines from Muscat, Odesa Black and Cabernet Sauvignon. The winery is equipped with modern equipment of EU production for all stages of production: starting with Italian crushers and French Vaslin Bucher pneumatic presses for careful and gentle pressing of grapes and ending with an Italian bottling line for still and sparkling wines. The presence of a certified laboratory makes it possible to realize fully control the entire production process and guarantee consistently high quality wines for consumers.

Agriculture



DP **"DG Suvorova"** is one of the leading agro-industrial enterprises of the district, the history of which dates from 1944. The entire land fund of the farm with an area of 1,632 hectares is adjacent to Lake Yalpug, what creates favorable conditions for growing agricultural crops and irrigating areas.

The enterprise is actively developing the production of grape seedlings, viticulture, horticulture, and animal husbandry. The farm cultivates 600 hectares of vineyards (gross harvest up to 4 thousand tons), 37 hectares of peach orchards (gross harvest up to 100 tons). The enterprise has a refrigerator for storing grapes for 400 tons.



TOV "Agrotrans" is a large agricultural enterprise, the main activity of which is viticulture and cultivation of grain and technical crops, using modern technologies.



PSP "Kolos" is a large agricultural enterprise, one of the leaders in the collection of grain crops in the community.



PP "Agro-Modul" is a large agricultural enterprise, the main activity of which is transportation and cultivation of grain crops.



PP "Geryush" is a large agricultural enterprise, the main activity of which is the cultivation of grain and technical crops.

Banks

ОЩАДБАНК

МІЙ БАНК. МОЯ КРАЇНА

Райффайзен
БАНК АВАЛЬ

укргазбанк
ЕКО-БАНК

ПриватБанк

Insurance companies

КНЯЖА
VIENNA INSURANCE GROUP



ОРАНТА
НАЦІОНАЛЬНА АКЦІОНЕРНА СТРАХОВА КОМПАНІЯ



There is the information about the presence of deposits of brown coal in the **mines** near the village of Vladychen in the libraries of our community.

In the middle of the 20th century, 2 brown coal mines functioned near the village of Vladychen. 84 person were involved in the work in the mines: residents of the village of Vladychen, Novye Troyany, Vinogradovka (Bolhradsky district), the village of Novaya Nekrasovka (Izmailsky district).

It was the production of red clay tiles and various utensils near the mines, these items were fired and sold throughout the district.

The potential and feasibility of extracting and using mineral requires brown coal, also potential of location place demand additional research.



Our advantages:



advantageous geographical position
in the south of Ukraine



innovation-oriented local self-government



qualified labor resources



neighborhood and the possibility of access to
powerful sales markets in Moldova, Romania
and other EU countries



Brown coal and red clay were mined on the
territory. There are thick sandy-clay
freshwater deposits with layers of pebbles
and gravel. Thanks that there is an
opportunity to organize the production of
building materials (bricks, tiles)



land resources, natural and climatic conditions and
availability of 114.9 thousand hectares of
agricultural land allow the development of various
branches of agricultural production



developed infrastructure



Lake Yalpug is rich in fish resources, favorable for
recreation and "green tourism". Huge deposits of
sapropel at the bottom of the lake are of great value



LAND PLOTS

Land plot № 1

Address:	Bolhrad, st. Transportna
Google Maps coordinates	45.678090502675204, 28.635972061729987
Area:	1,8 Ha
Land category:	Lands of industry, transport, communications, energy and other purposes

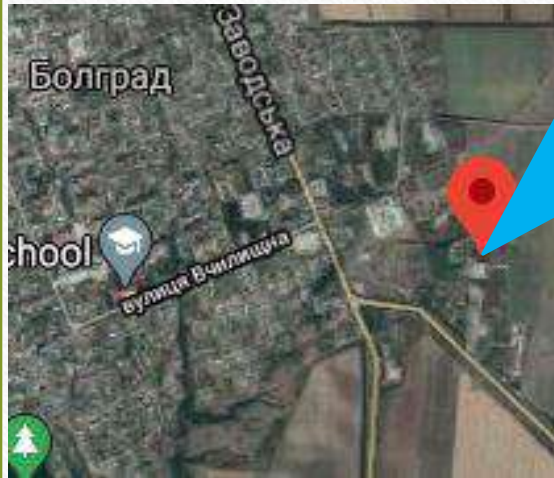
Land plot № 2

Address:	Bolhrad, st. Transportna
Google Maps coordinates	45.67887233292085, 28.63383709240816
Area:	0,9 Ha
Land category:	Lands of industry, transport, communications, energy and other purposes



Land plot № 3

Address:	Bolhrad, st. Transportna, 4B
Google Maps coordinates	45.676915458242846, 28.635314790136764
Area:	0,85 Ha
Land category:	Lands of industry, transport, communications, energy and other purposes



Land plot № 4

Address:	Bolhrad, st. Pushkina, 101A
Google Maps coordinates	45.672989825205626, 28.636154806922317
Area:	1,23 Ha
Land category:	Lands of industry, transport, communications, energy and other purposes

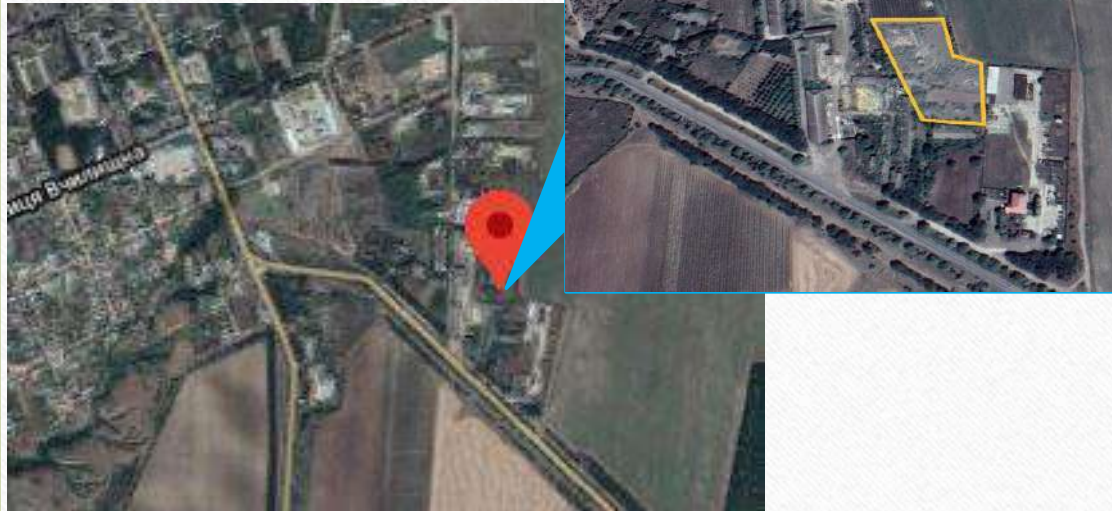


Land plot № 5

Address:	Near the T-16-06 highway
Google Maps coordinates	45.67451899272665, 28.636133083026344
Area:	1,7 Ha
Land category:	Lands of industry, transport, communications, energy and other purposes

Land plot № 6

Address:	Near the T-16-06 highway
Google Maps coordinates	45.677914848216254, 28.638332494461178
Area:	10,0 Ha
Land category:	Agricultural purpose



Land plot № 7

Address:	near the street Architecturna
Google Maps coordinates	45.684556868403696, 28.635914397624646
Area:	15,0 Ha
Land category:	Agricultural purpose

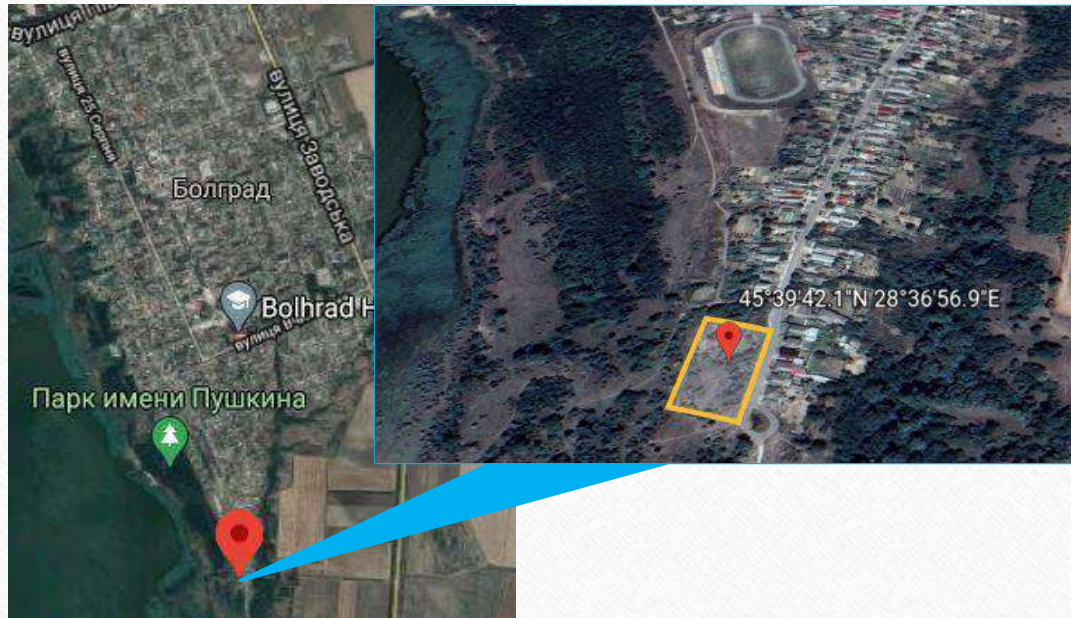
Land plot № 8

Address:	road Bolhrad - Tabaki
Google Maps coordinates	45.70284074679098, 28.602601206721456
Area:	16,0 Ha
Land category:	Forest lands



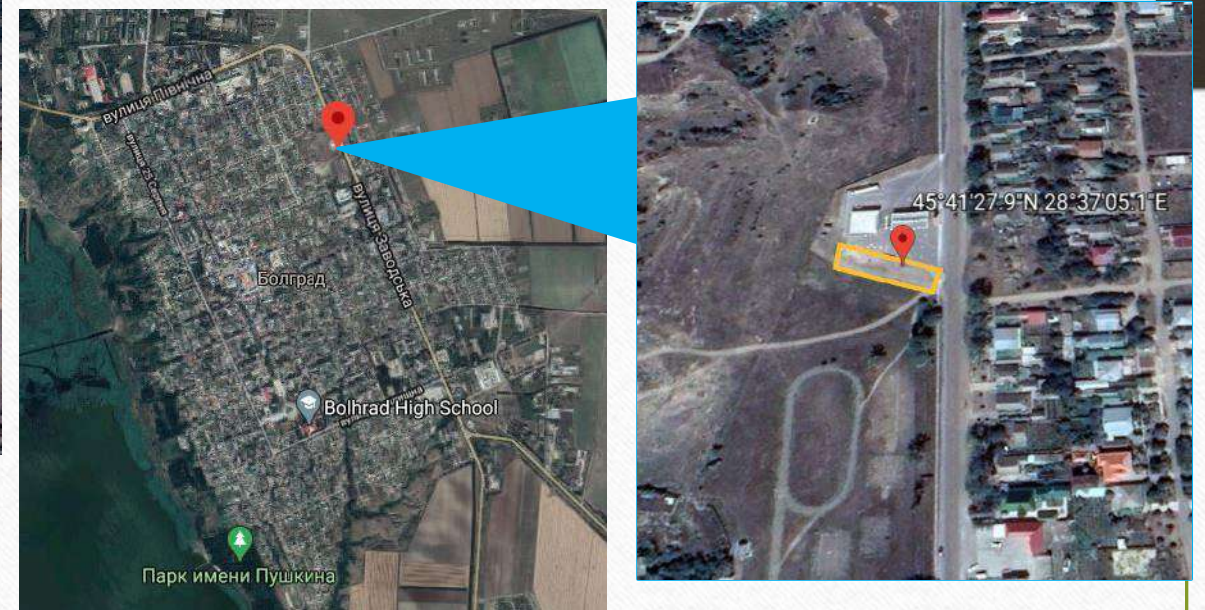
Land plot № 9

Address:	Bolhrad, str. August 25
Google Maps coordinates	45.66170345255179, 28.615797332463675
Area:	7,0 Ha
Land category:	Lands of industry, transport, communications, energy and other purposes



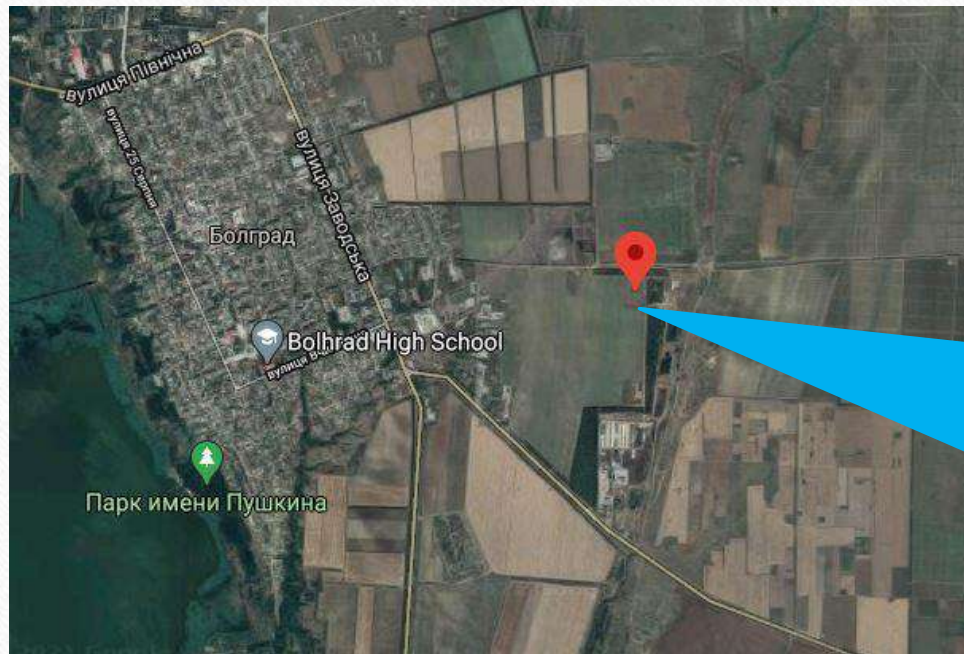
Land plot № 10

Address:	Bolhrad, str. Zavodskaya
Google Maps coordinates	45.691078562094056, 28.61807881136056
Area:	0,13 Ha
Land category:	Lands of industry, transport, communications, energy and other purposes



Land plot № 11

Address:	Bolhrad, str. Poshtova (opposite the solid waste landfill)
Google Maps coordinates	45.68044686977096, 28.64899831631401
Cadastral number	5121410100:02:005:0038
Area:	2,73 Ha
Land category:	for agricultural production





Investment objects

Properties for rent/sale

Object № 1

Address: Bolhrad, str. 25 Chapaevska Divisiya, 41

Google Maps coordinates:

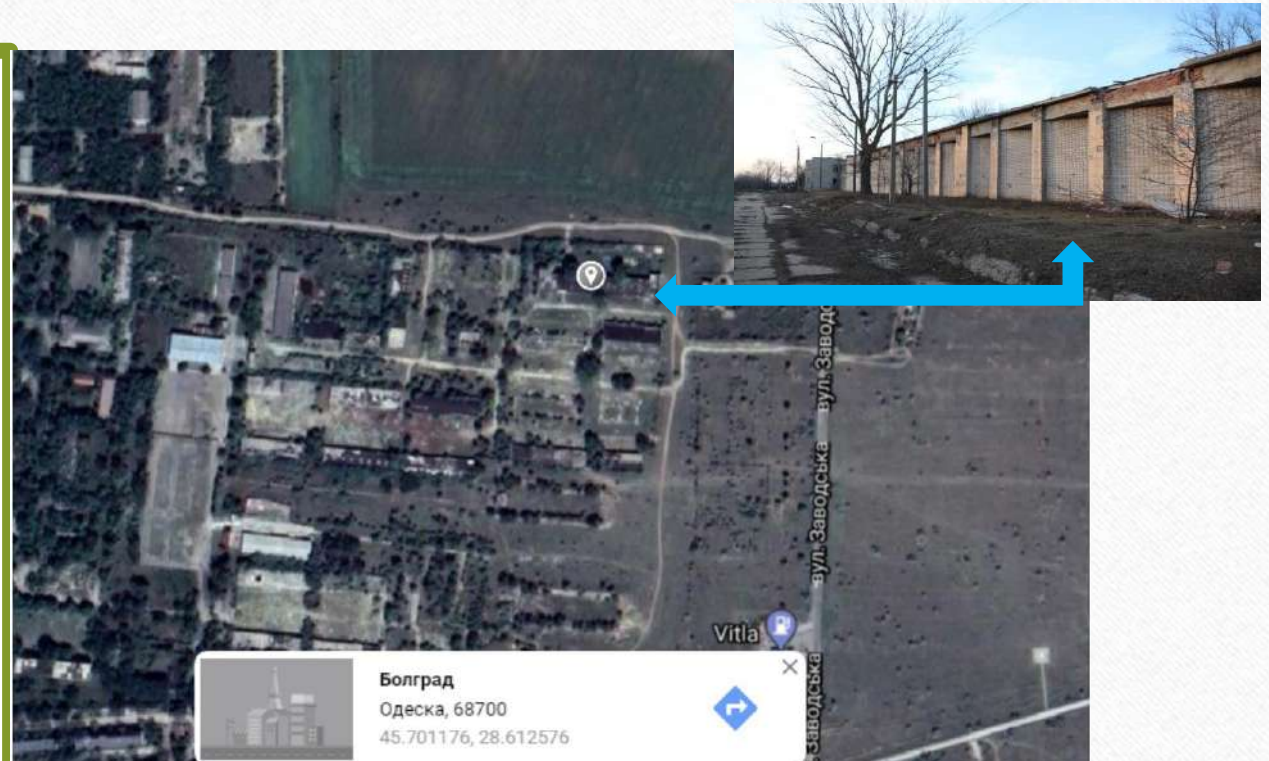
45.701176, 28.612576

Area: 3094.90 sq.m

Category: Industrial real estate, non-residential building.

Electricity supply, water supply can be connected

For information, contact the Bolhrad City Council, Bolhrad, str. Shpytalna, 45, tel. 0938366449



Object № 2

- Address: Bolhrad, str. Lisova, 1
- Area: 2468.0 sq.m
- Category: non-residential building (meat processing plant)
- Electricity supply, water supply, sewerage - available.

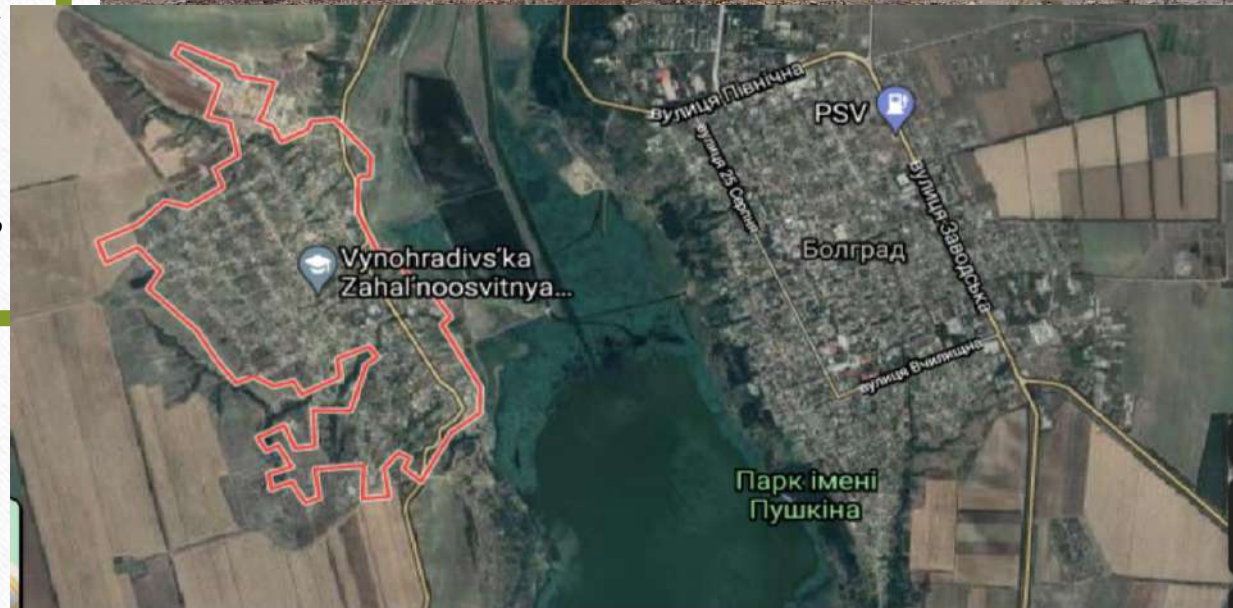
**For information, contact the
Bolhrad City Council, Bolhrad,
st. Shpytalna, 45, tel. 0938366449**



Object № 3

- Address: Vynohradivka village, str. Vladychenska, 5
- Area: 806.9 sq.m
- Category: non-residential building.
- Electricity supply, gas supply can be connected

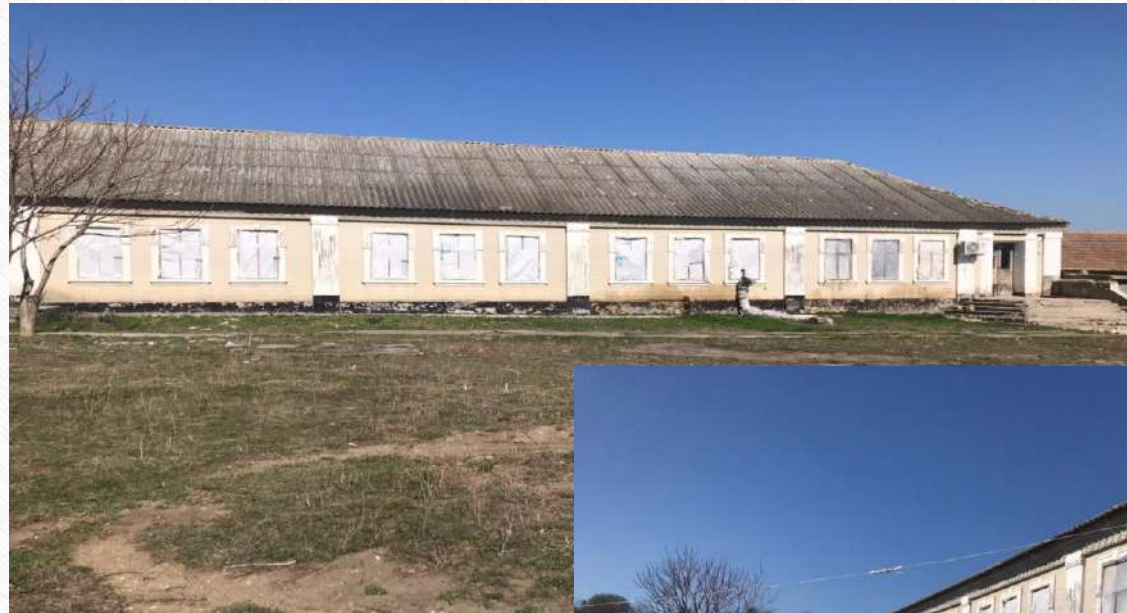
For information, contact the Bolhrad City Council, Bolhrad, str. Shpytalna, 45, tel. 0938366449



Object № 4

- Address: Vynogradivka village, str.I.Baneva 99
- Area: 832.6 sq.m
- Category: non-residential building.
- Electricity supply, gas supply can be connected

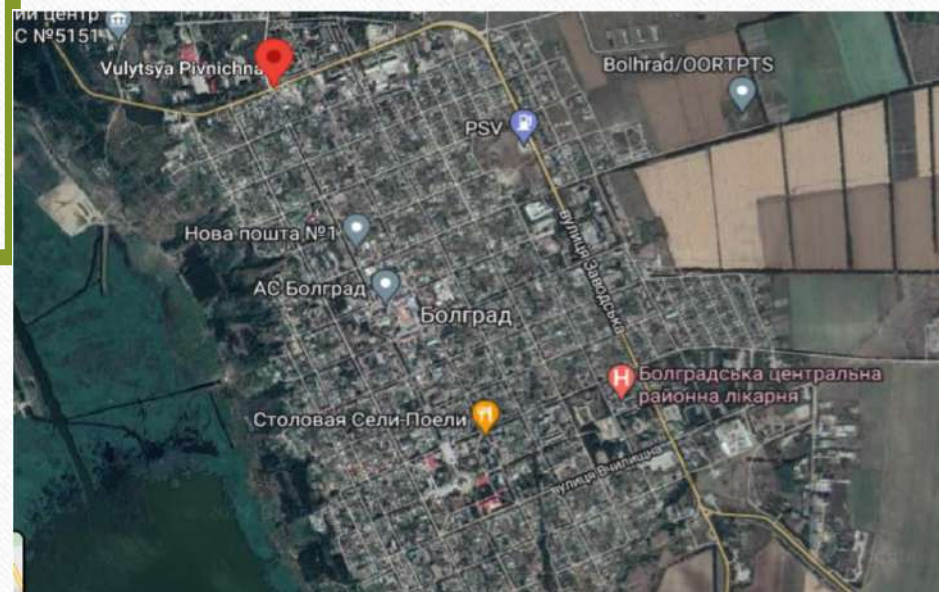
For information, contact the Bolhrad City Council, Bolhrad, st. Shpytalna, 45, tel. 0938366449



Object № 5

- Address: Bolhrad, str. 25
Chapaevska Divisiya 119 A
- Area: 1152.4 sq.m
- Category: non-residential building.
- Electricity supply - available, water, sewerage – not available.

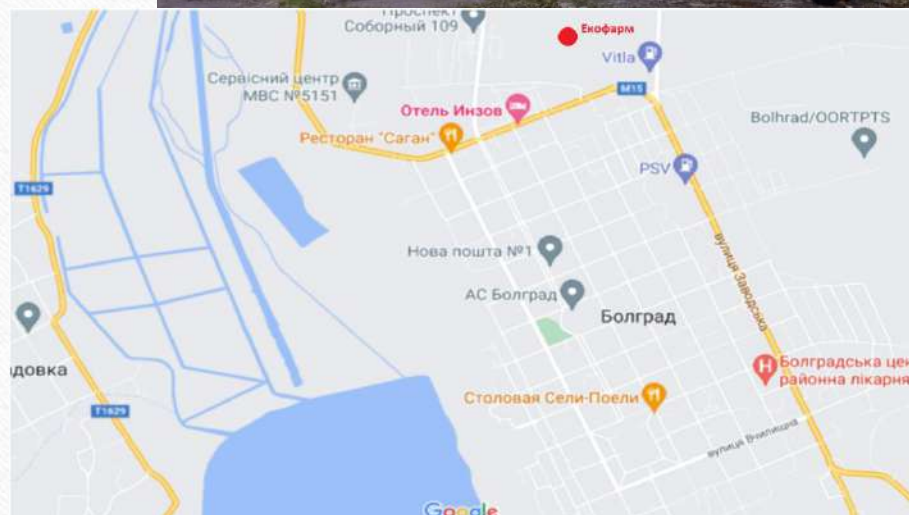
For information, contact the Bolhrad City Council, Bolhrad, st. Shpytalna, 45, tel. 0938366449



Object № 6

- Address: Bolhrad, str. 25
Chapaevska Divisiya 77
- Area: 1100 sq.m
- Category: non-residential
building, 2 floors, basement.
- Electricity supply, water
supply, sewerage - available.

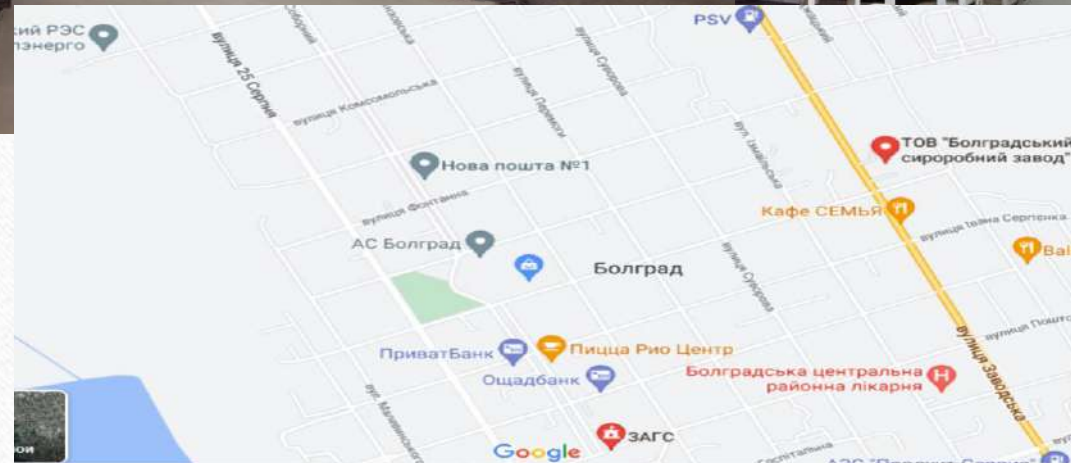
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0938366449**



Object № 7

- Address: Bolhrad, str. Zavodskaya 79
- Area: 1000 sq.m
- Category: non-residential building (cheese factory)
- Electricity supply, water supply, sewerage - available.

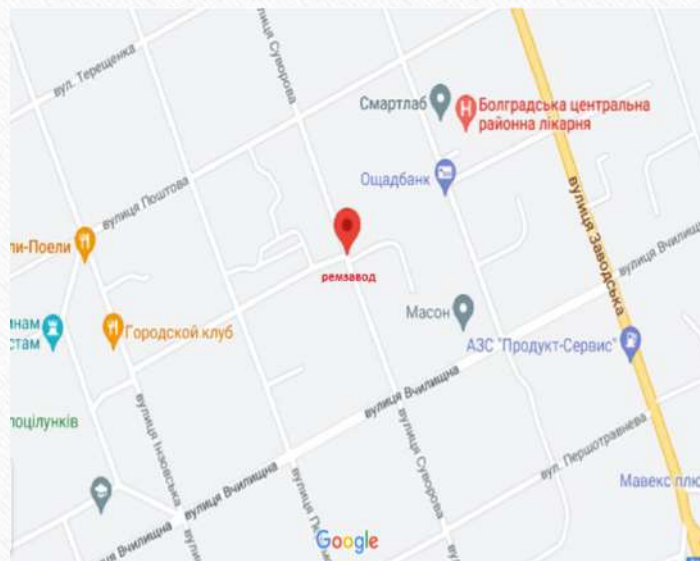
**For information, contact the
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Bolhrad, st. Shpytalna, 45,
tel. 0938366449**



Object № 8

- Address: Bolhrad, str. Suvorova 143
- Area: 4000 sq.m
- Category: non-residential building (repair plant)
- Electricity supply, water supply, sewerage - available.

For information, contact the Bolhrad City Council, Bolhrad, st. Shpytalna, 45, tel. 0938366449



Object № 9

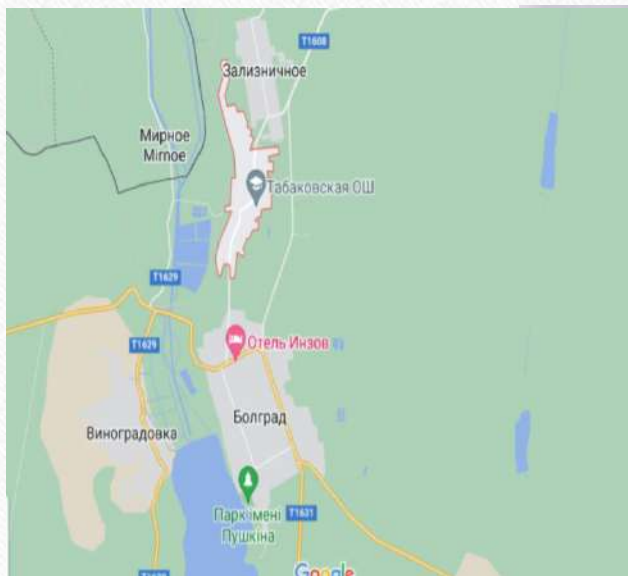
Address: Tabaki village, str. Nadii 36

Area: 2000 sq.m

Category: non-residential building
(Agrochemical service, agricultural chemistry)

Electricity supply, water supply - available.

**For information, contact the
Bolhrad City Council, Bolhrad,
st. Shpytalna, 45, tel. 0938366449**



Object № 10

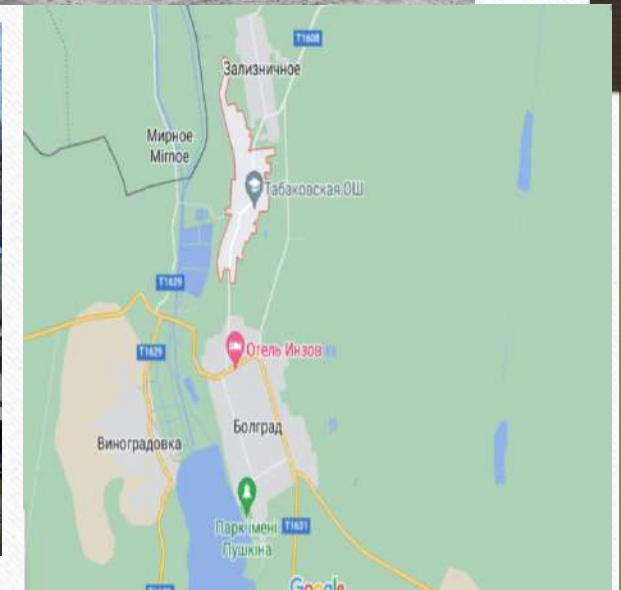
Address: Tabaki village, str. Nadii
34

Area: 570 sq.m

Category: non-residential building
(pasta shop)

Electricity supply, water supply -
available.

**For information, contact the
Bolhrad City Council, Bolhrad,
st. Shpytalna, 45, tel.
0938366449**



Object № 11

Address: Bolhrad, str. 25

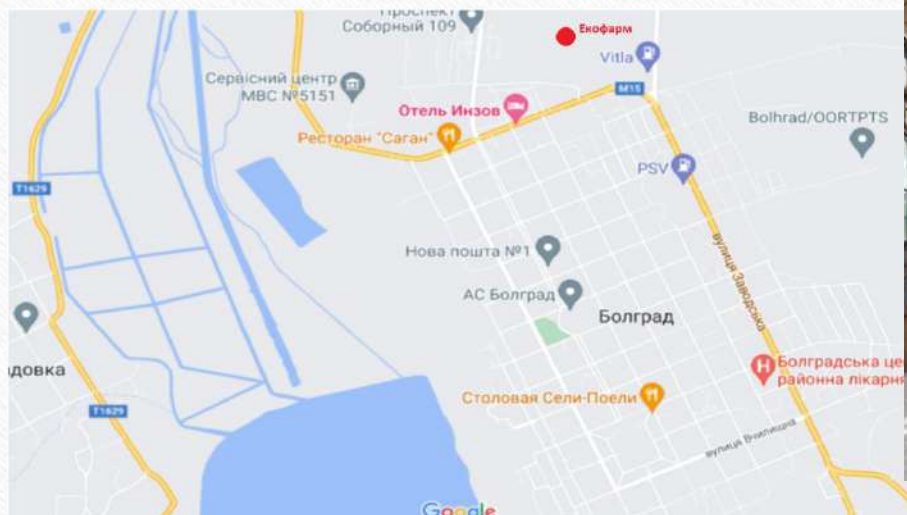
Chapaevska Divisiya 77

Area: 1575 sq.m

Category: non-residential
building (warehouse)

Electricity supply, water supply,
sewerage - available.

**For information, contact the
Bolhrad City Council, Bolhrad,
st. Shpytalna, 45, tel.
0938366449**



Object № 12

Address: Vynohradivka village, str.
Vladychenska 22

Area: 2300 sq.m

Category: non-residential building
(cannery)

Electricity supply, water supply,
sewerage - available.

**For information, contact the
Bolhrad City Council, Bolhrad, st.
Shpytalna, 45, tel. 0938366449**

