



STOROZHYNETS TOWN

TERRITORIAL COMMUNITY

AN AREA FOR BUSINESS DEVELOPMENT AND RECREATION

DEAR, PARTNERS AND INVESTORS

The main task of local governments is to update the approaches to managing territories and resources as a result of the reforms being implemented in Ukraine today.

Investments into the community are not only the reputation and recognition, but, first of all, - an indicator that the community is developing constantly and is worth to cooperate with. Today, the territory of our community is open to the investors striving for building their business.

Advantages are: a favorable geographical position, developed transport infrastructure, availability of labor resources and, most importantly, remoteness from the war zone.

**SINCERELY YOURS,
MAYOR OF STOROZHNETS,
IHOR MATEICHUK**



ARE YOU INTERESTED IN AN INVESTMENT PROPOSAL?

Please write or call us:

- E-mail: stor-misk-r@ukr.net,
- Phone: +38 (03735) 2-12-00
- Address: 59000, Chernivtsi oblast, Chernivtsi rayon, Storozhynets, 6A Chernivetska str.



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GENERAL INFORMATION

41,964

Population, thousands of people

532,96

Community area, square kilometers

17

Number of settlements

STOROZHYNETS TOWN

Administrative center



FACTORS OF INVESTMENT ATTRACTIVENESS



GEOLOCATION



GREENFIELD
INVESTMENT
PROPOSALS



BROWNFIELD
INVESTMENT
PROPOSALS



NATURAL
RESOURCES



BUSINESS
PROMOTION
TOOLS

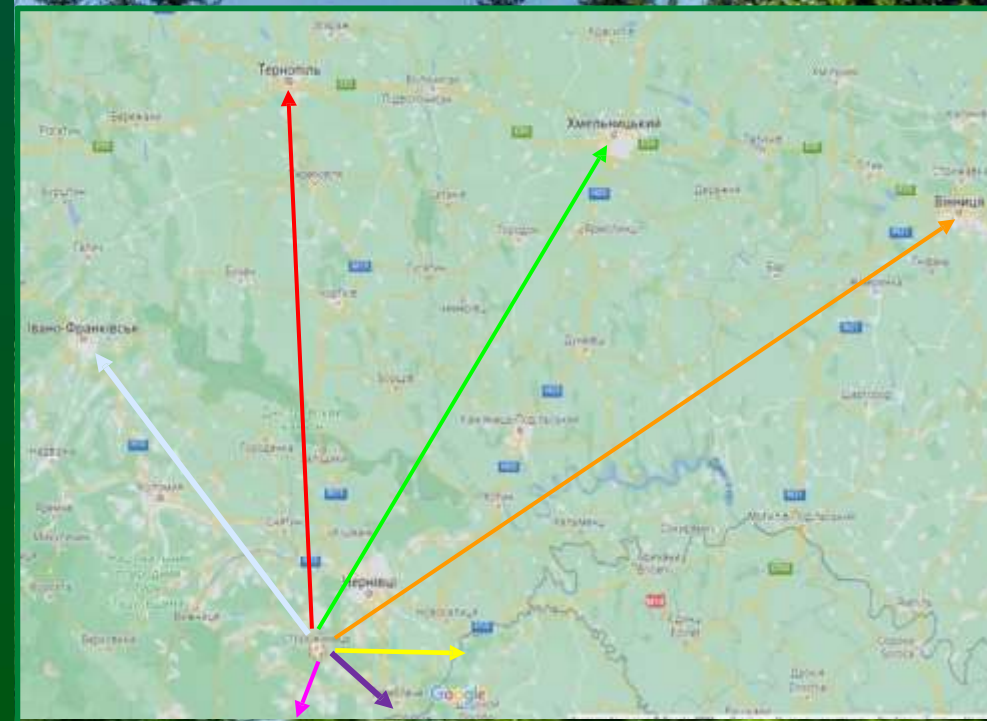


HUMAN
RESOURCES

GEOLOCATION

DISTANCE FROM STOROZHNETS TO:

- CHERNIVTSI → 25 km / 33 min
- KRASNOILSK border post (Romania) → 28 km / 35 min
- PORUBNE border post (Romania) → 35 km / 43 min
- MAMALYGA border post (Moldova) → 83 km / 1 hour 32 min
- IVANO-FRANKIVSK → 143 km / 2 hours 23 min
- TERNOPIL → 187 km / 3 hours 11 min
- KHMELNYTSKYI → 211 km / 3 hours 37 min
- VINNYTSIA → 295 km / 5 hours 03 min





GREENFIELD INVESTMENT PROPOSALS

STOROZHYNETS TOWN TERRITORIAL COMMUNITY

Chernivtsi oblast, Ukraine, 2024

LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
ARKADII DMYTROVYCH VITIUK
+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community. Khmelnytskoho str.(Storozhynets suburbs)

PROPERTY TYPE: Municipal

CADASTRAL NUMBER: 7324581500:03:001:0004

TARGET PURPOSE:

For the placement and operation of main, auxiliary and auxiliary buildings and structures of processing, machine-building and other industries

ROAD ACCESS: Regional road, width - 10 m

NEAREST HIGHWAY (km): 300 m

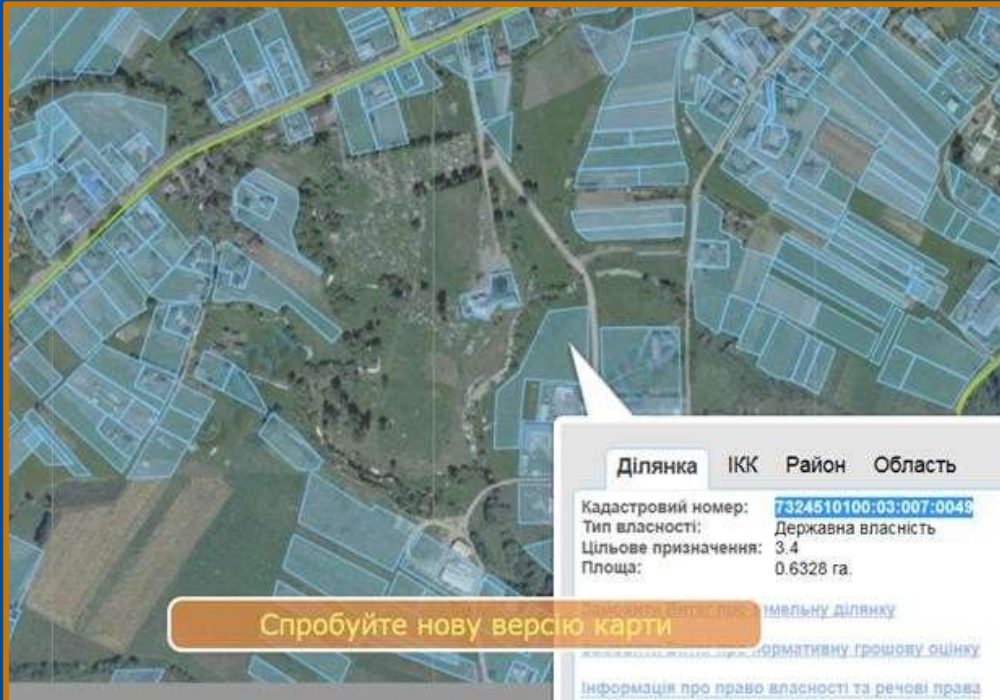
NEAREST RAILWAY STATION (KM): Chernivtsi - 25 km, Hlyboka - 20 km

NEAREST AIRPORT (km): Chernivtsi - 25 km

MAXIMUM AVAILABLE AREA, hectare: 10,0892 hectares

OPPORTUNITIES FOR INVESTMENTS: Development of an industrial park, a logistics and transportation center, a parking lot, a hotel or warehouse

LAND PLOT OF THE GREENFIELD



LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community, Storozhynets city, B. Khmelnytskoho 2nd lane.

PROPERTY TYPE: Government

CADASTRAL NUMBER: 7324510100:03:007:0049

TARGET PURPOSE:

3.4 For other purposes

ROAD ACCESS: Municipal gravel road, width - 10 m

NEAREST HIGHWAY (km): 1 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 25 km,
Hlyboka - 20 km

NEAREST AIRPORT (km): Chernivtsi - 25 km

MAXIMUM AVAILABLE AREA, hectare: 0,6328 hectares

OPPORTUNITIES FOR INVESTMENTS: Construction of
production objects

CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
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+ 38 (099) 63 667 18
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LAND PLOT OF THE GREENFIELD



LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community, Storozhynets city, B. Khmelnytskoho str, Molodizhnyi Park

PROPERTY TYPE: Municipal

TARGET PURPOSE:

For the placement and operation of visitor service facilities at recreational facilities

ROAD ACCESS: Regional road, width - 10 m

NEAREST HIGHWAY (km): 1 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 25 km, Hlyboka - 20 km

NEAREST AIRPORT (km): Chernivtsi - 25 km

MAXIMUM AVAILABLE AREA, hectare: 7,40 hectares

OPPORTUNITIES FOR INVESTMENTS: Construction of recreation and entertainment infrastructure and facility management

CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
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+ 38 (099) 63 667 18
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LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
ARKADII DMYTROYCH VITIUK
+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LOCATION: Chernivtsi oblast, Chernivtsi rayon,
Storozhynets community, Storozhynets town,
Vidynyvsky Street

PROPERTY TYPE: Municipal

CADASTRAL NUMBER: 7324510100:01:001:0186

TARGET PURPOSE:

For the construction and maintenance of commercial buildings

ROAD ACCESS: Asphalt road, width - 12 m

NEAREST HIGHWAY (km): 0,01 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 26 km,
Hlyboka - 25 km

NEAREST AIRPORT (km): Chernivtsi - 27 km

MAXIMUM AVAILABLE AREA, hectare: 0,80 hectares

OPPORTUNITIES FOR INVESTMENTS: Construction of commercial buildings

LAND PLOT OF THE GREENFIELD



LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community, Storozhynets town, O. Kobylanska str.

PROPERTY TYPE: Municipal

CADASTRAL NUMBER: 7324510100:02:001:0820

TARGET PURPOSE:

For the construction and maintenance of commercial buildings

ROAD ACCESS: Asphalt road, width - 12 m

NEAREST HIGHWAY (km): 0,01 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 27 km, Hlyboka - 26 km

NEAREST AIRPORT (km): Chernivtsi - 27 km

MAXIMUM AVAILABLE AREA, hectare: 0,082 hectares

OPPORTUNITIES FOR INVESTMENTS: Construction of commercial buildings

CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
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LAND PLOT OF THE GREENFIELD



LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community, Storozhynets town, O. Kobylanska str.

PROPERTY TYPE: Municipal

CADASTRAL NUMBER: 7324510100:02:001:0229

TARGET PURPOSE:

For the construction and maintenance of commercial buildings

ROAD ACCESS: Asphalt road, width - 12 m

NEAREST HIGHWAY (km): 0,01 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 27 km, Hlyboka - 26 km

NEAREST AIRPORT (km): Chernivtsi - 27 km

MAXIMUM AVAILABLE AREA, hectare: 0,1386 hectares

OPPORTUNITIES FOR INVESTMENTS: Construction of commercial buildings

CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
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+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LAND PLOT OF THE GREENFIELD



LOCATION: Chernivtsi oblast, Chernivtsi rayon,
Storozhynets community, Panka village

PROPERTY TYPE: Municipal

CADASTRAL NUMBER: 7324584500:02:004:0200

TARGET PURPOSE:

For the construction and maintenance of physical
culture and sports facilities

ROAD ACCESS: Gravel road, width - 6-8 m

NEAREST HIGHWAY (km): 3 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 33 km,
Hlyboka - 27 km

NEAREST AIRPORT (km): Chernivtsi - 33 km

MAXIMUM AVAILABLE AREA, hectare: 20 hectares

OPPORTUNITIES FOR INVESTMENTS: Construction of
sports facilities

CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
ARKADII DMYTROVYCH VITIUK
+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
ARKADII DMYTROYCH VITIUK
+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LOCATION: Chernivtsi oblast, Chernivtsi rayon,
Storozhynets community, Zrub-Komarivske village,
Molodizhna street

PROPERTY TYPE: Municipal

TARGET PURPOSE:

For commercial use

ROAD ACCESS: Gravel road, width - 6 m

NEAREST HIGHWAY (km): 3 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 36
km, Hlyboka - 34 km

NEAREST AIRPORT (km): Chernivtsi - 36 km

MAXIMUM AVAILABLE AREA, hectare: approx.
0,1700

OPPORTUNITIES FOR INVESTMENTS: For
commercial use

LAND PLOT OF THE GREENFIELD



LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community, Zrub- Komarivske village, Tysivska street

PROPERTY TYPE: Municipal

TARGET PURPOSE: For commercial use

ROAD ACCESS: Gravel road, width - 6 m

NEAREST HIGHWAY (km): 6 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 36 km, Hlyboka - 34 km

NEAREST AIRPORT (km): Chernivtsi - 36 km

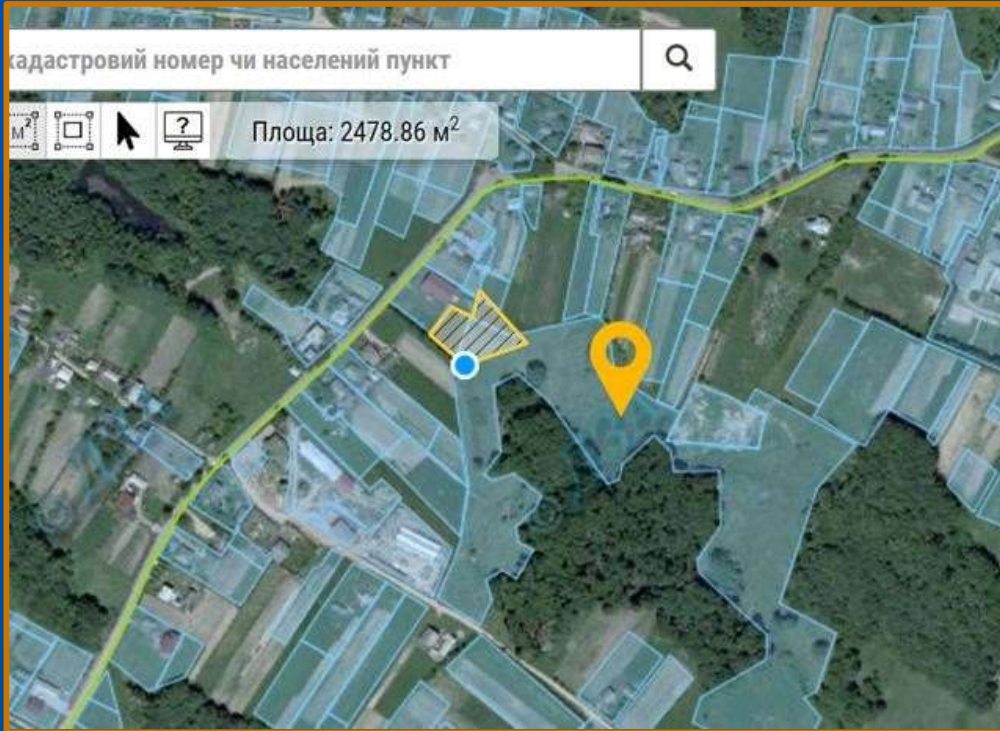
MAXIMUM AVAILABLE AREA, hectare: approx. 0,1431

OPPORTUNITIES FOR INVESTMENTS: For commercial use

CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
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LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
ARKADII DMYTROYCH VITIUK
+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LOCATION: Chernivtsi oblast, Chernivtsi rayon,
Storozhynets community, Zrub-Komarivskyi village,
Shevchenko str.

PROPERTY TYPE: Partly municipal and partly
state-owned

CADASTRAL NUMBER: 7324583200:03:002:0249

TARGET PURPOSE:

Agricultural land

ROAD ACCESS: Gravel road, width - 6 m

NEAREST HIGHWAY (km): 0,1 km

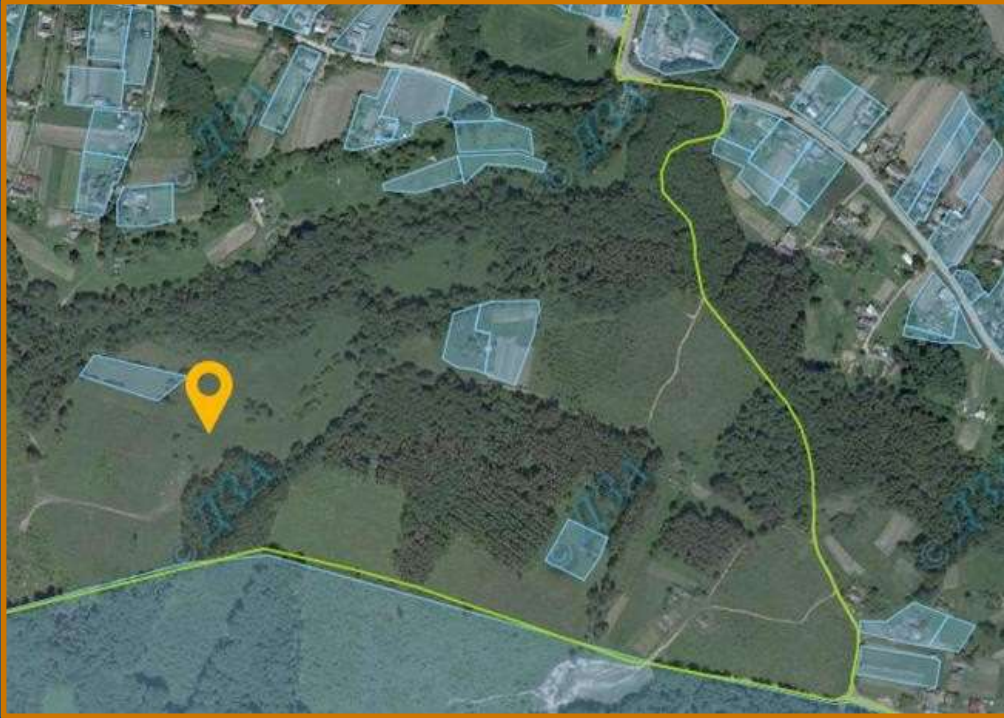
NEAREST RAILWAY STATION (KM): Chernivtsi - 36 km,
Hlyboka - 34 km

NEAREST AIRPORT (km): Chernivtsi - 36 km

MAXIMUM AVAILABLE AREA, hectare: approx. 0,25

OPPORTUNITIES FOR INVESTMENTS: For the
construction of a car wash/bathhouse

LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
ARKADII DMYTROYCH VITIUK
+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LOCATION: Chernivtsi oblast, Chernivtsi rayon,
Storozhynets community Komarivtsi village
"Canada" tract

PROPERTY TYPE: municipal

CADASTRAL NUMBER: The land plot is not formed

TARGET PURPOSE:

Agricultural land

ROAD ACCESS: There is no road

NEAREST HIGHWAY (km): 3 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 37
km, Hlyboka - 34 km

NEAREST AIRPORT (km): Chernivtsi - 37 km

MAXIMUM AVAILABLE AREA, hectare: 2,0 hectare

OPPORTUNITIES FOR INVESTMENTS: For tourism
development (tourist base)

LAND PLOT OF THE GREENFIELD

LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community, Komarivtsi village, Panska street

PROPERTY TYPE: municipal

CADASTRAL NUMBER: 724585000:02:002:1118

TARGET PURPOSE: 14.01 For placement, construction, operation and maintenance of buildings and structures of power generating enterprises, institutions, organizations

ROAD ACCESS: The road is accessible, 5 meters wide.

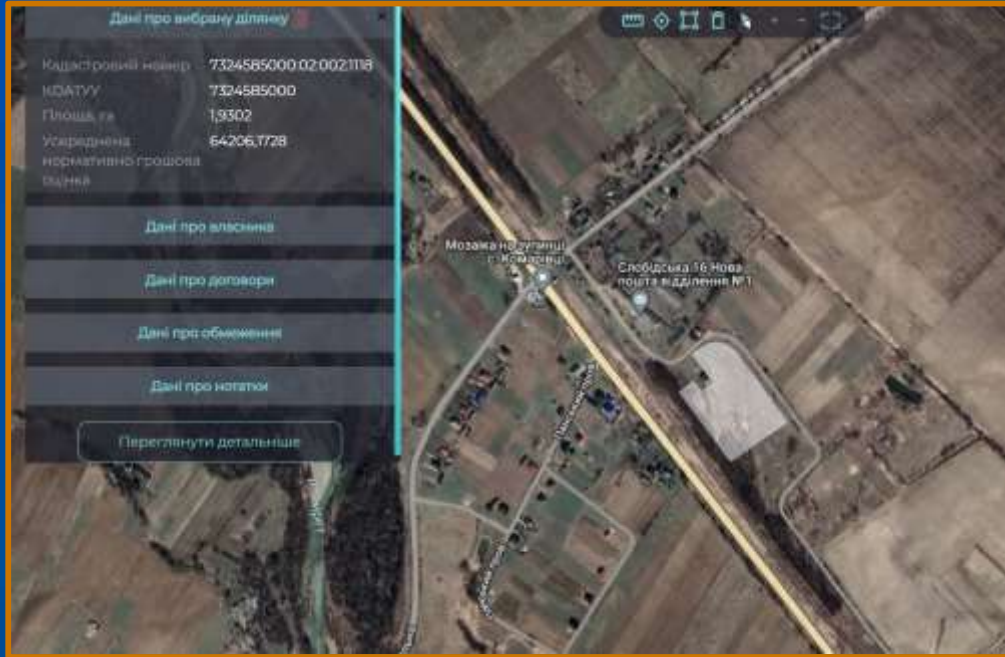
NEAREST HIGHWAY (km): 0,3 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 37 km, Hlyboka - 34 km

NEAREST AIRPORT (km): Chernivtsi - 37 km

MAXIMUM AVAILABLE AREA, hectare: 1,9302 hectare

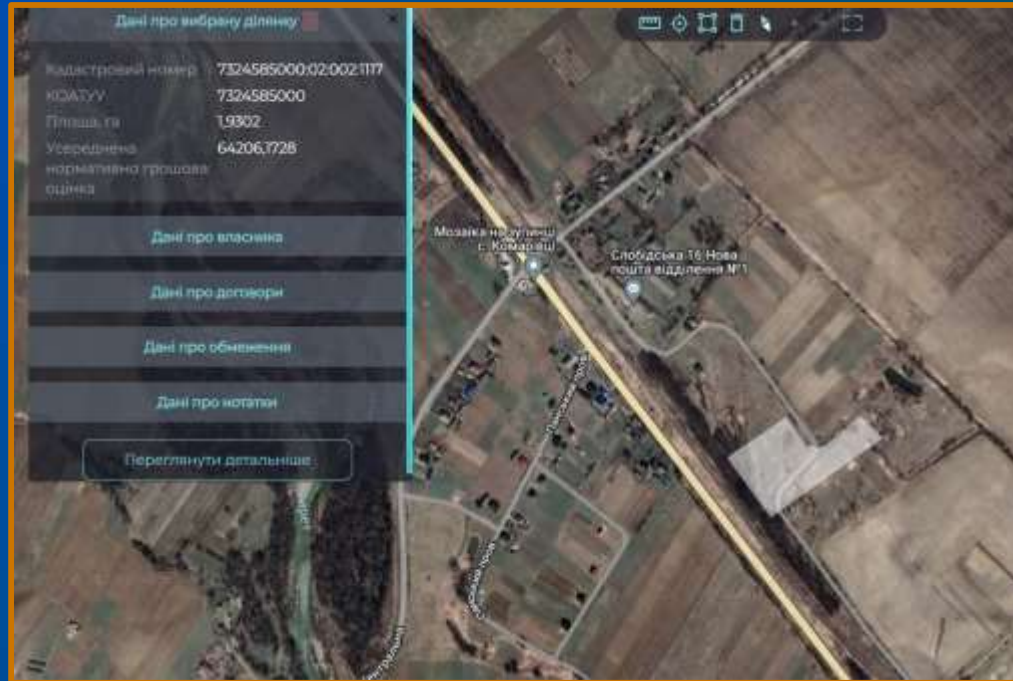
OPPORTUNITIES FOR INVESTMENTS: Placement of solar power plants



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
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zemlevpor-stor-otg@ukr.net

LAND PLOT OF THE GREENFIELD



LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community, Komarivtsi village, Panska street

PROPERTY TYPE: municipal

CADASTRAL NUMBER: 724585000:02:002:1117

TARGET PURPOSE: 14.01 For placement, construction, operation and maintenance of buildings and structures of power generating enterprises, institutions, organizations

ROAD ACCESS: The road is accessible, 5 meters wide.

NEAREST HIGHWAY (km): 0,3 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 37 km, Hlyboka - 34 km

NEAREST AIRPORT (km): Chernivtsi - 37 km

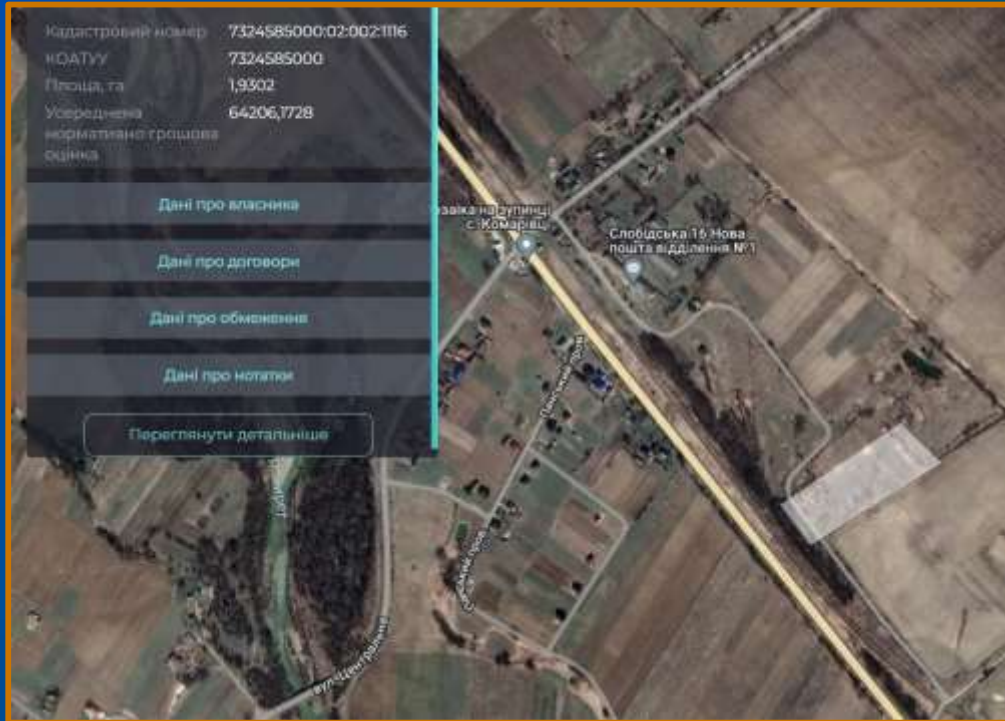
MAXIMUM AVAILABLE AREA, hectare: 1,9302 hectare

OPPORTUNITIES FOR INVESTMENTS: Placement of solar power plants

CONTACT PERSON

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ARKADII DMYTROVYCH VITIUK
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zemlevpor-stor-otg@ukr.net

LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
ARKADII DMYTROVYCH VITIUK
+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community, Komarivtsi village, Panska street

PROPERTY TYPE: municipal

CADASTRAL NUMBER: 724585000:02:002:1116

TARGET PURPOSE: 14.01 For placement, construction, operation and maintenance of buildings and structures of power generating enterprises, institutions, organizations

ROAD ACCESS: The road is accessible, 5 meters wide.

NEAREST HIGHWAY (km): 0,3 km

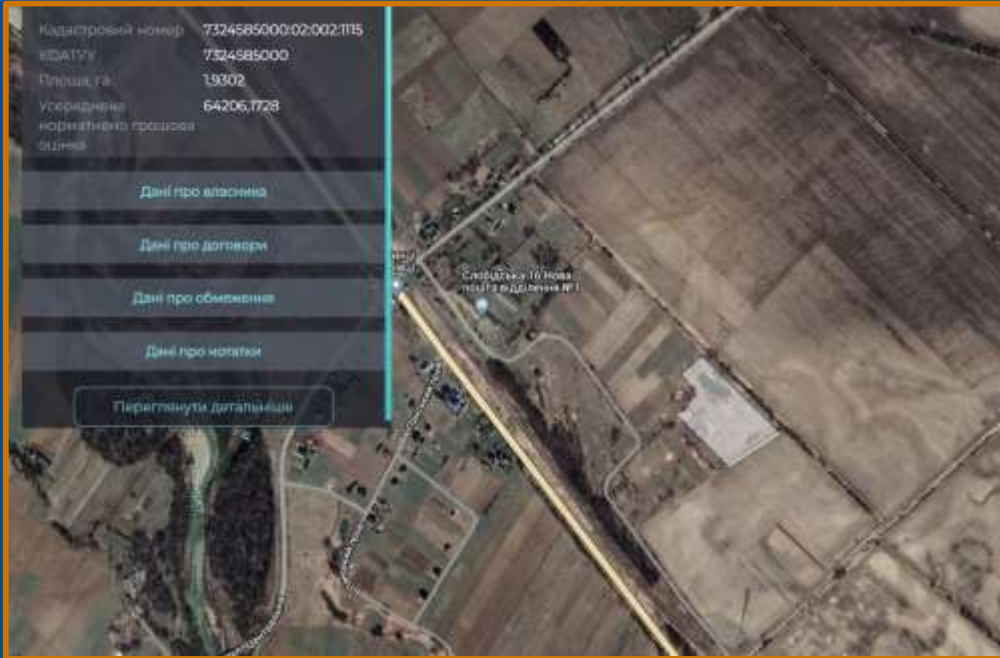
NEAREST RAILWAY STATION (KM): Chernivtsi - 37 km, Hlyboka - 34 km

NEAREST AIRPORT (km): Chernivtsi - 37 km

MAXIMUM AVAILABLE AREA, hectare: 1,9302 hectare

OPPORTUNITIES FOR INVESTMENTS: Placement of solar power plants

LAND PLOT OF THE GREENFIELD



LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community, Komarivtsi village, Panska street

PROPERTY TYPE: municipal

CADASTRAL NUMBER: 724585000:02:002:1115

TARGET PURPOSE: 14.01 For placement, construction, operation and maintenance of buildings and structures of power generating enterprises, institutions, organizations

ROAD ACCESS: The road is accessible, 5 meters wide.

NEAREST HIGHWAY (km): 0,3 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 37 km, Hlyboka - 34 km

NEAREST AIRPORT (km): Chernivtsi - 37 km

MAXIMUM AVAILABLE AREA, hectare: 1,9302 hectare

OPPORTUNITIES FOR INVESTMENTS: Placement of solar power plants

CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
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LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
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LOCATION: Chernivtsi oblast, Chernivtsi rayon,
Storozhynets community, Yaseni village,
Tsentralna street

PROPERTY TYPE: municipal

CADASTRAL NUMBER: Not available

TARGET PURPOSE: For agricultural purposes

ROAD ACCESS: 10 meters.

NEAREST HIGHWAY (km): 12 m. - T 2607 is a road
of territorial importance in the Chernivtsi region

NEAREST RAILWAY STATION (KM): Chernivtsi - 32
km, Hlyboka - 37 km

NEAREST AIRPORT (km): Chernivtsi - 32 km

MAXIMUM AVAILABLE AREA, hectare: 0,5 hectare

OPPORTUNITIES FOR INVESTMENTS: Possibility of
construction and launching of a mini-hotel, gas
station, parking lot, and retail space

LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
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+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LOCATION: Chernivtsi oblast, Chernivtsi rayon,
Storozhynets community, Kostyntsi village,
Brusenky

PROPERTY TYPE: municipal

CADASTRAL NUMBER: Not available

TARGET PURPOSE: For agricultural purposes

ROAD ACCESS: 6 meters.

NEAREST HIGHWAY (km): 12 km /National
highway H-10/.

NEAREST RAILWAY STATION (KM): Chernivtsi - 34
km, Hlyboka - 40 km

NEAREST AIRPORT (km): Chernivtsi - 34 km

MAXIMUM AVAILABLE AREA, hectare:16,0 hectare

OPPORTUNITIES FOR INVESTMENTS: Possibility of
building a recreation center

LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
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LOCATION: Chernivtsi oblast, Chernivtsi rayon,
Storozhynets community, c. Yaseni, Pivnichna str.

PROPERTY TYPE: municipal

CADASTRAL NUMBER:

Not available

TARGET PURPOSE: For haymaking and cattle
grazing

ROAD ACCESS: 10 meters (11 meters wide)

NEAREST HIGHWAY (km): 12 km. Dubivtsi village

NEAREST RAILWAY STATION (KM): Chernivtsi - 32
km, Hlyboka - 37 km

NEAREST AIRPORT (km): Chernivtsi - 32 km

MAXIMUM AVAILABLE AREA, hectare: 10 hectare

OPPORTUNITIES FOR INVESTMENTS: Possibility of
installing a solar power plant

LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
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LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community, Sloboda- Komarivtsi village, Zelenyi lane

PROPERTY TYPE: municipal

CADASTRAL NUMBER: Not available

TARGET PURPOSE: Not defined

ROAD ACCESS: Road width - 6m

NEAREST HIGHWAY (km): 4 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 44 km, Hlyboka - 48 km

NEAREST AIRPORT (km): Chernivtsi - 44 km

MAXIMUM AVAILABLE AREA, hectare: approx. 0.40

OPPORTUNITIES FOR INVESTMENTS:
Construction of a house for everyday life

LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
ARKADII DMYTROYCH VITIUK
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zemlevpor-stor-otg@ukr.net

LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community, Sloboda- Komarivtsi village, Myru lane

PROPERTY TYPE: municipal

CADASTRAL NUMBER: Not available

TARGET PURPOSE: Not defined

ROAD ACCESS: Road width - 6m

NEAREST HIGHWAY (km): 5 km

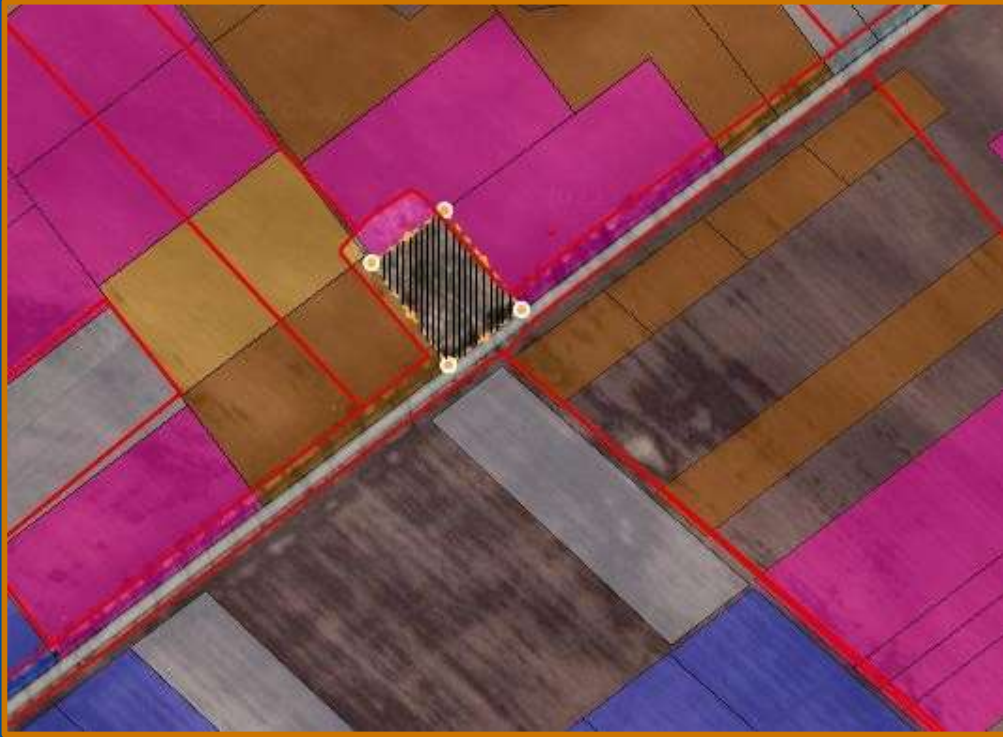
NEAREST RAILWAY STATION (KM): Chernivtsi - 44 km, Hlyboka - 48 km

NEAREST AIRPORT (km): Chernivtsi - 44 km

MAXIMUM AVAILABLE AREA, hectare: approx. 0.75

OPPORTUNITIES FOR INVESTMENTS: Location of the solar power plant

LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
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LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community, Sloboda-Komarivtsi village, Holovna str.

PROPERTY TYPE: municipal

CADASTRAL NUMBER: Not available

TARGET PURPOSE: Not defined

ROAD ACCESS: Road width - 6m

NEAREST HIGHWAY (km): 2 km

NEAREST RAILWAY STATION (KM): Chernivtsi - 44 km, Hlyboka - 48 km

NEAREST AIRPORT (km): Chernivtsi - 44 km

MAXIMUM AVAILABLE AREA, hectare: approx. 0.90

OPPORTUNITIES FOR INVESTMENTS:
Construction of a canned food factory

LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
ARKADII DMYTROVYCH VITIUK
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zemlevpor-stor-otg@ukr.net

LOCATION: Chernivtsi oblast, Chernivtsi rayon,
Storozhynets community, Ropcha village

PROPERTY TYPE: municipal

CADASTRAL NUMBER:
7324588000:02:004:0072

TARGET PURPOSE: 03.07 Construction and
maintenance of trade facilities

ROAD ACCESS: 8 m – gravel road

NEAREST HIGHWAY (km): 20 km

NEAREST RAILWAY STATION (KM): Chernivtsi -
30km, Hlyboka - 21 km

NEAREST AIRPORT (km): Chernivtsi - 30 km

MAXIMUM AVAILABLE AREA, hectare: 1,2967

OPPORTUNITIES FOR INVESTMENTS: Construction
and maintenance of retail facilities

LAND PLOT OF THE GREENFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
ARKADII DMYTROYCH VITIUK
+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LOCATION: Chernivtsi oblast, Chernivtsi rayon,
Storozhynets community, Stara Zhadova village,
Holovna str.

PROPERTY TYPE: municipal

CADASTRAL NUMBER: Not available

TARGET PURPOSE: Residential and public development
lands

ROAD ACCESS: On one side to the regional road of
national importance 15 m, on the other side a gravel
road 5 m wide

NEAREST HIGHWAY (km): 40 km

NEAREST RAILWAY STATION (KM): Chernivtsi – 43 km,
Hlyboka - 40 km

NEAREST AIRPORT (km): Chernivtsi - 43 km

MAXIMUM AVAILABLE AREA, hectare: 0,05

OPPORTUNITIES FOR INVESTMENTS: For commercial
activities - construction of a store, a coffee shop

LAND PLOT OF THE GREENFIELD



LOCATION: Chernivtsi oblast, Chernivtsi rayon, Storozhynets community, Stara Zhadova village, Holovna str.

PROPERTY TYPE: municipal

CADASTRAL NUMBER: Not available

TARGET PURPOSE: Residential and public development lands

ROAD ACCESS: On one side to the regional road of national importance, on the other side a gravel road 5 m wide

NEAREST HIGHWAY (km): 40 km

NEAREST RAILWAY STATION (KM): Chernivtsi – 43 km, Hlyboka - 40 km

NEAREST AIRPORT (km): Chernivtsi - 43 km

MAXIMUM AVAILABLE AREA, hectare: 0,18

OPPORTUNITIES FOR INVESTMENTS: For the construction of a shopping center

CONTACT PERSON

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LAND PLOT OF THE GREENFIELD



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+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LOCATION: Chernivtsi oblast, Chernivtsi rayon,
Storozhynets community, Bobivtsi village, 60 Zavodska str.

PROPERTY TYPE: municipal

CADASTRAL NUMBER: 7324581000:02:003:0085

TARGET PURPOSE: 3.1.5 non-agricultural land

ROAD ACCESS: Gravel road, width 5m **NEAREST**

HIGHWAY (km): 15 km/3 km

NEAREST RAILWAY STATION (KM): Chernivtsi – 33 km,
Hlyboka - 34 km, Luzhany village - 12 km

NEAREST AIRPORT (km): Chernivtsi - 33 km

MAXIMUM AVAILABLE AREA, hectare: 1,2614

OPPORTUNITIES FOR INVESTMENTS: This land plot is located in an area with clean air, forest and a calm atmosphere.- Nearby there is a pond with an area of 1.2731 hectares, which can also be rented.- There are dug and cleaned wells for water supply.



BROWNFIELD INVESTMENT PROPOSALS

STOROZHYNETS TOWN TERRITORIAL COMMUNITY

Chernivtsi oblast, Ukraine, 2024

LAND PLOT OF THE BROWNFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
ARKADII DMYTROYCH VITIUK
+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LOCATION: Poleva street, Kostyntsi village, Storozhynets community, Chernivtsi rayon, Chernivtsi oblast

DIMENSIONS OF PRODUCTION AREAS:

HEIGHT, LENGTH, WIDTH (m): 5 x 6 x 8

AREA (m2): 48 m2

NUMBER OF FLOORS: 1

YEAR OF CONSTRUCTION: 1960

CURRENT USE: Technical warehouse space

FORM OF TRANSFER OF PRODUCTION AREA TO THE INVESTOR: Rent, sale

CADASTRAL NUMBER: none

TARGET PURPOSE: Agricultural land

NEAREST HIGHWAY (km): 12 km from Dubivtsi village, national highway H-10

NEAREST RAILWAY STATION (KM): Chernivtsi – 34 km, Hlyboka - 40 km

NEAREST REGIONAL CENTER (km): Chernivtsi - 34 km

NEAREST AIRPORT (km): Chernivtsi - 34 km

TOTAL AREA OF THE TERRITORY WHERE PRODUCTION FACILITIES ARE LOCATED, hectare: 0.05

OPPORTUNITIES FOR INVESTMENTS: Building a mineral well

LAND PLOT OF THE BROWNFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
ARKADII DMYTROYCH VITIUK
+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LOCATION: Tsentralna street, Kostyntsi village, Storozhynets community, Chernivtsi rayon, Chernivtsi oblast

DIMENSIONS OF PRODUCTION AREAS:

HEIGHT, LENGTH, WIDTH (m): 5 x 25 x 8

AREA (m²): 200 m²

NUMBER OF FLOORS: 1

YEAR OF CONSTRUCTION: 1960

CURRENT USE: Territory and buildings of the former farm in Yaseni village

FORM OF TRANSFER OF PRODUCTION AREA TO THE INVESTOR: Rent, sale

CADASTRAL NUMBER: none

TARGET PURPOSE: Industrial land

NEAREST HIGHWAY (km): 3 km from Dubivtsi village

NEAREST RAILWAY STATION (KM): Chernivtsi – 34 km, Hlyboka - 40 km

NEAREST REGIONAL CENTER (km): Chernivtsi - 34 km

NEAREST AIRPORT (km): Chernivtsi - 34 km

TOTAL AREA OF THE TERRITORY WHERE PRODUCTION FACILITIES ARE LOCATED, m²: 2000

OPPORTUNITIES FOR INVESTMENTS: Construction and launch of a professional car repair shop/workshop

LAND PLOT OF THE BROWNFIELD



CONTACT PERSON

The Land Relations Department of Storozhynets Town Council
ARKADII DMYTROYCH VITIUK
+ 38 (099) 63 667 18
zemlevpor-stor-otg@ukr.net

LOCATION: 1, Vyshneva St., Bobivtsi village, Storozhynets community, Chernivtsi rayon, Chernivtsi oblast

DIMENSIONS OF PRODUCTION AREAS:

AREA (m2): 265,8 m2

NUMBER OF FLOORS: 2

YEAR OF CONSTRUCTION: 1950-1960

CURRENT USE: Not in use

FORM OF TRANSFER OF PRODUCTION AREA TO THE INVESTOR: Sale or rent

CADASTRAL NUMBER: none

TARGET PURPOSE: non-agricultural land

NEAREST HIGHWAY (km): 15 km/3 km

NEAREST RAILWAY STATION (KM): Chernivtsi – 33 km, Hlyboka - 34 km, Luzhany – 12 km

NEAREST REGIONAL CENTER (km): Chernivtsi - 33 km

NEAREST AIRPORT (km): Chernivtsi - 33 km

TOTAL AREA OF THE TERRITORY WHERE PRODUCTION FACILITIES ARE LOCATED: 0.50 hectares

OPPORTUNITIES FOR INVESTMENTS: Construction and launch of a professional car repair shop/workshop



NATURAL RESOURCES

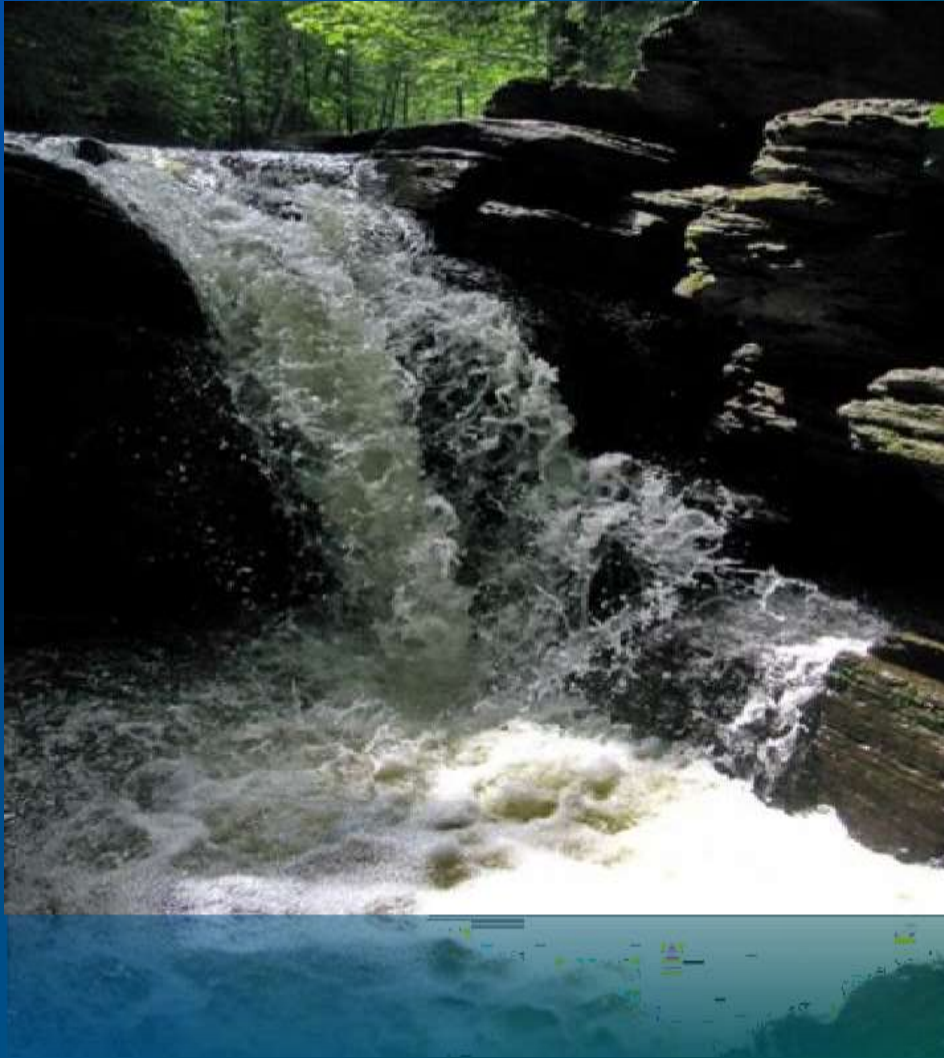
STOROZHYNETS TOWN TERRITORIAL COMMUNITY

Chernivtsi oblast, Ukraine, 2024

ECOLOGICAL CONDITION OF THE TERRITORY

- The main waterway of Storozhynets community is the Siret River and its main inflows – the Malyi Siret and the Mihidra
- There are 63 ponds on the territory of the community
- The lands of the water fund cover an area of 611 hectares.
- 51% (27136 hectares) of the total land area is occupied by agricultural land.
- 22339 hectares of the community's territory are covered with forests.
- Rich flora and fauna create good opportunities for tourism and recreation.
- There are no industrial facilities with a negative impact on the natural environment.

OPPORTUNITIES FOR TOURISM AND GASTRONOMY TOURISM DEVELOPMENT



The Royal Waterfall

OPPORTUNITIES FOR TOURISM AND GASTRONOMY TOURISM DEVELOPMENT



Red Book bison breeding center

OPPORTUNITIES FOR TOURISM AND GASTRONOMY TOURISM DEVELOPMENT

Goat and sheep farms, where cheeses are produced



OPPORTUNITIES FOR TOURISM AND GASTRONOMY TOURISM DEVELOPMENT



An eco-farm where healing mountain tea is harvested, dried and packaged

OPPORTUNITIES FOR TOURISM AND GASTRONOMY TOURISM DEVELOPMENT



Private farms specializing
in beekeeping



BUSINESS PROMOTION TOOLS

STOROZHYNETS TOWN TERRITORIAL COMMUNITY

Chernivtsi oblast, Ukraine, 2024

ADMINISTRATIVE AND REGULATORY SERVICES



- The Center for the provision of administrative services provides almost 300 of administrative services for legal entities and individuals.
- List of services: <http://surl.li/pduku> - decision No. 295-35/2023 of 17.11.2023 (Annex 1, Annex 2)
- The list of current regulatory acts can be found here - <http://surl.li/gqziu>
- The rates of local taxes and fees for 2024 can be found here: <http://surl.li/pdveg> and <http://surl.li/pdvge>



HUMAN RESOURCES

STOROZHYNETS TOWN TERRITORIAL COMMUNITY

Chernivtsi oblast, Ukraine, 2024

HUMAN RESOURCES

Working population

- The community has 41.964 thousand residents. 57.5% of residents are able to work, including 54% of women and 46% of men.
- The official unemployment rate is 0.4% or 102 people.

Inflow of internally displaced persons

- Until 02/24/2022, 62 IDPs lived in the community;
- After the large-scale invasion of Ukraine by the Russian Federation on 24.02.2022, the number of IDPs increased dramatically to 3000 people;
- As of 01.01.2024, 1146 internally displaced persons were registered in the community.

FOR INVESTMENT QUESTIONS, PLEASE CONTACT US:



- ADDRESS: 59000, CHERNIVTSI OBLAST, CHERNIVTSI RAYON, 6A, Chernivetska str.
- STOROZHYNETS TOWN COUNCIL, CHERNIVTSI RAYON, CHERNIVTSI OBLAST
- Code 04062179
- DEPARTMENT OF ECONOMIC DEVELOPMENT, TRADE, INVESTMENT AND PUBLIC PROCUREMENT
- Phone: +38 (03735) 2-12-00, +380992772888
- E-mail: stor-misk-r@ukr.net
- Website of Storozhynets Town Council: <http://stor-rada.gov.ua/>
- Website of Storozhynets Town Council on Facebook <https://www.facebook.com/Stor.misk.rada/>

WE INVITE YOU TO COOPERATION!

STOROZHYNETS TOWN TERRITORIAL COMMUNITY

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