



INVESTMENT PASSPORT

ZHOVKVA CITY
TERRITORIAL COMMUNITY

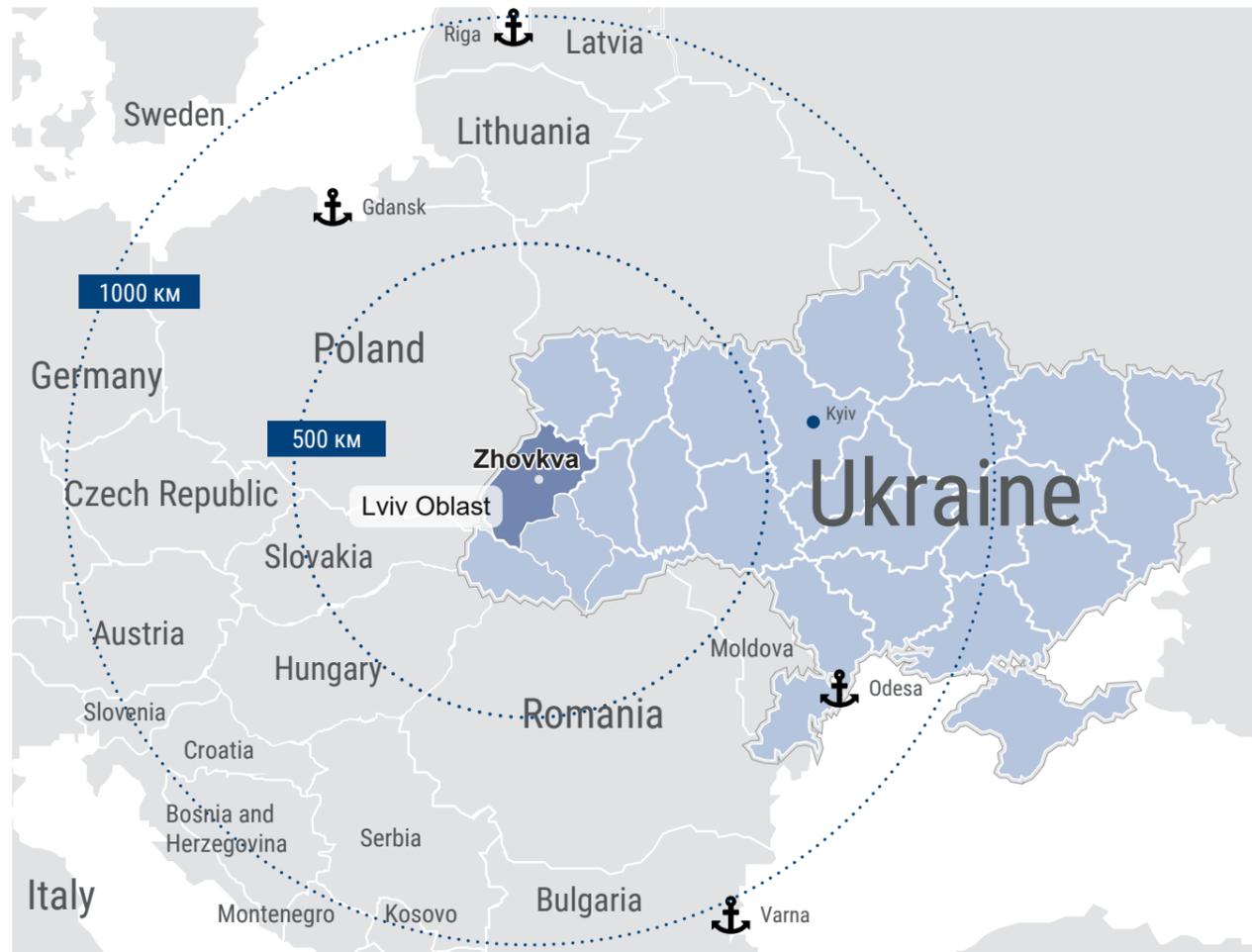
Lviv oblast, 2024



USAID
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DEAR COMMUNITY RESIDENTS, INVESTORS, AND PARTNERS!

Securing a favorable investment environment constitutes the basis for the development of enterprises, separate industries, and the country's economy on the whole.

We present the Zhovkva City Community investment passport. Its pages tell about the unique potential and advantages of the territory for business development and help discover new possibilities for investing funds, receiving profit, and finding reliable partners to implement successful projects.

We are open to collaboration and ready for potential investors. We guarantee support from the local government for the pursuit of common interests: making the Zhovkva

Community a comfortable place to live in and develop.

Our Community's competitive advantage lies in human and social capital, a high level of entrepreneurial activity, a favorable location, and a powerful historical and cultural legacy.

I am confident that Zhovkva Community has the potential for transformation into a formidable center of social and economic development of Lviv Oblast, with a high level of life and investment attraction in the area.

Best regards,
Oleg VOLSKYI Zhovkva Mayor

COMPETITIVE ADVANTAGES

Diversified economy and dynamically growing industrial enterprises



Favorable geographical location and well-developed transport and logistics network



Availability of sites and facilities for investment in production development



Availability of high-quality human and social capital



Tourism development center with a unique architectural and historical heritage



PROSPECTIVE INVESTMENT AREAS



Setting up new light, food, pharmaceutical, wood-processing and furniture industry enterprises



Constructing industrial parks and other industrial facilities



Creating a transport and logistics hub



Placing and operating road service facilities, warehouses, car repair shops, etc.



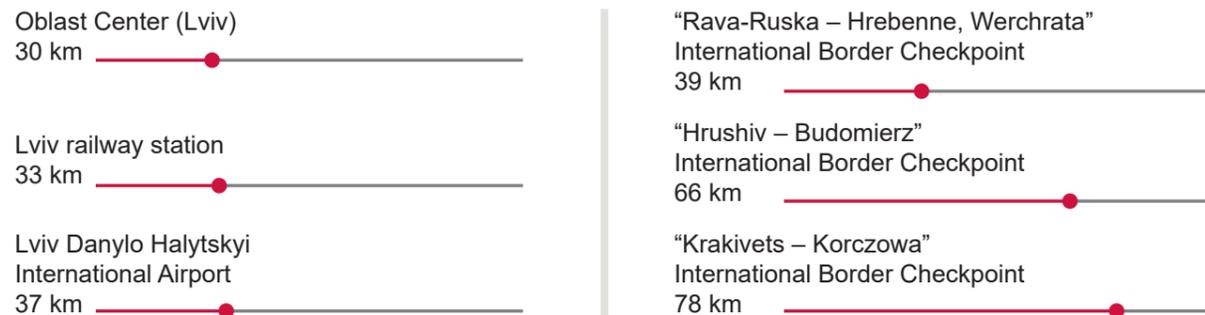
Developing tourism and recreation (leisure, sports and recreational complexes, accommodation facilities, catering facilities, cinema, etc.).

ZHOVKVA COMMUNITY

Zhovkva City Consolidated Territorial Community is located in the northwest of Lviv Oblast. The Community includes 49 settlements, with its administrative center in Zhovkva.



ROAD DISTANCE FROM THE COMMUNITY'S ADMINISTRATIVE CENTER TO:



49

Number of settlements



34,431

Population, persons



14

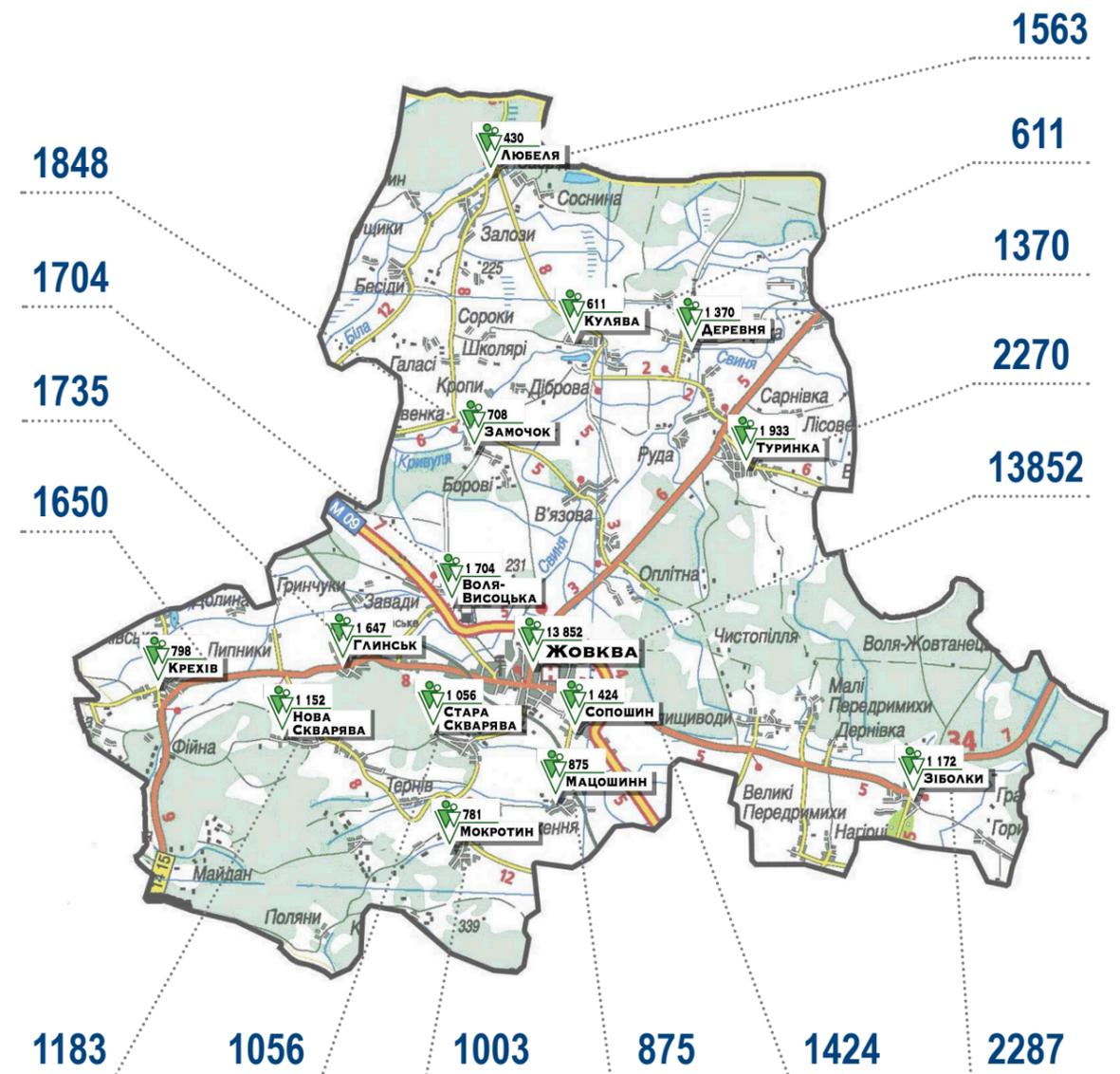
Number of Starosta's districts



453.6

Community area, km²

STAROSTA'S DISTRICTS OF THE COMMUNITY AND THEIR POPULATION, PERSONS



POPULATION AND EMPLOYMENT

 **34,431**
Population, persons

 **67,4%**
working-age

 **17%**
children under 18

 **15,6%**
over 60

COMMUNITY'S STRATEGIC DEVELOPMENT

The community developed and approved the Zhovkva City Territorial Community Development Strategy for the period till 2028 (approval date: No. 2 dated 15.12. 2023)

Strategic goals of Community development are as follows:

- 1** Development of Zhovkva community internal entrepreneurship and innovation potential
- 2** Recognition of Zhovkva community as a reliable partner in Lviv agglomeration and cross-border cooperation
- 3** Comprehensive development of craft area, event tourism, and recreation
- 4** Quality service and infrastructure to satisfy residents, tourists, and investors
- 5** Zhovkva as leader in development of human and social capital of small communities of Ukraine



Among the operating objectives related to economic and investment development, the following was identified:

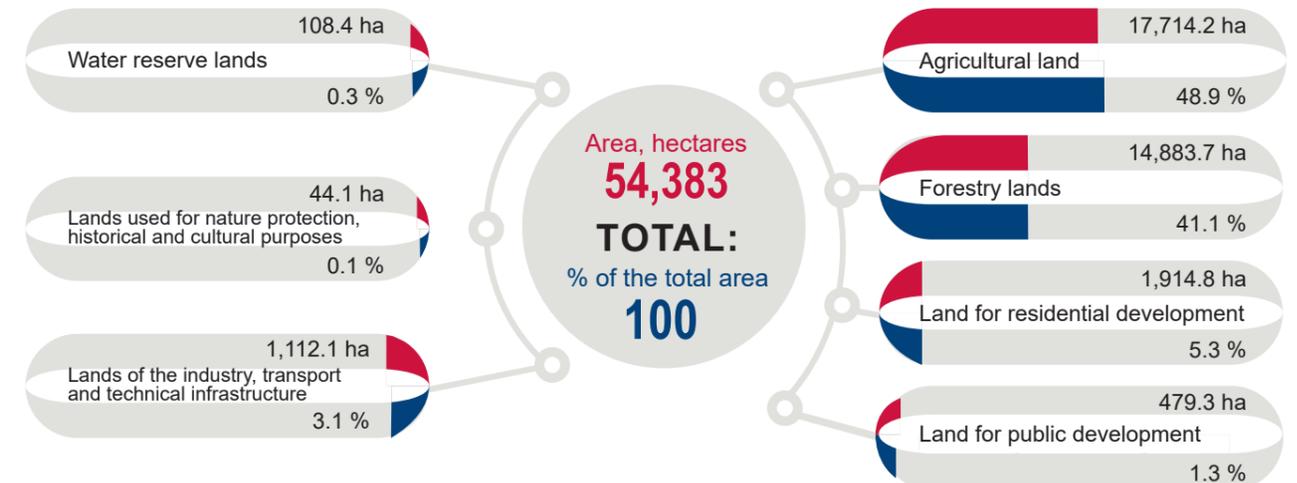
- creation of favorable conditions for starting and maintaining business in the community;
- development and promotion of the Zhovkivske brand;
- development of business education;
- increase of Zhovkva community innovation potential;
- expansion of external partnerships and attraction of investments for community development;
- support of existing tourist destinations and expansion of areas and types of tourist services;
- implementation of systemic event tourism;
- preservation and development of the potential of the community's natural resources;
- development of Zhovkva community culture institutions, etc.

Spatial development

Twenty-five settlements of the Community have Master Plans. In 2014–2023, 17 master plans of settlements were updated, and the development of the Comprehensive Spatial Development Plan for Zhovkva City Territorial Community started.

NATURAL RESOURCES

Community land allocation



Water resources

The Community's water reserve lands are **108.4** hectares.



Rivers flowing through Zhovkva Community:



There are water resources in the Community territory, which include lakes and ponds. Vacant objects include:

a land plot with a water body for fishery needs in Zibolky **6.1 ha**

a land plot with a water body for fishery needs in Kuliava **6.6 ha**

The water reserve is relevant for fishing, recreation and leisure.

Mineral resources



There are deposits of brown and hard coal (153,104 thousand tonnes), clay (raw material for brick and tile – 3908.2 thousand m³), germanium (coke – 153 333.2 tonnes), sand for concrete (412.89 thousand m³), peat, drinking and technical water in Zhovkva Community.

Environment



The environmental situation in the Community is generally favorable. Over 40% of the Community area is covered by forests. Forestry enterprises of Zhovkva Raion annually plant more than 210 hectares of forests.

ECONOMY

Local tax rates as of 2024



Single tax

Group I — **10%** of the minimum subsistence rate

Group II — **10%–20%** of the minimum salary



Tourist tax

0.5% for domestic tourism

1.0% of the minimum salary amount for inbound tourism



Tax on real estate other than land plots

0.1–0.2% — from minimum salary — items of sub-section 11 of the classifier — Residential buildings

0.2–1.5% — from minimum salary — items of sub-section 12 of the classifier — Non-residential buildings



Land tax

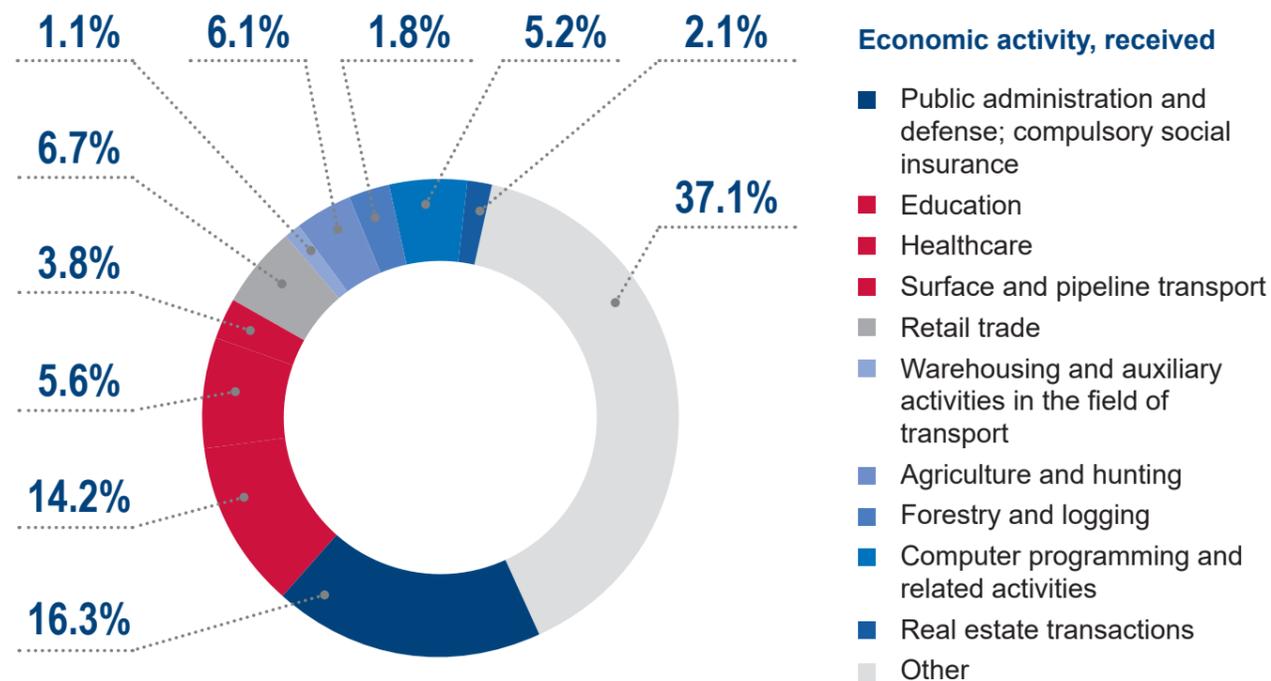
For land plots, the normative monetary assessment of which has been carried out:

1. Agricultural land **0.1–1.0%** NMA
2. Land for public development — **1.0%** NMA
3. Industrial land **1.0%** – NMA

For land plots outside settlements, the normative monetary assessment of which has not been carried out:

1. Agricultural land **0.1–1.0%** of arable land NMA
2. Land for public development — **5.0%** of arable land NMA
3. Industrial land **5.0%** of arable land NMA

Structure of taxes paid by types of business entities' economic activity



Types of economic activity

Agriculture, forestry and fisheries		121	Finance and insurance		15
Mining and quarrying		4	Real estate transactions		80
Processing industry		145	Professional, scientific and technical activities		109
Supply of electricity, gas, steam and air conditioning		2	Activities in the field of administrative and support services		73
Water supply, sewerage, waste management		8	Public administration and defense; compulsory social insurance		34
Construction		56	Education		72
Wholesale and retail trade; repair of motor vehicles and motorcycles		938	Health care and social support		49
Transportation, warehousing, postal and courier activities		185	Arts, sports, entertainment and recreation		46
Temporary accommodation and catering		93	Other services		265
Information and telecommunications		238			
			Total number of incorporated business entities		2533

Largest Taxpaying Businesses in the Community

Name	Activity	Tax revenues
"ROMA", PE	Construction of roads and highways, extraction of sand, gravel, clay and kaolin, auxiliary maintenance of land transport	6,7
Tecnocap UA, LLC	Manufacture of finished metal products, metal processing and metal coating, production of light metal packaging, and trade in household goods.	4,4
Galfrost, LLC	Manufacturer and exporter of high-quality fruit ingredients for the food industry and retail chains	3,5
Bellus UA, LLC	Manufacture and sale of furniture and other furniture products	2,9
"CCI-Lubelya", SE	Coal mining	3,2
ZAKHID-AHRO-MHP, LLC	Cultivation of agricultural grain crops, legumes, seeds, and oil seeds	2,7
Lviv forestry branch of the SE "Forests of Ukraine"	Forest cultivation and reforestation; preservation and protection of forests; logging; wood processing; hunting sector; recreation; cultivation of decorative planting material; development of forest infrastructure	3,0
Agroleon-Zakhid, PE	The company specializes in the sale of nitrogen, potash, sulfur, complex, lime, phosphorus, organic-mineral fertilizers, micro-fertilizers and other chemical products for the crop industry, animal products, as well as specialized agricultural machinery	1,5
"Factory of first fantasies", LLC	Production of games and toys	1,5
"Promkomponent", LLC	Production of bearings, gears, elements of mechanical transmissions and drives. Wholesale trade in other machines and equipment	1,3

INFRASTRUCTURE



The total length of roads in the Community

The international highway

M-09 Lviv Rava-Ruska (to Lublin),



as well as **regional**

P-15 Kovel Volodymyr Chervonohrad Zhovkva



P-84 Mykolaiv Horodok Zhovkva Kamianka-Buzka Bibrka



roads go through the Community; there are many roads connecting settlements within the Community, as well as with neighboring communities of the oblast.



Border checkpoints:

International Border Checkpoint



"Rava-Ruska – Hrebenne"



"Krakivets – Korczowa"



"Rava-Ruska – Hrebenne, Werchrata"



"Hrushiv – Budomierz"



Availability of railways, stations

There is a city railway station and a freight railway station along access roads in Zhovkva.

Stops for the population:
Hlynsk, Zhovkva, Matsoshyn

Railway lines

Lviv – Rava-Ruska – Warsaw



Rava-Ruska – Lviv



Housing and Utility Services

⚡ Settlements supplied with electricity **100%**

🚰 Services are provided by the Municipal Enterprise “**Zhovkva VUVKG**” (Production Department of Water Supply and Sewerage)

There is a water intake station in Mokrotyn and a sewage treatment plant in Volia-Vysotska.

🏠 Settlements supplied with natural gas **27** settlements **85%** of households use natural gas
Natural gas supply service provider: **Naftogaz Trading, LLC**

🔥 District heating services are provided by the Municipal Enterprise “**Zhovkvateploenergo**” in Zhovkva, with 3 boiler houses operating.

Healthcare Facilities

🏥 There is a Municipal Non-Profit Enterprise, “Zhovkva Hospital,” 5 primary healthcare centers and 14 paramedic and obstetric stations in the Community.
Healthcare services are provided by four private healthcare facilities, namely: Medical Center HEALTH LINE, LLC; Viran, PE; I. Tsymbala’s Dental Clinic; and Medical Center MedExpert.

Twenty-eight private enterprises provide dental services, primary healthcare and other medical services.
There are 15 pharmacies in the Community.

Educational Institutions

🎓 **15** preschool education institutions
20 general secondary education institutions.

Out-of-school education is represented by the following institutions: “Rosynka” Children’s Center for Health Improvement, Recreation and Tourism, Zhovkva Center of Children and Youth Creativity, and Zhovkva Children’s Art School. There is an Inclusive Resource Center of Zhovkva City Council.

Sports Infrastructure

🏟️ **2** stadiums,
🏟️ **7** sports grounds,
🏋️ **8** gyms
🏊 **1** indoor swimming pool

The Community hosts national and international table tennis competitions at the Lirs specialized complex (European Table Tennis Championship, Basina Cup of Ukraine, Club Table Tennis Championship of Ukraine, International Table Tennis Tournament “Roksolana Cup,” Ukrainian Championship “Nimble Ball,” Anatolii Stokratov Cup).

The Community has experience in implementing CBC projects in the fields of culture, tourism, leisure and recreation.

- Vasyl Kovtsun’s Memorial International Children’s Football Tournament,
- Bicycle Rally in memory of Zbigniew Kernicki,
- Energy Day,
- Roztochchia Festival, dedicated to the Independence Day of Ukraine,
- City Day,
- “Music in the Temple” Annual Music Festival,
- Raion festival of Christmas folklore groups (verteps),
- International Aeromodeling Championship, Ukrainian Table Tennis Championship.

TOURISM AND RECREATION

The Zhovkva City Consolidated Territorial Community is known for its numerous architectural tourist attractions. In total, there are 80 tourist attractions within the Community:

1. Zhovkva City Hall, XVII century, 1 Vicheva Square, Zhovkva
2. “Zhovkva Tower” Museum in the City Hall, Museum of Science and Technology (also to be opened in the City Hall)
3. Reserve Museum “Zhovkva Castle” and city walls, 2 Vicheva Square, Zhovkva
4. St. Lawrence Catholic Church, 18 Vicheva Square, Zhovkva
5. Krekhiv Monastery of St. Nicholas, 1 Vasylanska Square, Krekhiv
6. Monastery of the Nativity of the Basilian Fathers, 4 Vasylanska Str., Zhovkva
7. St. Josaphat Ukrainian Greek-Catholic Church, 7a Lvivska Str., Zhovkva
8. Dominican Monastery in Zhovkva, 5 Lvivska Str.
9. Zhovkva Synagogue, Zaporizka Str., Zhovkva
10. Holy Trinity Church, Lvivska Str., Zhovkva (part of the UNESCO heritage)
11. Church of the Nativity of the Virgin Mary, 9 I. Franka Str., Zhovkva
12. St. Paraskeva Church, Siniava Str., Krekhiv
13. Museum of the Staroskvariavskiy Icon Screen, XVI-XVIII centuries (Archangel Michael Church), 2a T. Shevchenka Str., Stara Skvariava
14. St. Archangel Michael Church, Volia-Vysotska
15. M. Shashkevych Museum (Derevnia)
16. Defensive Monastery (Besidy)



A great advantage for the development of tourism and recreation in the Zhovkva Community is its location on the territory of Roztochchia, which is part of the Roztochchia International Biosphere Reserve. The community area is also partially included in the Yavoriv National Nature Park, which is also part of the Roztochchia International Biosphere Reserve.

There is a recreation complex, “Charivni Oзера” (1 Stepana Bandery Str., Maidan) in Roztochchia.

Recreation, skiing, beautiful lakes, swimming locations, picturesque mountains, hotels and lodges provide a variety of activities for different tastes and possibilities.

The “Soniachni Oзера” recreation center in the Blyshchyvody is a charming place for rest and recreation, where you can swim, play sports and go fishing. Playgrounds for children and outdoor grills will make your family vacation unforgettable.

Tourist Routes:



Hiking:

- ▶ Ancient Zhovkva (Vicheva Square, St. Lawrence Church, Basilian Church, Jewish Block, City Hall, castle, wooden church of the Holy Trinity, Bandery Street)
- ▶ From Zhovkva to Stara Skvariava through Harai



By car or by bicycle:



- ▶ Zhovkva – Hlynsk – Krekhiv
- ▶ Zhovkva – Viazova – Zamochock – Besidy – Liubelia
- ▶ Zhovkva – Turyнка – Derevnia
- ▶ Zhovkva – Blyshchyvody – Zibolky
- ▶ Zhovkva – Soposhyn – Matsoshyn – Stara Skvariava – Mokrotyn – Nova Skvariava – Hlynsk

COMMUNITY’S INTERNATIONAL COOPERATION

The Community’s international cooperation is focused on practical projects. More than 35 projects have been performed with partners, including the most important ones: More than 35 projects have been performed with partners, including the most important ones:

- ▶ The Development of Tourism in Cross-Border Partnership projects within the framework of the Cross-Border Cooperation Program of the European Neighborhood and Partnership Instrument “Poland – Ukraine – Belarus” (2013–2015).
- ▶ The project “There is only one King! Jan III Sobieski Trail as a Transnational Tourist Product” (2013–2015).
- ▶ The project “Joint Presentation of Tourist, Ethnic and Cultural Features of Zhovkva (Ukraine) and Gmina Spiczyn (Poland) on the International Tourism Market” (2014–2015).
- ▶ Roztochchia Biosphere Reserve project (2020–2021).
- ▶ The project “Expanding Horizons: Cross-Border Cultural Promotion — Miejsce Piastowe and Zhovkva” within the framework of the Cross-Border Cooperation Program of the European Neighborhood and Partnership Instrument “Poland – Ukraine – Belarus” (2014–2020).

INVESTOR SUPPORT INSTITUTIONS

Department for Economic Development, Investment Attraction, and Housing and Utility Services of Zhovkva City Council

 Nadiia Shchur, Department Head
 +38 068 680 20 85
 economic@zhovkva-rada.gov.ua

Department of Economic Policy of Lviv Oblast State Administration

 18 Vynnychenka Str., Lviv
 +38 032 261 21 55
 deploda@loda.gov.ua,
 facebook.com/deploda

Department of Spatial Planning and Land Resources of Zhovkva City Council

 Volodymyr Vasylenko, Department Head of Land Resources
 +38 097 055 05 00
 46227@ukr.net

Regional Development Agency of Lviv Region

 18 Vynnychenka Str, Lviv
 arrlvivregion@gmail.com
 facebook.com/Ard.Lviv

Community Development Institute Municipal Institutions of Zhovkva City Council

 Bogdan Skoropad, Director
 +38 068 094 71 72
 zhovkvainst@gmail.com

Lviv Chamber of Commerce and Industry

 14 Stryiskyi Park, Lviv
 +38 032 276 46 11
 lcci@cci.lviv.ua

Municipal Enterprise “Tourist Information Center”

 Liubomyr Kravets, Director
 +380675836780
 info@zhovkva-tour.info

UkraineInvest. Representative Office in Western Ukraine

 9-A Teodora Tsioklera Str., Ivano-Frankivsk
 info@ukraineinvest.gov.ua

Lviv District State Administration

 18 Vynnychenka Str., Lviv
 +38 068-462-36-87
 lvivrda@loda.gov.ua

The largest public investment projects

Implemented:

- ▶ Implementation of the first stage of the municipal boiler house upgrade and the area it heats (and Kalynonka kindergarten No. 2).
- ▶ Reconstruction of the heat supply system “Municipal Partnerships for Energy Efficiency” within the framework of the Pilot Projects program.
- ▶ Wooden church of the Holy Trinity (UNESCO architectural monument).
- ▶ Reconstruction of Zhovkva Castle (ongoing).
- ▶ Reconstruction of kindergartens in Viazova and Volia-Vysotska.
- ▶ Repair of 25.5 kilometers of the P-84 motor road connecting Zhovkva and Kamianka-Buzka (through Dernivka, Zibolky and Batiatychi).
- ▶ Repair of the Zhovkva bypass road.

Upcoming

According to the Implementation Plan of the Strategy of Zhovkva City Community for 2023–2027, the Community stipulated the performance of 13 investment projects, mostly aimed at construction, major repairs, and renovation of the material and technical base of municipal facilities. At the same time, the Community is planning to create an industrial park and develop tourist infrastructure. Including:

- ▶ The concept of the shopping center on the big market.
- ▶ Complete certification and labeling of cultural monuments.
- ▶ Vicheva Square reconstruction.
- ▶ Restoration of Zhovkva Synagogue in cooperation with Lviv Art Gallery.
- ▶ Reconstruction of the Castle Park.
- ▶ Construction of a recreational complex for the rehabilitation of combat veterans and their families.
- ▶ Developing a bicycle route: Zhovkva Castle – Krekhiv Monastery; Zhovkva – Maidan; Zhovkva – Blyshchyvody (including Lubelia, Pyriatyn, Rata River, museum in Derevnia village).
- ▶ The concept of the “Time Machine. Get into the Past” craft town.
- ▶ Purchasing specialized road equipment for routine repair of local roads, as well as snow clearance rigs and street-washers.
- ▶ Major repairs of Pylna Str. and B. Khmelnytskoho Str.
- ▶ Construction of a new centralized hospital (all wards in one building).
- ▶ Lyceum construction.
- ▶ Repairing and purchasing equipment for the children’s art center and art school in Zhovkva.

The largest private investment projects



Tecnocap UA, LLC specializes in the production of finished metal products. The principal product is a high-quality certified European canning lid. With strong Italian investments, the plant has been modernized, new equipment has been purchased, and production facilities have been expanded. The company is one of the main employers, exporters and taxpayers in the Community. The main consumers of its products are Ukraine, and more than 17 countries (Czechia, Spain, France, Poland, etc.), and the customers are such well-known groups as Veres, Chumak, and Korolivskiy Smak.



Since 2019, **Bellus UA, LLC**, founded by Estonian investors, has been producing furniture in Zhovkva Raion. High-quality, beautiful furniture is in great demand. The products are exported to Estonia, Poland, and Belgium. The company employs local residents. Bellus UA is one of the main budget-forming enterprises in the Community.



Ukrainian investments have been successfully invested in the opening of the company manufacturing finished foods — **API-TRADE, LLC** in Soposhyn, which processes (filters, homogenizes and packages) 100% natural goldenrod, coriander, acacia, linden, buckwheat, sunflower and herbal honey, specializing in the exports of natural bee honey to the EU, the USA, Canada, the UAE, and other countries. The company has set up its own full-fledged production and processing of honey and apiculture products, which allows beekeepers to sell their products locally. This has become an incentive for setting up new apiaries.



Galfrost, LLC – a producer and exporter of high-quality fruit ingredients for the food industry and retail chains – plays a significant role in the Community’s economy. The company has implemented cutting-edge international technologies for product quality and safety and has over 10 years of successful experience (in freezing and freeze-drying of fruit and vegetables). It is a socially responsible business entity, as it is a consumer of products grown in the Community for local agricultural producers.



First Fantasies Factory LLC (Zhovkva city) – manufacturer of toys, goods for creative work, and other plastic goods. Full cycle of goods manufacturing for creativity and molding for children and adults – an example of successful female entrepreneurship. Over 80 local residents are employed at the enterprise. The products that stimulate children’s development, is popular and in demand, and exported to over 10 countries worldwide (USA, Bulgaria, Poland, etc.).



Profit M LLC established in 2005 – private enterprise with 100% Ukrainian capital, with office and production facilities at Stara Skvariava village. The main activity of the company is manufacturing kitchen air extraction systems, electric dryers, mailboxes, and other household metalware. The production possesses powerful technical and creative potential, with high quality and productivity ensured by modern equipment.

Zhovkva Community has a significant potential for the development of light, food, pharmaceutical, woodworking and furniture industry enterprises focused on competitive, innovative products with high added value. Due to its favorable geographical location, it is promising to locate export-oriented industries there.

Competitive advantages:



Labor force

The share of the working-age population in the Community is about 68%. As a former raion center, highly skilled workers and specialists concentrate in Zhovkva. Convenient transport

accessibility allows for attracting employees from all settlements of the Community and neighboring ones. Zhovkva has a bus station and 21 intercity and suburban bus routes.



Manufacturers' ecosystem

A number of large and a significant number of medium and small industrial enterprises, including foreign-invested enterprises, operate in the Community. They include, inter alia: Tecnocap UA, LLC; API-TRADE, LLC; Galfrost, LLC; ZAKHID-

AGRO-MHP, LLC; Bellus UA, LLC; Agroleon-Zakhid, PE; PROFIT M, LLC, and others. The proximity to the oblast center (Lviv) has a positive effect on the ability to access the raw materials market and expand sales markets.



Transport logistics

The international highway **M-09** (Ternopil — Lviv — Zhovkva — Rava-Ruska) (leading to Lublin), which coincides with a part of the European highway route E372 (Warsaw – Lviv), motor roads (**P-15** (Kovel — Volodymyr — Chervonohrad — Zhovkva)) and (**P-84** (Mykolaiv — Horodok — Zhovkva — Kamianka-Buzka — Bibrka)), as well as railway lines Lviv — Rava-Ruska – Warsaw and Rava-Ruska – Lviv, pass through Zhovkva Community.

Zhovkva has a city railway station and a freight railway station along access roads in Zhovkva. “Rava-Ruska – Hrebenne,” “Rava-Ruska – Werchrata” International Border Checkpoint is located at a distance of 39 km. The oblast center of Lviv is located at a distance of 30 km.

Transport and logistics accessibility allows companies to optimize logistics flows, saving time and total costs.



Utility lines

Most of the investment properties suitable for transport and logistic facilities are equipped with electricity, gas, water, and wastewater disposal networks.



Investor support

Zhovkva Community has declared the creation of an Industrial Park as one of the objectives of the Community Development Strategy until 2028.

Cases for investors:

Current investment proposals include:

- ▶ Industrial Park
- ▶ Light industry
- ▶ Food industry
- ▶ Woodworking and furniture industry
- ▶ Pharmaceutical industry

The following facilities are proposed for industrial production expansion: Nos. 1 – 4; 11 – 12; 14; 16 – 21.



As a powerful center of tourism development with a unique architectural and historical heritage, the Zhovkva Community has significant prospects for further development of the tourism and recreation sphere. The construction of accommodation, catering, leisure, sports and recreational facilities is extremely relevant.

Competitive advantages:



Tourist ecosystem

There are numerous architectural monuments, a developed network of tourist attractions, and cultural institutions within the territory of the Community. There is the Municipal Enterprise Tourist Information Center, which aims to develop tourism in the city and region as a priority economic activity. There are unique hiking, biking and automobile tourist routes.



Cultural and religious tourism

The Zhovkva City Consolidated Territorial Community is known for its numerous architectural tourist attractions. There are 80 monuments of national and local importance in the Community. Zhovkva Community has Krekhiv Monastery, a powerful cultural and spiritual center, in its territory. The Holy Trinity Church, a UNESCO World Heritage Site, is located in Zhovkva. 8,793 tourists visited Zhovkva in 2022.

As a center of tourism development, the Zhovkva Community needs to create proper infrastructure and expand accommodation services and related activities. Current investment proposals include:

- ▶ hotels and facilities designed to provide accommodation services
- ▶ resort facilities
- ▶ sports and recreation complex
- ▶ cinema
- ▶ catering facilities

The following facilities are proposed for tourist infrastructure expansion: Nos. 5; 8 – 10; 13 – 15.



Natural environment

A great advantage for the development of tourism and recreation in Zhovkva Community is its location on the territory of Roztochchia, and partially on the territory of Yavoriv National Nature Park, which is part of the Roztochchia International Biosphere Reserve. That is why the Zhovkva Community has great opportunities to develop recreational, health, and cultural tourism.



Investor support

One of the strategic goals of Community development until 2028 is the event tourism expansion. The City Council promotes the development of tourist infrastructure, restoration of tourist facilities and Community promotion. The annual increase in the number of tourists demonstrates the need for recreational complexes, as well as sports and leisure facilities, to increase the length of their stay in the community.

Zhovkva Community has a significant interstate transit potential (road and rail connection), which facilitates the setting up and operation of road service facilities, warehouses, and the construction of a transport and logistics hub.

Competitive advantages:



Transport and logistic potential

Zhovkva Community is a significant transport hub since highway M-09 Lviv — Rava-Ruska (leading to Lublin), which coincides with a part of the European highway route E372 Warsaw – Lviv passes through the Community. An extensive network of regional and local motor roads. Proximity to international border checkpoints.



Investor support

Zhovkva Community has declared the creation of an Industrial Park as one of the objectives of the Community Development Strategy until 2028.

Cases for investors

Current investment proposals include:

- ▶ location and operation of road service facilities
- ▶ transport and logistic hub
- ▶ warehouses
- ▶ car repair shops (CRS)

The following facilities are proposed for tourist infrastructure expansion: Nos. 5; 8 – 10; 13 – 15.



Availability of free land plots

Zhovkva Community has land plots with an area ranging from 0.3 to 50 hectares that may be used for the construction of warehouses for logistics centers. Most land plots are connected to asphalt roads and situated along international and regional highways. Most of them already have access to electricity and gas supply networks with the possibility of connecting to them.



Utility lines

Most investment properties suitable for transport and logistics facilities are equipped with electricity, gas, water and wastewater disposal networks.

Zhovkva City Council is ready to assist investors in preparing technical documents and obtaining permits to connect to utilities.

INVESTMENT PROPERTY

OBJECT 1. The land plot is located within Soposhyn

 Background information	
Description	The land plot is located within Soposhyn, near Zhovkva
Investment property type	land plot
Transfer terms and conditions	sale/rent
Previous/current use	unused
Potential areas of use	<ul style="list-style-type: none"> • may be used as a logistic hub, with the possibility of laying of the railway. • industrial and pharmaceutical facilities
 Address	
Settlement	Soposhyn
Raion	Lviv
Street	N/a
Number	N/a
ZIP Code	80356
Distance to Lviv (km)	30.4
GPS coordinates	50.042812377014165, 23.972005142092623
 Land plot	
Land plot area, hectares	4.0000
Cadastral number	unspecified
Form of land plot ownership	Municipal
Land category	Land for residential and public development
Intended use of land plots	Reserve lands

 Utilities	
Electricity supply: Distance (m)	50
Electricity supply: Power (kW)	10
Natural gas supply: Distance (m)	-
Natural gas supply: Power (pressure)	-
Water supply: Distance (m)	-
Water supply: Type	-
Wastewater disposal: Type	-
Wastewater disposal: Distance (m)	-

 Transportation links	
Access roads and highways (km)	0
Railway (km)	1.0
Avia (km)	36.0
Nearest international or national roads (km)	0 (adjacent to the highway)
Nearest border checkpoints and distance to them (km)	Rava-Ruska – Hrebenne, 40.0 km

 **Contact Information**

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OBJECT 2.
A land plot outside Volia-Vysotska village of Zhovkva City Council, Lviv Raion, Lviv Oblast

 Background information	
Form of land plot ownership	municipal
Description	Three land plots with a total area of 59.8272 hectares, of regular rectangular shape, are located side by side. Proposed land plots are located at an approximate distance of 300 meters from the M09 Ternopil – Lviv – Rava-Ruska highway and around 5,700 meters from the P15 Kovel – Volodymyr – Chervonohrad – Zhovkva highway. In the future, an industrial park will be created.
Investment property type	land plot
Transfer terms and conditions	rent/sale
Previous/current use	partially unused, partially used by citizens for gardening, and partially used as pasture.
Potential areas of use	for industrial needs

 Address	
Settlement	Outside Volia-Vysotska
Raion	Lviv
Street	N/a
Number	N/a
ZIP Code	80350
Distance to Lviv (km)	36
GPS coordinates	50.09301062760143, 23.920605922897106

 Land plot	
Land plot area, hectares	The total area of all land plots: 59.8272 (14.6811, 9.5429, 35.6032)
Cadastral number	4622781200:05:005:0054, 4622781200:02:001:0024, 4622781200:02:002:0002
Form of land plot ownership	Municipal
Land category	Agricultural land
Intended use of land plots	16.00 Reserve lands (land plots of each land category that are not granted to individuals or legal entities for ownership or use)

 Utilities	
Electricity supply: Distance (m)	1,000
Electricity supply: Power (kW)	10
Natural gas supply: Distance (m)	1,000
Natural gas supply: Power (pressure)	medium
Water supply: Distance (m)	-
Water supply: Type	-
Wastewater disposal: Type	-
Wastewater disposal: Distance (m)	-

 Transportation links	
Access roads and highways (km)	0.3
Railway (km)	6.0
Avia (km)	43.0
Nearest international or national roads (km)	0.3
Nearest border checkpoints and distance to them (km)	“Rava-Ruska – Hrebenne” International Border Checkpoint, 33 km

 Contact Information Volodymyr Vasylenko, Head of the Department of Spatial Planning and Land Resources of Zhovkva City Council  +38 097 055 05 00  46227@ukr.net	
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OBJECT 3.
Land Plot in Zhovkva (near Lviv – Rava-Ruska international highway)

 Background information	
Description	Located in Zhovkva, near the Lviv – Rava-Ruska international highway, fenced, suitable for business
Investment property type	land plot
Transfer terms and conditions	rent/sale
Previous/current use	as a sawmill and carpentry shop
Prospective investment areas	existing industry, the possible allocation for commercial purposes

 Address	
Settlement	Zhovkva
Raion	Lviv Oblast, Lviv Raion
Street	Ravska Str.
Number	15b
ZIP Code	80300
Distance to Lviv (km)	29 km
GPS coordinates	50.060171, 23.956059

 Land plot and real estate	
Land plot area, hectares	0.9670 hectares
Cadastral number	4622710100:01:017:0205
Form of land plot ownership	private
Land category	Lands of industry, transport, communications, energy, defense and other purposes
Intended use of the land plot	11.02 To locate and operate the main, auxiliary and secondary buildings and structures of processing, machine-building and other industries
Form of real estate ownership	private
Number of properties	1
Total property area, m ²	101
Real estate condition	needs repair

 Utilities	
Electricity supply: Distance (m)	0
Electricity supply: Power (kW)	30, with the possibility of increasing
Natural gas supply: Distance (m)	0
Natural gas supply: Power (pressure)	60 mm — gas pipe diameter
Water supply: Distance (m)	10
Water supply: Type	District
Wastewater disposal: Type	District
Wastewater disposal: Distance (m)	0

 Transportation links	
Access roads (km)	0.100
Railway (km)	0.400
Avia (km)	35
Nearest international or national roads (km)	0.100
Nearest border checkpoints and distance to them (km)	39

 **Contact Information**

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OBJECT 4.
Land plot outside Nova Skvariava Village of Zhovkva City Council,
Lviv Raion, Lviv Oblast

i **Background information**

Description	Four land plots: with cadastral number 4622787100:05:000:0027 with an area of 3.3115 hectares, with cadastral number 4622787100:05:000:0043 with an area of 10.6000 hectares, 4622787100:05:000:0046 with an area of 8.0 hectares, and a land plot without a cadastral number with an approximate area of 7.0 hectares. Land plots are in the shape of a regular polygon, located next to each other, and may be used for industrial parks, warehouses or other industrial facilities. They are located 2.0 km from the P-84 highway (territorial road). It is possible to consider renting or purchasing separate land plots.
Investment property type	land plots
Transfer terms and conditions	rent/sale
Previous/current use	unused
Potential areas of use	for industrial parks, warehouses or other industrial facilities

📍 **Address**

Settlement	outside Nova Skvariava
Raion	Lviv
Street	N/a
Number	N/a
ZIP Code	80353
Distance to Lviv (km)	40.3
GPS coordinates	50.04604709303487, 23.877566146199968

📄 **Land plot**

Land plot area, hectares	The total area of all land plots: 28.9115 (3.3115, 10.6000, 8.0000 and approximately 7.0000)
Cadastral number	4622787100:05:000:0027, 4622787100:05:000:0043, 4622787100:05:000:0046 and 1 land plot without a cadastral number
Form of land plot ownership	municipal
Land category	Agricultural land
Intended use of the land plot	16.00 Reserve lands (land plots of each land category that are not granted to individuals or legal entities for ownership or use)

🔌 **Utilities**

Electricity supply: Distance (m)	50
Electricity supply: Power (kW)	10
Natural gas supply: Distance (m)	no
Natural gas supply: Power (pressure)	-
Water supply: Distance (m)	-
Water supply: Type	-
Wastewater disposal: Type	-
Wastewater disposal: Distance (m)	no

🛣️ **Transportation links**

Access roads (km)	0
Railway (km)	10.2
Avia (km)	44.0
Nearest international or national roads (km)	10.8
Nearest border checkpoints and distance to them (km)	Rava-Ruska – Hrebenne, 48.0 km

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OBJECT 5.
Land Plot Adjacent to the M09 Ternopil – Lviv – Rava-Ruska Highway
(Volia-Vysotska)

 Background information	
Description	the land plot is located next to the M09 Ternopil – Lviv – Rava-Ruska highway. The first part is adjacent to the main road.
Investment property type	land plot
Transfer terms and conditions	sale/rent
Previous/current use	unused
Prospective investment areas	Car repair shop, administrative and warehouse buildings, bars, shops, cafés, etc.

 Address	
Settlement	Volia-Vysotska
Raion	Lviv
Street	N/a
Number	N/a
ZIP Code	80350
Distance to Lviv (km)	32.7
GPS coordinates	50.06923803040145, 23.94603993120181

 Land plot	
Land plot area, hectares	1.4000
Cadastral number	unspecified
Form of land plot ownership	municipal
Land category	Land for residential and public development
Intended use of the land plot	Reserve lands

 Utilities	
Electricity supply: Distance (m)	50
Electricity supply: Power (kW)	35
Natural gas supply: Distance (m)	50

Natural gas supply: Power (pressure)	medium
Water supply: Distance (m)	50
Water supply: Type	central
Wastewater disposal: Type	central
Wastewater disposal: Distance (m)	50

 Transportation links	
Access roads (km)	0
Railway (km)	2.7
Avia (km)	40.1
Nearest international or national roads (km)	0 (adjacent to M09 highway)
Nearest border checkpoints and distance to them (km)	Rava-Ruska – Hrebenne, 35.7 km

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OBJECT 6.
The land plot is Adjacent to the P 84 highway

i **Background information**

Description	The land plot is located next to the P 84 Highway. The first part is adjacent to the main road.
Investment property type	land plot
Terms of use	sale/rent
Previous/current use	unused
	to locate and operate road service facilities

📍 **Address**

Settlement	Hlynsk
Raion	Lviv
Street	Zelena
Number	N/a
ZIP Code	80351
Distance to Lviv (km)	32.9
GPS coordinates	50.05995825289458, 23.933372573116472

📄 **Land plot**

Land plot area, hectares	1.0915
Cadastral number	4622782100:24:000:0288
Form and type of ownership of the land plot	municipal
Land category	Lands of industry, transport, communications, energy, defense and other purposes
Intended use of the land plot	12.11 To locate and operate road service facilities

🔌 **Utilities**

Electricity supply: Distance (m)	N/a
Electricity supply: Power (kW)	N/a
Natural gas supply: Distance (m)	N/a

Natural gas supply: Power (pressure)	N/a
Water supply: Distance (m)	N/a
Water supply: Type	N/a
Wastewater disposal: Type	N/a
Wastewater disposal: Distance (m)	N/a

🛣️ **Transportation links**

Access roads (km)	0 (adjacent to the highway)
Railway (km)	2.8
Avia (km)	46.4
Nearest international or national roads (km)	0 (adjacent to the highway)
Nearest border checkpoints and distance to them (km)	Rava-Ruska – Hrebenne, 39.1 km

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OBJECT 7.
The land plot is adjacent to the Lviv – Rava-Ruska railway
(Zhovkva and Soposhyn)

 Background information	
Description	The land plot is located within Zhovkva and Soposhyn
Investment property type	land plot
Transfer terms and conditions	sale/rent
Previous/current use	unused
Potential areas of use	may be used as a logistic hub, with the possibility of laying of the railway
Encumbrances and restrictions	Protection zones of electric grids are available

 Address	
Settlement	Zhovkva and Soposhyn
Raion	Lviv
Street	N/a
Number	No number
ZIP Code	80300, 80356
Distance to Lviv (km)	28.9
GPS coordinates	50.044810945822135, 23.978271703421388

 Land plot	
Land plot area, hectares	15.0
Cadastral number	unspecified
Form of land plot ownership	municipal
Land category	Land for residential and public development (within Soposhyn), industrial lands, lands for transport, electronic communications, energy, defense and other purposes (within Zhovkva)
Intended use of the land plot	Reserve lands

 Utilities	
Electricity supply: Distance (m)	50
Electricity supply: Power (kW)	35
Natural gas supply: Distance (m)	50
Natural gas supply: Power (pressure)	medium
Water supply: Distance (m)	50
Water supply: Type	central
Wastewater disposal: Type	central
Wastewater disposal: Distance (m)	50

 Transportation links	
Access roads (km)	0
Railway (km)	0
Avia (km)	35.9
Nearest international or national roads (km)	0 (adjacent to the highway)
Nearest border checkpoints and distance to them (km)	Rava-Ruska – Hrebenne, 39.3 km

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OBJECT 8.
The land plot in Zhovkva, S. Petliury Str.

i **Background information**

Description	located in Zhovkva
Investment property type	land plot
Transfer terms and conditions	sale/rent
Previous/current use	unused
Potential areas of use	to construct and maintain an apartment building with retail, entertainment and market infrastructure facilities

📍 **Address**

Settlement	Zhovkva
Raion	Lviv
Street	N/a
Number	N/a
ZIP Code	80300
Distance to Lviv (km)	29.3
GPS coordinates	50.0520240921465, 23.985876819316363

📄 **Land plot**

Land plot area, hectares	2.0
Cadastral number	unspecified
Form of land plot ownership	municipal
Land category	Land for residential and public development
Intended use of the land plot	Reserve lands

🔥 **Utilities**

Electricity supply: Distance (m)	50
Electricity supply: Power (kW)	35
Natural gas supply: Distance (m)	50

Natural gas supply: Power (pressure)	medium
Water supply: Distance (m)	50
Water supply: Type	central
Wastewater disposal: Type	central
Wastewater disposal: Distance (m)	50

🛣️ **Transportation links**

Access roads (km)	0.5
Railway (km)	2.1
Avia (km)	36.2
Nearest international or national roads (km)	0 (adjacent to the highway)
Nearest border checkpoints and distance to them (km)	Rava-Ruska – Hrebenne, 39.3 km

👤 **Contact Information**

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OBJECT 9.
The land plot in Zhovkva, Yavornytskoho Str.

i **Background information**

Description	located in Zhovkva
Investment property type	Land plot
Transfer terms and conditions	sale/rent
Previous/current use	unused
Potential areas of use	to construct and maintain an apartment building with retail, entertainment and market infrastructure facilities

📍 **Address**

Settlement	Zhovkva
Raion	Lviv
Street	N/a
Number	N/a
ZIP Code	80300
Distance to Lviv (km)	30.5
GPS coordinates	50.05415717730581, 23.963331911038487

📄 **Land plot**

Land plot area, hectares	0.6
Cadastral number	unspecified
Form of land plot ownership	municipal
Land category	Land for residential and public development
Intended use of the land plot	Reserve lands

🔌 **Utilities**

Electricity supply: Distance (m)	50
Electricity supply: Power (kW)	35
Natural gas supply: Distance (m)	50

Natural gas supply: Power (pressure)	medium
Water supply: Distance (m)	50
Water supply: Type	central
Wastewater disposal: Type	central
Wastewater disposal: Distance (m)	50

🛣️ **Transportation links**

Access roads (km)	0.1
Railway (km)	0.5
Avia (km)	37.5
Nearest international or national roads (km)	0 (adjacent to the highway)
Nearest border checkpoints and distance to them (km)	Rava-Ruska – Hrebenne, 37.9 km

👤 **Contact Information**

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OBJECT 10.

Land plot adjacent to the M09 Ternopil – Lviv – Rava-Ruska highway (Soposhyn)



Background information

Description	the land plot is located next to the M09 Ternopil – Lviv – Rava-Ruska highway. The first part is adjacent to the main road. Possible division into smaller land plots
Investment property type	land plot
Transfer terms and conditions	sale/rent
Previous/current use	unused
Potential areas of use	Car repair shop, administrative and warehouse buildings, bars, shops, cafés, etc.



Address

Settlement	Soposhyn
Raion	Lviv
Street	N/a
Number	N/a
ZIP Code	80356
Distance to Lviv (km)	27.0
GPS coordinates	50.04728276999331, 24.00173913720312



Land plot

Land plot area, hectares	1.6000
Cadastral number	unspecified
Form of land plot ownership	Municipal
Land category	Land for residential and public development
Intended use of the land plot	Reserve lands



Utilities

Electricity supply: Distance (m)	200
Electricity supply: Power (kW)	35

Natural gas supply: Distance (m)	1,000
Natural gas supply: Power (pressure)	high
Water supply: Distance (m)	-
Water supply: Type	-
Wastewater disposal: Type	-
Wastewater disposal: Distance (m)	-



Transportation links

Access roads (km)	0
Railway (km)	3.3
Avia (km)	34.7
Nearest international or national roads (km)	0 (adjacent to the highway)
Nearest border checkpoints and distance to them (km)	Rava-Ruska – Hrebenne, 41.2 km



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OBJECT 11.
Production Facility in Zibolky

i Background information

Description	Production warehouse facility, 1,400 m ²
Investment property type	real estate
Transfer terms and conditions	rent
Previous/current use	farmyard building, cowshed
Potential areas of use	<ul style="list-style-type: none"> • woodworking and furniture industry • light industry • warehouse

📍 Address

Settlement	Zibolky
Raion	Lviv
Street	600-Richchia
Number	17
ZIP Code	80360
Distance to the center of Lviv (km)	24
GPS coordinates	50.034025, 24.145553

📄 Land plot and real estate

Land plot area, hectares	0.5697
Cadastral number	4622787200:11:000:0132
Form of land plot ownership	private
Land category	Agricultural land
Intended use of the land plot	01.13 For other agricultural purposes
Form of real estate ownership	private
Number of properties	1
Total property area, m ²	1,400
Real estate condition	ready to use

🔌 Utilities

Electricity supply, condition	connected
Electricity supply, power (kW)	25
Electricity supply, distance (m)	0
Electricity supply, connection source types	possible to increase
Natural gas supply, condition and distance (m)	not connected 50
Natural gas supply, power (pressure)	medium pressure
Water supply, condition and distance (m)	not connected
Water supply, type	the possibility to arrange a well
Wastewater disposal, condition and distance (m)	not connected
Wastewater disposal, type	options for individual arrangement

🛣️ Transportation links

Access routes (type, condition)	unsurfaced road
Railway (km)	14
Nearest international or national roads (km)	12
Nearest border checkpoints and distance to them (km)	“Rava-Ruska – Hrebenne” International Border Checkpoint 44

👤 Contact Information

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OBJECT 12.
Property Complex — Zhovkva Grain Processing Complex

 Background information	
Form of ownership	private property
Description	Property Complex — Zhovkva Grain Processing Complex is located on 2.0293 hectares in Zhovkva at 3 Vokzalna Street. There are 14 buildings on the production territory. The territory is fenced and guarded.
Investment property type	<ul style="list-style-type: none"> land plot real estate
Transfer terms and conditions	sale
Previous/current use	Grain Processing Complex
Potential areas of use	<ul style="list-style-type: none"> agro-industrial complex transportation and logistics

 Address	
Settlement	Zhovkva
Raion	Lviv Oblast, Lviv Raion
Street	Vokzalna Str.
Number	3
ZIP Code	80300
Distance to the center of Lviv (km)	29.6
Cadastral number	4622710100:01:013:0027
GPS coordinates	50.050671, 23.964633

 Land plot and real estate	
Land plot area, hectares	2.0293
Form of land plot ownership	private
Land category	Lands of industry, transport, communications, energy, defense and other purposes
Intended use of the land plot	11.02 To locate and operate the main, auxiliary and secondary buildings and structures of processing, machine-building and other industries
Form of real estate ownership	private
Total property area, m ²	5,484.31 m ²
Real estate condition	- partially needs minor repairs; partially needs major repairs

 Utilities	
Electricity supply, condition	connected
Electricity supply, power (kW)	218, with the possibility of increasing
Electricity supply, distance (m)	0
Electricity supply, connection source types	Own Packaged Transformer Substation No. 743 10/0.4 V, 2007, total capacity: 1.3 MW
Natural gas supply, condition and distance (m)	connected
Natural gas supply, power (pressure)	low
Water supply, condition and distance (m)	connected
Water supply, type	central
Wastewater disposal, condition and distance (m)	0
Wastewater disposal, type	individual: septic

 Transportation links	
Access routes (type, condition)	asphalted access roads
Railway (km)	0.1
Nearest international or national roads (km)	M09 highway distance — 2.4 km
Nearest border checkpoints and distance to them (km)	“Rava-Ruska — Hrebenne” International Border Checkpoint, 44 km

 **Contact Information**

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OBJECT 13.

Non-residential building. The House of Sokil Society, 13 Voiniv UPA Str., Zhovkva

	Background information
Description	non-residential one-story building with a total area of 718.2 m ²
Investment property type	real estate
Transfer terms and conditions	rent
Previous/current use	A hall for dance classes, as well as cultural and educational events
Prospective investment areas	sports and recreation complex
	Address
Settlement	Zhovkva
Raion	Lviv Oblast, Lviv Raion
Street	Voiniv UPA
Number	13
ZIP Code	80300
Distance to the center of Lviv (km)	30.7
GPS coordinates	50.054090, 23.972602
	Land plot and real estate
Land plot area, hectares	0.1423
Cadastral number	4622710100:01:019:0007
Form of land plot ownership	municipal
Land category	Land for residential and public development
Intended use of the land plot	03.15 To construct and maintain other public buildings
Form of real estate ownership	municipal
Number of properties	1
Total property area, m ²	718.2
Real estate condition	needs minor repairs, replacement of floors and windows and, if necessary, reconstruction
Real estate description	One-story building with a basement and an attic. Rubble foundation, external and internal brick walls, wooden floors between stories, slate roof, parquet, tile and cement floors. The height of the premises is 5 m. Stove heating. One restroom.

	Utilities
Electricity supply, condition	Connected
Electricity supply, power (kW)	30
Electricity supply, distance (m)	0
Electricity supply, connection source types	internal grids
Natural gas supply, condition and distance (m)	not connected 10
Natural gas supply, power (pressure)	medium pressure
Water supply, condition and distance (m)	connected 0
Water supply, type	central
Wastewater disposal, condition and distance (m)	connected
Wastewater disposal, type	central
	Transportation links
Access routes (type, condition)	asphalt in good condition
Railway (km)	0.750
Nearest international or national roads (km)	M-09 Ternopil – Lviv – Rava-Ruska 2
Nearest border checkpoints and distance to them (km)	“Rava-Ruska – Hrebenne” International Border Checkpoint 42



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OBJECT 14.

Non-residential building, cafeteria, 4 Naberezhna Str., Zhovkva

	Background information
Property	Non-residential building, cafeteria, 4 Naberezhna Str., Zhovkva
Description	A brick building, one-story, stone foundation, spacious halls
Investment property type	real estate
Transfer terms and conditions	rent
Previous/current use	cafeteria
Prospective investment areas	<ul style="list-style-type: none">• maintenance of the sports and fitness center• light industry• food industry• warehouses• offices

	Address
Settlement	Zhovkva
Raion	Lviv Raion, Lviv Oblast
Street	Naberezhna
Number	4
ZIP Code	80300
Distance to the center of Lviv (km)	30.6
GPS coordinates	50.052276, 23.973117

	Land plot and real estate
Land plot area, hectares	0.3892
Cadastral number	4622710100:01:011:0053
Form of land plot ownership	municipal
Land category	Land for residential and public development
Intended use of the land plot	03.15 To construct and maintain other public buildings
Form of real estate ownership	municipal
Number of properties	1
Total property area, m ²	1328.6
Real estate condition	needs major repairs

	Utilities
Electricity supply, condition	connected
Electricity supply, power (kW)	30
Electricity supply, distance (m)	0
Electricity supply, connection source types	30 kW
Natural gas supply, condition and distance (m)	not connected 15
Natural gas supply, power (pressure)	medium pressure
Water supply, condition and distance (m)	not connected 5
Water supply, type	central
Wastewater disposal, condition and distance (m)	not connected 5
Wastewater disposal, type	central

	Transportation links
Access routes (type, condition)	asphalt in good condition
Railway (km)	0.7
Nearest international or national roads (km)	M-09 Ternopil – Lviv – Rava-Ruska 2
Nearest border checkpoints and distance to them (km)	“Rava-Ruska – Hrebenne” International Border Checkpoint 38.5

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OBJECT 15.

Non-residential building, T. H. Shevchenko cinema in Zhovkva, 3 Skrypnyka Str.

	Background information
Property	14. Non-residential building, T.H. Shevchenko cinema in Zhovkva, 3 Skrypnyka Str.
Description	Non-residential building, 180-seat cinema. Total area — 348.2 m ² Commissioned in 1965. One-story brick building with a basement (pit). Consists of 18 premises. Wooden floors, iron roof. The height of the main premises is 5.2 m
Investment property type	real estate
Previous/current use	rent
Current use	cinema
prospective investment areas	cinema

	Address
Settlement	Zhovkva
Raion	Lviv
Street	Skrypnyka
Number	3
ZIP Code	80300
Distance to the center of Lviv (km)	29.9
GPS coordinates	50.054918, 23.975144

	Land plot and real estate
Land plot area, hectares	427.00
Cadastral number	n/a
Form of land plot ownership	municipal
Land category	Land for residential and public development
Intended use of the land plot	To construct and maintain buildings for cultural and educational service institutions
Form of real estate ownership	municipal
Number of properties	1
Total property area, m ²	348.2
Real estate condition	needs major repairs with reconstruction to accommodate a sanitary room

	Utilities
Electricity supply, condition	connected
Electricity supply, power (kW)	30
Electricity supply, distance (m)	0
Electricity supply, connection source types	internal grids
Natural gas supply, condition and distance (m)	5
Natural gas supply, power (pressure)	medium pressure
Water supply, condition and distance (m)	2
Water supply, type	central
Wastewater disposal, condition and distance (m)	2
Wastewater disposal, type	central

	Transportation links
Access routes (type, condition)	asphalt in good condition
Railway (km)	1.1
Nearest international or national roads (km)	M-09 Ternopil – Lviv – Rava-Ruska 1.5
Nearest border checkpoints and distance to them (km)	“Rava-Ruska – Hrebenne” International Border Checkpoint 38.5

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OBJECT 16.

Non-residential premises, amenity building Velyki Peredrymykhy

 Background information	
Property	Non-residential premises, amenity building in Velyki Peredrymykhy
Real estate description	A brick building, slate roof, granite flooring
Investment property type	real estate
Transfer terms and conditions	sale
Previous/current use	amenity building, warehouse, livestock building
Prospective investment areas	<ul style="list-style-type: none"> • woodworking and furniture industry • light industry • warehouses
 Address	
Settlement	Velyki Peredrymykhy
Raion	Lviv
Street	B. Khmelnytskoho
Number	43
ZIP Code	80361
Distance to the center of Lviv (km)	27.5
GPS coordinates	50.020272, 24.092031
 Land plot and real estate	
Land plot area, hectares	n/a
Cadastral number	n/a
Form of land plot ownership	municipal, no right of ownership registered
Land category	Agricultural land
Intended use of the land plot	For other agricultural purposes category — Agricultural land
Form of real estate ownership	private
Number of properties	1
Real estate type	<ul style="list-style-type: none"> • garages • industrial buildings/premises • warehouses • amenity buildings

Total property area, m ²	970
Real estate condition	needs major repairs
 Utilities	
Electricity supply, condition	not connected
Electricity supply, power (kW)	30
Electricity supply, distance (m)	10
Electricity supply, connection source types	general grids
Natural gas supply, condition and distance (m)	not connected
Natural gas supply, power (pressure)	unknown
Water supply, condition and distance (m)	not connected
Water supply, type	not connected
Wastewater disposal, condition and distance (m)	not connected
Wastewater disposal, type	-
 Transportation links	
Access routes (type, condition)	unsurfaced road
Railway (km)	12 Mervychi
Nearest international or national roads (km)	6, P 84 — Bibrka – Burshtyn
Nearest border checkpoints and distance to them (km)	“Rava-Ruska – Hrebenne” International Border Checkpoint 49



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OBJECT 17.
Production Facilities in Zhovkva, 15d Ravska Str.

i **Background information**

Property	Production facilities in Zhovkva, 15d Ravska Str.
Investment property type	real estate
Transfer terms and conditions	rent
Previous/current use	administrative building
Prospective investment areas	<ul style="list-style-type: none"> • light industry • food industry

📍 **Address**

Settlement	Zhovkva
Raion	Lviv
Street	Ravska
Number	15d
ZIP Code	80300
Distance to the center of Lviv (km)	32
GPS coordinates	50.06016962506263, 23.956056413880347

📄 **Land plot and real estate**

Land plot area, hectares	0.4664
Cadastral number	4622710100:01:017:0208
Form of land plot ownership	private
Land category	Land for residential and public development
Intended use of the land plot	03.07 To construct and maintain commercial buildings
Form of real estate ownership	private
Number of properties	1
Real estate type	<ul style="list-style-type: none"> • office buildings/premises • buildings/premises • industrial buildings/premises
Total property area, m ²	844.5
Real estate condition	ready to use

🔌 **Utilities**

Electricity supply, condition	connected
Electricity supply, power (kW)	30 m
Electricity supply, distance (m)	0 possibility to increase power, 30 m to the substation
Electricity supply, connection source types	
Natural gas supply, condition and distance (m)	0
Natural gas supply, power (pressure)	medium pressure pipe
Water supply, condition and distance (m)	connected – 0
Water supply, type	well
Wastewater disposal, condition and distance (m)	connected – 0
Wastewater disposal, type	central

🛣️ **Transportation links**

Access routes (type, condition)	asphalt in bad condition
Railway (km)	1.5
Nearest international or national roads (km)	0.4
Nearest border checkpoints and distance to them (km)	35

👤 **Contact Information**

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OBJECT 18.
Administrative building in Zhovkva, 14 Voiniv UPA Str.

 Background information	
Property	Part of an administrative building in Zhovkva, 14 Voiniv UPA Str.
Investment property type	real estate
Transfer terms and conditions	sale/rent
Previous/current use	state authorities' administrative premises
Prospective investment areas	<ul style="list-style-type: none"> • light industry • food industry • medicine and pharmaceuticals • IT industry • offices • warehouses
Real estate description	<p>Administrative building of 1,225.7 m² (No. 1 part of the building — 457.5 m²; No. 2 part of the building — 230 m²; No. 3 part of the building — 121.2 m²; No. 4 part of the building — 207.2 m²)</p> <p>Concrete foundation, brick building, metal tile roof, partial replacement of windows with double-glazed windows.</p> <p>The second floor of the building, four rooms, a staircase and a corridor are in common use.</p>

 Address	
Settlement	Zhovkva
Raion	Lviv Oblast, Lviv Raion
Street	Voiniv UPA
Number	14
ZIP Code	80300
Distance to the center of Lviv (km)	30
GPS coordinates	50.053317, 23.973467

 Land plot and real estate	
Land plot area, hectares	n/a
Cadastral number	n/a
Form of land plot ownership	municipal
Land category	Land for residential and public development
Intended use of the land plot	Reserve lands
Form of real estate ownership	municipal
Number of properties	1 property, 15/100 share, 2nd floor

Real estate type	office buildings/premises
Total property area, m ²	155,5
Real estate condition	needs major repairs

 Utilities	
Electricity supply, condition	not connected
Electricity supply, power (kW)	30
Electricity supply, distance (m)	5 m to the electricity supply source
Electricity supply, connection source types	unknown
Natural gas supply, condition and distance (m)	not connected 15
Natural gas supply, power (pressure)	medium pressure
Water supply, condition and distance (m)	not connected 5
Water supply, type	central
Wastewater disposal, condition and distance (m)	not connected 5
Wastewater disposal, type	central

 Transportation links	
Access routes (type, condition)	asphalt in good condition
Railway (km)	0.850
Nearest international or national roads (km)	M-09 Ternopil – Lviv – Rava-Ruska 1.7
Nearest border checkpoints and distance to them (km)	“Rava-Ruska – Hrebenne” International Border Checkpoint 42

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OBJECT 19.
Non-residential production premises of the woodworking enterprise in Volya-Vysotska

 Background information	
Investment property type	real estate
Transfer terms and conditions	sale/rent
Previous/current use	woodworking enterprise
Prospective investment areas	<ul style="list-style-type: none"> • agro-industrial complex • construction • woodworking and furniture industry • light industry • transportation and logistics

Real estate description	<p>Woodworking enterprise. Newly constructed production, warehouse, administrative and amenity facilities</p> <p>Woodworking production facilities: 1,350 m² workshop, 450 m² workshop, two drying chambers of 100 m³ each</p> <p>The territory is fenced with a metal profile.</p> <p>Internet and video surveillance of the facility are available.</p> <p>Heating — megawatt boiler working on wood waste.</p> <p>Expansion is possible, metal structures are available.</p>
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 Address	
Settlement	Volia-Vysotska
Raion	Lviv
Street	Nesterova
Number	91v
ZIP Code	80350
Distance to the center of Lviv (km)	35
GPS coordinates	50.076986, 23.939873

 Land plot and real estate	
Land plot area, hectares	1.5258
Cadastral number	4622781200:12:000:0026
Form of land plot ownership	50-year rent
Land category	Agricultural land
Intended use of the land plot	01.13 For other agricultural purposes
Form of real estate ownership	private
Number of properties	1

Real estate type	industrial buildings/premises
Total property area, m ²	1,800
Real estate condition	needs minor repairs

 Utilities	
Electricity supply, condition	connected
Electricity supply, power (kW)	160
Electricity supply, distance (m)	0
Electricity supply, connection source types	Packaged Transformer Substation
Natural gas supply, condition and distance (m)	not connected
Natural gas supply, power (pressure)	-
Water supply, condition and distance (m)	connected 0
Water supply, type	central, individual
Wastewater disposal, condition and distance (m)	connected 0
Wastewater disposal, type	individual

 Transportation links	
Access routes (type, condition)	unsurfaced road
Railway (km)	5
Nearest international or national roads (km)	0.3
Nearest border checkpoints and distance to them (km)	35



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OBJECT 20.
Agricultural farm (complex) in Nahirtsı

 Background information	
Investment property type	real estate
Transfer terms and conditions	sale
Previous/current use	agricultural complex for drying and storing seed grain.
Prospective investment areas	<ul style="list-style-type: none"> • construction • woodworking and furniture industry • light industry • transportation and logistics • chemical and petrochemical industry
Description	<p>The farm is a single complex of agricultural farm buildings, which includes garages, utility rooms, production areas, etc.</p> <p>Brick buildings for various purposes, forming a closed operating complex with a yard. In some premises, walls and roofs were repaired, new gates were installed, etc. The area of the main buildings is 1,900 m². Additionally, there is an attic of 800 m² and auxiliary outbuildings of 300 m².</p>

 Address	
Settlement	Nahirtsı
Raion	Lviv
Street	B. Khmelnytskoho
Number	27
ZIP Code	80361
Distance to the center of Lviv (km)	26.6
GPS coordinates	50.019171, 24.110187

 Land plot and real estate	
Land plot area, hectares	2.7
Cadastral number	n/a
Form of land plot ownership	municipal
Land category	Agricultural land
Intended use of the land plot	Reserve lands
Form of real estate ownership	private
Number of properties	1 property complex
Real estate type	<ul style="list-style-type: none"> • garages • industrial buildings/premises • warehouses • amenity buildings

Total property area, m ²	3,000
Real estate condition	<ul style="list-style-type: none"> • ready to use • needs minor repairs

 Utilities	
Electricity supply, condition	connected
Electricity supply, power (kW)	30
Electricity supply, distance (m)	0
Electricity supply, connection source types	unknown
Natural gas supply, condition and distance (m)	not connected
Natural gas supply, power (pressure)	unknown
Water supply, condition and distance (m)	0
Water supply, type	water tower
Wastewater disposal, condition and distance (m)	not connected
Wastewater disposal, type	local

 Transportation links	
Access routes (type, condition)	unsurfaced road
Railway (km)	11
Nearest international or national roads (km)	5.3 T1425 Mykolaiv — Horodok — Zhovkva — Kamianka-Buzka — Bibrka national highway
Nearest border checkpoints and distance to them (km)	“Rava-Ruska – Hrebenne” International Border Checkpoint 56

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OBJECT 21.
Non-residential building in Zhovkva, 1 L. Ukrainky Str.

 Background information	
Investment property type	real estate
Terms of use	sale/rent
Previous/current use	administrative building
Prospective investment areas	<ul style="list-style-type: none"> • light industry • food industry • medicine and pharmaceuticals • IT industry • offices
Real estate description	The investment facility is 58/100 share of the building (part of the building is privately owned and used as a café-bar and for commercial activities). Brick foundation and walls, wooden flooring, iron roof, plank floors. The facility includes 22 rooms (offices, workshop, boiler room, storage room, corridors, bathrooms)

 Address	
Settlement	Zhovkva
Raion	Lviv Oblast, Lviv Raion
Street	Lesi Ukrainky
Number	1
ZIP Code	80300
Distance to the center of Lviv (km)	29.7
GPS coordinates	50.055721, 23.967156

 Land plot and real estate	
Land plot area, hectares	0.05177
Cadastral number	n/a
Form of land plot ownership	municipal
Land category	Land for residential and public development
Intended use of the land plot	Reserve lands
Form of real estate ownership	municipal
Number of properties	1
Real estate type	office buildings/premises
Total property area, m ²	408.5
Real estate condition	needs major repairs

 Utilities	
Electricity supply, condition	connected
Electricity supply, power (kW)	30
Electricity supply, distance (m)	0
Electricity supply, connection source types	general grids
Natural gas supply, condition and distance (m)	not connected 5
Natural gas supply, power (pressure)	medium pressure
Water supply, condition and distance (m)	connected
Water supply, type	central
Wastewater disposal, condition and distance (m)	connected
Wastewater disposal, type	central

 Transportation links	
Access routes (type, condition)	asphalt in good condition
Railway (km)	1
Nearest international or national roads (km)	M-09 Ternopil – Lviv – Rava-Ruska 1.9
Nearest border checkpoints and distance to them (km)	“Rava-Ruska – Hrebenne” International Border Checkpoint 41.5



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ADDITIONAL RESOURCES FOR INVESTORS:



Additional list of investment properties



Lviv Oblast Investment Attractiveness Dashboard
developed with the support of the USAID
HOVERLA Activity



Official website of Zhovkva City Council



Development Strategy of Zhovkva City Territorial
Community until 2028



City Maps and Master Plans



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