

Investment passport

Baranivka Community
Zhytomyr Region, Ukraine, 2025





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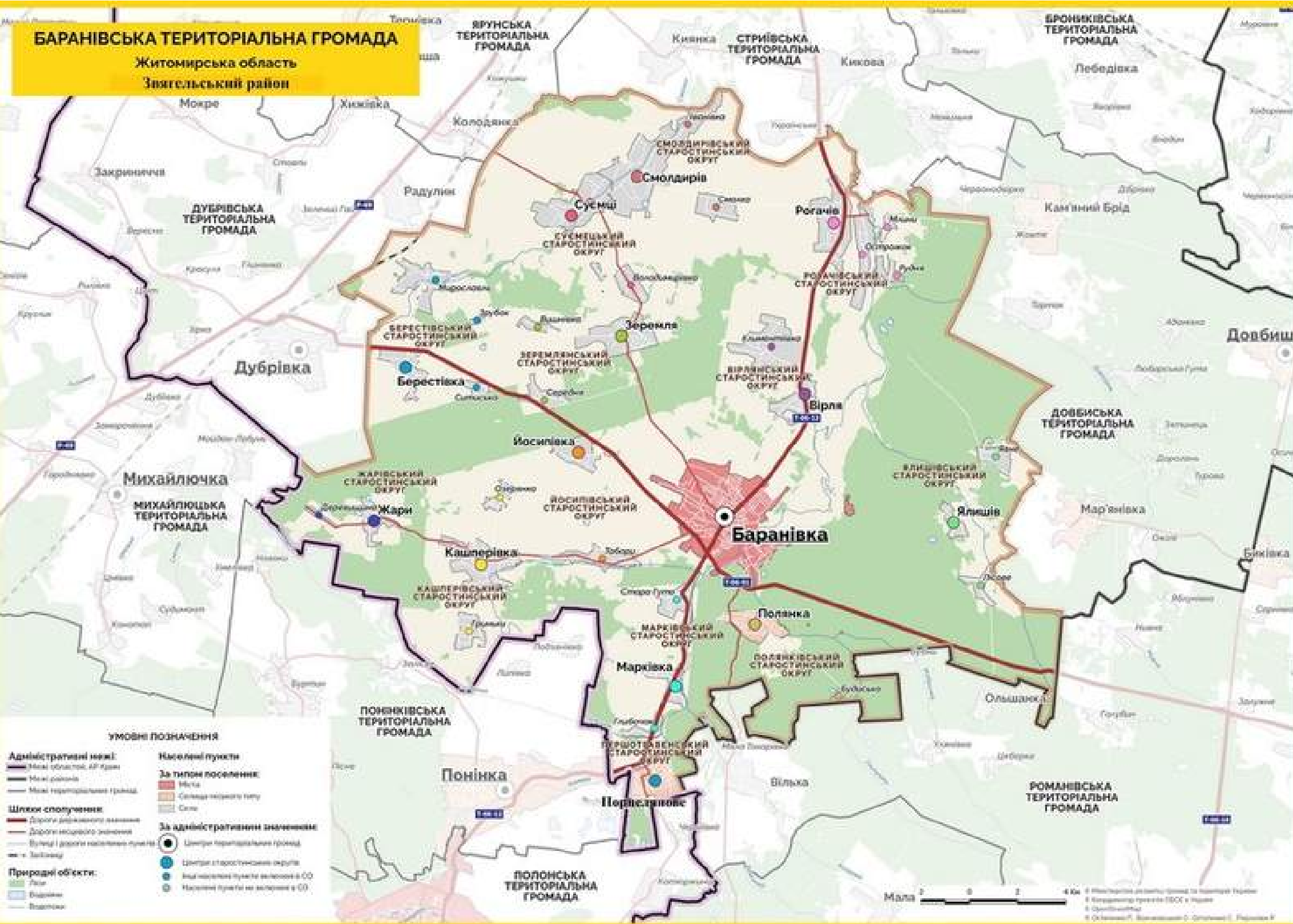
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Baranivka Community, Zhytomyr Region, Ukraine, 2025

GENERAL INFORMATION



24,3

Population,
thousand
people



602,0

Community
area,
sq. km



35

number of
settlements



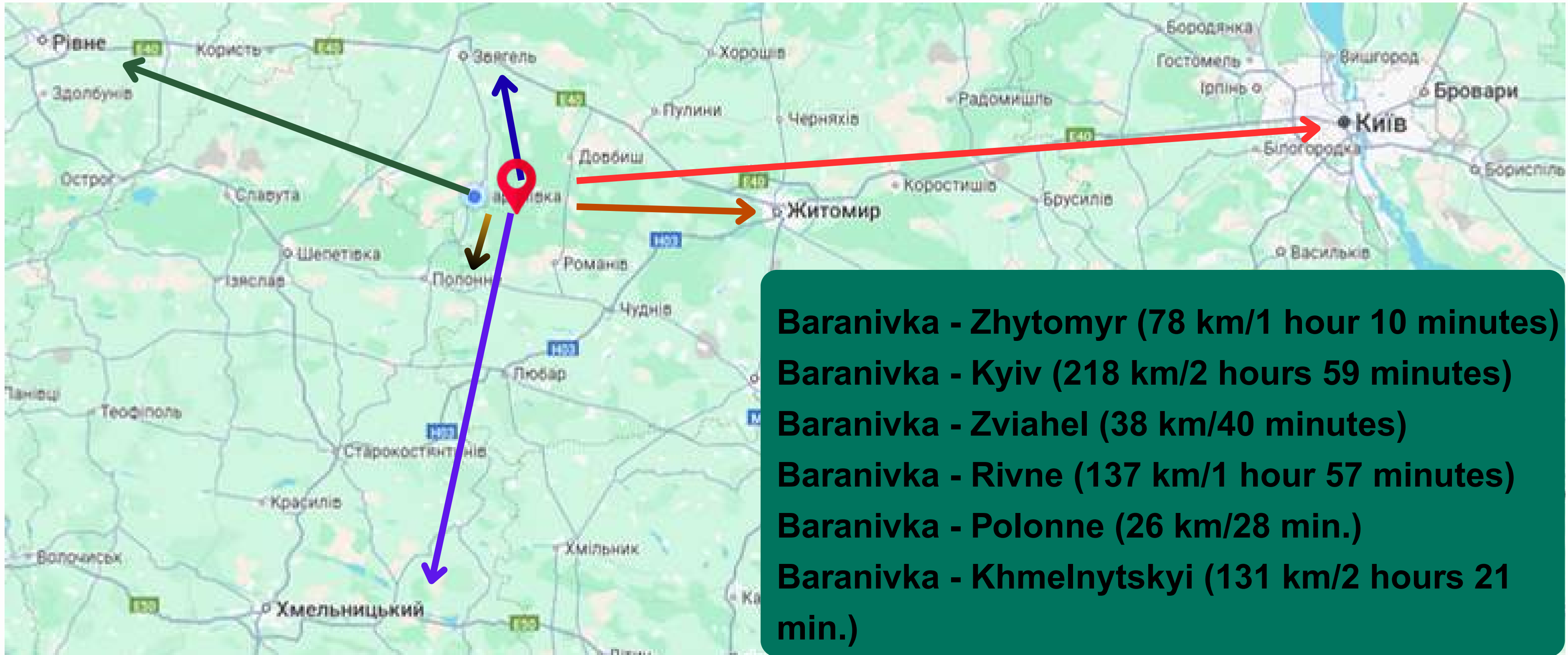
Administrative center

Baranivka



Baranivka Community Zhytomyr Region, Ukraine, 2025

GENERAL INFORMATION (Distances from Baranivka)



Baranivka - Zhytomyr (78 km/1 hour 10 minutes)
Baranivka - Kyiv (218 km/2 hours 59 minutes)
Baranivka - Zviahel (38 km/40 minutes)
Baranivka - Rivne (137 km/1 hour 57 minutes)
Baranivka - Polonne (26 km/28 min.)
Baranivka - Khmelnytskyi (131 km/2 hours 21 min.)



FACTORS OF INVESTMENT ATTRACTIVENESS

These are the facilities, resources, and programs of our community that can stimulate existing businesses to expand and investors to create new businesses.

It is the combination of factors that creates favorable conditions for domestic and foreign investors.

Below is a catalog of factors that make our community attractive to investors.



Baranivka Community

Zhytomyr Region, Ukraine, 2025



Baranivka Community Zhytomyr Region, Ukraine, 2025

FACTORS OF INVESTMENT ATTRACTIVENESS



**INVESTMENT
PROJECTS**



**NATURAL
RESOURCES**



GEOLOCATION



**INFRASTRUCTURE
FOR BUSINESS**



**CULTURAL
HERITAGE**



**HUMAN CAPITAL
AND SOCIAL
INFRASTRUCTURE**



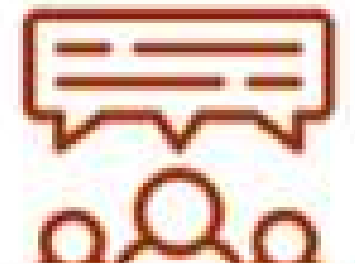
**LOCAL
BUSINESS**



**BUSINESS
SUPPORT TOOLS**



**STRATEGIC
DOCUMENTS**



**IMAGE OF THE
COMMUNITY**



1

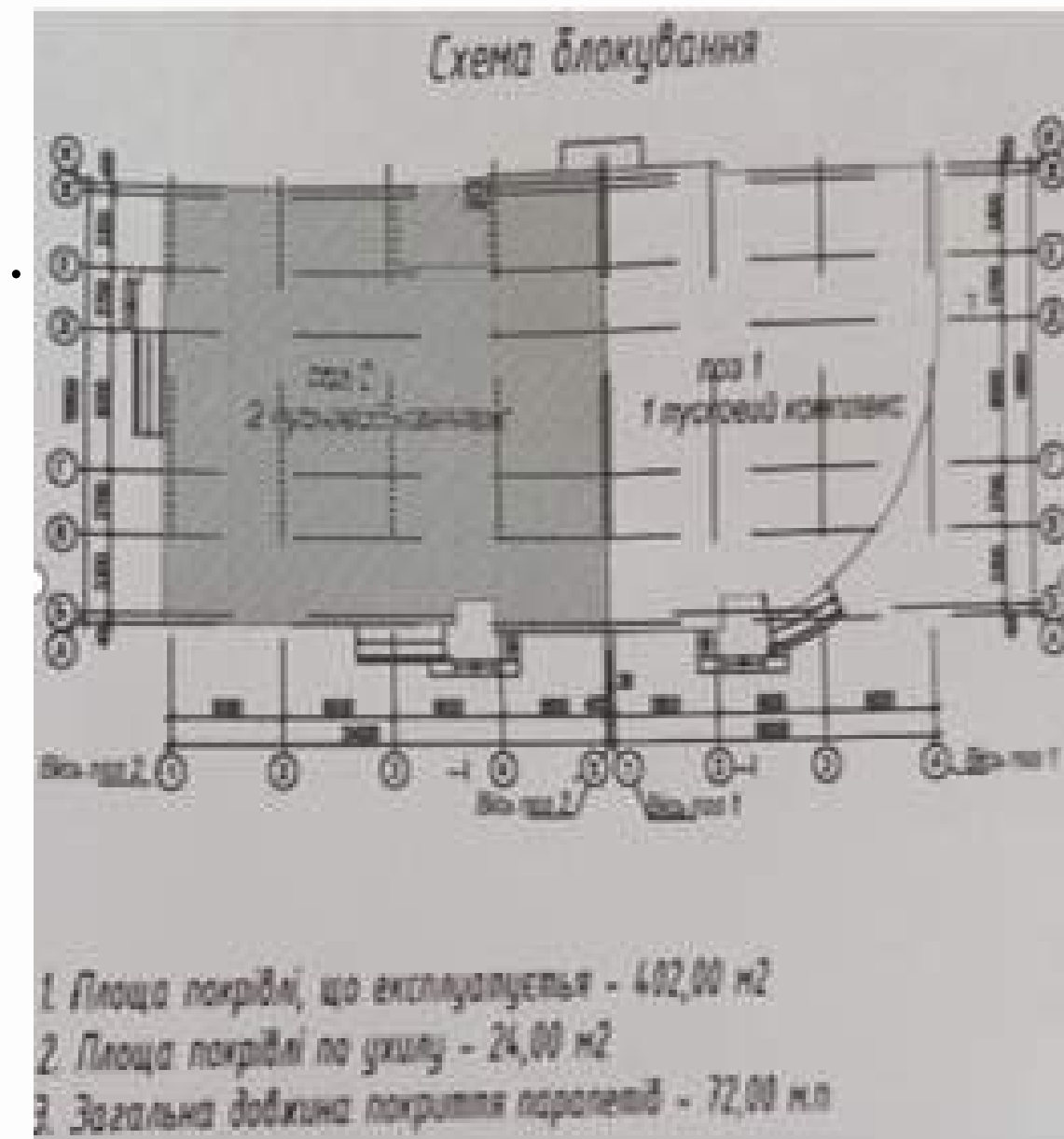
INVESTMENT OBJECTS



INVESTMENT PROJECTS

Arrangement of the roof area of the Transparent Office for an observation deck, photo zone, roof garden, café, and recreation area

- The building has been commissioned.
- Type of ownership: communal.
- Location: city center.
- Up-to-date technical documentation is available.
- Access to electricity, water, and sewage systems is available.
- Terms of use: lease.





INVESTMENT PROJECTS

**Greenfield land plot, Baranivka,
2.0 hectares.**

Cadastral number: none

Intended use: land for the placement and operation of main, auxiliary, and ancillary buildings and structures of processing, machine-building, and other industrial enterprises.

Type of ownership: communal.

Location: the land plot is located on the territory of a former flax factory and has partial concrete coverage.

References for investors:
tax incentives, support, hotline, assistance in connecting utilities.

- **Detailed information:** [link](#).



INVESTMENT PROJECTS

Greenfield land plot, Baranivka, 2.3 hectares.

Cadastral number: 1820600000:01:006:0053

Intended use: land for the placement and operation of main, auxiliary, and ancillary buildings and structures of enterprises in the processing, machine-building, and other industries.

Type of ownership: communal.

Location: the land plot is located on the territory of the former flax factory and has partial concrete coverage.

Preferences for investors:

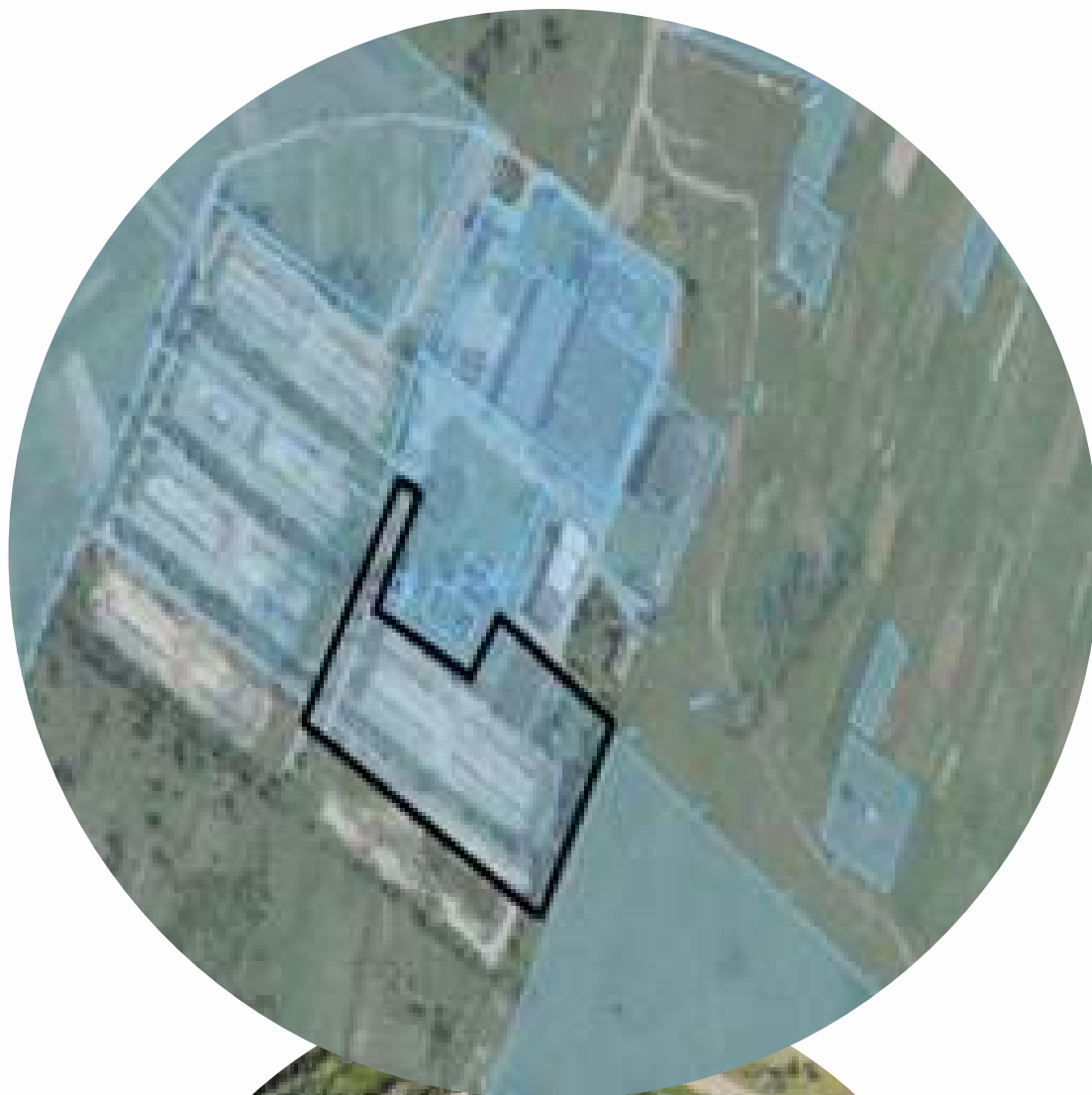
tax incentives, support, hotline, assistance in connecting utilities.

- **Detailed information:** [link](#).





INVESTMENT PROJECTS



**Greenfield land plot, Baranivka,
2.3 hectares.**

Cadastral number: 1820600000:01:006:0052

Intended use: land for the placement and operation of main, auxiliary, and ancillary buildings and structures of enterprises in the processing, machine-building, and other industries.

Type of ownership: communal.

Location: the land plot is located on the territory of a former flax factory and has partial concrete coverage.

Preferences for investors:

tax incentives, support, hotline, assistance in connecting utilities.

• **Detailed information: [link](#).**





INVESTMENT PROJECTS



Greenfield land plot, Baranivka, 8.0 hectares.

Cadastral number: none

Intended use: agricultural land.

Type of ownership: communal.

Location: the land plot is located on the territory of a former flax factory, the intended use of the land plot may be changed.

Preferences for investors:

tax incentives, support, hotline, assistance in connecting utilities.

Detailed information: [link](#).





INVESTMENT PROJECTS



Greenfield (land plot without buildings), Polyanka village, 5 hectares.

Cadastral number: none

Intended use: agricultural land.

Type of ownership: communal.

Location: the land plot is located in the center of the village, which is surrounded by forests; the climatic conditions and location of the land plot are conducive to growing berry crops (strawberries, raspberries, blueberries).

Preferences for investors: tax incentives, support, hotline, assistance in connecting utilities.

Detailed information: [link](#).



INVESTMENT PROJECTS



Green-field (land plot without buildings), Rogachiv village, 1.5 hectares.

Cadastral number: none

Intended use: land intended for personal farming.

Type of ownership: communal.

Location: the land plot is located outside the settlement and is currently not in use.

Preferences for investors:

tax incentives, support, hotline, assistance in connecting utilities.

Detailed information: [link.](#)





INVESTMENT PROJECTS

**Greenfield land plot,
village of Hlybochok, 0.35 ha**

Cadastral number: 1820683600:05:000:0047.

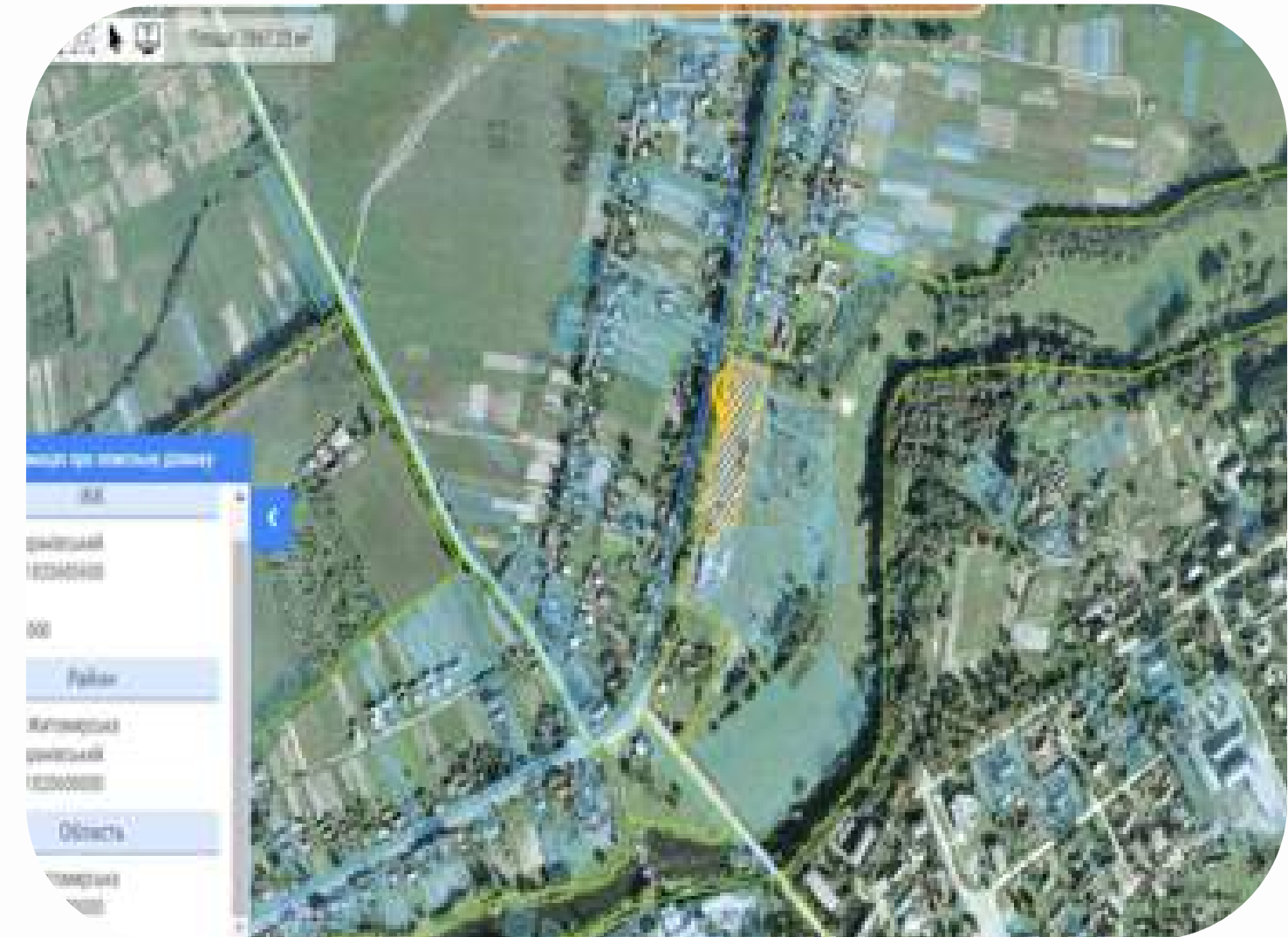
Intended use: The land plot is intended for the construction and maintenance of commercial buildings and is available for sale at a land auction.

Type of ownership: communal.

Location: flat terrain, partially asphalted site. Borders the local road T-06-12 Zviahel – Starokostiantyniv.

Preferences for investors: tax incentives, support, hotline, assistance in connecting utilities.

Detailed information: [link](#).



INVESTMENT PROJECTS

**Greenfield land plot,
village of Hlybochok, 0.35 ha**

Cadastral number: 1820683600:05:000:0044 ;

Intended use: The land plot is intended for the construction and maintenance of commercial buildings and is available for sale at a land auction.

Type of ownership: communal.

Location: flat terrain, partially asphalted site. Borders the local road T-06-12 Zviahel – Starokostiantyniv.

Preferences for investors: tax incentives, support, hotline, assistance in connecting utilities.

Detailed information: [link](#).





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NATURAL RESOURCES

Environmental condition of the territory

FORESTED AREA

✓ **Clean air.** According to environmental monitoring data from SaveEcoBot, the level of air pollution in Baranivka is low, making the area safe for living and recreation.

✓ **Diversity of natural resources.** The community has rivers, forests, peat bogs, and therapeutic clays that can be used for ecotourism, recreation, and the development of health resorts.

✓ **Presence of nature conservation areas**

The community has preserved nature reserves that contribute to the protection of rare plant and animal species, as well as the environmental education of young people.

- **The forest cover of the Baranivska community is 87.2%.**
- **The main forest species are:**
- **Scots pine — 44.4%**
- **Common oak — 22.3%**
- **Birch — 20.9%**
- **Black alder — 8.8%**
- **Other species — 3.6%**
- **The community's territory belongs to the southern part of the Central Ukrainian Polissya.**
- **The southern border of the community is the border with the Forest-Steppe.**
- **The climate of the area is moderately humid with slight continental features.**

2





3



GEOLOCATION

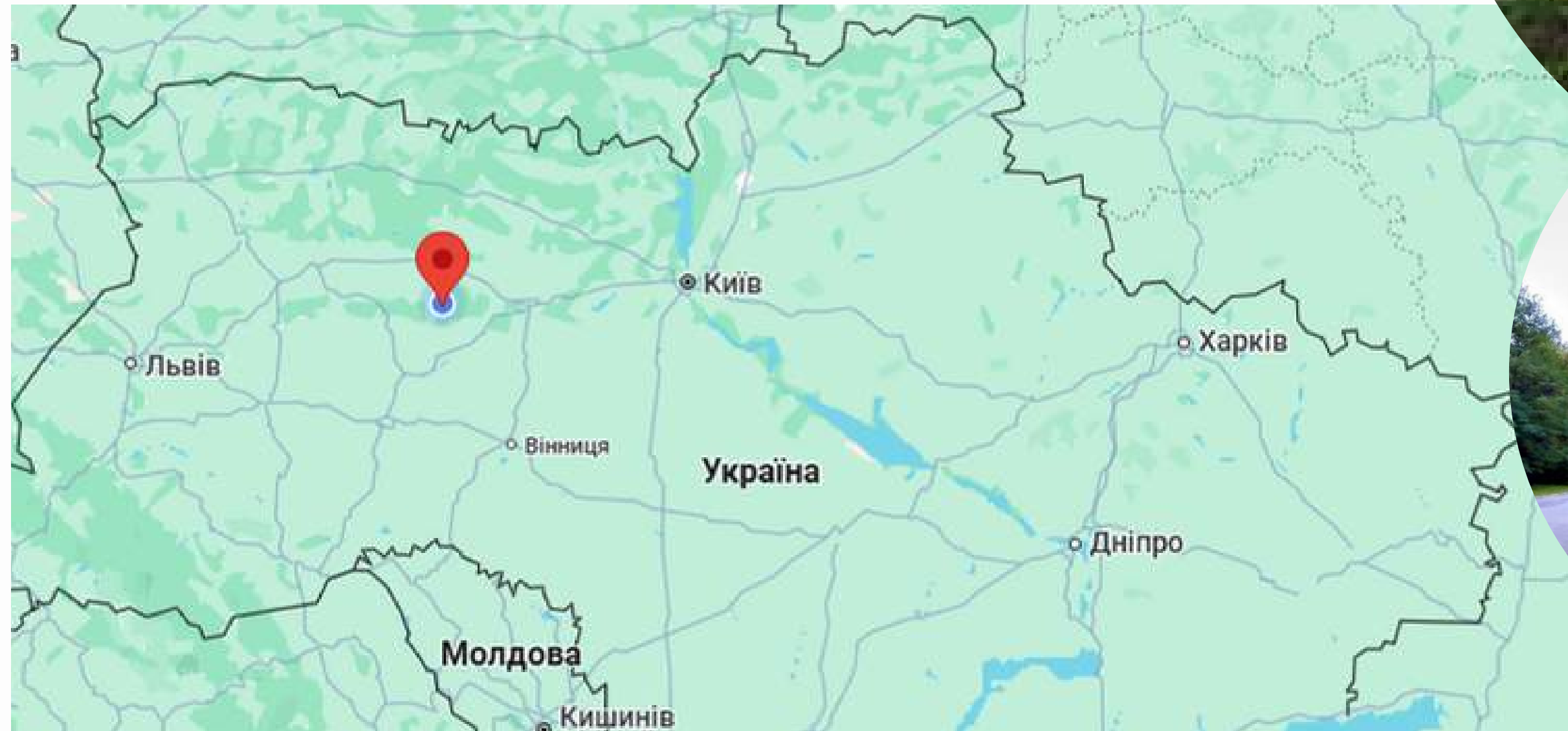


GEOLOCATION

Baranivka is located in the northwestern part of Zhytomyr Oblast, near the border with Rivne and Khmelnytskyi Oblasts. The city lies on the Sluch River and has convenient connections to major highways and railways, providing access to the regional center of Zhytomyr (approximately 90 km to the southeast).

3

FACTORS OF INVESTMENT ATTRACTIVENESS





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INFRASTRUCTURE FOR BUSINESS



INFRASTRUCTURE FOR BUSINESS

- In the center of Baranivka, there is a Transparent Office building, part of which is occupied by a Trade and Training Center with premises available for rent to local manufacturers and sole proprietors.
- The total area of office space available for rent is up to 700 m².

OFFICE CENTERS



Well-developed road infrastructure

- **The Zviahel–Polonne–Starokostiantyniv highway (T-0612) runs through the community.**
- Distance to the national highway: **Kyiv–Chop – 45 km**
- Nearest railway stations:
Radulyno – 23 km
Zviahel – 40 km

INFRASTRUCTURE FOR BUSINESS



In the Baranivska community, the agency provides ongoing consultations on writing business plans and income and expenditure plans, as part of the government's **“eRobota”** program, which offers grants for starting a business and grants for veterans and their families. In total, since the program began, **61 grants** totaling **19.5 million hryvnia** have been approved in the community.



5



CULTURAL HERITAGE



CULTURAL HERITAGE

The Baranivka Porcelain Factory (1802) is one of the oldest in Ukraine and is known for its high-quality porcelain. Its products were exported to many European countries. The museum has over 8,000 pieces of porcelain.



5



CULTURAL HERITAGE

An important event in the cultural life of the Baranivka community is the regional choral song **festival named after A. Pashkevich, “Mama's Cherry Tree,”** which is traditionally held at the Baranivka City House of Culture.

5





CULTURAL HERITAGE

Historical traces — the village of Zhaborytsia (now part of Baranivka)

In 1876, Lesya Ukrainka (then Larisa Kosach) was vacationing in Zhaborytsia, which is now part of the Baranivka community

It was here that she first heard legends about nymphs and forest fairy tales, which later became the basis for the fairy-tale drama “The Forest Song”

In Zhaborytsia, Lesya Ukrainka recorded nine folk songs that have a specific connection to this place



6



**HUMAN CAPITAL AND
SOCIAL
INFRASTRUCTURE**



HUMAN CAPITAL AND SOCIAL INFRASTRUCTURE

The community has **24,328** residents.
96.2% of residents are able to work.
The official unemployment rate is **2.5%**.

INFLUX OF IDPS

During the war, more than 5,000 people from the southern and eastern regions of Ukraine moved to the community.





HUMAN CAPITAL AND SOCIAL INFRASTRUCTURE

The modern administrative services center in the Transparent Office format combines an administrative services center, the Pension Fund front office, the land department, and the Employment Center. Visitors to the Transparent Office are provided with the most comfortable conditions for receiving all types of services.

6





SOCIAL INFRASTRUCTURE: Education:

10 general secondary education institutions;
2 general secondary education branches;
2 extracurricular education institutions.

Number of children as of 2025:
624 – preschool age;
2,688 – school age.





SPORT

Vasyl Khomenko Park and Sports Complex. The complex includes a fitness and health center, a stadium, and a playground with artificial turf.

The sports and recreation complex has a mini-hotel for athletes with 24 beds.

Children's and Youth Sports School - 5 departments (315 students), sports sections: futsal, football, volleyball, athletics, weightlifting, tennis.

The Children's and Youth Sports School has 13 coaches.





6



Vocational Lyceum

The Baranivka Vocational Lyceum trains highly skilled workers from among graduates of general education institutions on the basis of basic or complete secondary education, retraining and advanced training of working workers and the unemployed population as directed by the regional employment center.



A.M. Pashkevich House of Culture, seating capacity – 360.

In total, the Baranivka Territorial Community has 10 cultural centers, 9 clubs, 12 libraries, and 1 museum.

These institutions employ 98 cultural workers and have organized 96 cultural and artistic events.



Extracurricular education and youth work:

Baranivka Center for Children's and Youth Creativity of the Baranivka City Council:

31 clubs and studios;

- 661 students.

Baranivka School of Arts of the Baranivka City Council:

13 clubs and studios;

- 342 students.



Центр первинної медико-санітарної допомоги



The Baranivka Primary Health Care Center is a community-accessible primary care facility with a developed network of institutions and stable resources.

Staff: Total number of employees: **34**
 Doctors: **6**
 Nursing staff: **15**
 Medical services (2024)
 Medical services provided: **28,228 people**
 Declarations signed: **10,171**
 Medical equipment available: Automatic hematology analyzer, Potok device, UHF device, Almag device, dermatoscope, electrocardiograph, electrophoresis Radius device, V5-WN-N5 oxygen concentrator, KSOC-5 oxygen concentrator, VIZION oxygen concentrator, urine analyzer, portable telemedicine diagnostic system.

Institution: Baranivska Hospital, Baranivska City Council
 Staff

Doctors – **53**
 Nursing staff – **94**
 Main equipment
 ultrasound machines – **4**
 X-ray equipment – **3**
 laparoscopic and endoscopic systems – **over 10**
physiotherapy, diagnostic, and anesthesia machines – over 200 units

Medical services (2024)
 X-ray examinations – **15,437**
 Ultrasound examinations – **17,533**
 Laboratory tests – **197,228**
 Physiotherapy procedures – **20,275**
 Inpatient services – **11,058**



7



LOCAL BUSINESS

LOCAL BUSINESS



The Baranivka community is an organic space of generous nature, active citizens, innovation, and organic production.





LOCAL BUSINESS

List of major organic producers in the Baranivka urban community



Organic Milk LLC (Galex-Agro group of companies) produces dairy products from its own farm using extra-class milk, which is delivered daily from its own organic farms. All processes, from feed cultivation to finished product manufacturing, are monitored by the international certification company Organic Standard.



Alphabet Agro LLC (Kusto Agro group of companies) – cultivation of strawberries and currants. During the planting and harvesting season, up to 300 people worked for the company.



Organic Meat Product LLC (Galex-Agro Group) – production of meat products from its own farm.



The Domashnia Kurochka farm raises organic chickens and produces organic eggs in the village of Ostrozhok.



Decor-Keramika LLC manufactures decorative and household ceramic tableware from environmentally friendly materials. The company produces cups, jugs, salad bowls, dishes, baking dishes, etc., combining manual labor with modern technologies.



Agrovest Group LLC (Galex-Agro group of companies) – cultivation of grain, industrial, and fodder crops, organic farming, breeding of dairy and beef cattle (Simmental), production of organic milk. An organic dairy farm with 800 head of cattle operates in the village of Smoldyryv in the Baranivska community, supplying milk to Organic Milk LLC.



8



BUSINESS SUPPORT TOOLS



BUSINESS SUPPORT TOOLS

The community systematically informs partners and entrepreneurs about current investment opportunities through a monthly e-mail newsletter featuring a selection of grants, competitions, and support programs. Training sessions, educational events, and thematic meetings are regularly held to support and develop local entrepreneurship.





9



STRATEGIC DOCUMENTS



STRATEGIC DOCUMENTS

COMMUNITY DEVELOPMENT STRATEGY

- The current community development strategy until 2027 from https://otg.mrada-baranivka.gov.ua/images/doc_super/2021-2027strateg.pdf
- The action plan for sustainable energy development and climate of the Baranivska united territorial community until 2030 dated June 21, 2018, No. 1170, has been approved. <https://w.mrada-baranivka.gov.ua/index.php/2018-04-16-21-25-52/1287-planu-dii-zi-staloho-enerhetychnoho-rozvytku-ta-klimatu-baranivskoi-miskoi-obiednanoi-terytorialnoi-hromady-do-2030-roku>
- A coat of arms and brand book for the community have been developed, reflecting local historical features and enhancing the community's visibility for potential investors. https://otg.mrada-baranivka.gov.ua/images/doc_super/gromada/Brandbook_finalst.pdf





10



IMAGE OF THE COMMUNITY



IMAGE OF THE COMMUNITY

Tourist gem

10

The Baranivka community in Kytomyr region is a tourist gem of Polissya with unique nature, history, and culture. Among the main attractions are the Porcelain Museum in Baranivka, the Polissya Hata ethno-estate in Polyanki with master classes, excursions, and tastings at the Organic Milk factory, and a deer enclosure in Yavne. The community is developing ecotourism, supporting local initiatives, and introducing guests to authentic Polissya.





IMAGE OF THE COMMUNITY

Successful grant experience

“Construction of a transparent office with a block-type premises for a trade and training center” in Baranivka, with financial support from the European Union, the Ministry of Social Policy of Ukraine, and the Baranivka City Council.
“Youth cluster of organic business in the Baranivka OTG”

The “Energy Efficiency Reform in Ukraine” project is being implemented by the German Society for International Cooperation (GIZ) GmbH on behalf of the German government. This grant was used to implement an energy monitoring system (purchase and installation of software) and develop a Community Action Plan for Sustainable Energy and Climate Development.

The U-LEAD with Europe program provided two emergency aid kits, “Shelter” and “Lighting.” The total value of the aid received is €18,000.

Implementation of energy modernization measures, implementation of the “VidnovaUA” project, in which young people from the community joined in the renovation of the youth space and created the public organization “Molodiya.” In 2025, the head of the public organisation took part in the international project “AI-Driven Youth Engagement” (Erasmus+) in Malta, etc.





IMAGE OF THE COMMUNITY

Community profile on the Cities 4 Cities

platform <https://cities4cities.eu/community/baranivka/>

Community profile on the DREAM

platform [https://dream.gov.ua/ua/community/62335?](https://dream.gov.ua/ua/community/62335?fromUri=/communities&fromFilter[keyword]=%D0%B1%D0%B0%D1%80%D0%B0%D0%BD%D1%96%D0%B2%D1%81%D1%8C%D0%BA%D0%B0)

[fromUri=/communities&fromFilter\[keyword\]=%D0%B1%D0%B0%D1%80%D0%B0%D0%BD%D1%96%D0%B2%D1%81%D1%8C%D0%BA%D0%B0](https://dream.gov.ua/ua/community/62335?fromUri=/communities&fromFilter[keyword]=%D0%B1%D0%B0%D1%80%D0%B0%D0%BD%D1%96%D0%B2%D1%81%D1%8C%D0%BA%D0%B0)

[6%D0%B2%D1%81%D1%8C%D0%BA%D0%B0](https://dream.gov.ua/ua/community/62335?fromUri=/communities&fromFilter[keyword]=%D0%B1%D0%B0%D1%80%D0%B0%D0%BD%D1%96%D0%B2%D1%81%D1%8C%D0%BA%D0%B0)

Profile of Baranivka City Council on the Interreg Europe

platform <https://www.interregeurope.eu/community/baranivska-miska-rada>

The Baranivka community has six European twin towns

Співпраця з іноземними муніципалітетами:
міста - партнери Баранівки

Естонія, Тирва		
Литва, Лаздіяй		
Польща, Тухів		
Польща, Луків		
Польща, м.Каліш		
Франція, м. Енен-Бомон		





INVESTMENT PROPOSALS

We present you with a number of investment proposals based on our key **factors of investment attractiveness**, as well as some business ideas that best correspond to the strategic directions of our community's development.

We invite you to create new businesses and expand existing ones in our community!





The site is ideal for creating an agro-industrial complex for growing and processing flax — it is located directly next to the former Baranivka flax factory (Ivana Franka Street), which provides infrastructure, historical expertise in flax cultivation, and logistical advantages



**Greenfield land plot, Baranivka,
2.3 hectares.**

Cadastral number:

1820600000:01:006:0052

Intended use: **land for the placement and operation of main, auxiliary, and ancillary buildings and structures of enterprises in the processing, machine-building, and other industries.**

Type of ownership: **communal.**

Location: **the land plot is located on the territory of a former flax factory and has partial concrete coverage.**

Preferences for investors:
tax incentives, support, hotline, assistance in connecting utilities.

- Detailed information: **[link](#)**.

WE INVITE YOU TO COOPERATE WITH US!

We are grateful to entrepreneurs working in the community for creating jobs and working together for the well-being of our community.

We see our main function in promoting entrepreneurship as creating a favorable business climate, comfortable living conditions for employees, providing quality administrative services, and forming a positive image of our community.

We are confident in our shared future!

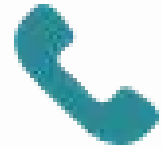
*Oleksandr Migey, head of the
Baranivka community*





Baranivka Community
Zhytomyr Region, Ukraine, 2025

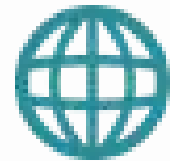
CONTACTS



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<https://www.otg.mrada-baranivka.gov.ua>



<https://www.facebook.com/baranivka.adm/>



12701, Zhytomyr Region, Zviahel District,
Baranivka, 20 Soborna Street

