



INVESTMENT PASSPORT
Korosten City
Territorial Community
2025



Dear friends!

We invite you to cooperate and invest in the Korosten City Territorial Community - a community of opportunities with a favorable geographical location, developed transport infrastructure and industrial potential. Our community offers favorable conditions for business, including tax incentives, investor support at all levels and access to a skilled workforce.

We actively develop industrial parks, support innovative projects and cooperate with international partners.

By investing in the Korosten community, you get not only a promising environment for business development, but also comprehensive support from local authorities and the community.

Join the development of the Korosten community - together we will create a successful future and a strong prosperous Ukraine!

*Sincerely Mayor
Volodymyr MOSKALENKO*





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GENERAL INFORMATION



Distances from Korosten

- Kyiv – 150 км;
- Zhytomyr – 90 км;
- Odesa (port)– 590 км;
- Lublin (Poland)– 518 км;
- Košice (Slovakia)– 733 км;
- Chisinau (Moldova)– 566 км.



72500

Population, thousand people (as of January 01, 2022)



807,3

Community area, km²



44

The number of settlements



**Місто
КОРОСТЕНЬ**

Community administrative center



INVESTMENT ATTRACTIVENESS FACTORS



**INVESTMENT
PROPERTIES**



**NATURAL
RESOURCES**



GEOLOCATION



**INFRASTRUCTURE
FOR BUSINESS**



**CULTURAL
HERITAGE**



**HUMAN CAPITAL
AND SOCIAL
INFRASTRUCTURE**



**LOCAL
BUSINESS**



**TOOLS TO
FACILITATE
BUSINESS**



**STRATEGIC
DOCUMENTS**



**COMMUNITY
IMAGE**



1



INVESTMENT PROPERTIES



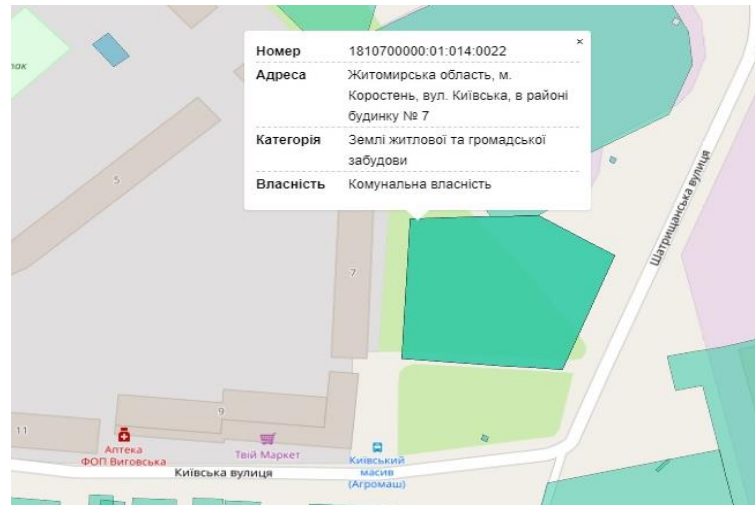
[For more details,
follow the link:](#)



LAND PLOTS

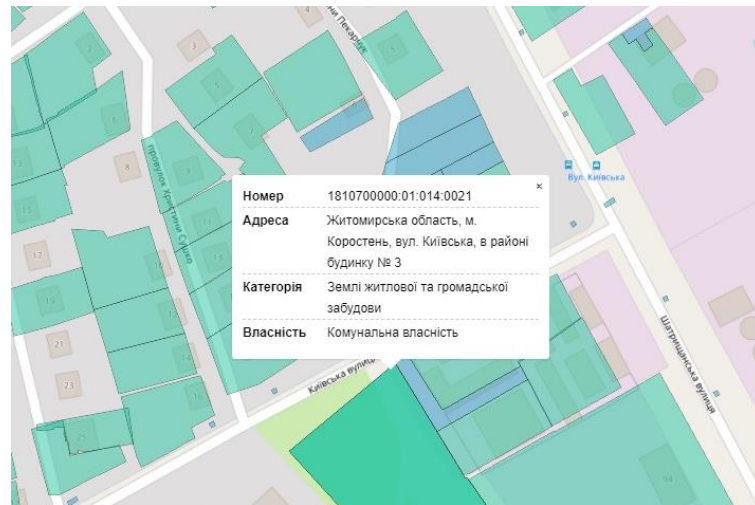
Kyivska Street, near the building No. 7

- The total area is 0.3406 hectares, the site is located within the city of Korosten.
- Cadastral № 1810700000:01:014:0022
- Purpose of use: 02.03 for the construction and maintenance of an apartment building
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of Korosten City Council, tel: (04142) 5-03-82
e-mail: communal_property@korosten-rada.gov.ua



Kyivska Street, near the building No. 3

- The total area is 0.5573 hectares, the site is located within the city of Korosten.
- Cadastral № 1810700000:01:014:0021
- Purpose of use: 02.03 for the construction and maintenance of an apartment building
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of Korosten City Council, tel: (04142) 5-03-82
e-mail: communal_property@korosten-rada.gov.ua

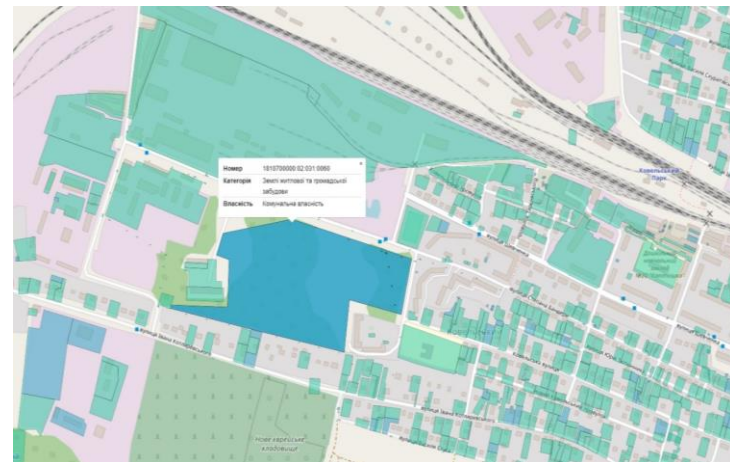




LAND PLOTS

Stepan Bandera Street, near the house №119

- The total area is 11.0228 hectares, the site is located within the city of Korosten.
- Cadastral № 1810700000:02:031:0060
- Purpose of use: 02.03 for the construction and maintenance of an apartment building
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of Korosten City Council, tel: (04142) 5-03-82
e-mail: communal_property@korosten-rada.gov.ua



4-B, Zaliznychna str.

- The total area is 2.3000 hectares, the site is located within the city of Korosten.
- Cadastral № 1810700000:02:038:0041
- Purpose of use : 11.02 For the placement and operation of main, auxiliary and auxiliary buildings and structures of processing, machine-building and other industries
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of Korosten City Council, tel: (04142) 5-03-82
e-mail: communal_property@korosten-rada.gov.ua



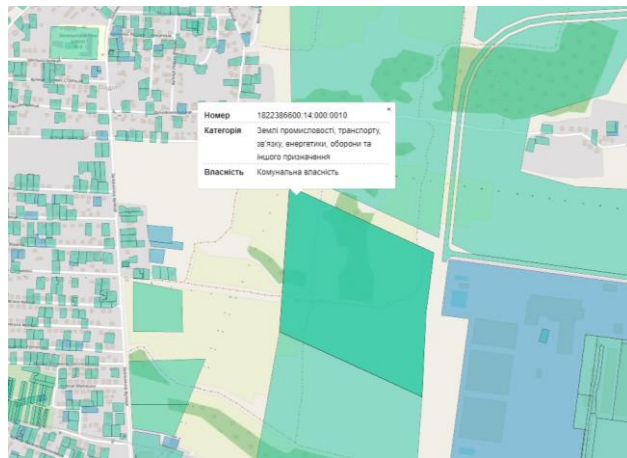


LAND PLOTS

Zaliznychna Street, near building №2

- The total area is 21.8495 hectares, the site is located within the city of Korosten.
- Cadastral № 1822386600:14:000:0010
- Purpose of use : 11.02 For the placement and operation of main, auxiliary and auxiliary buildings and structures of processing, machine-building and other industries
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of Korosten City Council, tel: (04142) 5-03-82

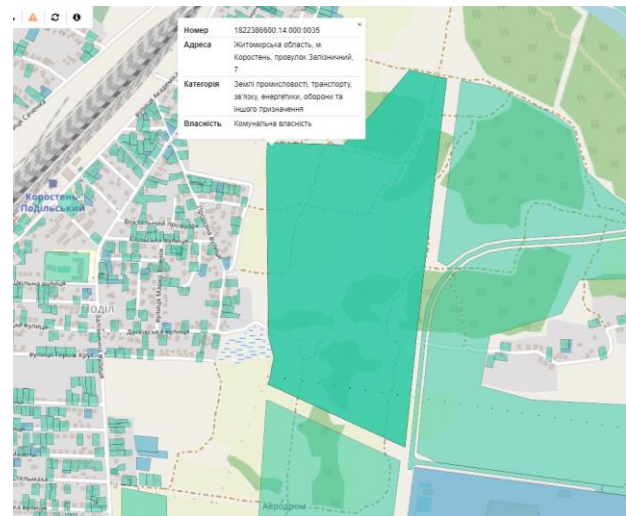
e-mail: communal_property@korosten-rada.gov.ua



7, Zaliznychny lane

- The total area is 56.1741 hectares, the site is located within the city of Korosten.
- Cadastral № 1822386600:14:000:0035
- Purpose of use : 11.02 For the placement and operation of main, auxiliary and auxiliary buildings and structures of processing, machine-building and other industries
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of Korosten City Council, tel: (04142) 5-03-82

e-mail: communal_property@korosten-rada.gov.ua





LAND PLOTS

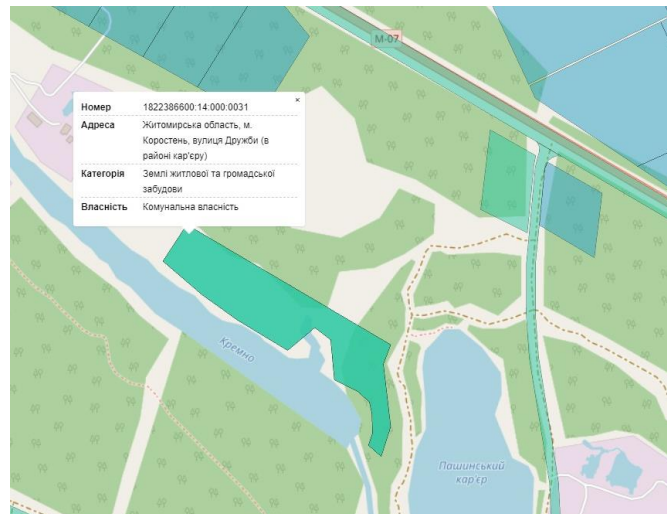
11-A Sergiy Kemsky St.

- The total area is 0.4201 hectares, the site is located within the city of Korosten.
- Cadastral № 1810700000:01:011:0088
- Purpose of use: 03.07 For the construction and maintenance of commercial buildings
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of Korosten City Council, tel: (04142) 5-03-82 e-mail: communal_property@korosten-rada.gov.ua



1 Druzhby Street (near the quarry)

- The total area is 3.5000 hectares, the site is located within the city of Korosten.
- Cadastral № 1822386600:14:000:0031
- Intended use: 03.08 For construction and maintenance of tourist infrastructure facilities
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of Korosten City Council, tel: (04142) 5-03-82 e-mail: communal_property@korosten-rada.gov.ua

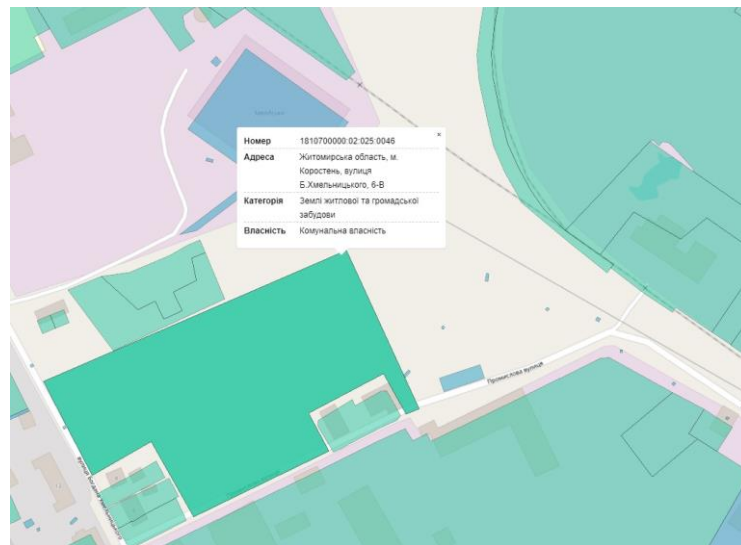




LAND PLOTS

6-V B. Khmelnytskoho St.

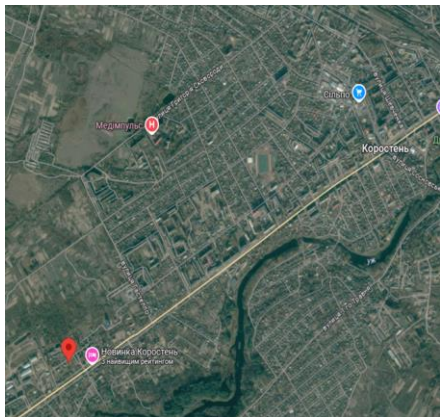
- The total area is 2.4000 hectares, the site is located within the city of Korosten
- Cadastral № 1810700000:02:025:0046
- Purpose of use: 03.07 For the construction and maintenance of commercial buildings
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of Korosten City Council, tel: (04142) 5-03-82
e-mail: communal_property@korosten-rada.gov.ua





7-b Zvyazkivtsiv Street, Korosten

Non-residential Building (boiler house)



Accessibility: 2.5 km to the city center, the possibility of expanding the land plot

The area is 160.9 sq.m. allows you to implement various concepts: garage, warehouse, service station, industrial premises, non-residential premises.

Characteristics

Type of building: non-residential building.

Area: 160.9 sq.m.

Number of floors: one.

Materials: brick, concrete.

Condition: in need of repair.

Land plot– 0.1102 hectares

1810700000:02:021:0088

Technical documentation In the process of registration

Property

Korosten City Council

Communications need to be restored

Contacts:

Department of municipal property [\(04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua



33-A Tsentralna Street, Iskorost village



The distance to the center of Korosten is **4.5 km**.
There is a land plot around, a clean ecological area

1 The area of 330.3.9 sq.m. allows for the implementation of various concepts: a residential building, a hotel and restaurant complex, green tourism, a recreational complex, office space, a dormitory, a shop or even non-residential premises.

Contacts:

Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua

Complex of buildings, non-residential building, shed, toilet



Communications - need to be restored
Technical documentation - in the process of preparation
Ownership - Korosten City Council.

Characteristics.

Building type: non-residential building.

Area: 330.3 sq.m.

Number of floors: one.

Materials: brick, concrete, wood

Condition: in need of repair.



Kosmonavtiv Street 2, Synhai village

Non-residential building (clubhouse, extension, cellar)



Located along the central road, the building has easy access to the M0-7 Kyiv-Kovel-Yahodyn highway 188 m away. The distance to Korosten city center is 9 km.

The area of 300.1 sq.m. allows to realize various concepts: hotel and restaurant complex, office space, dormitory, shop, production facilities

Characteristics.

Building type: non-residential building.

Area: 300.1 sq.m.

Number of floors: one.

Materials: brick, concrete, wood.

Condition: requires repair.

Communications - need to be restored, no gas supply

Technical documentation is available

Registration number in the State Register of Property Rights 56619376, from 09.09.2024.

Ownership - Korosten City Council.

Land plot - 0.1912 hectares
1822385201:11:005:0007

Contacts:

Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua

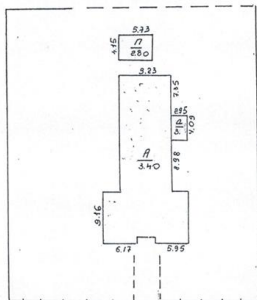


2 Kosmonavtiv Street, Synhai village

Non-residential building (clubhouse, extension, cellar)

СХЕМАТИЧНИЙ ПЛАН
розташування будівель та споруд на земельній ділянці № 2
вулиця Космонавтів
в с.Сингаї
Коростенського району
Житомирської області.

масштаб 1:500

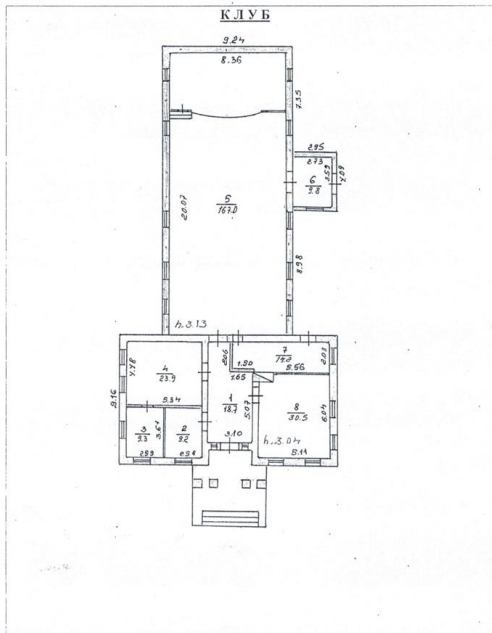


вулиця Космонавтів

Літера	Назва будівлі	Літера	Назва будівлі
А	Нежитлова будівля клубу		
Б	прибудова		
П	погріб		

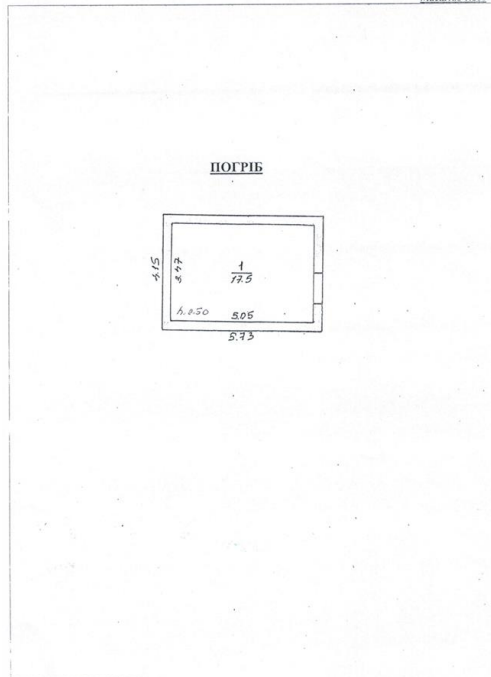
ПЛАН
нежитлової будівлі клубу літ. «А»
по вулиці (провулку) Космонавтів, № 2
в місті (селищі, селі) Сингаї
Коростенського району
область ЖИТОМИРСЬКА

Масштаб 1:200



ПЛАН
нежитлової будівлі погріба літ. «П»
по вулиці (провулку) Космонавтів, № 2
в місті (селищі, селі) Сингаї
Коростенського району
область ЖИТОМИРСЬКА

Масштаб 1:200



Contacts:

Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua



4 Trypils'koho Street, Mezhyrichka village

**Complex of buildings, non-residential building
former village council building, shed, toilet**



Picturesque, environmentally friendly area on the river bank. There is a land plot around

The area of 300.1 sq.m. allows for the implementation of various concepts: a residential building, a hotel and restaurant complex, a green tourism complex, a recreational complex, office space, a dormitory, a shop, and non-residential premises.

Characteristics.

Building type: non-residential building.

Area: 300.1 sq.m. Number of floors: one.

Materials: brick, concrete, wood

Condition: requires internal repair.

Communications

Electricity supply – yes

Water supply – water well

Heat supply - stove,

Gas supply is absent.

Technical documentation is available

Registration number in the State Register of Motor Vehicles №53322230 from 15.01.2024

Ownership - Korosten City Council.

Land plot - 0.20 hectares
1822383401:01:001:0017

Contacts:

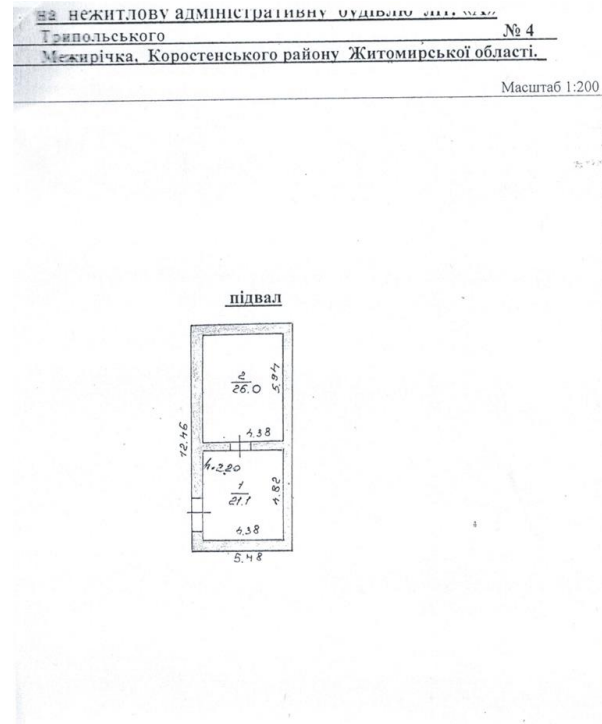
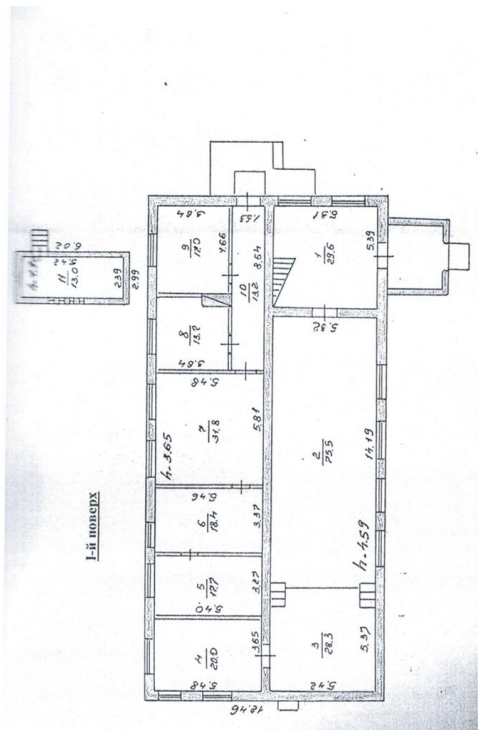
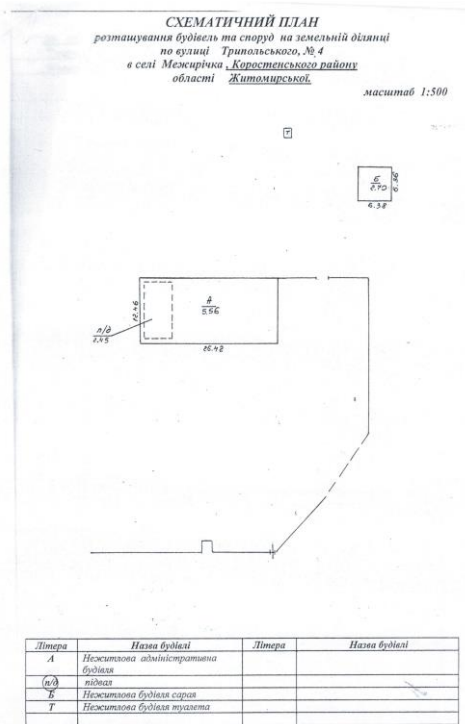
Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua



4 Trypils'koho Street, Mezhyrichka village

Complex of buildings, non-residential building
former village council building, shed, toilet



Contacts:

Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua



69 Serhiy Kemsky (Zhovtneva) Street,
Korosten

Multi storey building in Korosten



Located along the central road, the building has easy access to the M0-7 Kyiv-Kovel-Yahodyn highway 550 m away. The distance to the city center is 4.2 km.

The area of 3883.9 sq.m. allows to realize various concepts: a hotel and restaurant complex, office space, a hostel, a shop or even non-residential premises

Characteristics.

Building type: non-residential building.

Area: 3883.9 sq.m.

Number of floors: four, basement.

Materials: brick, concrete.

Condition: in need of repair.

Communications

Electricity supply – yes

Water supply – yes

Heat supply - needs to be restored

Gas supply - not available.

Technical documentation

available

Land plot - 0.42

hectares1810700000:01:041:0226

Contacts:

Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua



69 Serhiy Kemsky (Zhovtneva) Street,
Korosten

Multi storey building in Korosten



Implementation. Privatization will take place through an auction, which guarantees transparency and fair conditions.

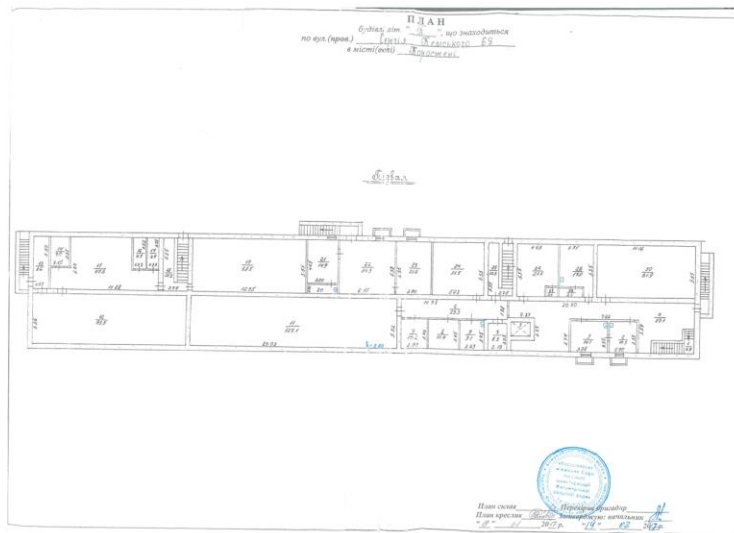
Contacts:

Department of municipal property [04142\) 5-06-47](tel:0414250647), [9-65-69](tel:0414296569)

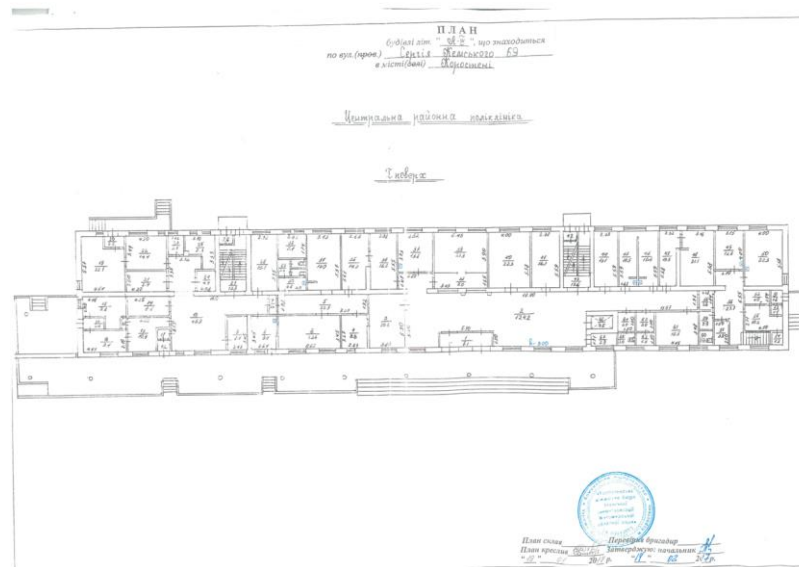
E-mail: communal_property@korosten-rada.gov.ua



69 Serhiy Kemsky (Zhovtneva) Street, Korosten



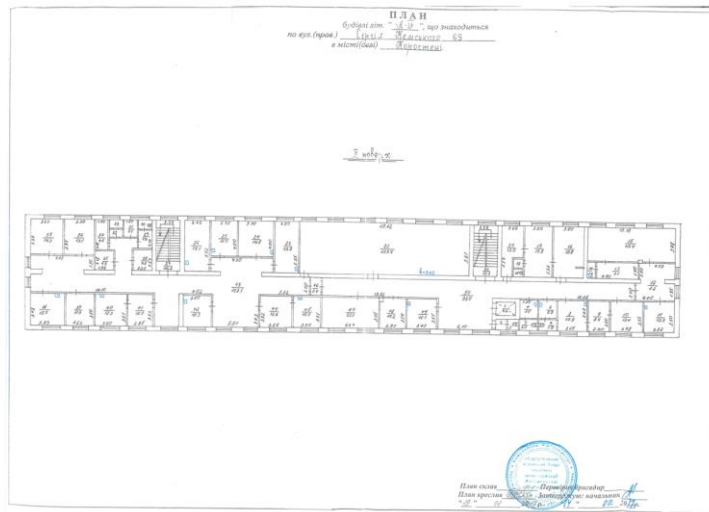
Multi storey building in Korosten



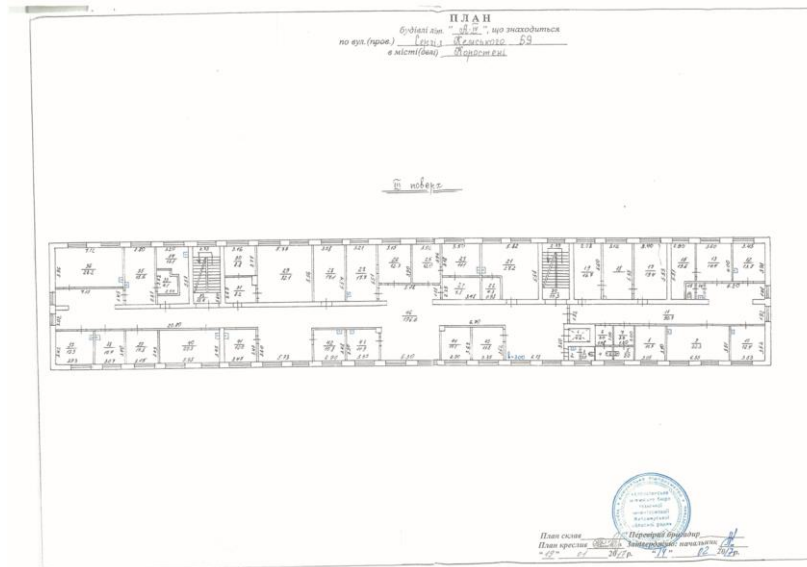
Contacts:
Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)
E-mail: communal_property@korosten-rada.gov.ua



69 Serhiy Kemsky (Zhovtneva) Street, Korosten



Multi storey building in Korosten

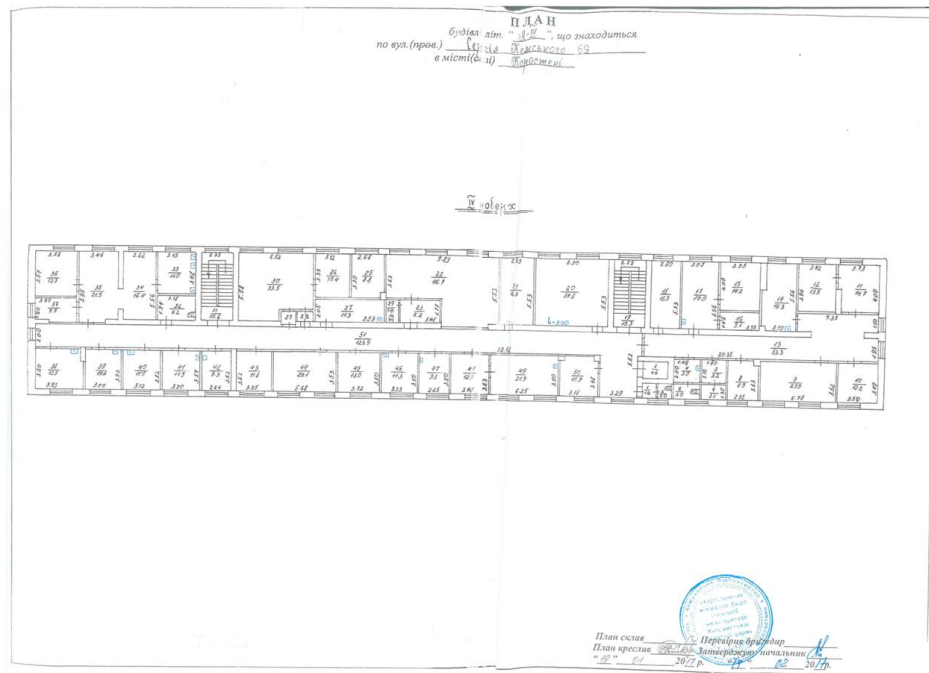


Contacts:
Department of municipal property [04142\) 5-06-47](tel:0414250647), [9-65-69](tel:0414296569)
E-mail: communal_property@korosten-rada.gov.ua



69 Serhiy Kemsky (Zhovtneva) Street,
Korosten

Multi storey building in Korosten



Contacts:

Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua



69-3 Serhiy Kemsky (Zhovtneva) Street,
Korosten



Part of a non-residential building, garage

Located along the central road, the building has easy access to the M0-7 Kyiv-Kovel-Yahodyn highway 600 m away.

The distance to the city center is 4.2 km.

The area of 171.6 sq.m. allows for the implementation of various concepts: garage, service station, production areas, non-residential premises.

Characteristics. Building type: **Communications**

part of a non-residential building, Electricity supply – yes
garage.

Area: 171.6 sq.m.

Water supply – yes

Number of floors: one.

Heat supply - needs to be restored

Materials: brick, concrete.

Gas supply - not available.

Condition: in need of repair.

Technical documentation Available

Land plot - 0.0464 hectares

1810700000:01:041:0163.

Contacts:

Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua



69-3 Serhiy Kemsky (Zhovtneva) Street,
Korosten



Part of a non-residential building, garage



Contacts:
Department of municipal property [04142\) 5-06-47](tel:0414250647), [9-65-69](tel:0414296569)
E-mail: communal_property@korosten-rada.gov.ua

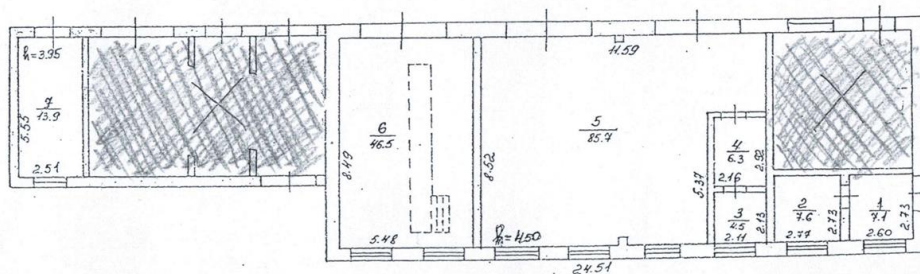


69-3 Serhiy Kemsky (Zhovtneva) Street,
Korosten

Part of a non-residential building, garage

ПЛАН
будівлі літ. " Г ", що знаходиться
по вул. (пр-в.) Сергія Кемського 69-3
в місті (селі) Коростені
Масштаб 1:200

Гараж



Contacts:

Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua



10a Sonyachna Street, Korosten

Non-residential building (boiler house)



Cholivka district, Shchebenevyi Zavod, multi-storey buildings, convenient access for transport

The area of 27.8 sq.m. allows to realize various concepts: garage, service station, warehouse, non-residential premises.

Characteristics

Type of building: non-residential building.

Area: 27.8 sq.m.

Number of floors: one.

Materials: brick, concrete,

Condition: requires internal repair.

Communications

Electricity supply – no

Water supply – no

Heat supply - no,

Gas supply - no.



Land plot - 70 m² (0.0070 ha) 1810700000:02:030:0196

Technical documentation is available

Registration number in the State Register of Property Rights №23637609 dated 16.06.2008

Contacts:

Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua

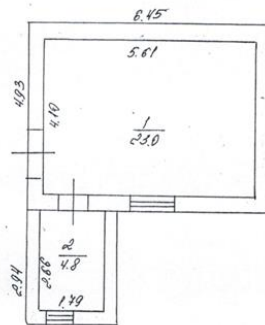


10a Sonyachna Street, Korosten

Non-residential building (boiler house)

ПЛАН
на нежитлову будівлю літ «А»
вулиця Сонячна, №10 а
місто Коростень Житомирська область

Масштаб 1:100



Contacts:

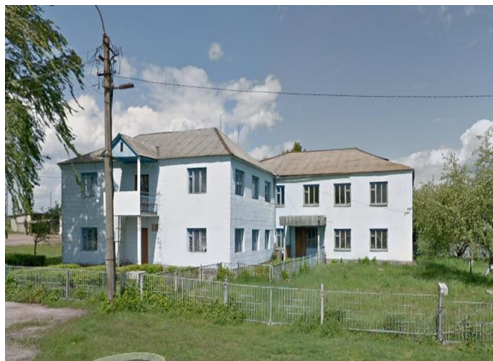
Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua



62-B Tykhona (Tulio) Krali Street, Korosten

Non-residential administrative building



Convenient location, private development area, 150 meters to the international road M-21 Vystavychi - Zhytomyr-Mohyliv Podilskyi. The distance to the center of Korosten is 5 km.

The area of 674.6 sq.m. allows for the implementation of various concepts: a hotel and restaurant complex, office space, a hostel, a shop, and industrial premises

Characteristics

Type of building: non-residential building.

Area: 674.6 sq.m. Number of floors: two.

Materials: brick, concrete

Condition: in need of repair.

Communications

Electricity supply – available

Water supply - needs to be restored

Heat supply - needs to be restored

Gas supply is absent.

Land plot - 0,2631 ha 1810700000:02:030:0115

Technical documentation is available

Registration number in the State Register of Property Rights № 821802118107, dated 14.01.2016

Contacts:

Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua



62-B Tykhona (Tulio) Krali Street, Korosten

Non-residential administrative building



Contacts:

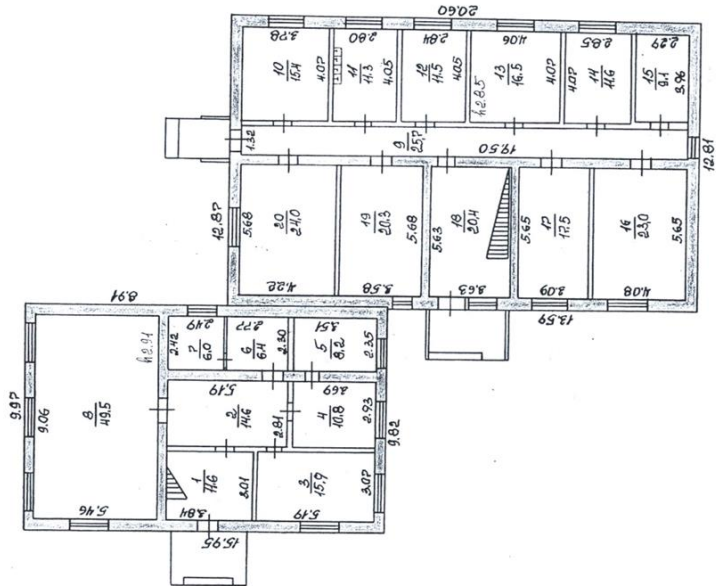
Department of municipal property [\(04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua

Non-residential administrative building



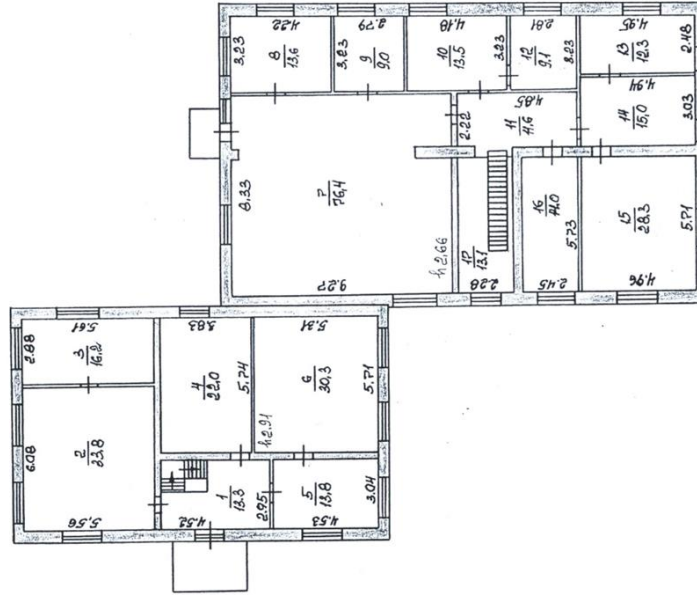
Адмін корпус

I power

E-mail: communal_property@korosten-rada.gov.ua

62-B Tykhona (Tulio) Krali Street, Korosten

Non-residential administrative building

П. номер

Contacts:

Department of municipal property [04142\) 5-06-47](tel:0414250647), [9-65-69](tel:0414296569)E-mail: communal_property@korosten-rada.gov.ua



22 Tsentralna Street, Kholosne village

Non-residential building (bathhouse)



Located in the center of the village, surrounded by green area

The area of 205.7 sq.m. allows to realize various concepts: office, shop, hotel and restaurant complex, production facilities, non-residential premises, residential building

Characteristics

Type of building: non-residential building, (bathhouse)

Area: 205.7 sq.m.

Number of floors: one.

Materials: brick, concrete, wood

Condition: requires repair.

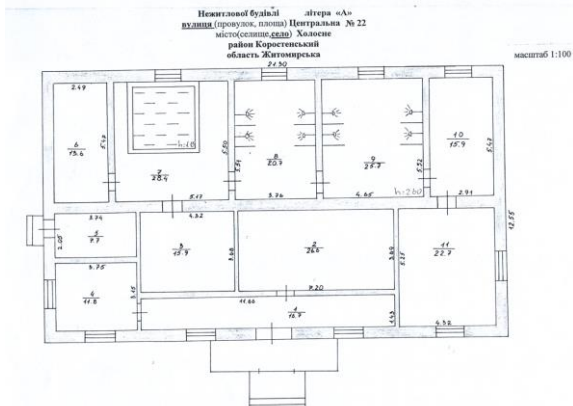
Communications

Electricity supply - needs to be restored

Water supply - needs to be restored

Heat supply - needs to be restored

Gas supply - not available.



Land plot– 0,06 ha 1822386401:01:004:0019

Technical documentation is available

Technical passport available

Contacts:

Department of municipal property [04142\) 5-06-47, 9-65-69](tel:0414250647)

E-mail: communal_property@korosten-rada.gov.ua



2



NATURAL RESOURCES



[Follow the link:](#)



Environmental condition of the territory

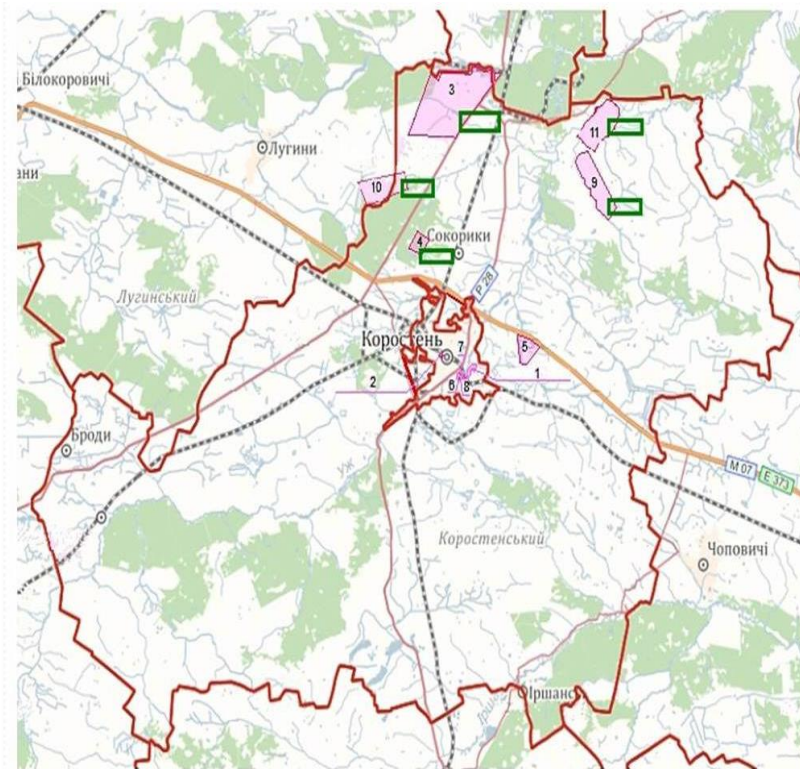
- According to SaveEcoBot, the region has a **“green” level of air quality**.
- There are **23 rivers** (389.6 km in total length) and **29 ponds** in Korosten district, which belong to the Prypiat River sub-basin, the Dnipro River basin. The main rivers are the Uzh and its tributaries, the Mohylianka, Lemlya, Kremno, Sinyavka, and Irsha. The population's availability of local river runoff resources per capita is low and amounts to 0.82 thousand m³. Groundwater resources are insignificant.
- The city's **green spaces** cover an area of **794.14 hectares** (23.5% of the city's area). The city has **6 parks** with a total area of 31.67 hectares and 11 squares with a total area of 7.24 hectares.

Forested area

- The community is one of the leaders in terms of forest resources. **Forests and forest-covered areas** occupy **21812.6362 hectares** (27% of the community's land fund).
- The share of the forest fund lands of the Korosten territorial community in the total area of the territory is 20.1%.
- 49.7% of all trees are pine, birch - 24.7%, oak - 16.79%, aspen, alder and other - 8.8%.
- The rich flora and fauna create favorable conditions for the development of **tourism and recreation**.



NATURE RESERVE FUND (NRF)



- The NRF of the Korosten City Territorial Community is represented by unique and best-preserved natural areas and objects of exclusively local importance, including **2 landscape reserves, 2 hydrological reserves, 1 forest reserve, 1 dendrological park of local importance, 3 geological natural monuments.**
- **The total area** of the nature reserve fund of the Korosten City Territorial Community is **2738.3 hectares.**



3



GEOLOCATION



Polissya region



- The Korosten community is located in the **northern part of the Zhytomyr Oblast**.
- Altitude above sea level: **178 m**.
- Its favorable geographical location and extensive road and rail networks contribute to the development of the **economy and tourism**. Today, Korosten is one of the most **powerful industrial centers** in the Zhytomyr region.



Зони ризику

The map displays Ukraine's administrative districts color-coded into three risk levels:

- Висока (High Risk - Red):** Includes districts in the north (Chernihiv, Sumy, Kyiv), east (Luhansk, Donetsk, Zaporizhzhia, Kharkiv), and south (Mykolaiv, Odessa, Kherson).
- Середня (Medium Risk - Yellow):** Includes districts like Rivne, Zhytomyr, Vinnytsya, Cherkasy, Dnipropetrovsk, and others.
- Низька (Low Risk - Green):** Includes western districts such as Lviv, Ternopil, and Ivano-Frankivsk.

Neighboring countries are labeled: ПОЛЬЩА (Poland), БІЛОРУСЬ (Belarus), РОСІЯ (Russia), МОЛДОВА (Moldova), РУМУНІЯ (Romania), and СІМФЕРОПОЛЬ (Crimea). Major cities are marked with dots and labels.



4



INFRASTRUCTURE FOR BUSINESS



Transportation infrastructure

- International highway **M-21** Vystupovychi - Zhytomyr - Mohyliv -Podilskyi (through the city of Vinnytsia).
- International highway **M-07** Kyiv - Kovel - Yahodyn (to the city of Lublin) with access to the car terminals at the **checkpoints Yahodyn №2 and Yahodyn №3** on the border with Poland (European motorway route **E373**)
- Regional road **P-49** Vaskovychi - Shepetivka
- The city of Korosten is a **significant railway junction at the crossroads of all major railways** of the Southwestern Railway.





5



CULTURAL HERITAGE



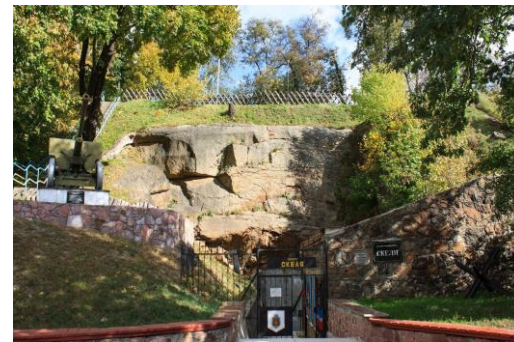
The Korosten community has **16 libraries**, **3 parks** of culture and recreation, **2 amateur theaters**, the Biloshytskyi **School of Arts**, a municipal **orchestra**, and the Taras Shevchenko City **Palace of Culture**. There are **240** cultural and historical **monuments** in the city. One of the largest pedestrian suspension bridges in Europe on a single pylon.





CULTURAL HERITAGE

- “Olha's baths” Korosten Museum of Local Lore
- A memorial sign in honor of the approval of the Trident (emblem of Ukraine)
- Military and historical complex “The Skelia”
- Museum of the locomotive depot in Korosten
- Museum room “Korosten porcelain”





Deruny are the modern gastronomic heritage of the Korosten community.

The International Festival of Potato Pancakes is held annually
(with the exception of the COVID-19 epidemic and the introduction of martial law throughout the country from 02/24/2022.)

60,000 guests– record number of visitors to the Festival in 2018





6



HUMAN CAPITAL AND SOCIAL INFRASTRUCTURE



64,566 people – total population of the community

56,073 people live in the city

8,493 people – in the villages of the community

About 3 thousand internally displaced persons

Social services are provided in the community:

- Municipal Institution “Territorial Center for the Provision of Social Services”
- Korosten organization of the Red Cross Society
- Korosten Geriatric Nursing Home for War and Labor Veterans
- Hospice of St. Helen
- Center for Social Rehabilitation of Disabled Children “Source of Hope”
- Center for Social Support of Children and Families “Faith. Hope. Love”
- Inclusive resource center
- Association of internally displaced persons of Donbass “Dobrotvor”



Educational services are provided:

28 preschool education institutions

21 general secondary education institutions

2 out-of-school education institutions



“MALYNSKY PROFESSIONAL
LYCEUM” TERRITORIAL
SEPARATE SPECIALIZED
BRANCH



6



**Regional center -
Zhytomyr (90 km)**



The nearest universities

There are about 15 higher education institutions in **Zhytomyr** that provide quality education for qualified specialists in almost all sectors of the economy: legal, economic, environmental, agronomic, pedagogical, medical, construction, automotive, computer technology, sports, art, etc.

There are more than 30 higher education institutions in **Kyiv**, including classical universities, academies, institutes, and conservatories.

The proximity of the location and convenient logistical connections help young Korosten residents to get an education at Kyiv universities and receive internationally recognized diplomas every year.



**The capital of Ukraine -
Kyiv (150 km)**





6

Services in the field of medicine are provided:

- Municipal non-profit enterprise “**Korosten Central City Hospital**”
 - Municipal non-profit enterprise “**Primary Health Care Center**”
 - Municipal non-profit enterprise “**Korosten Central District Hospital**” of the Ushomyr Village Council
 - A **youth-friendly clinic**
-
- **Private practice** of specialized doctors is carried out
 - Network of **laboratories and diagnostic** facilities





7



LOCAL BUSINESS



Woodworking industry sector



The woodworking industry (**48.3%** share in the structure of industrial production in the Korosten City Territorial Community) provides the community with more than **1,000 jobs**.

- **PJSC “Korosten MDF Plant”** specializes in environmentally friendly production - manufacturing of medium density fiberboard (MDF) and high density fiberboard (HDF).

Tel./fax: +38(044)220 43 11, +38(04142) 601-00 Website:
<http://www.kmm.ua/>

- **UHLC LLC (Ukrainian Holding Sawmill Company).** Specializes in wood processing
Tel./fax: +38(044)220 16 04



Chemical and pharmaceutical industry

The chemical industry accounts for **15.4%** of the community's industrial production and provides over **400 jobs**. This industry is represented by the production of perfumes, cosmetics, paints, varnishes and similar products.

- **PJSC “Korosten Plant “Yantar”**, production of paint and varnish products. Tel./fax: +38(04142)430-62
Website: <http://www.yantar-lk.com.ua/>
- **PE “Pharmaceutical Factory ‘Scientific and Production Association ‘Elfa”**, is a leading manufacturer of cosmetics.
Tel./fax: +38(04142)410-05
Website: <http://www.elfa.ua/>





Mining and quarrying industry



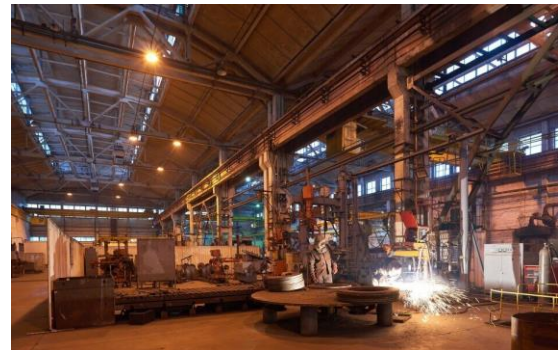
The share of the mining industry **is 22.8%**. The territory of the city and Korosten district is rich in unlimited **granite reserves**.

- **“Korosten crushed stone plant” LLC** Tel.: (04142)66400, (04142)66200
e-mail: kor.schebzavod@ukr.net Website: <http://www.shebzavod.com.ua/>
- **LLC “Techrozrobka”** Tel./fax: +38(04142)535-18, +38(067)215 83 38
Website: <http://techrozrobka.com.ua/>
- **JSC “Korostensky Quarry”** Tel.: (04142) 321-18 fax: (04142) 30493
e-mail: korkarier@ukr.net Website: <http://kk.unigran.ua/>
- **“Bekhvyskyi Granite Quarry” LLC** Tel.: 0674840505, (04142) 7148 Website: <https://bgk2006.com/uk/>
e-mail: info@bgk2006.com
- **“Bekhvyskyi Specialized Quarry” LLC** Tel.: (04142) 64324
- **“Bekhvyskyi Stone Crushing Plant” LLC**
Tel.: (04142) 37230



Machinery and equipment production industry

- **PJSC “Khim mash”** Tel./fax: (04142) 457-64 Website: <http://khimmash.com.ua/>
- **LLC “Agricomm”** Tel.:(04142) 241-23
- **SPE “Shlyakhmashinstrument”** Tel./fax: (04142) 451-86, (04142) 425-58
- **LLC “TD Korosten plant of heat engineering equipment”**
Tel.: [\(094\) 511-23-10](tel:(094)511-23-10) e-mail: kzot.zavod@gmail.com
Website: <https://kzot.com.ua/ua/contacts/>
- **SE “Enterprise of the State Criminal Investigation Service of Ukraine (No. 71)”**
Tel.:(04142)66102 e-mail: kvk71@ukr.net



Production of computers, electrical equipment, electronic and optical products

- **Branch of “ Oldem” Electromechanical Plant LLC** Tel.: (04142) 96054 e-mail: a.demyanchuk@housebeton.com
- **PG “Korosten PIU UTOS”** Tel.: (04142) 96152 e-mail: utos-kor@ukr.net



Metallurgical production, metal products industry

- **PJSC “Trubostal” Pipe Plant ”** Tel.: (04142) 3-22-22
Website: <http://www.trubostal.net/ukr/scms/view/165> e-mail: tztrubostal@ukr.net
- **PJSC “KOROSTEN MACHINE-BUILDING PLANT”** Tel.: (04142) 30035
e-mail: kmz.korosten@gmail.com

Manufacture of other non-metallic products (concrete and reinforced concrete products)

- **MP “Libava LTD”** Tel.: (096)9913432
Website: <http://libava-stone.com/uk/pro-nas/>
- **PJSC “Korosten Iron and Concrete Sleepers Plant”**
Tel.: (04142) 96165, (04142) 96257 Website: <http://zavod-shpal.all.biz/>
e-mail: zbsh_kor@ukr.net;
- **LLC “Trading House Shlyakhzhelezobeton”**
Tel.: (04142) 66211, (04142) 66240
Website: <https://dorbeton.com.ua/>
e-mail: dorbeton@ukr.net





Найбільші підприємства громади та надходження до міського бюджету від їхньої діяльності

Підприємство	2023, тис грн	2024, тис грн
PJSC "MDF"	11496,2	11819,9
LLC "UHLK"	10684,0	9758,2
LLC "ELFA"	6724,2	7590,0
KRAPT LLC	6584,2	6899,2
DFU Agro LLC	4047,7	3843,3
PJSC "Khimash"	2158,2	2612,4
Korosten Quarry LLC	2976,1	3486,9
Bekhivskyi Granite Quarry LLC	3836,5	4054,9
State Enterprise "Ukrhaliznytsia"		103011,8
PJSC "Korosten Iron and Concrete Sleepers Plant"	1394,0	12883,5
PJSC "Trubostal"	3413,7	4697,7
LLC "Bekhivsky special quarry"	2921,0	2732,6
PJSC "Yantar"	2161,8	2141,8
Shlyakhzhelezobeton Trading House LLC	1782,7	1725,0
PJSC "Korosten Machine-Building Plant"	543,9	1605,5
Tviy Hlib LLC	4968,5	965,1



8



BUSINESS FACILITATION TOOLS



8

Interaction with business

- Association **“Council of Heads of Enterprises and Organizations”, Korosten**
- Unification **“Council of Entrepreneurs of Korosten”**
- Association **“Korosten Regional Association of Private Entrepreneurs”**

whose activities are focused on promoting the community and establishing a chain of interaction
local self-government - entrepreneurship



9



STRATEGIC DOCUMENTS



STRATEGIC DOCUMENTS for the development of Korosten community

- **Strategic Development Plan** for Korosten City Territorial Community until 2030;
- **Sustainable Energy and Climate Action Plan** for Korosten City Territorial Community until 2030;
- **Education Development Strategy** of the Korosten City Territorial Community for 2022-2026;
- **The Master Plan of Korosten** was developed.

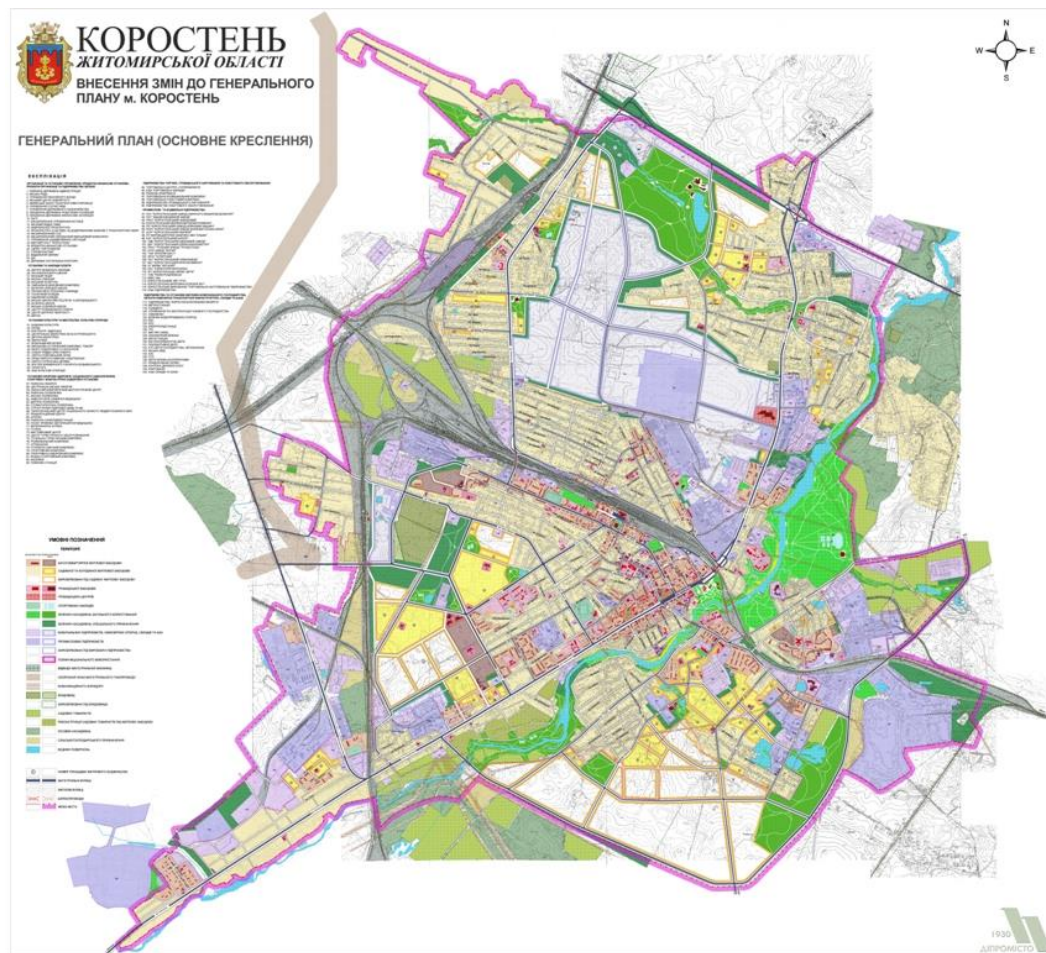


[Follow the link](#)





General plan of the city of Korosten





10

PUBLIC IMAGE



[Details](#)



International cooperation

Sister cities:

- Bourges, Charlevoix-Chevannes (France)
- Anenii Noi (Moldova)
- Police, Krasnik (Poland)
- Ukmerge (Lithuania)
- Wabash (Indiana, USA)
- Karmøy (Norway)
- Malvern (United Kingdom)

Partner organizations:

- Association of Ukrainian Cities
- Association of Small Cities of Ukraine
- Mayors Club
- UNICEF
- U-LEAD with Europe
- USAID «HOVERLA»
- UNDP
- Covenant of Mayors
- GIZ

Grant history

The community has successful experience in attracting grant funds from international organizations. The main areas of project activity are energy-saving technologies and renewable energy sources, social development, support for small and medium-sized enterprises, and support for vulnerable groups of the population.



Ukrainian sister cities:

- **Volodymyr**,
Volyn region.
- **Svitlovodsk**,
Kirovohrad region.
- **Sloviansk**,
Donetsk region.
- **Slobozhanske**,
Dnipropetrovs'k region.





Industrial center of Zhytomyr region

- The **Korosten Industrial Park**, an industrial zone within the city of Korosten with an area of 42.2 hectares, is successfully developing in the community.
- **The main industries are** a high-tech manufacturer of MDF, lumber and laminate flooring of the European level, which are characterized by high quality standards.
- **10 Ukrainian Sawmill Holding Company LLC** is a manufacturer of furniture and components for the multinational company "IKEA".



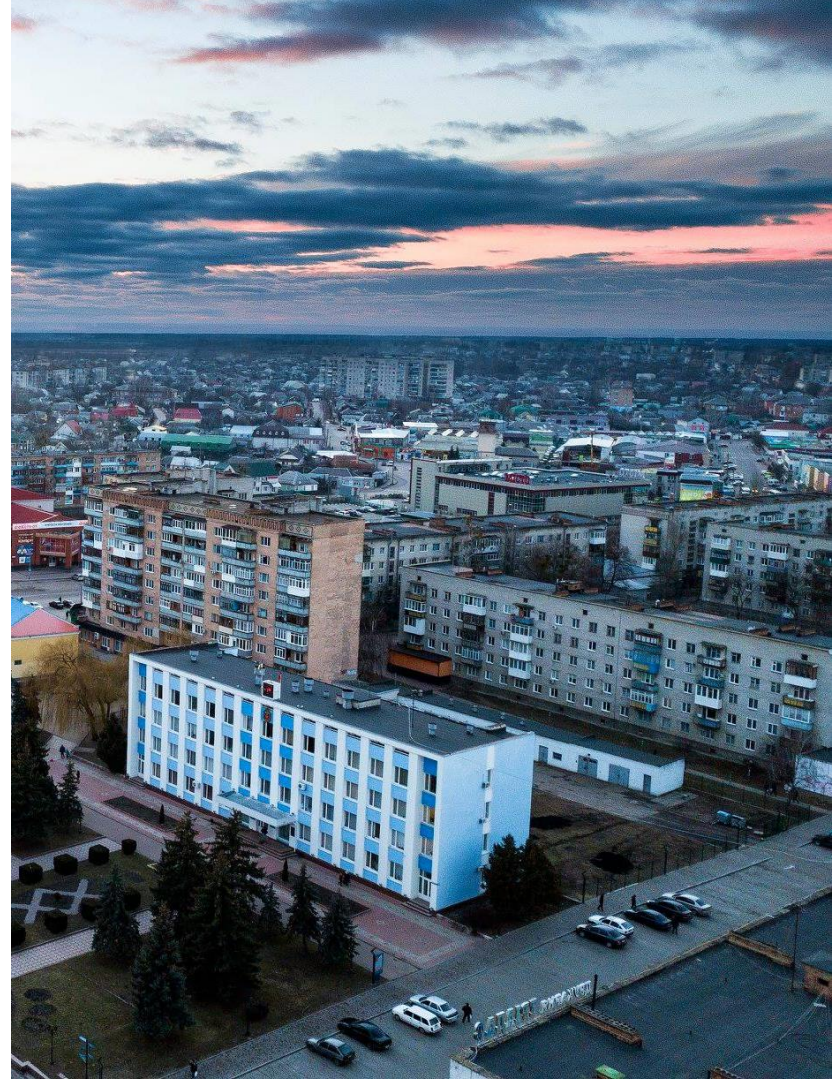


INVESTMENT PROPOSALS

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



[More details:](#)





Construction of housing for internally displaced persons, participants of the Russian-Ukrainian war and their families





SUBJECT

+38 067 365 21 21
project@korosten-rada.gov.ua
<https://korosten-rada.gov.ua/>
<https://www.facebook.com/profile.php?id=61550465764313>

Construction of housing for internally displaced persons, participants of the Russian-Ukrainian war and their families

IDEA DESCRIPTION

The prerequisite for the development of the visualization was the relocation of more than 3,000 internally displaced persons to the territory of the Korosten community who need a place to live, as well as the provision of housing for the military and their families returning to civilian life.

A land plot for construction has been allocated.



Construction of housing for internally displaced persons, participants of the Russian-Ukrainian war and their families



SUBJECT

OBJECTIVE

Providing permanent comfortable living conditions for internally displaced persons, participants of the Russian-Ukrainian war, ATO participants and their families through capital construction of energy-saving equipped housing with infrastructure.



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Reconstruction of a district polyclinic into a family-type dormitory for internally displaced persons

In Korosten there is a vacant municipal property at 69 S. Kemsokho Street in Korosten, where it is proposed to reconstruct it to create a family-type dormitory.

Area of the premises 4071,2 m².

The premises are provided with electricity, water supply and sewerage. There is a basement, sheds and garages.

Approximate cost of reconstruction of buildings - UAH 120 million.





OBJECTIVE

Reconstruction of a district polyclinic into a family-type dormitory for internally displaced persons



Optimal use of municipal property; creation of comfortable conditions for temporary or permanent residence of internally displaced persons in the Korosten community by reconstructing municipal premises with energy saving measures and equipping rooms with necessary furniture.



EXPECTED RESULTS

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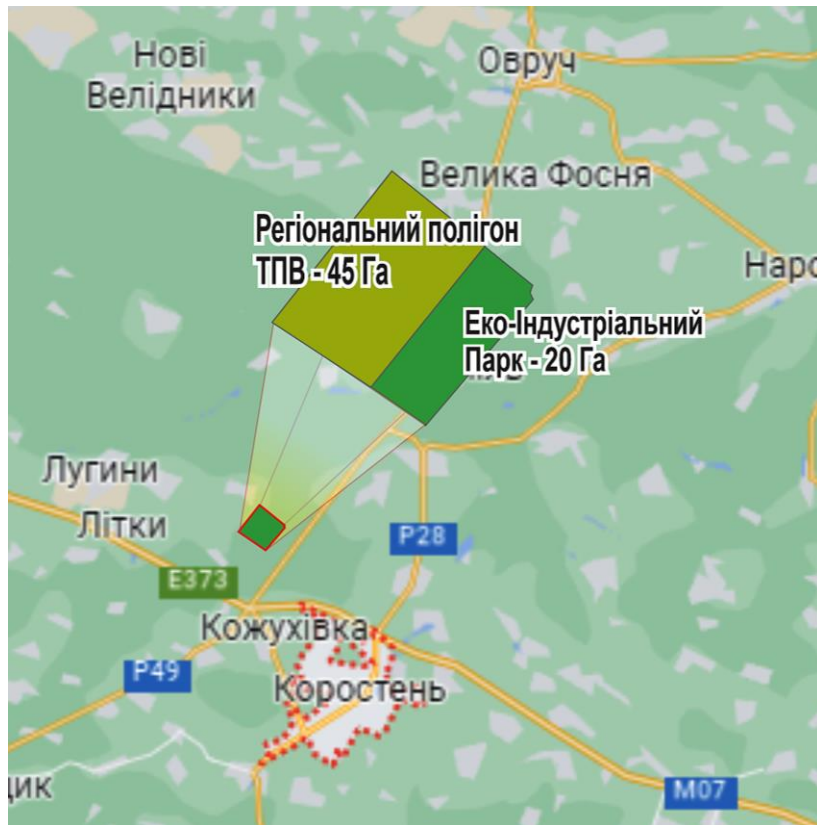
Reconstruction of a district polyclinic into a family-type dormitory for internally displaced persons

- The **facade** of the premises was **insulated**;
- **Polyclinic offices converted into rooms** for internally displaced persons;
- **The rooms are equipped** with the necessary furniture and equipment for a comfortable stay;
- All necessary **communications** were conducted and verified;
- The **corridors were renovated** with the arrangement of common rest rooms;
- **Children's leisure areas** have been created;
- **Outdoor playgrounds for children** have been arranged in the yard of the institution.





Construction of an eco-industrial park for the sorting and processing of solid waste



LOCATION

Korosten community,
Zhytomyr region

The site is located outside the village of Klocheve, near the intersection of the M-07 and P-49 highways



SUBJECT

Construction of an eco-industrial park for the sorting and processing of municipal solid waste

IDEA DESCRIPTION

It is envisaged to organize an enterprise to jointly address the issue of solid waste management in the territory of Korosten district, in particular: reclamation of the existing landfill in the village of Hrozyne. Hrozyne village of Korosten community; organization of separate collection of solid waste; elimination of spontaneous and unorganized landfills; further sorting, processing and/or disposal (canning), production of compost from organic waste with further sale, creation of infrastructure for the construction of a new landfill with an area of 45 hectares.

OBJECTIVE

Improvement of the sanitary, epidemiological and environmental conditions of the communities of Korosten district by ensuring the organization of separate collection of solid waste; sorting and recycling of solid waste; elimination of spontaneous and unorganized landfills.



EXPECTED RESULTS

Construction of an eco-industrial park for the sorting and processing of municipal solid waste

- Increasing the investment attractiveness of the Korosten community by creating new jobs;
- compliance with modern environmental standards in the field of solid waste management generated in the territory of Korosten district and, as a result, reducing the impact of solid waste on the environment;
- ensuring an optimal hierarchy of solid waste management that will increase the share of potential secondary resources and reduce the amount of waste disposed of;
- ensuring separate collection of solid waste by raising environmental awareness of the population;
- analyzing the environmental impact of the landfill, and taking measures to rehabilitate the existing landfill in Hrozyne village.

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“Reconstruction of the Korosten Central City Hospital with the construction of the Surgical Building in Korosten, Zhytomyr region (Stage 2 - 2nd start-up complex - ward and rehabilitation department)”

- **Total area of the object:** 7512,7 м²
- **Проектна потужність об'єкту** 1880 осіб (з них 107 працівників, 111 пацієнтів – кількість осіб, які постійно можуть перебувати на об'єкті)
- **Number of people served in the institution**
72 500 people, of which internally displaced persons make up 3%
- **Building area:** 1170,3 м²
- **Area of territory:** 5,782 ha
- Availability **of approved design and estimate documentation**, 22.01.2002 №56-22





SUBJECT

“Reconstruction of the Korosten Central City Hospital with the construction of the Surgical Building in Korosten, Zhytomyr region (Stage 2 - 2nd start-up complex - ward and rehabilitation department)”

- The project provides for the reconstruction of the premises of the Korosten Central District Hospital, which is a **cluster hospital medical institution of the Korosten district** of the Zhytomyr Hospital District.
- Providing quality medical and rehabilitation services to residents of Korosten district communities.
- Compliance with the requirements of the current healthcare legislation.
- Development of municipal partnerships in the provision of healthcare services.





FACTORS

+38 067 365 21 21
project@korosten-rada.gov.ua
<https://korosten-rada.gov.ua/>
<https://www.facebook.com/profile.php?id=61550465764313>

“Reconstruction of the Korosten Central City Hospital with the construction of the Surgical Building in Korosten, Zhytomyr region (Stage 2 - 2nd start-up complex - ward and rehabilitation department)”

META

- The project will provide qualified medical and rehabilitation care to residents of the entire northern region of Zhytomyr Oblast.
- The region's financial resources will increase due to the personal income tax revenues of the Korosten Central City Hospital and newly concluded contracts for medical services with the NHSU.
- Реконструкція корпусу здійснюватиметься згідного чинного законодавства України за допомогою енергозберігаючих заходів.





Реконструкція систем централізованого водопостачання та водовідведення Комунального підприємства «Водоканал» в м. Коростень Житомирської області

Для побутових та споживчих потреб водозабір відбувається з річки Уж, яка є **єдиним джерелом питної води** в Коростені.

Коростенська громада потребує допомоги у реконструкції систем централізованого водопостачання та водовідведення.

Стан водопровідних і каналізаційних мереж, значна частина яких експлуатується ще **з 60-х років** минулого сторіччя, з кожним роком погіршується і це робить проблему критичною.





МЕТА

Реконструкція систем централізованого водопостачання та водовідведення Комунального підприємства «Водоканал» в м. Коростень Житомирської області



- Покращення якості надання послуг комунальним підприємством «Водоканал» шляхом проведення **реконструкції систем централізованого водопостачання та водовідведення.**

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[?id=61550465764313](https://www.facebook.com/profile.php?id=61550465764313)



СУТЬ

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Реконструкція систем централізованого водопостачання та водовідведення Комунального підприємства «Водоканал» в м. Коростень Житомирської області

ОЧІКУВАНІ РЕЗУЛЬТАТИ

- **Покращено якість наданих послуг** з централізованого водопостачання та водовідведення;
- **Зменшено виробничі витрати** на надання послуг шляхом впровадження енергоефективних заходів;
- **Забезпечено всі якісні показники стану води** (хімічні та бактеріологічні) відповідно до вимог СНіПу;
- Підвищено рівень задоволеності жителів громади в отриманні якісних послуг;
- **Зменшено** об'єми та виключено умови для **забруднення прибережних територій** річок;
- Дотримано сучасні вимоги до належної якості очистки стоків та надання послуг централізованого водовідведення;
- Належна якість очистки стоків покращує якість річної води для водоспоживачів, які розташовані вниз по течії (м. Київ).





КОРОСТЕНЬСЬКА ГРОМАДА
Житомирська область, Україна 2025

КОНТАКТИ



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<https://www.facebook.com/profile.php?id=61550465764313>



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Коростень
2025