



Korosten city
territorial community

Investment Passport

AS OF 01/01/2026





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Dear Ladies and Gentlemen, Partners and Investors,

Korosten is a city with deep historical roots, a favorable geographical location, and strong industrial potential. Today, we look to the future with confidence and remain open to new partnerships, innovative solutions, and investments that can become a driving force for the sustainable development of our community.

Korosten is an important transport and logistics hub of the Polissia region and a center of the woodworking, food processing, and machine-building industries. We are actively working to create a business-friendly environment by simplifying administrative procedures, modernizing infrastructure, supporting entrepreneurs, and attracting international projects.

The Korosten City Territorial Community has a clear vision for its development: an energy-efficient, environmentally responsible, and economically strong city that creates opportunities for business and ensures a high quality of life for its residents.

We offer investors not only attractive locations and resources, but also reliable partnership with local authorities, transparency, and comprehensive support at every stage of project implementation – from concept to production launch.

I invite you to discover Korosten as a city of opportunities, innovation, and sustainable growth. We are ready to work together to turn investments into successful stories.



Yours sincerely,
Volodymyr MOSKALENKO



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GENERAL INFORMATION



Distances from Korosten:

- to Kyiv - 155 km
- to Zhytomyr (regional center) - 90 km
- to Odesa (seaport) - 590 km
- to Lublin (Poland) - 518 km
- to Kosice (Slovakia) - 733 km
- to Chisinau (Romania) - 566 km



64 744 citizens
(as of 01.01.2026, according to the register of the territorial community)



the area of the territorial community is 809.1 square meters. km



44 settlements in communities (43 villages, 1 city)



the city of Korosten is the administrative center of the community



NATURAL RESOURCES

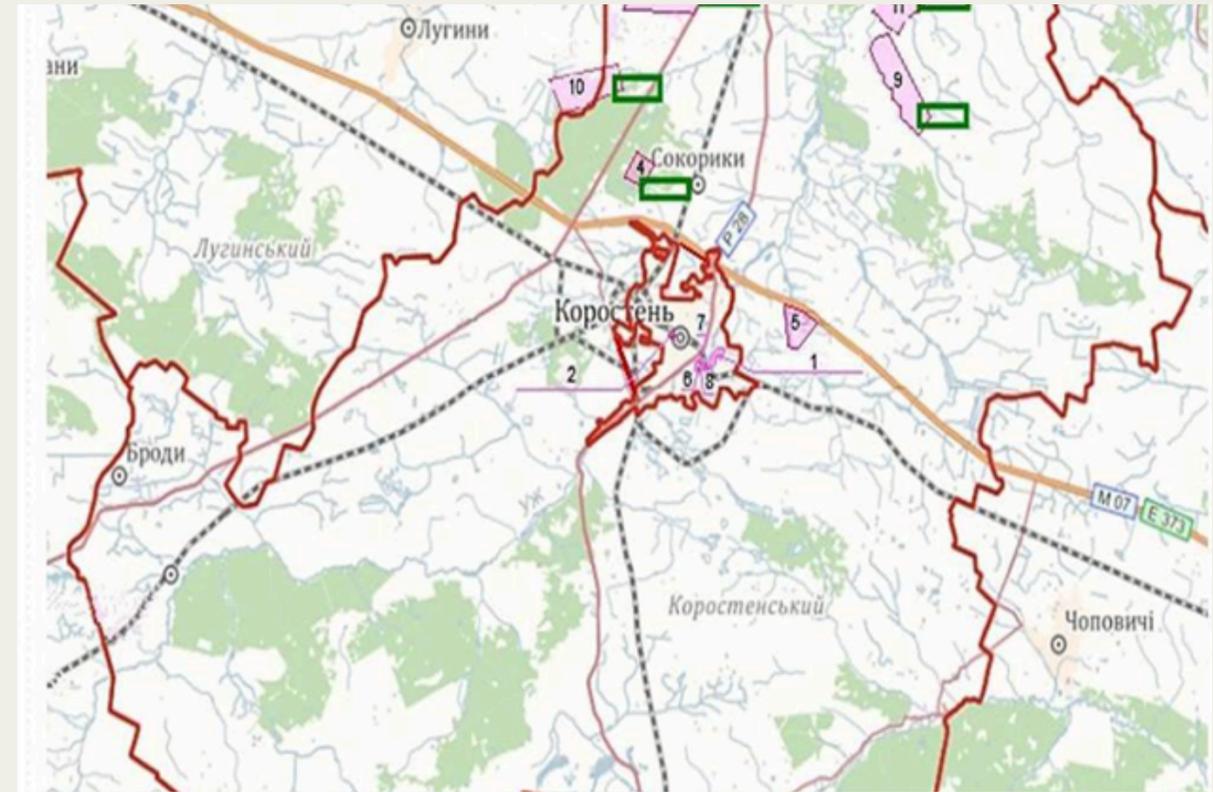
- **23 rivers** (total length 389.6 km) flow through Korosten and there are **29 ponds** that belong to the sub-basin of the Pripyat River, the river basin of the Dnipro River. **The main rivers** are Uzh, as well as its tributaries Mohylyanka, Lemlya, Kremno, Sinyavka and Irsha. The provision of the population with local resources of river runoff per inhabitant is low and amounts to 0.82 thousand m³. Groundwater reserves 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 public squares** with a total area of 7.24 hectares.
- The community occupies one of the leading places in terms of reserves of forest resources. Forests and wooded areas cover **21,812.6362 hectares** (27% of the area of the community's land fund).
- The share of 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 others - 8.8%.
- Rich flora and fauna create favorable conditions for the development of tourism and recreation.



NATURE RESERVE FUND

2 landscape reserves,
2 hydrological reserves,
1 forest reserve,
1 dendrological park of local significance,
3 geological monuments of nature.

The total area of the territories of the nature reserve fund of the Korosten urban territorial community is **2,738.3 hectares**.





Зони ризику



GEOLOCATION

- The Korosten community is located in the **northern part of** the Zhytomyr region.
- Good geographical location, branching roads and railways contribute to the development of economy and tourism. Today, Korosten is **one of the most powerful industrial centers** of Zhytomyr Oblast.
- The following highways pass through the community:

International highway **M-21**,
International highway **M-07**,
Regional highway **R-49**.



CULTURAL HERITAGE



The building of the branch of the vocational school

There are **16 libraries**, **3 parks of culture and recreation**, **2 amateur theaters**, **School of Arts** named after A. Biloshitskyi, **municipal orchestra**, **City Palace of Culture** named after T.G. Shevchenko. There are **240 cultural and historical monuments** in the city. One of the largest pedestrian suspension bridges on one pillar in Europe.



The historical building is now the consultative and diagnostic center of the city hospital

Attractions include:

- "Olzhyn Baths"
- Korosten Museum of Local Lore
- Memorial sign in honor of the approval of the Trident (coat of arms of Ukraine)
- Military-historical complex "Rock"
- The Museum of the Locomotive Depot St. Korosten
- Korosten porcelain museum room



Location in the city park "Drevlyanskyi"

The Deruna International Festival is held every year (with the exception of the COVID-19 epidemic and martial law imposed throughout the country from February 24, 2022)

60,000 guests are a record number of visitors to the Festival



A memorial sign in the central square in honor of the 420th anniversary

In 1589, the city was granted Magdeburg law. With the beginning of the Great Patriotic War of the Soviet Union in **1941–1945**, the Korosten fortified district covered Kyiv and became the site of fierce battles. With the start of a **full-scale invasion**, the community is subjected to constant rocket and bomb attacks and drone attacks.



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SECONDARY AND PRESCHOOL EDUCATION

7524 pupils

*are in the institutions of
general secondary
education*

2

after-school institutions

28

*institutions of general
secondary education*

1870 children

attend preschools

1

*a branch of the Malin
Vocational and Technical
School*

21

*institution of preschool
education*



90 km

*to higher educational
institutions in Zhytomyr*

150 km

*to higher educational
institutions in Kyiv*



S O C I A L S E R V I C E S

64 744 people

*population of the
community*

3 000 people

*internally displaced
persons (from other regions
of Ukraine to the
community)*

2

communal medical institutions

- *Korosten city central hospital*
- *Center for primary health care*

A private practice of narrowly specialized doctors is carried out

A developed network of laboratories and diagnostic facilities





LOCAL BUSINESS



Mining and quarrying

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

- "Korostenskyi Shebzavod" LLC
- Tehrozarobka LLC
- JSC "Korostensky Quarry" LLC
- "Bekhiv Granite Quarry" LLC
- "Bekhiv Specialized Quarry"
- "Bekhiv Stone Quarry Plant" LLC

Chemical and pharmaceutical industry

The chemical industry in the structure of industrial production of the community occupies **15.4%** and provides more than 400 jobs. This industry is represented by the production of perfumes, cosmetics, paints, varnishes and similar products:

- PJSC Korostensky Zavod "Yantar"
- PP "FF" NGO "Elfa"

Wood industry

The woodworking industry (48.3% share in the structure of industrial production in the territory of Korostensk MTG) provides the community with more than 1,000 jobs:

- PJSC "Korostensky MDF Plant"
- LLC "UHLK"

Industrial park "Korosten" (functioning since 2015) - an industrial zone within the city of Korosten, with an area of 42.2 hectares. It unites enterprises of the woodworking industry.

Interaction with business

- **Association** "Council of Managers of Enterprises and Organizations" of Korosten
- **Association** "Council of Entrepreneurs of the City of Korostenya"
- **Association** "Korosten Regional Association of Private Entrepreneurs"



STRATEGIC DOCUMENTS OF THE KOROSTEN COMMUNITY

Strategic plan for the development of the Korosten urban territorial community until 2030

<https://korosten-rada.gov.ua/wp-content/uploads/2022/02/opysova-chastyna.pdf>

Urban planning documentation

<https://korosten-rada.gov.ua/miska-rada/upravlinnya-ta-viddily/viddil-arhitektury-ta-mistobuduvannya/7309-2/>

Action plan for sustainable energy development and climate of the Korosten urban territorial community until 2030

<https://korosten-rada.gov.ua/miska-rada/upravlinnya-ta-viddily/upravlinnya-zhytlovo-komunalnogo-gospodarstva/viddil-zhytlovo-komunalnyh-poslug-ta-blagoustroyu/energomenedzhment/>

Municipal energy plan of Korostensk urban territorial community until 2030

<https://korosten-rada.gov.ua/wp-content/uploads/2025/10/municzypalnyj-energetychnyj-plan-mep-korostenskoyi-miskoyi-terytorialnoyi-gromady-do-2030-roku.pdf>



IMAGE OF THE COMMUNITY

Twinning cities

International

- Bourges (France)
- Anenii Noi (Moldova)
- Ukmerge (Lithuania)
- Wabash (Indiana state, the USA)
- Malvern (Great Britain)

Partner communities

Ukrainian

- Volodymyr-Volynsk community (Volyn oblast)
- Sloviansk community (Donetsk oblast)
- Slobozhanske community (Dnipro oblast)
- Shevchenkavska community (Mykolaiv oblast)
- Avanhardivska community (Odesa oblast)

Partner organizations

- Association of Cities of Ukraine
- Association of Small Cities of Ukraine
- Club of Mayors
- UNICEF
- U-LEAD wiyh Europe
- UNDP
- Covenant of Mayors
- GIZ
- German Marshall Fund
- Urban Reform

Industrial center of Zhytomyr region

- Industrial park "Korosten" - unites 7 enterprises of the woodworking industry. Registered in 2014.
- Industrial park "Korosten-Podilskyi". Registered in 2025. Looking for a management company

Involved public investments (foreign budgets)

- 2022-2023 - 11,329 thousand UAH
- 2024 - 96,842 thousand UAH
- 2025 - 34,431 thousand UAH



INVESTMENT PROPOSALS

Construction of housing for internally displaced persons

*Approximate cost –
UAH 120 million*

Construction of 28 four-story houses for 3,472 people on the street Gastello, in the city of Korosten. Creation of a new residential complex with children's and sports grounds, underground parking spaces, a place for collecting solid household waste.

Thermal modernization of the building of the advisory and diagnostic center

The cost will be determined after the development of the estimate documentation

The project envisages complex works on thermal modernization of the building, as well as the installation of a solar power plant on the roof in order to improve the energy efficiency of the advisory and diagnostic center.

Reconstruction of sections of the water supply and sewage network

The cost is UAH 32 million. Project and estimate documentation has been developed

The project envisages the replacement of 767 m of sewage pipeline and 1967 m of water pipeline

Purchase of MRI and CT machines for the central city hospital

*Approximate cost –
UAH 80 million*

For quick processing of requests from the population, timely establishment of medical conclusions and initiation of treatment of diseases.

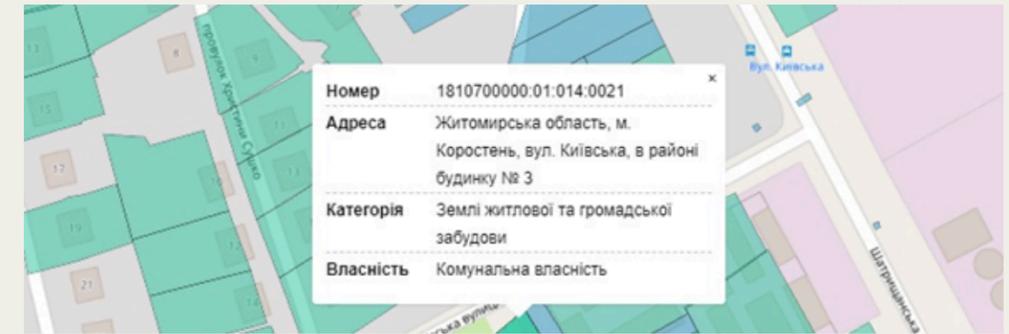
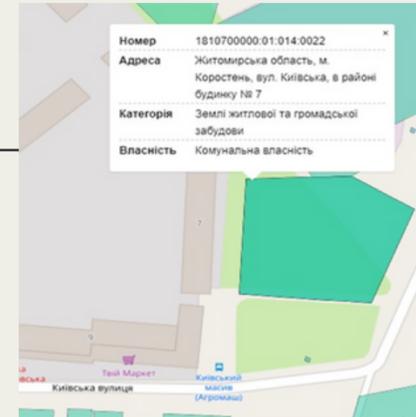
More project proposals

https://drive.google.com/file/d/1V9_fVF0DEngq0fm05t_7QKWR2ajpsKjO/view?usp=sharing





INVESTMENT OBJECTS. LAND PLOTS



Korosten, on the street R. Shukhevich

- The total area is 14.4913 hectares
- Cad. No. 1822384400:10:000:0258
- Purpose: 02.03 for the construction and maintenance of an apartment building
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of the Korosten City Council, phone: +38 (04142) 5-03-82
- e-mail: communal_property@korosten-rada.gov.ua

Korosten, on the street R. Shukhevich

- The total area is 2.1745 hectares
- Cad. No. 1810700000:02:021:0070
- Purpose: 02.03 for the construction and maintenance of an apartment building
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of the Korosten City Council, phone: +38(04142) 5-03-82
- e-mail: communal_property@korosten-rada.gov.ua

Korosten, po St. Kyivska, in the district building 7

- The total area is 0.3406 hectares
- Cad. No. 1810700000:01:014:0022
- Purpose: 02.03 for the construction and maintenance of an apartment building
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of the Korosten City Council, phone: +38(04142) 5-03-82
- e-mail: communal_property@korosten-rada.gov.ua

Korosten, on the street Kyivska, in the area of the building 3

- The total area is 0.5573 ha,
- Cad. No. 1810700000:01:014:0021
- Purpose: 02.03 for the construction and maintenance of an apartment building
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of the Korosten City Council, phone: +38(04142) 5-03-82
- e-mail: communal_property@korosten-rada.gov.ua



INVESTMENT OBJECTS. LAND PLOTS



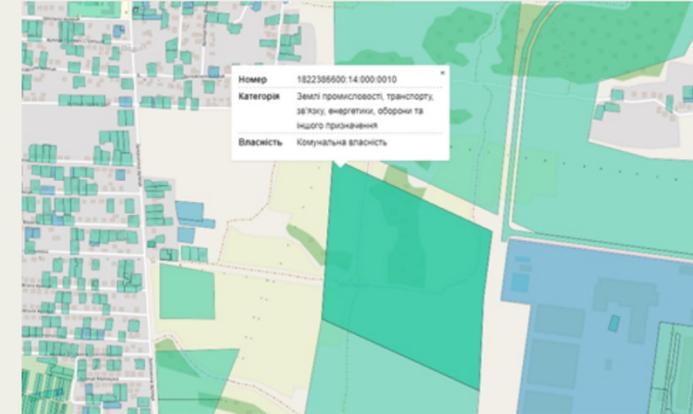
Korosten, St. S. Bandera, in the area of the building 119

- Загальна площа 11,0228 га
- Кад. № 1810700000:02:031:0060
- Цільове призначення: 02.03 для будівництва і обслуговування багатоквартирного житлового будинку
- Контакти: управління земельних відносин та комунальної власності виконавчого комітету Коростенської міської ради, тел: +38(04142) 5-03-82
- e-mail:
communal_property@korosten-rada.gov.ua



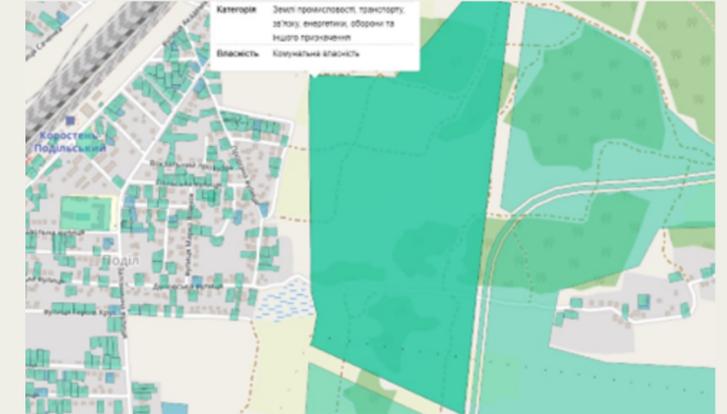
Korosten, along the street Zaliznychna, 4-V

- The total area is 2.3000 hectares
- Cad. No. 1810700000:02:038:0041
- Purpose: 11.02 For placement and operation of main, auxiliary and auxiliary buildings and structures of enterprises of processing, engineering and other industries
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of the Korosten City Council, phone: +38(04142) 5-03-82
- e-mail:
communal_property@korosten-rada.gov.ua



Korosten, along the street Zaliznychna, in the area of building #2

- The total area is 21.8495 hectares
- Cad. No. 1822386600:14:000:0010
- Purpose: 11.02 For placement and operation of main, auxiliary and auxiliary buildings and structures of enterprises of processing, engineering and other industries
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of the Korosten City Council, phone: +38(04142) 5-03-82
- e-mail:
communal_property@korosten-rada.gov.ua



Korosten, prov. Zaliznychnyi

- The total area is 56.1741 hectares
- Cad. No. 1822386600:14:000:0035
- Purpose: 11.02 For placement and operation of main, auxiliary and auxiliary buildings and structures of enterprises of processing, engineering and other industries
- Contacts: Department of Land Relations and Communal Property of the Executive Committee of the Korosten City Council, phone: +38(04142) 5-03-82
- e-mail:
communal_property@korosten-rada.gov.ua



INVESTMENT OBJECTS. VACANT PREMISES



A complex of buildings on the street Tsentralna 33-A, Iskorost village

The area is 330.3.9 square meters allows you to implement various concepts: a residential building, a hotel and restaurant complex, green tourism, a recreation complex, office premises, a dormitory, a shop or even a non-residential premises

Communications need restoration
Technical documentation -in the process
of registration
Property - Korosten City Council.



Singai village, st. Cosmonauts, 2

The area is 300.1 sq.m. allows you to implement various concepts: hotel and restaurant complex, office premises, dormitory, shop, production premises

Communications need to be restored, gas supply is missing

Technical documentation is available

Registration number in DRRP 56619376,
from 09.09.2024

Property - Korosten City Council.

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

Contacts:

Department of communal property +38 (04142) 5-06-47, 9-65-69

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



INVESTMENT OBJECTS.

VACANT PREMISES



Korosten, st. Zvyazyatsiv, 7-b

The area is 160.9 square meters. allows you to implement various concepts: garage, warehouse, service station, production premises, non-residential premises.

Land plot - 70 m² (0.0070 ha) Cadastral No. 1810700000:02:030:0196

Technical documentation is available

Registration number in DRRP No. 23637609 dated June 16, 2008

There are no communications



Korosten, st. T. Krali, 62-B

Characteristics

Building type: non-residential building.

Area: 674.6 sq.m.

Number of floors: two.

Materials: brick, concrete

Condition: in need of repair.

Land plot - 0.2631 ha Cadastral No. 1810700000:02:030:0115

Technical documentation is available

Registration number in DRRP 821802118107, dated January 14, 2016

The area is 674.6 square meters. allows you to implement various concepts: hotel and restaurant complex, office premises, dormitory, shop, production premises

Communications

Electricity supply - available

Water supply - in need of restoration

Heat supply - in need of restoration

Gas supply - absent.

Contacts:

Department of communal property +38 (04142) 5-06-47, 9-65-69

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



INVESTMENT OBJECTS. VACANT PREMISES



Korosten, st. Sonyachna, 10 a

The area is 27.8 square meters. allows you to implement various concepts: garage, service station, warehouse, non-residential premises.

Land plot -0.1102 ha

Cadastral number 1810700000:02:021:0088

Technical documentation: in the process of registration

Property: Korosten City Council



The village of Mezhyrichka, st. Trypilskohu, 4

Communications

Electricity supply -yes

Water supply -a well

Heat supply -furnace,

Gas supply -absent.

Technical documentation is available

Registration number in DRRP No. 53322230 dated January 15, 2024

Property -Korosten City Council.

Land plot -0.20 ha, cadastral number 1822383401:01:001:0017

The area is 300.1 square meters. allows you to implement various concepts: residential building, hotel-restaurant complex, green tourism, recreation complex, office premises, dormitory, shop, non-residential premises.

Contacts:

Department of communal property +38 (04142) 5-06-47, 9-65-69

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



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CONTACTS

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PHONE NO.: +38 (04142) 4 30 31

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PHONE NO.: +38 (04142) 9 64 37, +38 (04142) 9 61 88

E-MAIL: GENERAL_DEPARTMENT@KOROSTEN-RADA.GOV.UA



WWW.KOROSTEN-RADA.GOV.UA

[HTTPS://WWW.FACEBOOK.COM/PROFILE.PHP?ID=61550465764313](https://WWW.FACEBOOK.COM/PROFILE.PHP?ID=61550465764313)

EXECUTIVE COMMITTEE OF THE KOROSTEN CITY COUNCIL,
MYKHAYLO HRUSHEVSKOHO STREET, 22, KOROSTEN, ZHYTOMYR REGION, 11500