

Pidhorodne City Territorial Community

Investment Atlas

**A practical guide for investing
now**



Ministry of Foreign Affairs of the
Netherlands

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Investment Atlas of Pidhorodne City Territorial Community



Investment Opportunities
Priority sectors for capital attraction



Industrial Zones
Ready-to-use sites with complete infrastructure



Public-Private Partnership
Mechanisms of cooperation and business support

Section 1. General Information About the Territorial Community

1.1 Brief information about the territorial community

- Total area: 225.51 km²
- Population: 21 600
- 5 Settlements with Pidhorodne as administrative center
- Industrial specialization
 - Agriculture and agroprocessing,
 - logistics,
 - manufacturing
- Climate: Moderate continental
- Terrain: Plains, dissected by a network of valleys and ravines
- Administrative body: Pidhorodne City Council



Geographic location

- ~15 km to Dnipro (regional center and international airport);
- ~489 km to Kyiv (capital and international airport);
- ~473 km to Odesa (seaport).

The Pidhorodne city territorial Community was established in 2019 by merging Pidhorodne city and Peremoha, Spaske, Khutoro-Hubynykha, and Dmytrivka villages.

1.2 Strategy (vision)

Pidhorodne territorial community is:

- an economically active territory, attractive for investment, modern with developed infrastructure, clean environment, and a network of innovative enterprises;
- a safe and comfortable environment for living and recreation, inhabited by hard-working and friendly people who are provided with high standards of education, healthcare, transport, utility and other services;
- a place where people want to stay.



Strategic objective 1: A territorial community with a modern and developed social infrastructure

- Public services (education, healthcare, culture, social protection, administrative services, youth work, sports and healthy lifestyles, etc.).
- Road infrastructure and transport services.
- Housing and communal services, public amenities, energy efficiency.



Strategic objective 2: Increasing economic capacity

- Development of the agro-industrial complex, including processing and logistics.
- Support for small and medium-sized businesses, attracting investment.
- Organization of civil protection, improvement of public safety.



Strategic objective 3: Safety and human development

- Development of civil society, development of human capital
- Protection of the natural environment
- Development of waste management

1.3 Socio-Economic Profile

Historical specialization

- Agro-processing
- agriculture
- trade
- services

Land Fund Structure

- 76% (17,230 ha) agricultural land
- 14% (3,230 ha) built-up areas
- 193 ha forests and forest-covered areas
- 106 ha other land
- 73 land plots with a total area of 49.15 ha – municipal property
- 35 plots with an area of 12.04 ha – leased
- 38 plots with an area of 37.11 ha – not leased
- >72.84 ha of land is used by industrial enterprises

Transportation Infrastructure



International and regional roads

- M30 (part of European route E50)
- M18 (part of European route E105)
- T 0410 – regional road in the Dnipropetrovsk region. It runs through the Dniprovskiyi, Novomoskovskiyi, and Mahdalynivskiyi districts via Dnipro – Slobozhanske – Pidhorodne – Mahdalynivka – Kotovka.
- 100.7 km – length of paved roads under municipal ownership within the TC



Railway

- Large railway junctions of the Ukrainian Railways (Samarivka, Dnipro) are located near the territorial community.
- Pidhorodnia (railway station) : 2 platforms ; 2 tracks (Electrified) ; UNM code 451913
- Berezanivka (railway junction) : 1 platform ; 1 track ; UNM code 452051



Scan to find
Pidhorodnia railway
station on the map



Scan to find
Berezanivka railway
junction on the map

Demographic profile



Permanent residents
21,600



Registered Internally Displaced Persons
2,300



Population in urban areas
81%



Population in rural areas
19%



Gender
55% are women, 45% are men



Age groups
63% are of working age, 12% are school-age children, 20% – persons of retirement age, 5% – other categories

1.4 Economic profile

1,486 registered entrepreneurs

609 active enterprises and institutions



Scan the QR code

More information on the operating enterprises and entrepreneurs in the territorial community can be found here

Structure of registered enterprises and institutions by economic sector

- Trade: 102
- Agriculture, forestry, and fisheries: 70
- Other services: 55
- Administrative and support activities: 48

Main Economic sectors (key companies)

Industry

- Ammeraal Beltech Ukrfab LLC – production of conveyor and process belts
- Erlan PJSC – production of beverages under the Biola trademark
- Ukrbioprom LLC – production of baby food
- M.A.S.K.O LLC – production of doors and windows
- BINON LLC – production of paper and cardboard products
- RENTVEL LLC – trade in industrial equipment

Agriculture (Including berry growing and horticulture)

- Uiut
- Renet
- Perevaly
- Druzhba
- Teplovik
- Geofizik
- Dynamo
- Farming enterprise (FE) 'A. I. Haivoronsky'
- Spasky Agricultural Complex LLC
- FE Sasha
- Agropolus-Dnipro LLC
- Sady Dnipra LLC
- FE Demetion
- LLC Agroind
- FE Yalovyi V. Ya.
- FE Vitalii
- FE BAHUS
- FE VPERED-AGRO
- FE Mriia-Agro
- FE BASAN I KO

Services and leisure

- Hotel and restaurant complexes: WaterlooVillage, SunRay, Comfort
- Horse club Maya Stable
- Catering establishments: restaurant Sadyba, coffee shops KAVAFM, Ratatoille, GostiCafe, Planeta, Katiusha, Lukrum, Salkhino, Mix, Usadba

Trade networks and gas stations

- ATB
- Rukavychka
- Aurora
- DNIPRO-M

as well as WOG, UPG, SHELL, OKKO, NEFTEK, BRSM-Nafta, Avias, and AMIS Energy gas stations

Trade

- Non-specialized: Dnipro-Scan-Service LLC, NaftoTrade LLC, Ukrainian Trading Company Flagman LLC
- Grain and feed: Er Si Grain LLC, Dnipro Nutryshyn PE
- Food products: KONDOR LLC.
- Machinery and equipment, spare parts: Armada LTD Trading House LLC, Agrotechpromzapchast LLC.

Logistics and transport

- Logistics Company Uspikh Private Enterprise
- Transstroy-Dnipro LLC

Leasing of property

- Dnipro-Scan LLC
- YUVEAL LLC

1.5 Natural Resource Profile

Soils

podzolic black soils, gray podzolic soils, meadow black soils and chestnut-meadow soils, as well as ordinary black soils, slightly leached, medium loamy, loamy, black-meadow, and chestnut-meadow soils and their slightly saline and slightly sodic varieties, medium loamy. Meadow-marsh, silty-marsh and peaty-marsh saline undrained soils, medium loamy.



*Scan for more on
our soils*

Climate

Moderate continental, humid, mainly with dry summers and mild winters. Average monthly temperature in July is +25 degrees Celsius, in January -5.5 degrees Celsius.

Minerals

Sand, clay.

Nature Conservation Areas

- Territories of the Emerald Network of Ukraine (territory UA0000093, Dnipro Reservoir)
- Kilchensky Landscape Reserve
- Otchenashkovi Nadily Landscape Reserve
- Samarski Plavni Regional Landscape Park

Section 2. Investment Niche & Proposals

2.1 Economic sectors with high potential (investment niches)



Tourism and recreation

Including the construction of a hotel and entertainment complex (the TC is a satellite town of a city with a population of over 1 million - Dnipro on half an hours drive)



Municipal services for business

Requires the construction of a water supply system and is due to the concentration of manufacturing enterprises in the territorial community that are targeted at the local and regional markets



Production of meat products



Agricultural processing

Production of cereals, mixtures, freezing of berries, etc. and production of food products for humans and animals



Municipal and social services

Safety center for businesses

2.2 Available municipal buildings (perspective projects with the possibility of additional funding)

Medical Center to Dormitory Conversion

- 21 Nova St., Khutoro-Hubynycha village
- Conversion of a medical center into a dormitory
- Construction of a dormitory for 15 people with a total area of 197.0 m²

Medical Center to Residential Building

- 36B Nekrasova Street, Peremoha village
- Reconstruction of a medical center into a four-apartment residential building
- Creation of a four-apartment residential building for 17 people with a total area of 132.5 m²

School Canteen to Residential Building

- 5 Sadova Street, Khutoro-Hubynycha village
- Reconstruction of a former school canteen into a two-apartment residential building
- Construction of a two-apartment residential building for 10 people with a total area of 110.2 m²



Information about property available for rent through the PROZORRO system



Description of infrastructure projects included in the Development Strategy



2.3 Proposals for cooperation

Project 1. Construction of a full/closed cycle logistics terminal in the Pidhorodne Territorial Community

creation of a modern multifunctional logistics terminal on the outskirts of Dnipro, focused on transshipment, temporary storage, and distribution of goods, with the possibility of integrating with the railway line and highways (M-04, H-08).

Key information

Estimated investment	€ 1.8 million
Estimated payback period	10-15 years

Infrastructure

Class B/B+ warehouse (1 hangar of 2,500 m² with ramps, ventilation, heating), platform for vehicles and unloading (4,000 m² asphalt/concrete + drainage + fencing), administrative and amenity building (2 floors, 300 m²: offices, showers, kitchen, security), Infrastructure (electricity, water supply, sewerage, lighting), IT infrastructure (accounting system, video surveillance, server room), Security and safety system (fence, barriers, access control). Possibility of expansion (modular construction – class A warehouses with refrigerators, container handling, railway branch).

Target & Personnel

- Target group: SMEs, agricultural producers, freight forwarders, distributors of consumer goods.
- 15-20 service personnel

Financial Metrics

- 180 UAH/m² per month: average cost of warehouse rental
- 600 UAH: average cost of loading/unloading 1 truck
- 100 UAH per day: estimated cost of storing 1 pallet of goods

Operational Capacity

- 150 trucks per month: estimated number of vehicles serviced
- 10 days: average storage time for goods at logistics complexes
- 500 pallets per month: estimated storage capacity

Project support factors



Favorable location

Proximity to a major business center of Ukraine (Dnipro).



Available land

Availability of land plots with an area of 2.5 hectares near highways that can be repurposed (1221411000:01:002:0119, area 4.1501 hectares, municipal property).



Energy

Power reserve of power lines – at a distance of 1.0 km on privately owned land – power lines ≥ 100 kV.

Project 2. Establishment of a private hotel complex using modular building

Construction of a private comfort-class hotel complex in the Pidhorodne territorial community (Dnipropetrovsk region) using modular buildings. The complex will include 60 rooms combined into buildings with 4, 6, and 8 separate rooms for guests.

Key information

Estimated investment	€ 1.4 million
Estimated payback period	5 years
Occupancy	65%



Infrastructure

- Residential modules (≈13 buildings)
- Administrative building with reception
- Small café/kitchen for breakfast
- Mini-SPA (sauna, massage)
- Parking area and recreational zones

Additional information

- Average price per night/room: 1,400 UAH
- Number of staff: 10 people
- Land area: 1 hectare with utilities connected
- Land ownership – private

Services

- Basic accommodation
- Additional services (sauna, rental, BBQ)
- Conference room / events / catering

Project support factors



Short implementation

Up to 1 year



Flexible scalability

Possibility of further expansion



Low operating costs

Economical maintenance



Stable demand

For leisure and recreation services near Dnipro

Project 3. Establishment of a company for 3d printing of residential buildings using modular structures (based on vulcan technology from ICON)

Launching a production and construction complex using a concrete 3D printer for the automated construction of residential buildings with an area of 50–80 m². The enterprise will produce modern, energy-efficient houses that can be used as permanent housing, social apartments for internally displaced persons, service premises, etc. The construction of one house takes up to 7 days, and the total cost is significantly lower than traditional technologies. This plan is scalable.



Key information

Minimum Initial Investment	€ 370.000
Annual production capacity	25 houses per year
Construction time per house	7 Days
Cost advantage	40% cost Reduction compared to traditional methods

Equipment

- Mobile concrete mixing station
- pumping station
- pipes
- mixing tanks
- front loader
- electric generator/backup power supply
- software and laser 3D modeling
- printing molds/concrete nozzles
- modular office blocks.

Premises

- Production site (500 m²)
- insulated preparation area (100 m²)
- materials storage (200 m²)
- administrative area (100 m²)
- demonstration site (300 m²)

Additional information:

- Financial Details - Price of UAH 1.2 million per house (minimum profitable production – 17 houses per year)
- Workforce - 15 workers required for operation
- Target Audience - IDPs, communities rebuilding their housing stock after the war, state and municipalities, charitable organizations and international funds, private developers and investors in the affordable housing segment.
- Raw materials are available from local suppliers - Cement (Portland cement), sand, microfiber/reinforcing additives, concrete mix additives, water, paint, insulation, furniture (for turnkey fit-out)
- Electricity - 25 kW, 3 phases, 380 V
- Water supply - Up to 1 m³/day, pressure 2–4 bar
- Minimum required land area - 1 ha

Project support factors



Cost Efficiency

Low cost of housing with comparable quality (40% cheaper than brick or aerated concrete houses)



High demand

High demand for fast housing (especially for IDPs).



Program support

Support from state and international reconstruction programs



Sustainability

Environmental friendliness and energy efficiency (certification possible).



Founding

Possibility for integration into budget programs, international NGOs, ReBuild Ukraine, etc

Project 4. Creation of a local agricultural production processing enterprise

Creation of a mini-complex for agricultural processing based on 1–2 production lines for seasonal and year-round processing of berries, vegetables, fruits, and grain crops to increase the added value of products.

Key information

Estimated investment	€ 230.000
Estimated payback period	4,5 years
Staff required	14
Annual production	107 tons

Project details:

- Premises - Production workshop with an area of 400 m².
- Equipment - Freeze dryer, oil mill, mill, packaging machine, refrigeration chambers for freezing and storage.
- Transport - Vehicle with auxiliary equipment (refrigerator and trailer).
- Land Area - 0.3–0.5 ha (for buildings, warehouses, access road). Sanitary zone – 50 meters from residential buildings; near a paved road. No more than 300 meters from a transformer substation.

Main activities and planned production volumes:

- Freeze-drying of berries, vegetables, and mixes (5 tons per year)
- Production of cold-pressed oil from sunflower and pumpkin seeds (8 tons per year)
- Production of flour and cereals (20 tons per year)
- Production of mixed fodder and oilcake (30 tons per year)
- Production of dry soups and spices (4 tons per year)
- Freezing of berries, vegetables, and mixes (40 tons per year)



Additional information

- Power Requirements - Required power supply capacity: 80–100 kW (voltage 380 V).
- Gas Requirements - Required gas supply capacity: 20–30 m³/day (if gas drying is available). Pressure: 0.3–0.6 MPa.
- Business Model - The business model is based on purchasing raw materials from local producers providing paid processing services.

Target consumers and possible sales channels

- Regional Stores
- Trade Networks
- HoReCa
- Online Customers
- Cooperatives & Local Farmers

Project support factors



Favorable location

Proximity to a large city with a developed trade network and catering establishments



Available raw materials

Surplus raw materials during the season from local farmers and agricultural producers.



State support

Priority state support (through the state program "Affordable loans 5-7-9%")

Project 5. Construction of a meat processing plant

Creation of a modern slaughterhouse and cutting plant with a full cycle of cattle processing (from slaughter to packaging of finished products). The complex will be equipped with high-tech equipment for slaughtering, cutting, cooling, and freezing meat, as well as processing by-products (bones, offal, hides, meat and bone meal). The planned production capacity is up to 50 head of cattle per day, which will provide up to 2,000 tons of finished products per year. The project aims to develop a value-added meat processing chain in the agricultural sector, reduce raw material dependence, and increase food security in the region. The plant will allow local farmers to be integrated into stable distribution channels, activate the processing of local resources, and stimulate the export potential of the territorial community.

Key information

Estimated investment	€ 4.5M
Estimated payback period	3 years
Jobs	45 created positions
Annual production	2,075 tons

Project details:

- Land requirements - 2 hectares plot
- Premises - 2,600 m² (excluding storage rooms and tanks), divided into 9 functional areas
- Equipment
 - Slaughterhouse
 - Cutting room
 - Packaging and cooling room
 - By-product processing room

Production capacity:

- Daily processing - 50 head of cattle per day
- Live weight - 15 tons daily
- Annual output - 2,075 tons of meat per year

Additional information

- Main products - Chilled/frozen meat (carcasses, half-carcasses, portioned cuts)
- By-products - Bones, offal, hides, meat and bone flour, technical fat
- Economics - Slaughter yield: 55%, Meat selling price (average): 170 UAH/kg

Utility requirements

- Electricity - 250 kW·h/day, max consumption 1,200–1,500 kWh, voltage 380 V
- Gas - 30,000 m³/year, pressure 0.3–0.6 MPa
- Water - 70 m³/day (17,500 m³/year), drinking water quality
- Sewage - Up to 90% of consumed water, requires local treatment facilities

Project support factors



Available raw materials

agriculture in the territorial community and region



Local demand

High demand for food products due to proximity to the regional center (regional networks, HoReCa) and developed road infrastructure (export and supply to other regions)



Possibility of incorporating environmental standards

utilization of by-products, wastewater treatment



State support

State support for the agro-industrial complex through improved access to credit, partial compensation for construction costs



Sanitary and hygienic requirements

Compliance with sanitary and hygienic requirements, HACCP integration (mandatory implementation, including a critical control point system)

Project 6. Commercial & Entertainment Business Center “Samarsky Hub”

Construction of a modern multifunctional business center on a 6.36 ha municipal land plot near the city of Dnipro. The project includes retail spaces, food courts, coworking areas, conference rooms, children’s zones, and a parking area. The concept targets families, small businesses, and transit flows within the Dnipro agglomeration.

Location: between Samar and Dnipro

Model: Public-private partnership

Key information

Land Plot Size	6.36 ha
Total Building Area	around 9,000 m ²
Implementation (Months)	24-36 months
Estimated Payback (Years)	8 years
Investment Volume	€ 9.5M
Annual Revenue	€ 1.55M
Operating Expenses	€ 0.55M
EBITDA	€ 1.0M
New Jobs Created	80-100

Production capacity

- Rentable Commercial Space – 6,700 m²
- Tenants (Retail, Offices, Services) – 40-60
- Visitor Flow (People/Day) – 1,500-2,000
- Estimated Footfall (Visitors/Day) – 1,000-1,500
- Coworking Workstations - 100
- Conference Seating (Persons) - 250
- Parking Spaces - 180

Project support facts



Favorable location

Positioned between the cities of Dnipro and Samarsky, with direct access to major transport corridors and proximity to urban populations (Dnipro agglomeration: ~1 million residents).



Municipal Ownership of the Land Plot

The 6.36 ha land parcel is municipally owned, enabling clear legal procedures for public-private partnership (PPP) or long-term lease agreements



Demand for Mixed-Use Infrastructure

Identified shortage of multifunctional retail, business, and entertainment centers in the area. Increasing consumer interest in shopping + leisure + coworking formats.



Investment Readiness

Local authorities are open to investment proposals and willing to consider project adjustments (e.g., modification of existing project documentation from the previous market concept)



Job Creation and Economic Impact

Potential to generate 80–100 permanent jobs and increase local budget revenues through rental payments, taxes, and commercial activity.



No Direct Competitors in the Area

Lack of similar commercial-entertainment infrastructure in a 5–10 km radius gives a strong market advantage



Scalability and Modularity

The project design allows flexible scaling depending on investor strategy and market demand



Support for SMEs and Entrepreneurs

Dedicated zones for coworking and business events will foster local entrepreneurship and service growth



Public-Private Partnership Potential

Eligible for infrastructure co-financing programs, donor funding, or soft credit instruments in cooperation with local government.

Project 7. Eco-Industrial Complex: Full-Cycle Waste Processing Plant

Establishment of a modern ecological industrial facility on municipally owned land between the cities of Pidhorodne and Kulebivka (Dnipro region), adjacent to an existing landfill. The plant will provide full-cycle processing of solid municipal waste, including sorting, recycling, and RDF/biogas generation.

Key information

Estimated investment	€10 million (basic configuration) €7 million (with €3 million grant support)
Estimated payback period	6.5-9.2 years

Location

Municipal land plot between the Pidhorodne city (Dnipro Raion) and Kulebivka village (Samarskyi Raion), adjacent to an existing landfill. Remote from residential areas..

Main Functional Zones

- Processing Plant: Sorting line, mechanical-biological treatment (MBT), RDF production, biogas/energy recovery
- Storage & Logistics: Warehouses for recyclables and input SMW
- Administrative Zone: Offices, staff facilities
- Infrastructure: Sanitary zones, access roads, perimeter security, CCTV, green buffer belts
- Optional Energy Unit: Biogas recovery or cogeneration (200–300 kW)

Financial indicators

- € 10,000,000 CAPEX
- € 2,182,000 Annual Revenue
- € 1,100,000 Operating Costs (OPEX)
- € 1,082,000 EBITDA
- 9.2 years payback Period
- Revenue Sources:
 - Waste intake: €1,050,000 (30,000 t/year × €35/t)
 - Secondary raw materials: €700,000 (7,000 t × €100/t)

- RDF fuel: €300,000 (5,000 t × €60/t)
- Electricity (optional): €132,000 (1,200 MWh × €110/MWh)

Operational Indicators

- Processing capacity: 100 t/years or ~30,000 t/year
- RDF production: 5,000 t/year
- Biogas (optional): 400-500 m³/day or = 1,200 MWh/year
- Recyclable output of SMW: input up to 35%
- Jobs created: 60 full-time jobs

Project support factors



Location Advantages

- Municipal land plot
- Adjacent to a functioning landfill
- No residential exposure
- Direct access for specialized waste transport



Institutional Support

- Strong support from local authorities
- Potential inclusion in regional investment and environmental strategies



Environmental Benefits

- Significant reduction of ecological risks
- Closure of illegal landfills
- Transition to sustainable waste management



Investment Potential

- Eligible for donor and blended financing (EU, EBRD, NEFCO, USAID)
- PPP and concession models possible



Social Impact

- Job creation in a suburban area
- Enhances public waste culture
- Builds ESG profile of the investor

Project 8. Construction of a Yogurt Production Facility in Pidhorodne, Dnipropetrovsk Region

This project involves the construction of a modern dairy processing facility on an 8.5-hectare land plot in Pidhorodne, Dnipropetrovsk region. The enterprise will specialize in the production of yogurt with natural fruit additives. The plant will include a compact production block, warehouse space, auxiliary infrastructure, and engineering networks. The facility will meet ISO 22000 and HACCP food safety standards.

Key information

Total investment	€13.6 million
Implementation period	Up to 18 months
Estimated payback	6-7 years

Equipment List & Investment Breakdown

Equipment/ Infrastructure	Parameters/Brands	Estimated Cost (€)
Milk pasteurization units	GEA, Tetra Pak	€1.5 million
Homogenizers, separators	Alfa Laval, GEA	€1.0 million
Yogurt fermentation and cooling tanks	10–20 m ³ , stainless steel	€0.8 million
Fruit dosing and mixing systems	Tetra Pak, Stalam	€0.6 million
Automatic packaging lines	Tetra Pak, Elopak	€2.5 million
CIP cleaning systems	Fully automated	€0.3 million
Refrigeration and storage equipment	Cold rooms, compressors	€0.5 million
Laboratory & QA systems	Rapid testing & microbiology	€0.3 million
Utility systems (boilers, water pumps)	Medium-pressure gas systems	€0.5 million

Key operational indicators

- Production capacity- 600 tons/day
- Annual production volume - 180,000 tons
- Built-up area - ~6,800m³/day
- Main production block - ~3,500m²

Product categories

- Fruit yogurts (various flavors)
- Plain yogurts (classic, Greek-style)
- Drinking yogurts and smoothies
- Contract-packaged yogurt for retail chains (private label)

Project support facts



Allocated municipal land (8.5 ha)
with access roads

Existing 1 MW transformer station
expandable to 3.75 MW



Proximity to Dnipro city
and key logistics corridors (H-31 highway)

Skilled workforce availability
in the region



Local government support
and openness to public-private partnerships

Potential co-funding from green recovery programs
(EU, USAID, GIZ)



High market demand
for fresh dairy and value-added milk products

Compliance with food safety and export standards
(ISO 22000, HACCP)





Project 9. Youth Art Hub and Scout Center

Creation of a youth art hub and scout center in the renovated basement of the Taras Shevchenko House of Culture (Pidhorodne) / House of Culture (Spaske)

Key information

Funding sources	Local budget funds, donor funds
Time frame	1-2 years
Location	Pidhorodne city, Spaske village
Budget efficiency	Involving young people in active life, reducing youth crime, developing tourism
Funding	UAH 2.5 million

Goal

Providing young people with opportunities for creative and active leisure, development of the scout movement

Relevance

Lack of cultural and recreational venues for young people in the territorial community

Project 10. Clean Water Access

Construction of a pumping station with reverse osmosis systems and a clean water reservoir (or public drinking fountain)

Key information

Time frame	1-2 years
Location	Pidhorodne city
Budget efficiency	Improved public health, reduced healthcare costs, and improved quality of local food products
Budget support	Local budget, state infrastructure support programs, sponsorship and grant funds
Funding	UAH 5-7 million

Goal

Ensuring access to high-quality drinking water for the population

Relevance

Only 2% of the population have access to centralized water supply, which is significantly insufficient. The rest of the residents use private wells, however, this water quality does not meet sanitary and hygienic standards. This leads to deterioration of food quality in local private households and increased morbidity, particularly gastrointestinal diseases.

Project 11. School Entrepreneurship Center

Creation of a school entrepreneurship center with the possibility of equipping an experimental site for growing greenhouse plants (as part of the All-Ukrainian project "Healthy School Nutrition")

Key information

Time frame	1-2 years
Location	Educational institutions throughout the Pidhorodne city territorial community
Budget efficiency	Increased entrepreneurial activity among young people, improved health of students, reduced outflow of personnel from agriculture in the territorial community in the medium and long term
Budget support	Local budget, state education support programs, funds from donors and international organizations
Funding	UAH 6-8 million

Goal

Teaching schoolchildren the basics of entrepreneurship and agriculture, improving school nutrition

Relevance

Insufficient material and technical resources in educational institutions to teach young people the basics of entrepreneurship and modern technologies for effective smart farming, which leads to a decline in the popularity of agricultural education among young people and a subsequent outflow of labor from the territorial community after graduation from higher education institutions. Grown green products can also be used to improve the quality of school meals throughout the year (provided that appropriate technological solutions are used).



Section 3. Annexes

3.1 Best partnership practices

ANTS, French organization «Stand with Ukraine»

Project: 'Strengthening communities for the victory and revival of Ukraine.'
Two generators were received, project documentation was purchased, and a Concept for the reconstruction and sustainable economic development of the Pidhorodne territorial community was developed.

Tarptautinis labdaros ir paramos fondas «Pagalbos sparnas» (International Charity and Support Fund 'Helping Wing')

Humanitarian aid. Eleven passenger cars were received.

European Investment Bank

Project: "Construction of a preschool educational institution (nursery-kindergarten) at 1 Kashtanova Street, Pidhorodne."

Project: 'Overhaul and insulation of the facade of Lyceum No. 3 of the Pidhorodne City Council.'

Project: 'Overhaul of the municipal preschool educational institution 'IVUSHKA' of the Pidhorodne City Council.'

IOM UN Migration Agency

Project: War Autograph "Mental Health." Equipment was received and public spaces were repaired.

Project: "Human Dimension: Effective Governance through Data and Community Engagement." Equipment for video surveillance and office equipment was received.

Separate division of the Hungarian Ecumenical Aid Service in Ukraine

Project: "LET'S SUPPORT TOGETHER" for people affected by Russian military aggression in Ukraine. Equipment and materials were purchased for two shelters for internally displaced persons.



3.2 Utilities and Infrastructure



Water supply and sewerage

- Operator – ME “Pidhorodne-Service” of the Pidhorodne City Council provides drinking water to the population, budgetary institutions, and other consumers, and disposes of wastewater through the municipal sewerage system
- There is centralized water supply in the administrative center and individual water supply in other settlements
- Total length of water supply networks: 20.5 km
- 8 water intake wells
- Water intake capacity: 0.05 million m³/year
- Wastewater disposal in Pidhorodne is carried out through the treatment facilities in Samar (LLC “KOMSTITI”) under an agreement. There are no local treatment facilities
- Total length of the sewage network: 12.0 km
- 9 sewage pumping stations
- Tariffs for the population and businesses as of April 2025: for centralized water supply – 40.67 UAH per 1 m³ + additional subscription fee of 15.60 UAH/month per subscriber



Electricity supply

- Operator – DTEK Dnipro Grids



Gas supply

- Operator – Dnipro branch of LLC “Gas Distribution Networks of Ukraine”



Internet and communications

- Cellular communications and mobile Internet – Vodafone, Lifecell, Kyivstar, Vega Telecom, Region Telecom, Fregat, DTS, LLC “Atrakam”



Utility services for the population and businesses

- ME “Pidhorodne-Service” of the Pidhorodne City Council

3.3 Budget capacity and specifics of activities

For 2025 (according to the revised budget)



431,5 million UAH - Planned budget revenues, including:

- 67,2 million UAH – personal income tax;
- 3,8 million UAH – excise tax;
- 16,6 million UAH – tax on land and other property;
- 52,0 million UAH – single tax;
- 6,1 million UAH – non-tax revenues;
- 249,1 million UAH – incoming transfers (including for the maintenance of shared infrastructure and the exercise of delegated powers).



546,2 million UAH – planned budget expenditures, including:

- 172,7 million UAH – wages and accruals;
- 42,9 million UAH – purchase of goods and services;
- 23,8 million UAH – subsidies to subordinate enterprises and transfers to state bodies;
- 277,2 million UAH – capital expenditures.

Additional information

- Remaining funds in budget accounts - 156.5 million UAH
- Share of economic activity expenditures in the planned expenditures of the 2025 budget - 26%
- Expenditures on housing and municipal services from the local budget in 2024 - 35.2 million UAH
- No budget restrictions - The territorial community has no budget restrictions, including on receiving subsidies and funds from international financial and credit institutions through relevant transfers for security reasons.

Scan to discover our budget



3.4 Business and investment support infrastructure

- 1 private notary;
- Oschadbank and Privatbank
- 3 Nova Poshta post offices
- Access to Dnipro services - Businesses have access to a developed service infrastructure in Dnipro, which is a satellite city of the Pidhorodne TC.

3.5 Public infrastructure



Educational facilities

13 educational institutions (6 schools, 6 preschools, 1 extracurricular education institution)



Cultural facilities

11 cultural institutions



Healthcare

Stadium "Kolos" 3 indoor sports facilities at educational institutions, private sports and entertainment and sports and recreation facilities



Administrative Services Center

The Administrative Services Center provides over 500 administrative services, including registration of individual entrepreneurs, architectural and urban planning services, land registration services, and land issues.

3.6 Taxes & fees

3.6.1 National Taxes

Name	Baseline rate	Payers	Taxable objects
Corporate income tax	18%	Legal entities and entrepreneurs under the general taxation system	Profit originating in Ukraine and abroad
Value added tax	20%	Registered VAT payers, importers, recipients of services from non-residents in Ukraine	Income from the supply of goods and services
Excise tax	3.2%, 5% or fixed (in euros for certain goods)	Persons engaged in the production or sale of excisable goods	Transactions involving excisable goods
Personal income tax	18%	Tax agents or income recipients (for certain types of income)	Salaries, dividends, income from bank deposits, other income of individuals, including land owners or renters
Military tax	5%	Tax agents or income recipients (for certain types of income)	Salaries, dividends, income from bank deposits, other income of individuals, including land owners or lessees
	1%	Entrepreneurs – single tax payers of the third group	Income
Environmental tax	Starting at UAH 96.99 per ton of pollutants	Entities that generate emissions	Tons or units of relevant products or materials.

3.6.2 Local Taxes & Fees

3.6.2.1 Single Tax

Rate	Rate in the TC	Legislative restrictions and tax base
Group I	10%	not more than 10% of the living wage
Group II	20%	not more than 20% of the minimum wage
Group III	5% of income (or 3% if value added tax is paid in accordance with the Tax Code of Ukraine)	
Group IV (agricultural producers)	<ul style="list-style-type: none"> • 0.95% of the standard monetary value of 1 hectare of agricultural land – for arable land, hayfields • 0.57% of the standard monetary value of 1 hectare of agricultural land – for perennial plantations • 6.33% of the standard monetary value of 1 hectare of agricultural land – for agricultural land under closed soil conditions • 2.43% – of the standard monetary value of 1 hectare of agricultural land – for land in the water fund 	

3.6.2.2 Tourist Tax

Rate	Rate in the TC	Legislative restrictions and tax base
For domestic tourism	0,5%	not more than 0.5% of the minimum wage for one person per day of temporary stay
For inbound tourism	5,0%	not more than 5% of the minimum wage for one person per day of temporary stay

3.6.2.3 Land Tax

% of the normative monetary valuation of a land plot according to its designated purpose	
Agricultural land	1-5%
Residential land	0,1-5%
Public land	1-5%
Nature reserve land	1-5%
Recreational land	1-5%
Forestry land	0,1%
Water fund land	3-5%
Industry land	1-5%
Transport land	1-5%
Land for communications	1-5%
Land for energy	1-5%

3.6.2.4 Real Estate tax

Real estate tax	Tax rate per 1 m2	
	Legal entities	Natural persons
Residential real estate, dormitories	0,1-1%	0,1-1%
Hotels, restaurants	1-1,5%	1-1,5%
Office buildings, commercial	0,5-1,5%	0,5-1,5%
Industrial buildings	1%	1%
Public buildings	0,1-1,5%	0,1-1,5%
Agricultural buildings	1%	1%
Historical monuments	0,1%	0,1%

Scan for the decision on the establishment of local taxes and fees



3.7 Decision-making, transparency, and accountability

Services

- General questions regarding possible cooperation
- Obtaining information on potential partners, attracting and supporting investments
- Land issues
- Communal property
- Registration

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Contact information

3.8 Incentives for investment



Safety

Relative remoteness from the active combat zone – the distance in a straight line exceeds 100 km (as of April 2025).



Cost efficiency

The cost of land and real estate in the territorial community is on average 52% lower than in Dnipro city.



Infrastructure

Available engineering networks, land plots, and communal property premises.



Logistics

Developed transport and logistics infrastructure.



Human resources

Possibility of recruiting personnel through commuting from Dnipro.



Education

A well-developed training system in the regional center (Dnipro), which the Pidhorodne TC is a satellite town of.





3.9 Reference Information

3.9.1 Pidhorodne Territorial Community (Documents & Restrictions)



Development Strategy



Concept for the reconstruction and sustainable economic development of the Pidhorodne city territorial community



Rules for urban improvement



Municipal property facilities

3.9.2 Engineering Networks



Calculation of the fee for standard connection to the gas network



Calculator for determining the cost of standard connection of the Principal's electrical installations



Connection to gas networks (to the gas distribution system)

3.9.3 Land Relations And Construction In Ukraine



Portal of the Unified State Electronic System in the Construction Sector



Open data of the State Land Cadastre



Electronic services of the Land Cadastre

3.9.4 Transport & Infrastructure



Map of roads in Ukraine



Reference book of railway stations and freight tariffs



Reference book of airports in Ukraine



Reference book of border crossing points

3.9.5 Natural Resources of Ukraine



Map of mineral resources of Ukraine



Wind atlas



Map of solar insolation



State geological portal



Interactive map of soils of Ukraine



Interactive topographic map of Ukraine

3.9.6 State Regulation of Investments & Entrepreneurship



UkraineInvest



Information and reference resource of the State Tax Service

3.9.7 Supporting Infrastructure for Business



Educational institutions in the Dnipropetrovsk region



Unified register of notaries



Register of natural monopolies operating in the energy sector



Register of natural monopolies in the areas of heat supply, centralized water supply and centralized water disposal





ПІДГОРОДНЕНСЬКА
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