

# ***INVESTMENT PASSPORT***

**Pervomaisk Urban  
Territorial community,**

**Mykolaiv Region**

**Ukraine, 55200**





## CONTENT

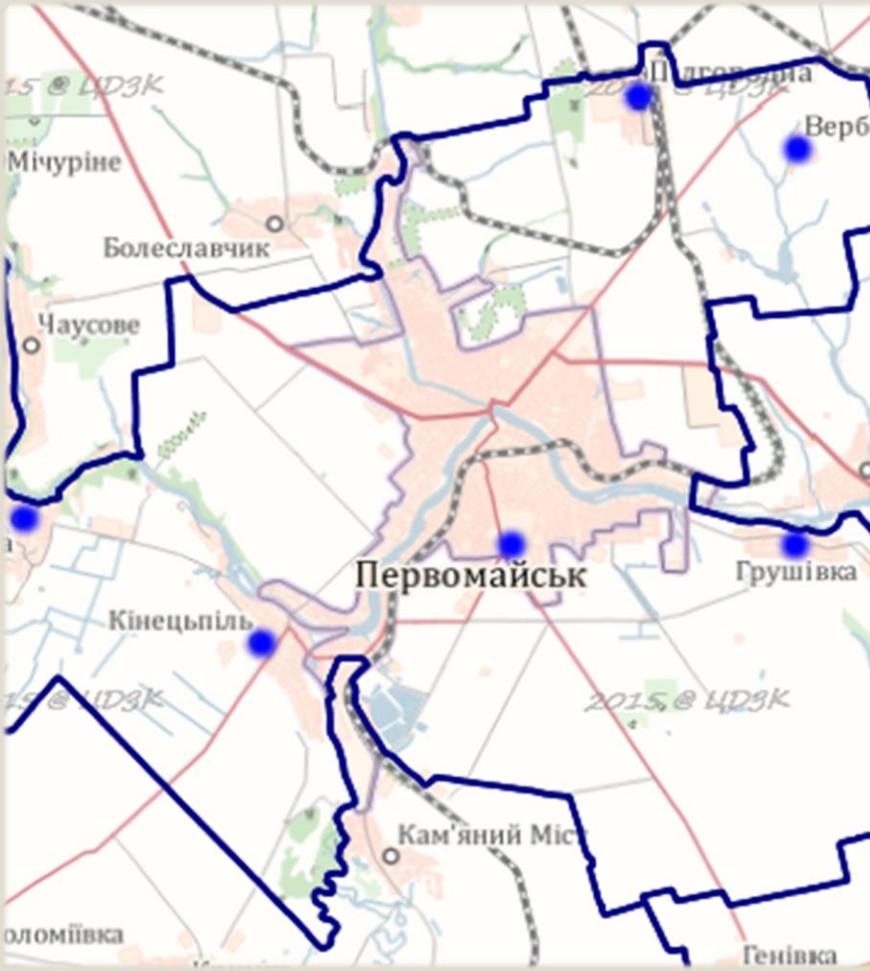
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# Pervomaisk Urban Territorial Community, Mykolaiv Region

## General Information



Population size,  
**70,0** thousand people



**7,0** thousand internally  
displaced people



**282 кв. км** community area



**7** Number of settlements



Administrative Centre

**The City of Pervomaisk**



## FACTORS OF INVESTMENT ATTRACTIVENESS



**INVESTMENT  
OBJECTS**



**NATURAL  
RESOURCES**



**GEOLOCATION**



**BUSINESS  
INFRASTRUCTURE**



**CULTURAL  
HERITAGE**



**HUMAN CAPITAL  
AND SOCIAL  
INFRASTRUCTURE**



**LOCAL  
BUSINESS**



**TOOLS FOR  
BUSINESS  
PROMOTION**



**STRATEGIC  
DOCUMENTS**



**HROMADA  
IMAGE**



Pervomaisk Urban Territorial Community, Mykolaiv Region

## **FACTORS OF INVESTMENT ATTRACTIVENESS**

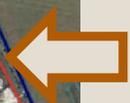


## **INVESTMENT OBJECTS**

# Pervomaisk Urban Territorial Community, Mykolaiv Region



- City of Pervomaisk
- For installation of cogeneration units
- Land plot – **up to 2 hectares**
- Plot coordinates - 48°03'16.2"N 30°48'44.1"E
- Ownership – **communal**
- Distance to networks: electricity supply – 750 meters, sewage – 750 meters, gas (methane) available on-site
- Distance to networks N-24 – **300 meters**
- **To Kyiv -350 km , Odesa – 230 km, Mykolaiv – 170 km, Kropyvnytskyi – 130 km.**
- Possibility of public-private **partnership**



- City of Pervomaisk
- for the establishment of an industrial park
- Land plot – **up to 4 hectares**
- Plot coordinates - 48°02'38.7"N 30°55'02.5"E
- Ownership – **private**
- Distance to networks : electricity supply on-site, 35 kV substation – 2km; water supply and sewage on-site, high-pressure gas distribution network – 1 km
- Distance to the N-24 road – 2km
- **To Kyiv -350 km, Odesa– 230 km, Mykolaiv – 170 km , Kropyvnytskyi – 130 km.**
- **Lease, sale or public-private partnership**

# Pervomaisk Urban Territorial Community, Mykolaiv Region

- City of Pervomaisk
- for the establishment of an industrial park
- Land plot – **33,4 hectares**
- Plot coordinates - 48°00'00.3"N 30°48'18.7"E
- Ownership – **private**
- Distance to networks: high-pressure gas distribution network, water supply, and sewage on-site; electricity supply – 10 kV substation on-site, 35 kV substation – 1 km;
- **Lease, sale or public-private partnership**
- Existing railway branch (requires repair work)
- Distance to the port of Odesa – 230 km and Mykolaiv -170 km
- Distance to **Kyiv -350 km, Kropyvnytskyi – 130 km**



# Pervomaisk Urban Territorial Community, Mykolaiv Region



- City of Pervomaisk
  - For the construction of a building materials factory
  - Land plot – **up to 4 hectares**
  - Plot coordinates-  $48^{\circ}03'22.1''N$   $30^{\circ}48'50.7''E$
  - Property – **communal**
  - Distance to networks: electricity supply – 750 meters, sewage system – 750 meters
  - Nearby sand and clay extraction carriers
  - **Lease, sale or public-private partnership**
- 
- Distance to the **N-24 Road – 300 meters**
  - **To Kyiv -350 km , Odesa – 230 km, Mykolaiv – 170 km, Kropyvnytskyi – 130 km.**





# Pervomaisk Urban Territorial Community, Mykolaiv Region

- City of Pervomaisk, 2-a Voznesenska Street
- Land plot – **1,285 hectares**
- Property - **communal**
- **Cadastral number** - 4810400000:02:070:0060
- Distance to networks: electricity supply – 50 meters, sewage – 140 meters.
- Plot coordinates - 48°03'50.8"N 30°51'35.2"E
- Distance to the **N-24 Road – 500 meters**
- **to Kyiv – 350 km, Odesa – 230 km, Mykolaiv – 170 km, Kropyvnytskyi – 130 km.**
- **Lease, sale**



- City of Pervomaisk, 78 Sichneva Street
- Land plot– **0,595 hectares**
- Property - **communal**
- **Cadastral number** - 4810400000:01:021:0015
- Distance to networks: electricity supply– 50 m, sewage – 50 meters.
- Plot coordinates - 48°03'48.6"N 30°49'45.6"E
- Distance to the **N-24 Road–3,0 km**
- **to Kyiv – 350 km, Odesa – 230 km, Mykolaiv – 170 km, Kropyvnytskyi – 130 km.**
- **Lease, sale**





Pervomaisk Urban Territorial Community, Mykolaiv Region

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## **FACTORS OF INVESTMENT ATTRACTIVENESS**



# **NATURAL RESOURCES**



## Pervomaisk Urban Territorial Community, Mykolaiv Region

- Pervomaisk Urban territorial community is located on the border between the steppe and forest-steppe zones.
- The region's **terrain** – is an undulating plane, dissected by valleys and ravines into separate interfluves plateaus.
- **The climate** is moderately-continental, and based on the amount of precipitation the area belongs to the warm, moderately dry zone.
- **Water resources include** the Southern Bug, Synyukha, and Kodima rivers.
- **Mineral resources:** The geological history indicates that the region lies on the so-called Ukrainian Crystalline Shield formed during the ancient Archean era from the volcanic rocks. These rocks surface the area in some areas as cliffs and rapids, creating picturesque natural landscapes. The proximity of the maternal shield accounts for the presence and extraction of valuable minerals such as granite, clay, quartzite, gneisses.





## Pervomaisk Urban Territorial Community, Mykolaiv Region

In the territory of Pervomaisk district lies one of the most beautiful and remarkable natural parks of Ukraine – the **Buzhkyi Gard National Park**.

The Park has been recognized as one of the **Seven Wonders of Ukraine**.

The park is home to unique plant species, including relicts that are listed in the Red Book of Ukraine.





Pervomaisk Urban Territorial Community, Mykolaiv Region

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## **FACTORS OF INVESTMENT ATTRACTIVENESS**



# **GEOLOCATION**



## Pervomaisk Urban Territorial Community, Mykolaiv Region

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Pervomaisk Urban Territorial Community is located in the north-west part of Mykolaiv Region.

It is 170 km to the northeast of the City of Kyiv.

It is located at the intersection of state and regional significance highways.

The average elevation above sea level is – 200 meters.





Pervomaisk Urban Territorial Community, Mykolaiv Region

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## **FACTORS OF INVESTMENT ATTRACTIVENESS**



# **Business infrastructure**



# Pervomaisk Urban Territorial Community, Mykolaiv Region

## Railway Connections

- There are railway stations “Holta”, “Kinyts’pil”, and “Pidhorodna” which are located in the Odesa Directorate of the Odesa Railway.
- Passenger trains from the “Holta” railway station run to the following destinations: **Dnipro-Holovnyi, Kramatorsk, Lviv, Odesa-Holovna, and Kharkiv-Pasazhyrskyi.**

## Transportation Connections

The city is traversed by:

- the national highway **N-24 «Blahovishchenske-Mykolaiv»**
- the regional road **R-75 «Checkpoint «Tymkove» - Balta – Pervomaisk – Domanivka - Oleksandrivka», and R-06 «Ulyanivka - Mykolaiv».**
- The city has a well-developed transport system, with 39 urban and 6 suburban routes.
- There are 24 gas stations in the community.





# Pervomaisk Urban Territorial Community, Mykolaiv Region

- The community has wastewater treatment facilities.
  - There is also a possibility of connecting new manufacturing enterprises to the wastewater treatment network.
  - There are private **warehouse and office spaces** available for rent, where businesses premises can be leased.
  - The Pervomaisk Custom Post of the Mykolaiv Customs Office (State Fiscal Service) operates within the community.
- Postal Services**
- A well-developed network of delivery service branches operates in the community, including **Ukrposhta, Nova Post, Delivery, and Meest.**
- Mobile Communication**
- «Kyivstar» «Vodafone» «Life»
- Internet-Providers:**
- «Kyivstar», «Fobos», «Vsesvit», «Netmix», «Hplta» «X- city» «Megaprostir», «Phobos-Telecom».





Pervomaisk Urban Territorial Community, Mykolaiv Region

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## **FACTORS OF INVESTMENT ATTRACTIVENESS**

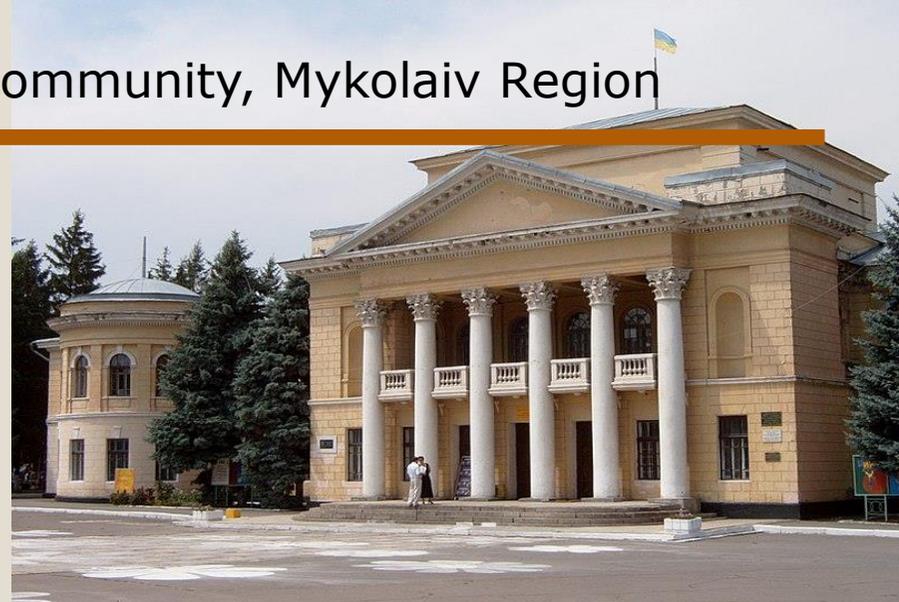


**CULTURAL  
HERITAGE**



# Pervomaisk Urban Territorial Community, Mykolaiv Region

- The city of Pervomaisk is included into the List of Historical Settlements of Ukraine (Cabinet of Ministers of Ukraine Resolution № 878 dated July 26, 2001).
- **34 archaeological sites** are registered:
  - 2 national significance sites
  - 32 local significance sites
- **The House of Soviets** is an architectural and urban planning monument, housing the City Center of Culture and Leisure named after Ye. Zarnytska.
  - Every year more than 500 cultural and artistic events are held on the steps of the façade of the City Center of Culture.



Pervomaisk Hydroelectric Power Station built in 1928 according to the GOELRO plan



## Pervomaisk Urban Territorial Community, Mykolaiv Region

### **Pokrovska Chuech and the Bell Tower of Pokrovska Church**

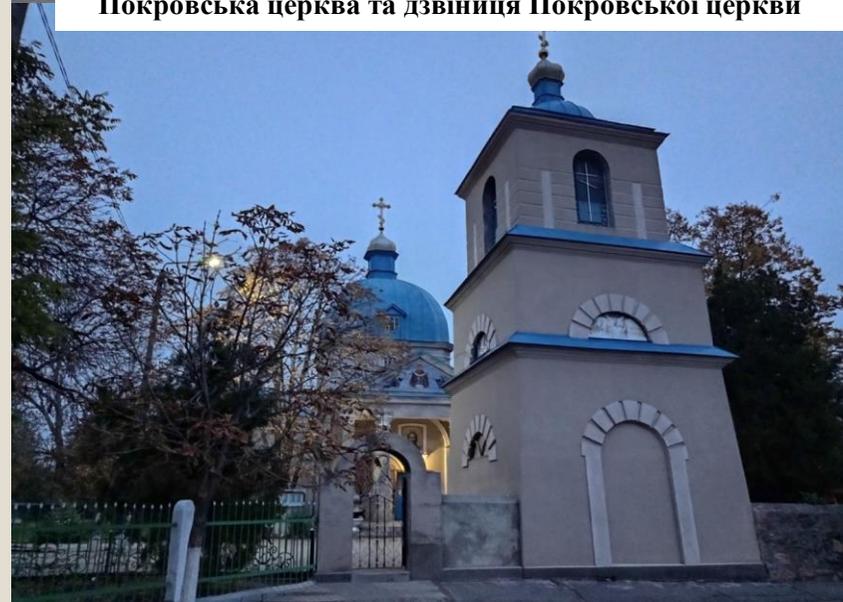
- an architectural monument of the 18th century.
- In 1805, a stone church was built.
- In 1839 – a Bell Tower was constructed.
- Both buildings are designed in a classicism style.
- The church is active

Located within the community

- Pervomaisk Local History Museum, found in 1927.
- Museum of Strategic Missile Forces.
- ArtHub “Vinhranovsky” Museum



Покровська церква та дзвіниця Покровської церкви





Pervomaisk Urban Territorial Community, Mykolaiv Region

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## **FACTORS OF INVESTMENT ATTRACTIVENESS**



## **HUMAN CAPITAL AND SOCIAL INFRASTRUCTURE**



## Pervomaisk Urban Territorial Community, Mykolaiv Region

- Approximately **70,0 thousand** people live in the community, of which 57.0 % are of working age.
- During the war, more than **7,0 thousand internally displaced persons** found refuge in the community.
- In the gender structure of the community's population, 55.0% are women.



- Professional training of the specialists is provided by **4 higher education institutions and one vocational lyceum** (with more than 2000 students enrolled)
- Training of qualified workers, young specialists, bachelors and specialists is conducted among **35 professions**.



Pervomaisk Urban Territorial Community, Mykolaiv Region

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## **FACTORS OF INVESTMENT ATTRACTIVENESS**



**LOCAL  
BUSINESS**



# Pervomaisk Urban Territorial Community, Mykolaiv Region

The community's **industry** is represented by the food sector, mechanical engineering, metallurgical production and the manufacture of finished metal products, the light industry sector and the production of painted cold-rolled steel.

The most powerful industrial enterprisers are:

**PrJSC «Fregat Plant», PJSC «Pervomaiskdieselmash», SE «Foundry Plant», PrJSC «Santa Ukraine», PrJSC «Pervomaisk MKK», LLC «Heavy Metal».**

The Products of these enterprisers is well-known to consumers in the USA, Israel, Canada, Syria, Iraq, UAE, Uzbekistan, Armenia, Azerbaijan, Belarus, Moldova, Turkmenistan, Germany, Kazakhstan, the Netherlands, France, Poland, Georgia and Vietnam.



Санта Украина



ЧАО «ЗАВОД «ФРЕГАТ»  
ФРЕГАТ



ПЕРВОМАЙСЬК  
ДИЗЕЛЬМАШ



## Pervomaisk Urban Territorial Community, Mykolaiv Region

- More than **3900 individual entrepreneurs**.
- **30 farming enterprises** operate within the community.
- The leading branch of the community's agricultural production is **crop-farming**.
- The number of **active retail communities** is **834**.
- Household services are provided by **123 service facilities**.





Pervomaisk Urban Territorial Community, Mykolaiv Region

## **FACTORS OF INVESTMENT ATTRACTIVENESS**



## **TOOLS FOR BUSINESS SUPPORT**



# Pervomaisk Urban Territorial Community, Mykolaiv Region



- Approved Program for the Development of Small and Middle Enterprises of Pervomaisk urban territorial community for 2024-2026
- Register of Current Competitions and Grants
- Existing Register Greenfield and Brownfield (of various ownership forms)



- A page titled «**the Development of Small and Middle Enterprises**» has been created on the official website.
- The List of **vacant communal property real estate objects** offered for rent or sale.
- Implementation of the tasks of state regulatory policy and transparency of the regulatory process has been ensured.



Pervomaisk Urban Territorial Community, Mykolaiv Region

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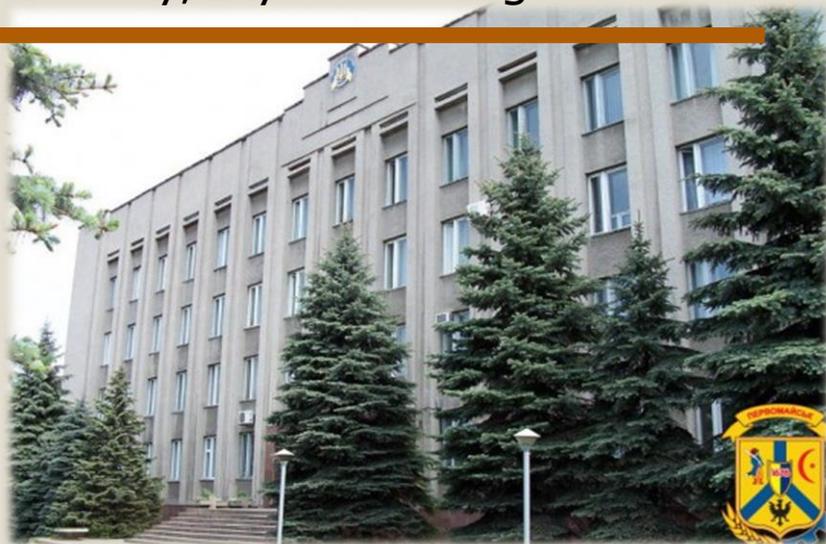
## **FACTORS OF INVESTMENT ATTRACTIVENESS**



## **STRATEGIC DOCUMENTS**

# Pervomaisk Urban Territorial Community, Mykolaiv Region

- The Strategy for Development of Pervomaisk urban territorial community until 2027 is under development (approval in November 2024)
- The action plan for sustainable energy development until 2030 *is under development* (approval in March 2025)



- The Master plan of the city Pervomaisk, here's the link: <https://drive.google.com/file/d/1jB-eJ5Uf1Wws4G4GcTU-y0eP16MyH5Zx/view?pli>
- The Program for economic and social development of Pervomaisk urban territorial community for 2022-2024:  
[http://www.pervomaisk.mk.ua/s/sotsialno-ekonomichniy\\_rozvitok\\_pervomayskoi\\_miskoi\\_teritorialnoi\\_gromadi](http://www.pervomaisk.mk.ua/s/sotsialno-ekonomichniy_rozvitok_pervomayskoi_miskoi_teritorialnoi_gromadi)
- The Program for the development of small and middle-sized enterprises in Pervomaisk urban territorial community for 2024-2026:  
<http://akts.pervomaisk.mk.ua/showdoc/21209/>



Pervomaisk Urban Territorial Community, Mykolaiv Region

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## **FACTORS OF INVESTMENT ATTRACTIVENESS**



**HROMADA  
IMAGE**

# Pervomaisk Urban Territorial Community, Mykolaiv Region

## International cooperation with

- The Ministry of Industry and Trade of Czech Republic
- The Nordic Environmental Financial Corporation (NEFCO)
- The USAID “GOVERLA” Grand Program jointly with DAI Global LLC
- The Swedish International Development Cooperation Agency (SIDA), UNDP
- The International Cooperatin Agency of the Association of Municipalities of the Kingdom of the Netherlands

## Partner cities:

- the city of Dobrych (Republic of Bulgaria)
- the city of Augsburg (Federal Republic of Germany)
- the Berlin District of Berlin-Neukolln (Federal Republic of Germany)
- the city of Pervomaisk (Ukraine, Kharkiv region)



# Pervomaisk Urban Territorial Community, Mykolaiv Region

**The Opening of the Hromada Facility Recovery and Empowerment Office of Pervomaisk Hromada— a platform of trust and action: government, hromada, and international partners are together for future!**

*Implemented in a cooperation with UNDP in Ukraine with financial support from the EU and the Government of the Kingdom of Denmark.*





# Pervomaisk Urban Territorial Community, Mykolaiv Region

FACTORS OF INVESTMENT ATTRACTIVENESS

## The Opening of the Social Adaptation and Resilience space.

*Implemented in cooperation with UNDP in Ukraine with financial support from the EU and the Government of Sweden.*



## The opening of a new space care for defenders – Veterans Service Office



**ТЕРИТОРІАЛЬНИЙ ЦЕНТР  
СОЦІАЛЬНОГО ОБСЛУГОВУВАННЯ**  
(надання соціальних послуг)  
ПЕРВОМАЙСЬКОЇ МІСЬКОЇ  
ТЕРИТОРІАЛЬНОЇ ГРОМАДИ

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## Pervomaisk Urban Territorial Community, Mykolaiv Region

The priority areas of our work are the development of the economy and attracting investments, the development of housing and communal sector and service, creating conditions for the development of small businesses, monitoring the rational use of land, and ensuring the completeness of tax revenue collection for the community budget.

We invite potential investors, business leaders, heads of enterprises, institutions, organizations, private entrepreneurs, and citizens who care about the fate of Ukraine, its infrastructure development, and restoration of its economical and cultural potential to cooperate.





# Pervomaisk Urban Territorial Community, Mykolaiv Region



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