

Solotvyn Territorial Community



Potential. Space. Perspective

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Solotvyn -2026

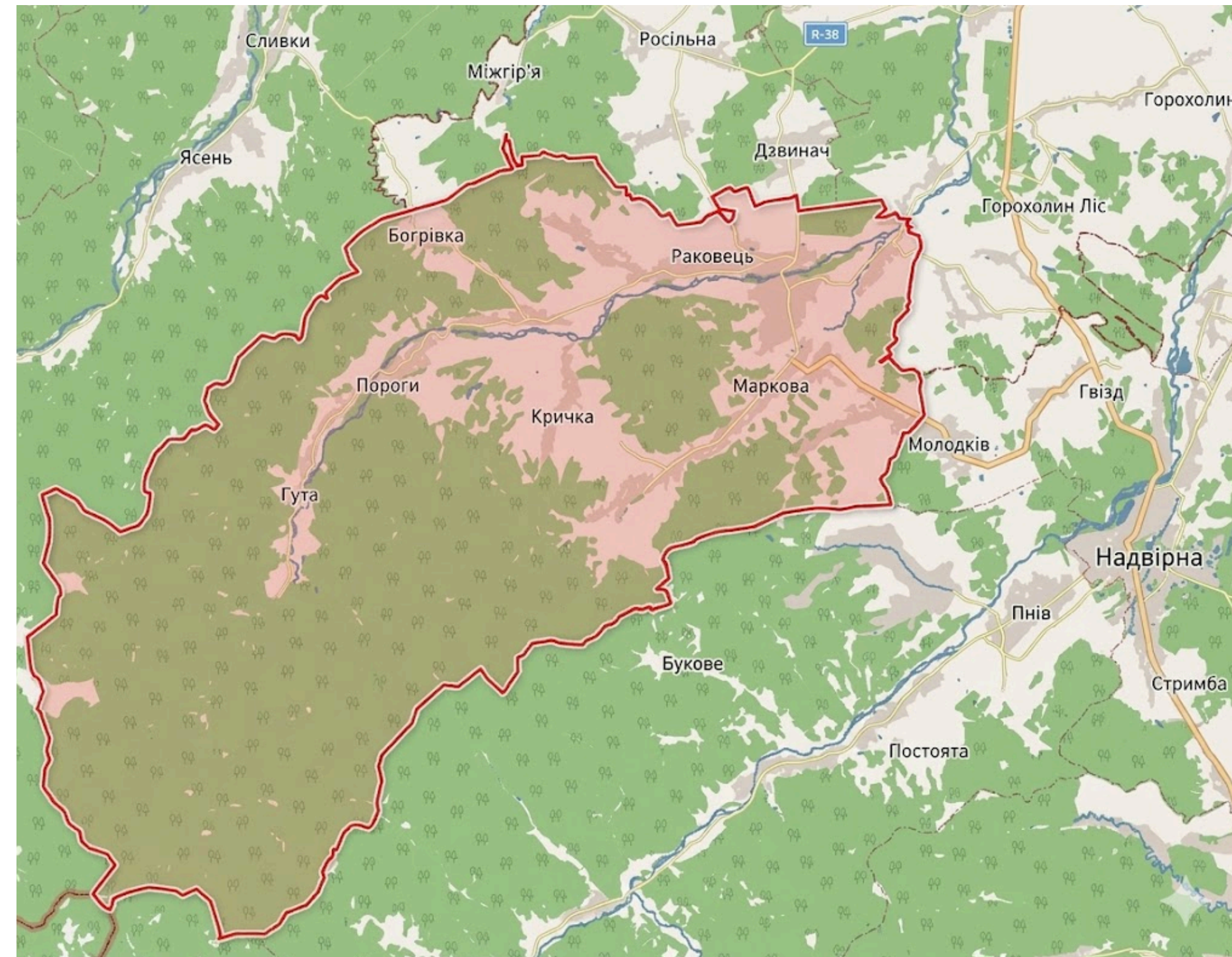
Solotvyn Community:

- Eco-zone: 0% major industrial pollution—ideal conditions for recreation, tourism, and the food industry.
- Land resources: 37 760 hectares of diverse landscapes (ranging from industrial sites to mountain tourist destinations).
- Resource base: abundant forest resources (the Gorgany Mountains) and a well-developed water network.

Total area: 37.76 thousand hectares (377.6 km²)

Community structure: 12 settlements

Population: 26,000 people



A unique geographical location—“The End Point of the Route”: the community is the final eco-oasis along its route, bordered exclusively by the wild Gorgany Mountains. The absence of through traffic guarantees absolute silence, crystal-clear air, and 0% external industrial or logistical noise.

It is the ideal place for creating private retreats, premium eco-resorts, and the production of eco-friendly products.

Solotvyn Community on the map of Ivano-Frankivsk region

Solotvyn is located 40 km from Ivano-Frankivsk

The nearest railroad station (Nadvirna) is 22 km away. Station type: passenger and freight

The borders of five countries—Poland, Slovakia, Hungary, Romania, and Moldova—lie 150–220 km from the community, providing easy access to Europe's rail, road, and air networks.



Analysis of Logistics routes and accessibility of sales markets from the Solotvyn community

Category / Object	Distance (km)	Travel time (by car)	Business Implications
Ivano-Frankivsk	40 km	~45 min	Regional center, staff, customs
Railroad Station (Nadvirna)	22 km	~25 min	Freight service
The border with Romania (border crossing point...)	~150 km	~2.5 min	Expansion into Southern European markets
The border with Poland (border crossing point...)	~220 km	~3.5-4 min	The main trade corridor with the EU



21 km to National Highway H-09 (Bohorodchany)—a fast route to Ivano-Frankivsk and Lviv.

22 km to Highway H-09 (in Nadvirna)—a logistics route to Zakarpattia.

40 km to National Highway H-10 (via Ivano-Frankivsk)—a route to Chernivtsi (the Romanian border) and Stryi.



INVESTMENT PRIORITIES



Eco-tourism

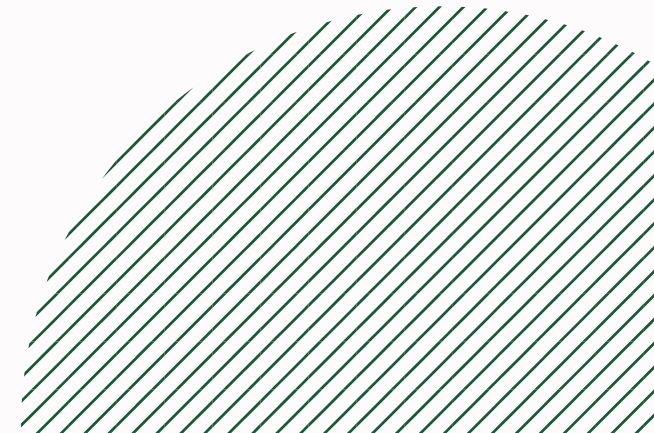
The development of glamping sites, ethnically themed hotels, and cottage complexes at the foothills of the Gorgany Mountains and within the Boikivshchyna region.

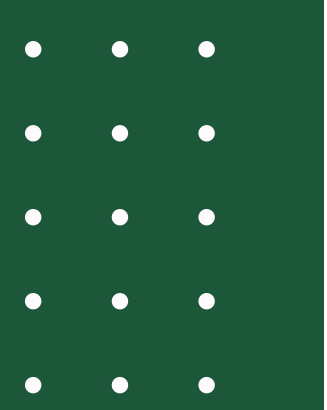
Eco-friendly production

"Developing glamping sites, ethnic hotels, and cottage complexes at the foot of the majestic Gorgany Mountains, right in the heart of the cozy, distinctive Boikivshchyna."

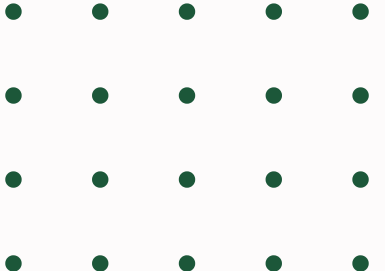
Wellness and Spa

The organization of modern recreational balneological and climatotherapy resorts.





Available Municipal Land Registry



Property 1: 13.38 hectares of land for agricultural production

Location: Krychka Village, Solotvyn Territorial Community, Ivano-Frankivsk district, Ivano-Frankivsk region, Ukraine

Cadastral number: 2620484000:02:004:0511

Total area: 13.38 hectares (a single contiguous, undivided parcel)

Zoning / Permitted Use: 01.01 Commercial agriculture (Category: Agricultural Land)



The parcel is located approximately 1.5–2 km from the nearest paved (asphalt) road in Krychka village, and 3.5–4 km from the R-38 regional highway (Bohorodchany–Huta). The site offers direct connection to the H-09 national highway (Mukachevo–Ivano-Frankivsk–Lviv), located 22 km away. This strategic location ensures the seamless transport of finished agricultural products via refrigerated trucks to the regional center (48 km) and key logistics hubs across Western Ukraine."

Given the climatic conditions of the Ivano-Frankivsk region (sufficient moisture, moderate sunlight) and its topography, the site is ideally suited for three key agricultural sectors:

- **Sector 1: Commercial Berry Farming** / Crops: Blueberries, raspberries, blackberries, or honeyberries.
- **Sector 2: Fruit and Nut Orchards** /Crops: Hazelnuts, walnuts, or climate-adapted apple and pear varieties.
- **Sector 3: Eco-Friendly Farming & Livestock** / Focus: Cultivating niche crops (medicinal herbs, lavender), establishing honeybee apiaries, or developing pastures for livestock to produce artisanal dairy and meat products.

Property 2: A unique 5.96-hectare riverfront plot with versatile land-use potential

Location: Kryvets Village, Solotvyn Territorial Community, Ivano-Frankivsk district, Ivano-Frankivsk region, Ukraine (riverfront and forest-edge zone)

Cadastral number: 2620483800:03:001:0006

Area: 5.9615 ha

Ownership Structure: Municipal property of the Solotvyn Settlement Council

Zoning / Permitted use: 16.00 reserve land (land category: agricultural land)

NATURAL ATTRACTIONS & LOCATION

- Proximity to Highway R-38: Less than 1 km
- Surroundings: Direct front-line access to the Bystrytsia Solotvynska mountain river (to the north and west) and bordering a vast forest area (to the east and south).
- The "Premium Isolation" Effect: A flawless balance of absolute privacy and easy access to infrastructure. The nearest paved road is located just 300–500 meters away on the opposite bank of the river, acting as a natural buffer.
- Distance to Ivano-Frankivsk: ~40 km (approx. a 45-minute drive).

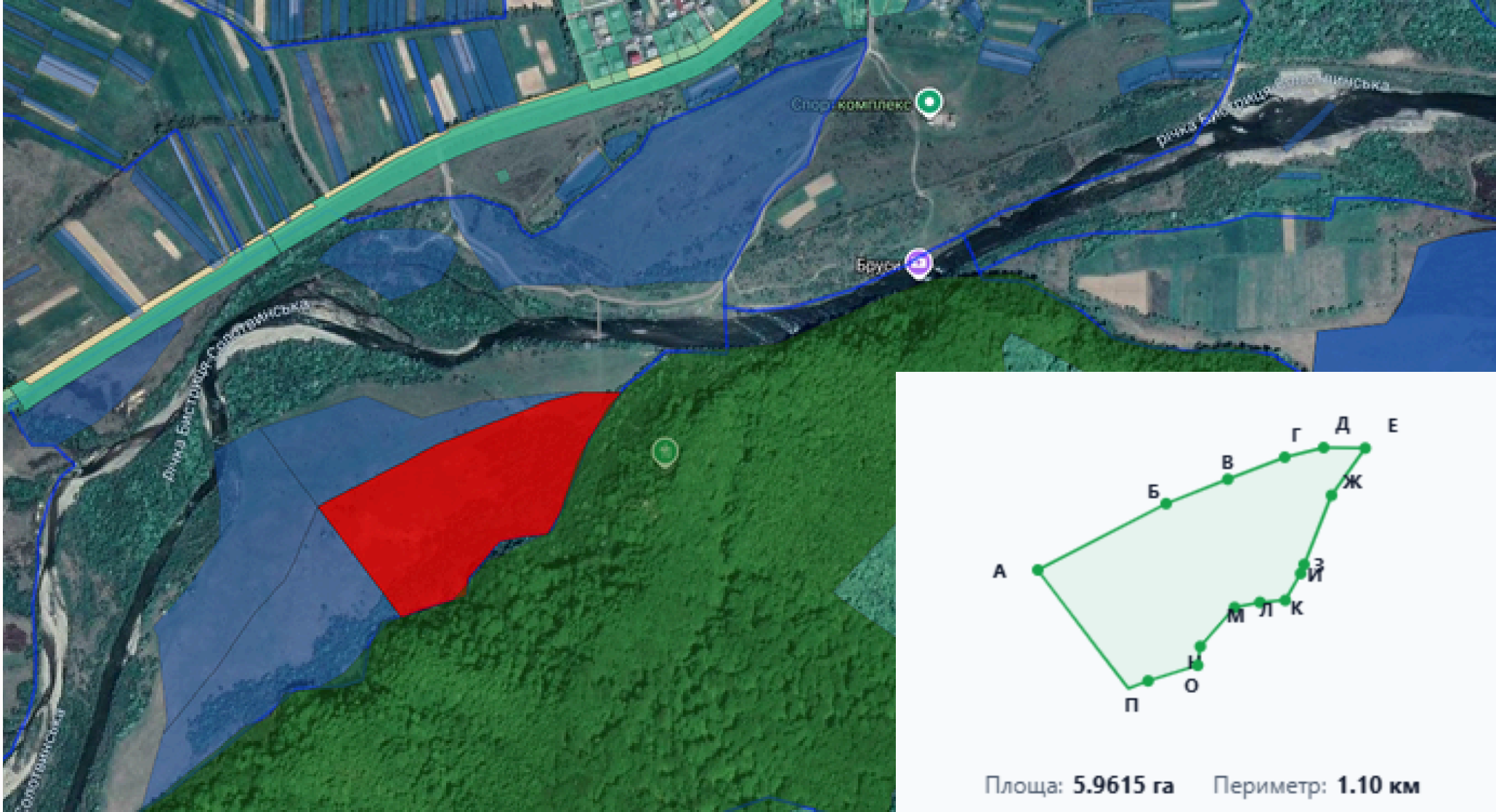
TOP 2 INVESTMENT SCENARIOS

- Scenario 1: Premium Eco-Resort / Glamping & Spa Complex / Development of an upscale cabin resort or dome hotel tailored to the unique “River + Forest” eco-zone.
- Scenario 2: Niche Eco-Agricultural Production & Agritourism / Establishing a trout farm utilizing a natural flow-through water system, or a snail/berry farm complete with an on-site tasting and visitor area.

ENGINEERING SOLUTIONS:

Electrical: Connection to the “Prykarpattyaoblenergo” JSC power grid from facilities in the village (300–500 m).

Water/Sewage: Autonomous



Property 3: A unique 3.87-hectare plot with versatile development potential

Location: Kryvets village, Solotvyn Territorial Community, Ivano-Frankivsk district, Ivano-Frankivsk region

Cadastral Number: 2620483800:03:001:0007

Total Area: 3.8757 hectares

Ownership Structure: Municipal property

Current designated use: 16.00 Reserve land

Location: A picturesque riverfront setting completely surrounded by forest, creating a pristine natural buffer that is ideal for premium, eco-conscious development.

Strategic Value: The parcel directly complements the adjacent area (Property 2), offering excellent scalability.



TOP 2 INVESTMENT SCENARIOS Proximity to Highway R-38: Less than 1 kmDistance to Ivano-Frankivsk: 43 km (approx. a 45-minute drive)

- Scenario 1: Eco-Farm & Sports-Recreation Cluster / Developing an active tourism hub featuring direct river access, dedicated hiking trails, and a secluded forest relaxation area.
- Scenario 2: Organic Production & Processing Facility / Establishing an eco-friendly operation (such as an organic farm, honeybee apiary, or wild plant and berry processing unit) where pristine natural resources serve as the brand's core competitive advantage.

ENGINEERING SOLUTIONS & UTILITIES

- **Electricity:** Connection to the existing power grid in Kryvets village (located approximately 400–600 meters away) via a standard grid connection. The local municipality provides full administrative support for easement and route approvals.
- **Water & Sanitation:** Autonomous on-site solutions. Water supply via a private deep well (leveraging the high aquifer flow rate in the river valley). Wastewater management via eco-certified closed-loop septic systems.
- **Telecommunications:** High-speed wireless internet access and reliable 4G/5G mobile network coverage.

Property 4: A unique 2.51-hectare plot with versatile development potential

Location: Kryvets village, Solotvyn Territorial Community, Ivano-Frankivsk district, Ivano-Frankivsk region

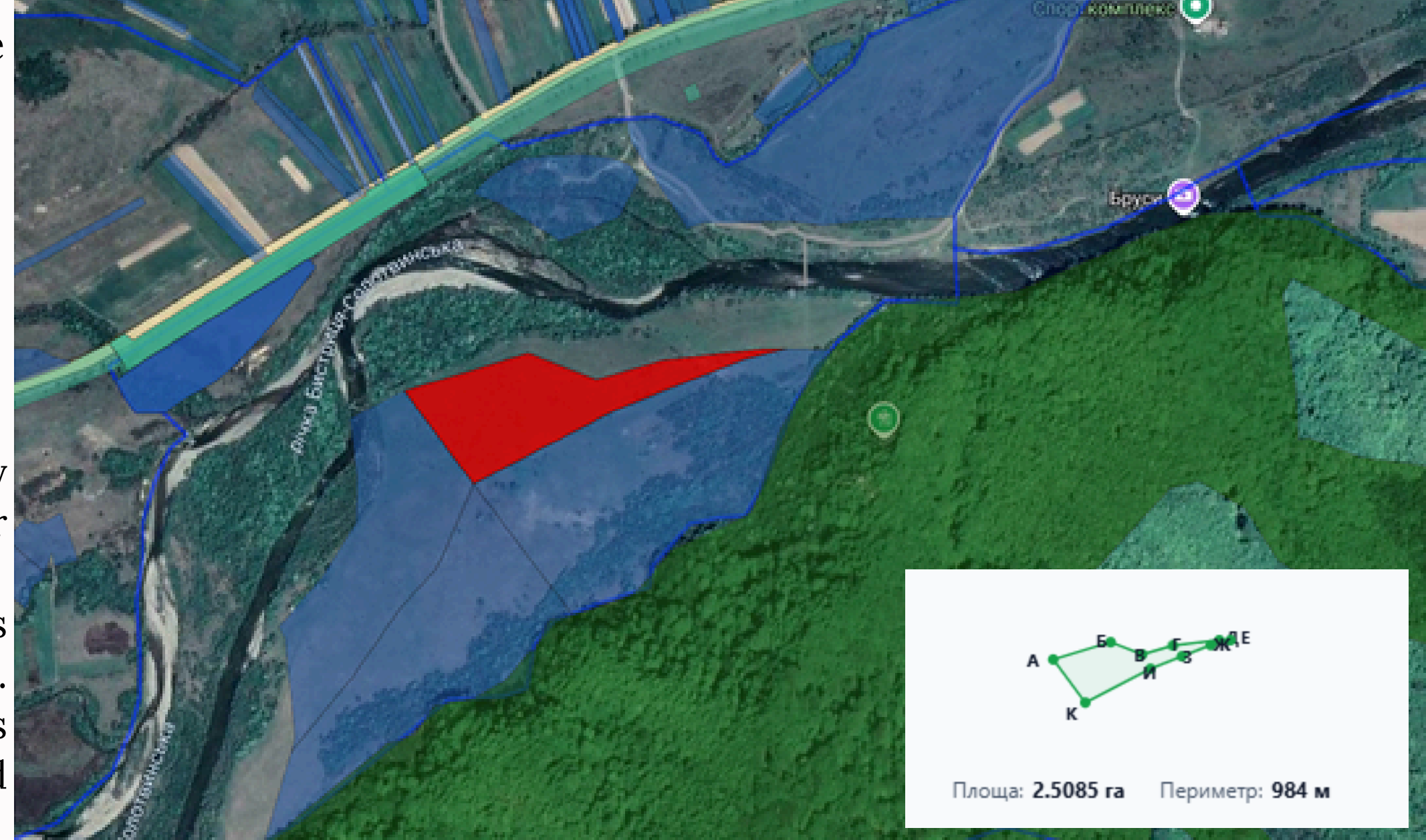
Cadastral number: 2620483800:03:001:0001

Area: 2.5085 ha. Municipal property.

Current status: 16.00 Reserve land

Location: A picturesque riverfront setting completely surrounded by forest, creating a pristine natural buffer that is ideal for premium, eco-conscious development.

Synergy & Scalability: The parcel directly complements the neighboring properties, offering excellent scalability. This allows an investor to expand existing business footprints or integrate multiple sites into a single, unified eco-cluster.



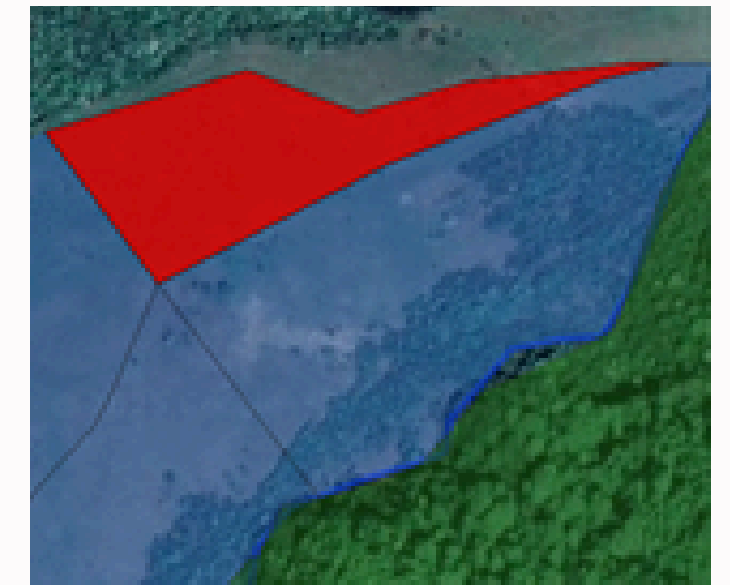
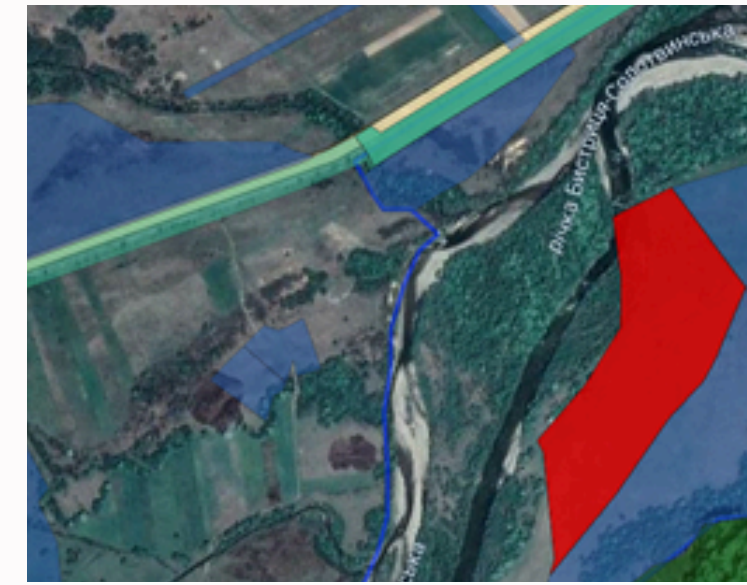
TOP 2 INVESTMENT SCENARIOS

- Scenario 1: Eco-Farm & Sports-Recreation Cluster / Developing an active tourism hub featuring direct river access, dedicated hiking trails, and a secluded forest relaxation area.
- Scenario 2: Organic Production & Processing Facility / Establishing an eco-friendly operation (such as an organic farm, honeybee apiary, or wild plant and berry processing unit) where pristine natural resources serve as the brand's core competitive advantage.

ENGINEERING SOLUTIONS & UTILITIES

- **Electricity:** Connection to the existing power grid in Kryvets village (located approximately 400–600 meters away) via a standard grid connection. The local municipality provides full administrative support for easement and route approvals.
- **Water & Sanitation:** Autonomous on-site solutions. Water supply via a private deep well (leveraging the high aquifer flow rate in the river valley). Wastewater management via eco-certified closed-loop septic systems.

Due to the strategic geographic proximity of these parcels (Cadastral Numbers: 2620483800:03:001:0006, 2620483800:03:001:0007, and 2620483800:03:001:0001), the Solotvyn Territorial Community offers an exceptional land consolidation opportunity. This combined acreage provides a large-scale, unified footprint ideal for deploying high-impact, strategic-level flagship projects.



ADVANTAGES OF INTEGRATED DEVELOPMENT:

- **Economies of Scale:** A combined area exceeding 11 hectares enables the development of a fully integrated, world-class recreational or eco-industrial complex—a scale of project that is impossible to execute on fragmented, smaller plots.
- **Strategic Master Planning:** Utilizing a single, consolidated land mass allows for optimal zoning, ensuring seamless layout design and efficient distribution of commercial, operational, and green zones.
- **Infrastructure Cost Optimization:** Developing utility networks (electricity, water supply, and sanitation) for a single large cluster significantly reduces capital expenditures (CAPEX) compared to connecting multiple disconnected sites individually.
- **Maximum Design Flexibility:** Since all three parcels currently hold "reserve land" status, the municipality and the investor can streamline the legal process by jointly approving a single, comprehensive Detailed Territorial Plan (DTP) customized precisely to the project's requirements.



Property 5: A strategic site for Renewable Energy Projects

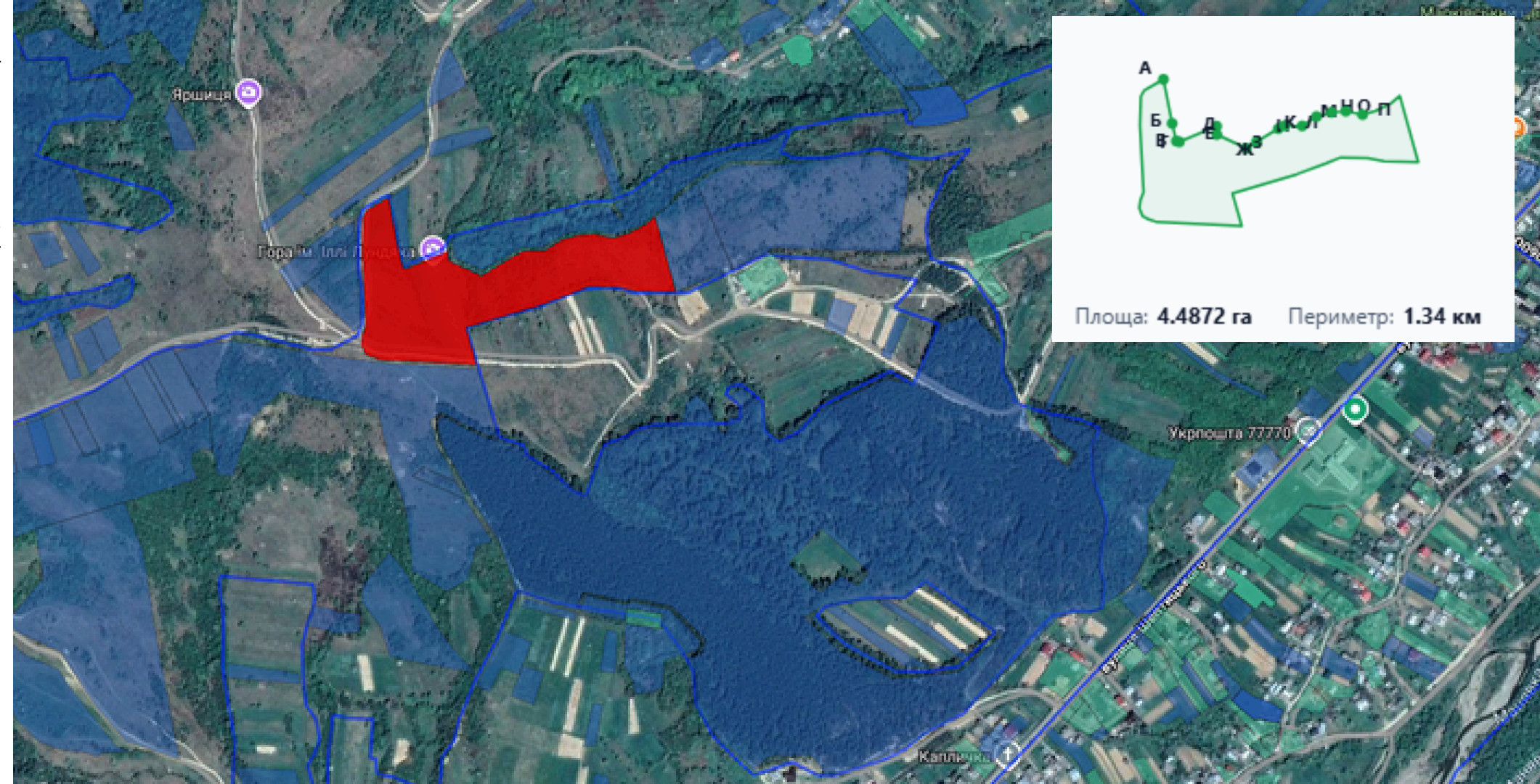
Location: Markova Village, Solotvyn Territorial Community, Ivano-Frankivsk distric, Ivano-Frankivsk region, Ukraine

Cadastral number: 2620485200:05:001:0008

Area: 4.4872 ha. Municipal property.

Current status: 16.00 Reserve land.

- Proximity to Local Highway O090103: 1.8 km
- Distance to Regional Highway R-38: 5 km



TOP 2 INVESTMENT SCENARIOS

- Scenario 1: Renewable Energy Complex (Solar or Wind Power Plant)

The site's elevated topography and hill slopes spanning over 4.4 hectares provide an exceptional environment for solar or wind power generation. The natural incline of the hillsides allows for the optimal cascading arrangement of solar arrays, ensuring the perfect angle of incidence to maximize daily energy yields.

- Scenario 2: Premium Panoramic Eco-Glamping Resort

The naturally terraced hillsides offer ready-made, spectacular viewpoints ideal for a luxury eco-tourism destination. Instead of capital-intensive, invasive construction, the site is perfectly suited for low-impact modular development, such as geodesic domes or premium A-frame eco-cabins that preserve the pristine landscape.

Property 6: A prime 5.32-hectare land parcel in Markova village
Location: Markova village, Solotvyn Territorial Community, Ivano-Frankivsk distric, Ivano-Frankivsk region

Cadastral Number: 2620485200:05:001:0006

Total Area: 5.3207 hectares **Ownership.** Municipal property
Regulatory Monetary Valuation: 228.91 UAH / sq. m (a highly competitive valuation that ensures optimization of lease-holding operational costs (OPEX))

Current Zoning Status: 16.00 Reserve Land (offering administrative flexibility for future target destination reclassification)

The distance from the site to the nearest highway
O090103 (Markova village) - 1-1.5 km, to the highway R-38 - 5 km.



TOP 2 INVESTMENT SCENARIOS

- Scenario 1: Renewable Energy Complex (Solar or Wind Power Plant). The site’s elevated topography and hill slopes spanning over 5.3 hectares provide an exceptional environment for solar or wind power generation. The natural incline of the hillsides allows for the optimal cascading arrangement of solar arrays, ensuring the perfect angle of incidence to maximize daily energy yields.
- Scenario 2: Premium Panoramic Eco-Glamping Resort. The naturally terraced hillsides offer ready-made, spectacular viewpoints ideal for a luxury eco-tourism destination. Instead of capital-intensive, invasive construction, the site is perfectly suited for low-impact modular development, such as geodesic domes or premium A-frame eco-cabins that preserve the pristine landscape.

Property 7: A major 15.06-hectare land parcel in Babche village
Location: Babche village, Solotvyn Territorial Community, Ivano-Frankivsk distric, Ivano-Frankivsk region

Cadastral number: 2620480400:03:001:0023

Area: 15.0618 hectares. Municipal property.

Regulatory monetary valuation: 7,318.01 UAH (total amount/rate, making this asset extremely competitive in terms of rental cost).

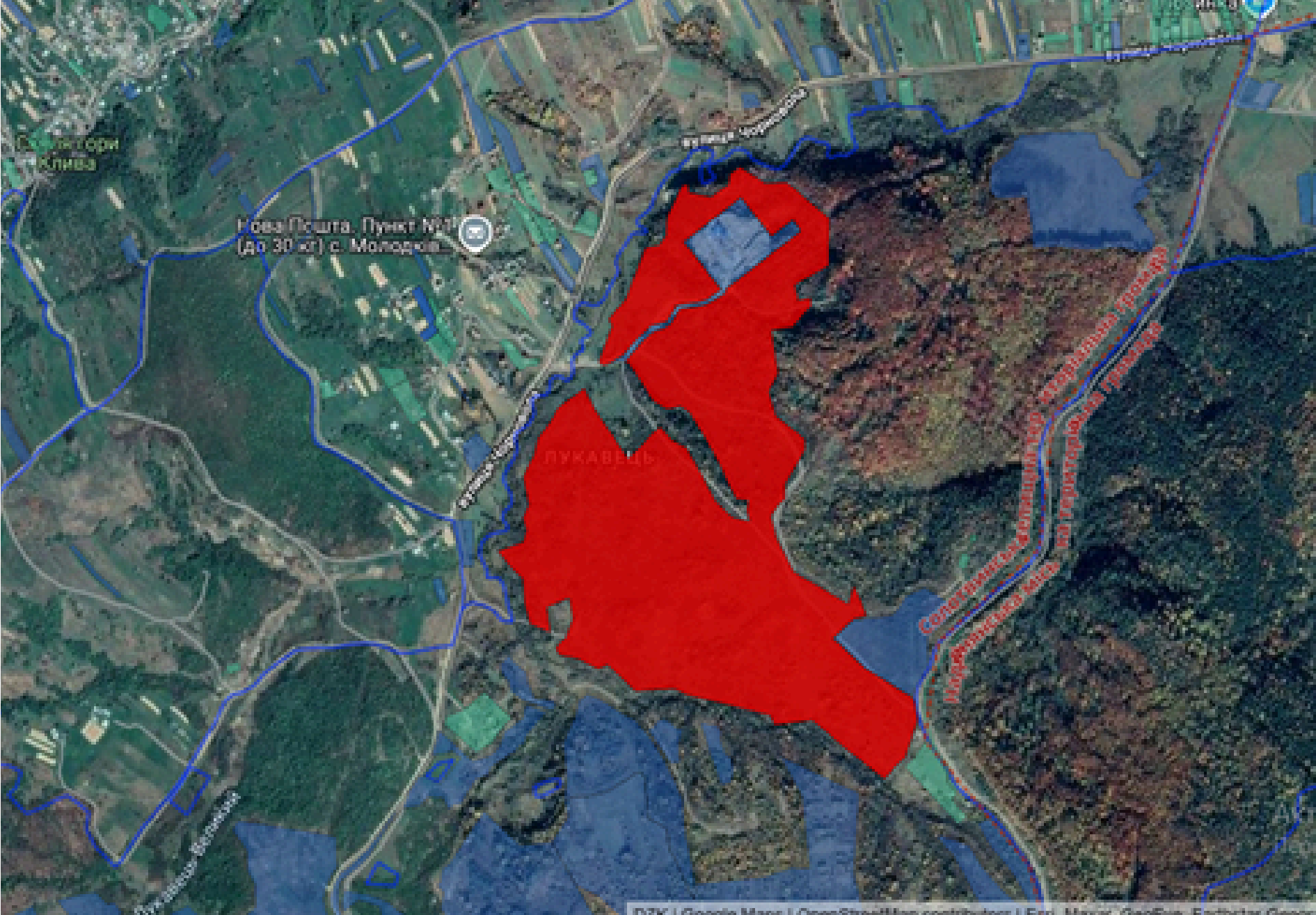
Current status: 16.00 Reserve land.

Distance to Local Highway O090103: 1.7 km

Distance to Regional Highway R-38 (Solotvyn): 10.4 km

Proximity to the Nearest Railway Hub: 17 km

The site features immediate proximity to Mount Higa, a charming local peak that provides breathtaking panoramic views and serves as a natural visual anchor for future tourism or recreational infrastructure.



TOP 3 INVESTMENT SCENARIOS

- 1.A full-cycle agro-industrial complex integrating berry cultivation, processing facilities, warehousing, and logistics operations within a single site. This model creates an efficient value chain, reduces transportation costs, and increases product competitiveness.
- 2. Solar & Industry Industrial Park. A multifunctional industrial park combining manufacturing facilities with renewable energy generation. Unused land can accommodate solar power installations, while the southern slopes offer favorable conditions for photovoltaic development, supporting long-term energy independence for industrial operations.
- 3. “Wood & Eco-Housing” Eco-Industrial Cluster. An advanced wood-processing and eco-construction cluster focused on manufacturing modern prefabricated homes, including modular, timber-frame, and CLT-panel buildings. Reliable timber supply from nearby forestry enterprises offsets the site's distance from the regional highway, while the large land area allows efficient zoning for raw material storage, production, and logistics.

Property 8: - 37.6 ha Land Plot

Location: Babche Village, Solotvyn Territorial Community, Ivano-Frankivsk distric, Ivano-Frankivsk region, Ukraine

Area: 37.6485 hectares. Municipal property

Cadastral number: 2620480400:03:001:0025.

Location: Babche village, Solotvyno Territorial Community.

GPS coordinates: 48.657423, 24.454758.

Current status: 16.00 reserve land.

Distance from the plot to the nearest highway

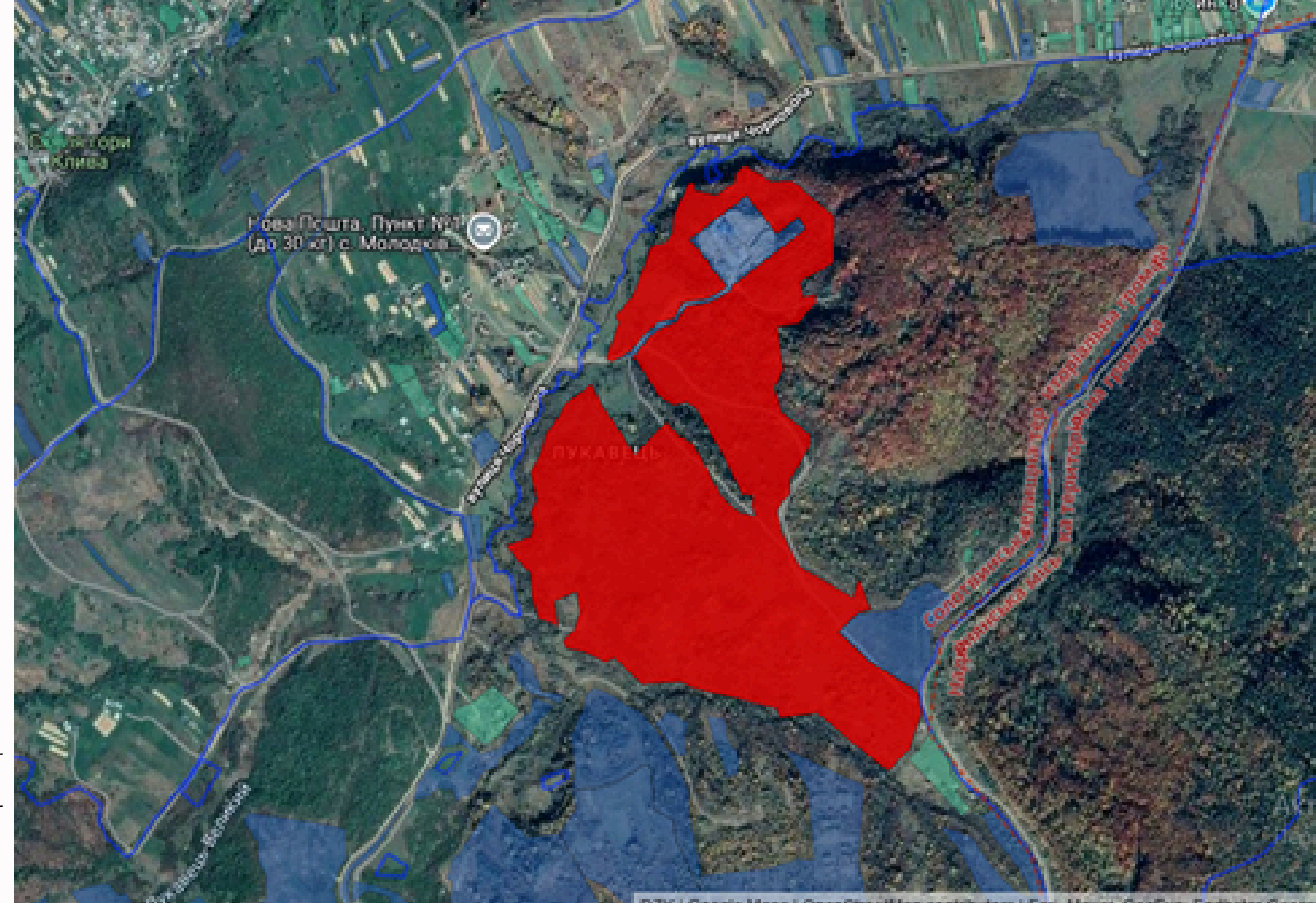
O090103 (Babche village) – 1.7 km; to the nearest railroad – 17 km; to Highway P-38 (Solotvyno) – 10.4 km.

LOCATION AND COMPETITIVE ADVANTAGES

The size of the plot allows for the implementation of a multifunctional project: manufacturing + an on-site logistics area + the energy sector.

TOP 3 INVESTMENT SCENARIOS

- 1.1. Integrated Agro-Industrial Cluster. A full-cycle agro-industrial complex integrating berry cultivation, processing, warehousing, and logistics operations within a single site, creating an efficient value chain from production to distribution.
2. “Solar & Industry” Industrial Park. A multifunctional industrial park combining manufacturing facilities with renewable energy generation. Unused land can accommodate solar power installations, while the southern slopes offer favorable conditions for photovoltaic development, supporting long-term energy independence for industrial operations.
3. “Wood & Eco-Housing” Eco-Industrial Cluster. An advanced wood-processing and eco-construction cluster focused on manufacturing modern prefabricated homes, including modular, timber-frame, and CLT-panel buildings. A reliable timber supply from nearby forestry enterprises strengthens the project's resource base, while the site's large area enables efficient zoning for raw material storage, production, and logistics.

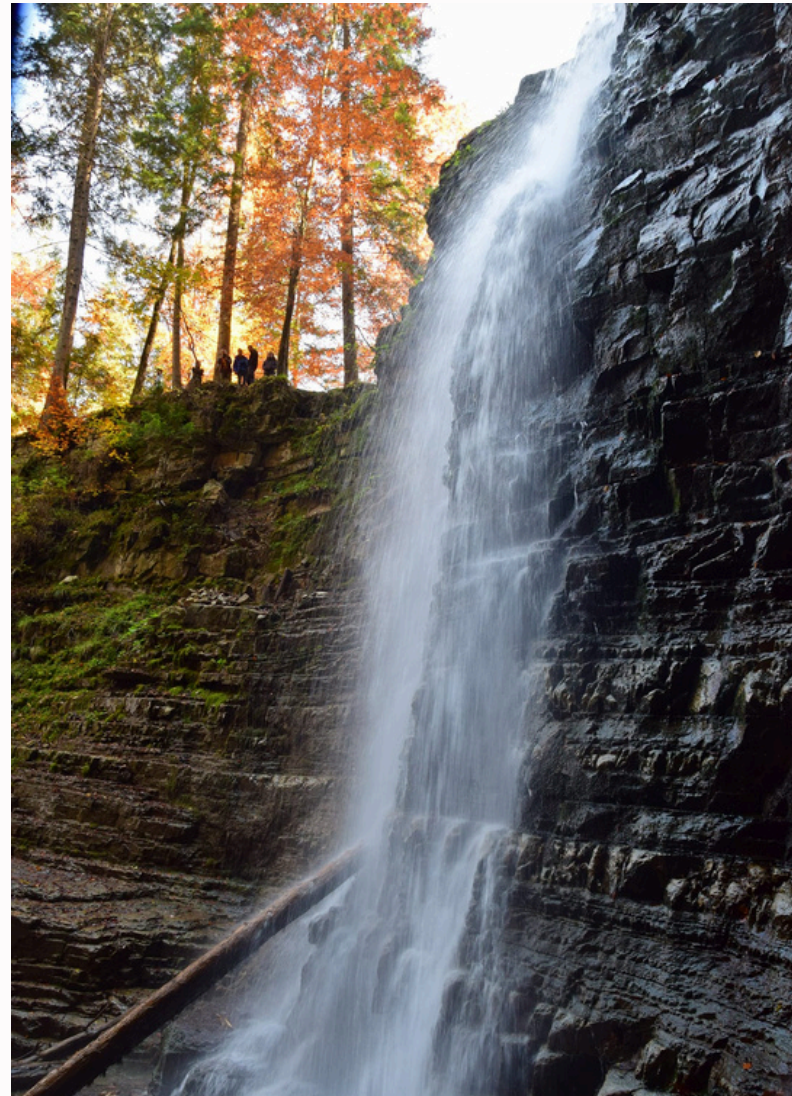


TOURISM POTENTIAL: AN UNTAPPED INVESTMENT OPPORTUNITY

What already attracts visitors?



Maniavskyi Skete ("the Ukrainian Athos"): A legendary 16th-century Orthodox monastery, home to the Blessed Stone pilgrimage site



Maniavsky Waterfall: one of the highest in the Carpathians (water drop height—21 meters).



Gateway to the Gorgany Mountains: home to Synohora National Nature Park and the starting point for hiking trails leading to the peaks of Syvulia, Ihrovets, and Vysoka, as well as Peklo Cliff, the confluence of the Bystrytsia River, and picturesque mountain meadows.

The area attracts thousands of visitors each month, while the tourism services sector remains in the early stages of development

HIDDEN POTENTIAL

Promising yet undiscovered destinations



Historical Landmark (Bohrivka): A unique complex of nine World War I-era pillboxes (long-term defensive fortifications), over 100 years old, including a rare three-level structure.



A unique ethnographic museum preserving hundreds of traditional household items, clothing, and furniture pieces. The collection includes artifacts dating back over 150 years, such as intricately carved chests, traditional tools, and wooden cradles.

Development Potential:

The site offers strong potential for experiential tourism, including interactive historical tours and ethnic cultural festivals.



WHY IS IT MORE ADVANTAGEOUS TO INVEST HERE THAN IN CROWDED RESORTS?

The “Slow Tourism” Effect



Crowd fatigue: Today’s tourists are increasingly seeking to escape the noise and artificiality of overcrowded resorts.

Our community offers pristine nature, tranquility, and authenticity—key drivers of today’s leading eco-tourism trend and a fast-growing, high-value market segment.

Untapped Market Opportunities



Ready-made demand with limited competition: The community currently lacks sufficient infrastructure to accommodate existing visitor flows.

- High-Potential Tourism Niches:
- Eco-friendly modular cottages and glamping sites
 - Ethnic cuisine restaurants and wellness spa complexes
 - Outdoor adventure equipment rental services

Financial Advantage



Low barriers to entry: land lease costs and initial capital requirements are significantly lower than in the established Carpathian resorts.

Reduced payback period driven by low competition and the absence of dumping practices in the local market.

Our community is open to collaboration and partnership

The Solotvyn community has strong potential for eco-recreation development. Key investment opportunities include renewable energy projects, circular (zero-waste) production, and the development of long-stay family-oriented tourism destinations.

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