



Борислав

Все почалось з нафти

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BORYSLAV URBAN TERRITORIAL COMMUNITY

INVESTMENT PASSPORT

2025





Dear partners and investors!

We are especially proud to invite you to discover the Boryslav urban territorial community - a unique place with strong historical roots and great development potential.

The center of our community is the city of Boryslav, the cradle of the European oil industry, which was celebrated in 1881 by the genius of the Ukrainian writer Ivan Franko. He drew the world's attention to the special role of our region - and we are honorably continuing this mission at the modern economic level.

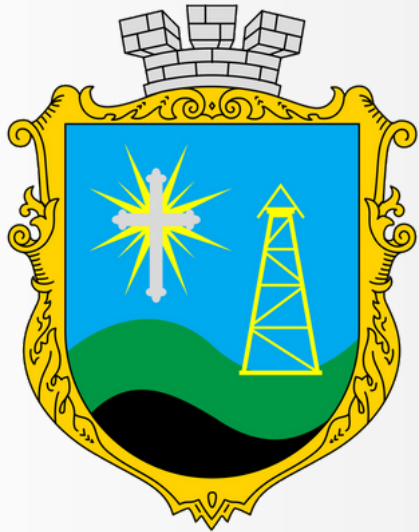
Today, the Boryslav community is comprised of hardworking and sincere people, formed as a result of administrative and territorial reform. This is a space of unity, effective self-government, and responsible growth.

The investment passport that we present to you is not just a formal document. It is a mirror of our identity, our achievements, opportunities, and challenges. Boryslav is a city of oil, gas, ozokerite, recreation, and tourism. The villages of our community are centers of authentic culture, economic wisdom, and traditional hospitality.

We believe in the power of partnership and are open to cooperation in all promising areas: from the development of entrepreneurship and tourism to the innovative economy and support for youth initiatives. Our goal is to create favorable conditions for life, preserving natural heritage, and increasing social capital.

We invite you to cooperate. Let's grow together, implement ambitious ideas, and become part of a new success story of the Boryslav community.

Boryslav territorial community

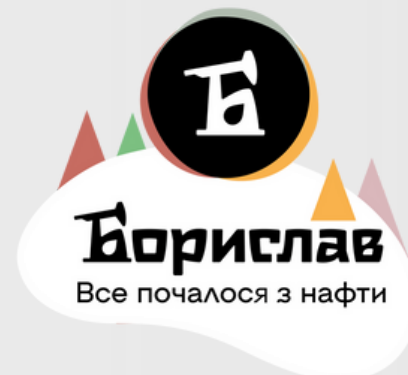


Boryslav urban territorial community, located in Drohobych district of Lviv region, is an investment-attractive territory with rich economic, scientific, cultural and labor potential

3 Number of starosta district

41,5 thousand Population

159.2 sq km Municipal area



Historical background



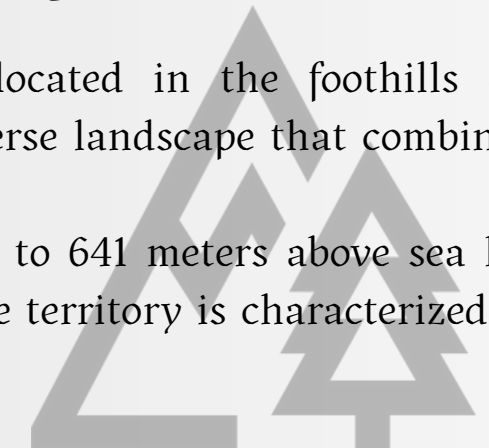
Boryslav, which is the center of the community, is closely connected with its advantageous geographical location and rich natural resources - oil, ozokerite, gas, mineral waters and forests.

- 1387: the first written mention of Boryslav in a charter of the Polish Queen Jadwiga.
- 15th–18th centuries: Boryslav is known as a center of salt production, from where salt was exported to Lithuania, Hungary and Romania.
- 1853: the beginning of industrial production of ozokerite thanks to the Lviv industrialist Robert Doms.
- Early 20th century: Boryslav becomes one of the largest oil production centers in the world, providing about 5% of world oil production.
- 1909: the city became the third in the world in terms of oil production. Engineers from Germany, Austria-Hungary, and Poland worked here, and the city had a European industrial image.
- 1920s: The city is called the "oil capital of Poland", with about 45,000 residents.
- 1969: The maximum level of oil production was reached - 569,000 tons.
- After gaining independence from Ukraine (1991), Boryslav retained the status of an important industrial center with potential for the development of tourism and environmental initiatives.

Landscape and geographical features

The Boryslav territorial community is located in the foothills of the Ukrainian Carpathians and is distinguished by a diverse landscape that combines natural beauty with industrial heritage.

The community lies at altitudes from 308 to 641 meters above sea level, covering the foothills and slopes of the Carpathians. The territory is characterized by an alternation of hills, valleys, and mountain ranges.



Competitive advantages of the community

Investment-attractive
industrial park



Tourist magnetism and unique historical and
cultural heritage



Favorable geographical location
(proximity to the resorts of Truskavets,
Shikhodnytsia and the border with the EU)



Mineral waters
with healing properties



An educated and working population ready to be
involved in new industries



Support from the local government



Potential directions for investment

• **Industry and energy**

- Production and processing of oil, gas, ozokerite
- Renewable energy (solar, wind power plants)
- Processing industry, including within the industrial park (preferential taxation)

• **Tourism and recreation**

- Construction of hotels, sanatoriums, spa complexes
- Development of green and medical tourism

• **Agricultural sector**

- Ecological farming
- Processing of agricultural production

• **IT and innovation**

- Developing of IT-cluster
- Support for Startups, creation of a Technology Park



The community's population

The Boryslav Community is part of a powerful industrial agglomeration with a population of over 200,000 people.

The population of the community is 41,555 people, including:

urban - 35 142 (84%);

rural - 6 413 (16%);

new residents (IDPs)- 2 855 (7%);

Children under 18 - 7 119 (17%);

Working-age population - 23 405 (57%);

Senior citizens aged 60 and over - 11 031 (27%).

Strengths of the Boryslav Community

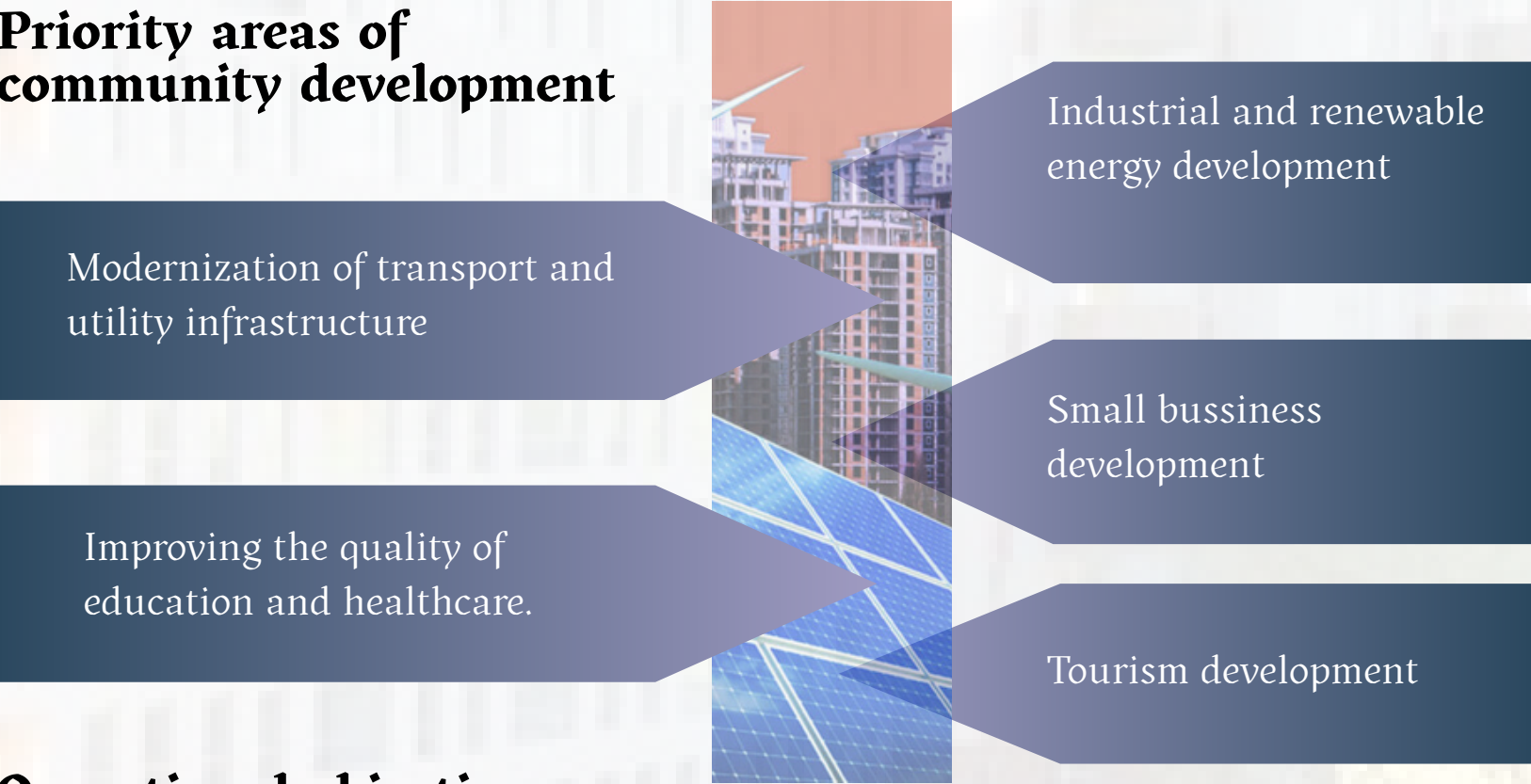
- Presence of high-yield oil and gas fields
- Significant potential for renewable energy development
- Availability of mineral water sources (including iodine-bromine) with an explored capacity of around 400 m³ per day
- Unique history of salt, oil, gas, and ozokerite extraction
- The only urban cultural park in Europe located on an oil and gas field with operating oil and gas extraction facilities (six pumpjacks)
- Pilgrimage centre of the Greek Catholic Church of St. Anne (about 1,200 relics of Saints)
- Picturesque foothill and mountain landscapes suitable for the development of recreational and leisure infrastructure
- Unique sports and recreational facilities
- Location between two state-level resorts – Truskavets and Skhidnytsia
- Effective cooperation with international partners from EU countries, implementation of joint projects
- The largest area of green spaces per urban resident in Lviv Region

Community growth

The community has developed and approved the Development Strategy of the Boryslav Urban Territorial Community for the period until 2027. You can familiarize yourself with the Strategy at the link <https://boryslavrada.gov.ua/stratetiia> or by QR code.



Priority areas of community development

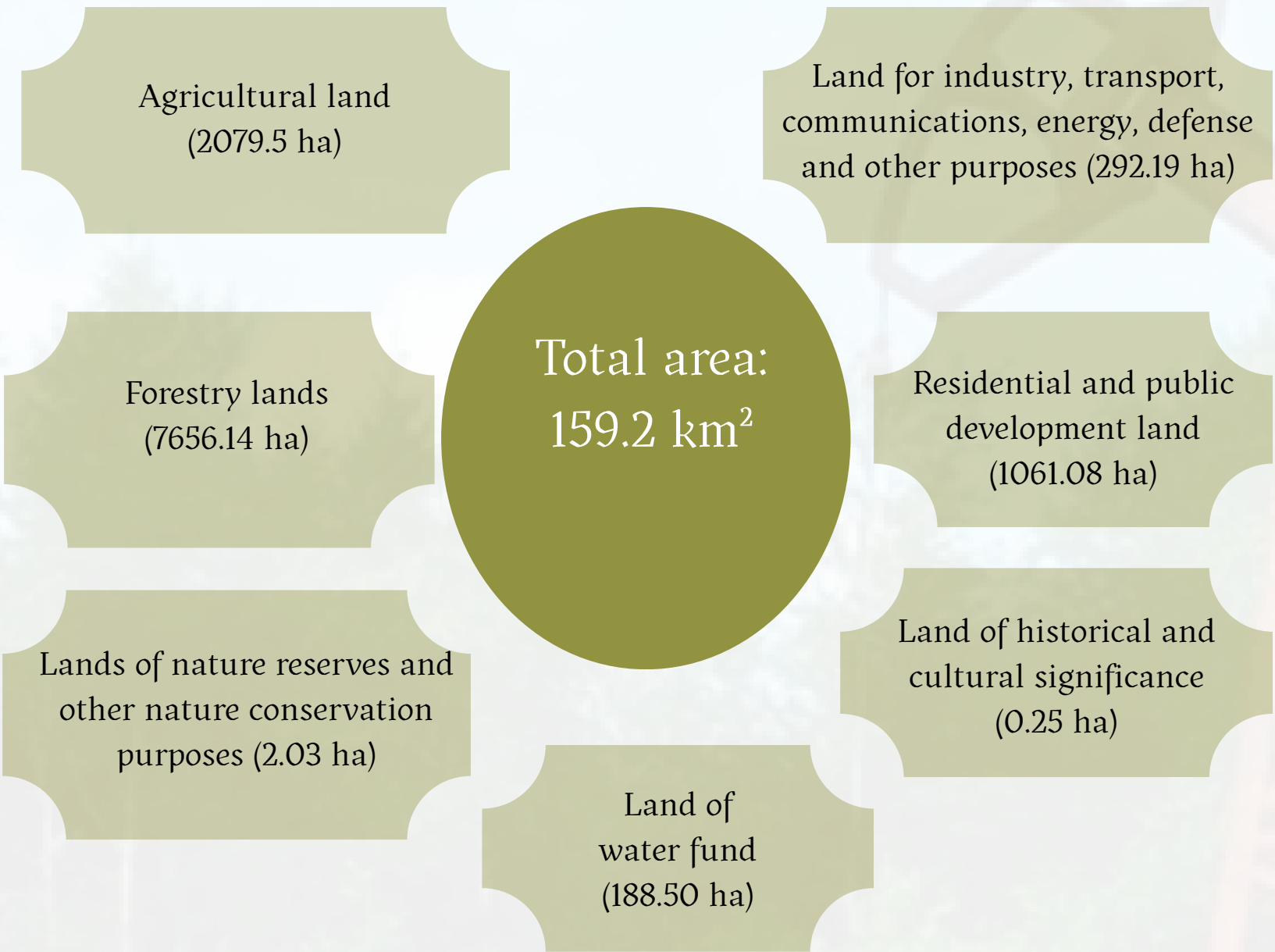


Operational objectives



- Facilitation of Investment Attraction
- Stimulation of Business Development
- Energy Development and Energy Efficiency
- Development of Tourism and Recreational Potential
- An Educated Community
- A Healthy Population
- An Inclusive Society
- Environmental Protection and Ecological Safety
- Infrastructure Development
- Development of a Quality Service Delivery System

Community land resources



The settlements of the community have updated General Plans. Work has also begun on the development of a Comprehensive Spatial Development Plan for the Boryslav Urban Territorial Community.

Forest resources

The forest ecosystems of the community are characterized by high productivity and rich biodiversity. The main forest-forming species are beech and silver fir; less common are common oak, European spruce (spruce), maple, Scots pine, European larch, and ash. Today, the forest and plant resources of the Boryslav ecosystem continue to have wide industrial and domestic use.

Water resources

The community's water fund lands are 188.50 hectares.

Water facilities

In total, there are 21 water bodies on the territory of the community. The total length of rivers and streams is 216 km. There are mineral water springs such as “Naftusya”, “Morshynska”, “Mirgorodska”.

The largest rivers flowing through the territory of the community are:



- Bystrica (11 km)
- Loshan (10 km)
- Ratochyna (10 km)



Minerals

The commercial oil and gas deposits of the Boryslav field are located in nine structural elements: the Boryslav deep, the South-Boryslav Popel and Lower-Popel folds, the Boryslav thrust, the Mrazhnytsia sections of the Popel-Boryslav and Boryslav blocks, and the MEP and Miriam thrusts. A total of 22 deposits have been discovered in Cretaceous, Paleogene and Neogene deposits. The greatest depth of oil and gas horizons is 2650 m, the smallest is 255 m. The associated gases of the Boryslav field deposits belong to oil fatty gases in their composition. The methane content in them reaches 84%, which makes them a valuable high-energy resource. As a result of the natural thickening and solidification of paraffin oil upon cooling, ozokerite is formed, the balance reserves of which in the community - 113.67 thousand tons - are the largest industrial indicators in the world.

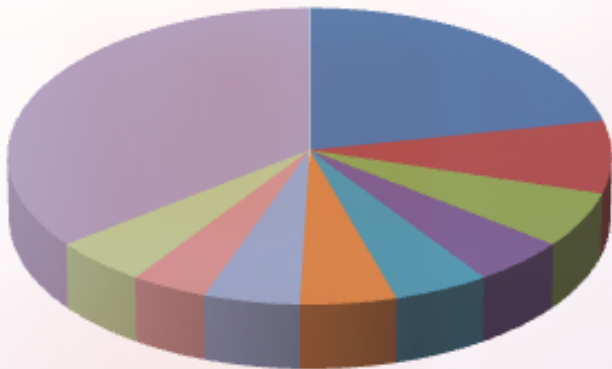
Environmental situation

Despite the long-term oil and gas production, the community has a favorable overall environmental situation. The community is one of the most greened in the region, about 50% of its area is occupied by forests. One of the largest in the region is the city park in Boryslav.

Economy

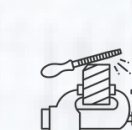
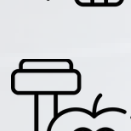
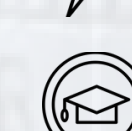
The main direction of the development of the community economy is the attraction of investors, including foreign, to the facilities of industrial enterprises that have stopped their work, with the aim of developing small and medium-sized enterprises, creating new jobs. Agriculture is developing. In 2024, 1,184 hectares of agricultural land were sown by farms. The main crops are wheat, corn, sunflower. Also, in recent years, the field of information technologies has been developing rapidly.

**The amount of taxes paid in 2024
(by type of activity)**



- Extraction of crude petroleum and natural gas (22%)
- Wholesale and retail trade (8%)
- Transportation (6%)
- Manufacture of machinery and equipment (5%)
- Education (5%)
- Computer programming, consultancy, and related activities (5%)
- Supply of electricity, gas, steam, and air conditioning (5%)
- Public administration and defense; compulsory social security (4%)
- Accommodation and food service activities (5%)
- Other (36%)

Subjects of economic activity

	Wholesale and retail trade	987		Education	36
	Transport, warehousing, postal and courier activities	78		Agriculture, forestry and fisheries	91
	Providing others types of services	292		Agriculture, forestry and fisheries	78
	Temporary accommodation and organization of food	139		State administration and defense, social insurance	61
	Processing industry	321		Financial and insurance activities	32
	Computer programming and others information services	184		Metallurgical manufacture, manufacture. of fabricated metal products, except machinery and equipment	42
	Construction	44		Water supply; sewerage, waste management	14
	Real estate transactions	83		Supply of electricity, gas, steam and air conditioning	9
	Healthcare	16		Research and development	9
	Mining industry and quarrying	8		Telecommunication	7

Total 2531 entities

Business

The historical basis of the economy of the Boryslav community is the oil and gas industry, which remains the main filler of the community's budget even today.

In general, the share of large businesses (more than 250 employees and annual income of more than 40 million euros) is 24.2%.

The energy industry (solar power plants) and the processing industry are developing.

The largest share of the Community market is small businesses. Shops, coffee shops, service stations, hairdressers and beauty salons are active.

The activity of public (non-profit) organizations is also noticeable in the community.

The presence of free land plots and non-residential premises creates opportunities for starting new businesses, in particular, the creation of production workshops and logistics hubs.

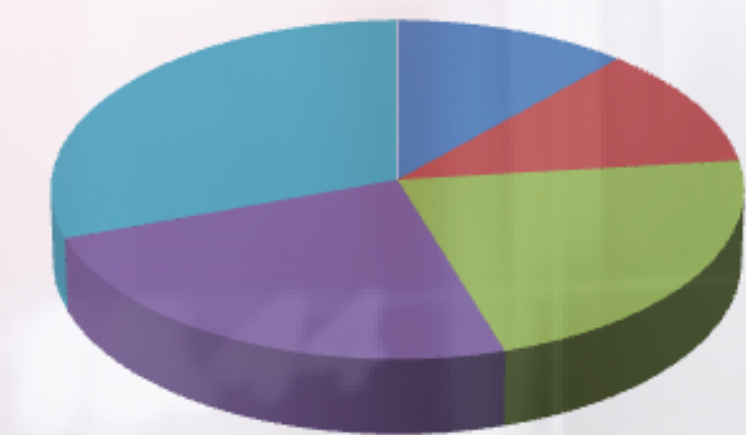
In 2024, a modern co-working center was created in Boryslav, which provides comfortable conditions for work, study, and organization of various business events.

In 2024, the community's business paid UAH 291,737.0 thousand, of which: UAH 69,896.5 thousand. individuals paid, UAH 221,840.5 thousand. - legal entities.

The largest share of taxes paid belongs to small businesses (28.51%), “big” businesses paid 23.43%.

The steady increase in the number of business entities, in particular small businesses, in the community indicates the formation of a favorable business climate, a high level of economic activity of the population and the growing investment attractiveness of the territory.

Tax payment structure



- Non-profit organizations (11%)
- Medium (11%)
- Not specified (21%)
- Large (23%)
- Small (29%)

The largest tax-paying enterprises of the Boryslav community

NAME	LINE OF BUSINESS	TAX REVENUES IN 2024, UAH million.
JSC "UKRNAFTA"	Extraction of crude oil, technical tests and research, activity in the field of engineering, geology and geodesy	91,1
ALC BP "REMA"	Production of pumps, compressors, engines, turbines, hydraulic and pneumatic equipment, etc..	13,0
LLC "BELUKO"	Production of furniture, mattresses. Wholesale of furniture, carpets and lighting accessories	9,0
LLC "JV "Boryslav Oil Company"	Exploratory drilling; extraction of natural gas; wholesale of fuel and similar products	3,2
AK "ART-Bud"	Construction of residential and non-residential buildings	1,6

Largest employers and employment population

As of January 1, 2025, 1,727 individual entrepreneurs work in the community, 4,824 people are employed as employees.

The largest employers of the community are enterprises of the oil, metalworking, and processing industries. A significant number of community workers are employed in the medical and educational fields.

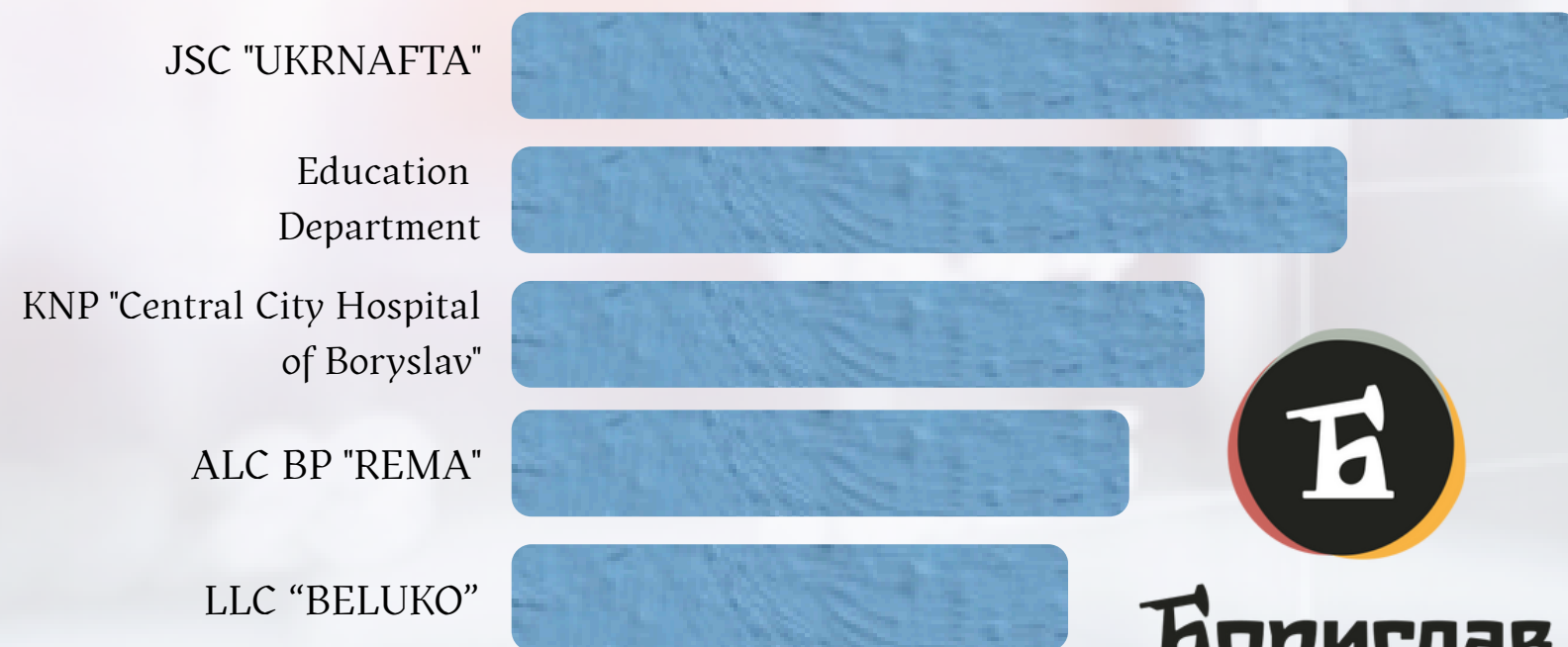
The average salary, depending on the industry, ranges from UAH 12,000 to UAH 36,000.

The development of agriculture in the community creates conditions for providing jobs for residents of community villages.

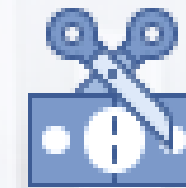
The number of IT workers and entrepreneurs is growing.

A number of vocational, professional and higher educational institutions in Boryslav and neighboring Drohobych provide training of specialists in various fields. More than 60% of community school leavers pursue higher education.

The largest enterprises of the community in terms of the number of employees



Local tax rates for 2025



Single tax

Group I – 10% of the subsistence minimum for able-bodied persons
II group – 20% of the minimum wage



Туристичний збір

0.2% – for domestic tourism, of the minimum wage;
0.2% – for inbound tourism, of the minimum wage



Real estate tax, different from a plot of land

- subdivision objects «Residential buildings» – 0.2–0.3% of the minimum wage;
- subdivision objects «Non-residential buildings» – 0.1–1% of the minimum wage.



Land tax

For land plots whose normative monetary assessment was carried out:

1. Land agricultural purpose – 0.1-1.0% NGO
2. Land of public development – 0.1% - 3% NGO
3. Land industry – 0.1% - 3.0% NGO
4. Land plots that are in permanent use by business entities - 0.1% - 12.0% of NGOs

Geographic location

Boryslav territorial community is an administrative-territorial unit of Lviv region, which is one of the most developed regions of Ukraine in the economic, tourist, cultural and scientific spheres. The region is a border region located in the west of Ukraine and borders the Republic of Poland (the border length is 258 km), advantageously located at the crossroads of international transport, economic, trade and cultural routes, which contributes to the development and deepening of interstate cooperation, assigns an important role to the region in the integration of Ukraine into European structures. In the north and northeast, Lviv region borders Volyn and Rivne regions, in the west and southeast - with Ternopil and Ivano-Frankivsk regions, in the south - with Zakarpattia region. The region is at the level of average accessibility to the nearest important urban and economic centers.



The Boryslav community is located ~90-120 km from the border with Poland, has convenient connections with international highways M-06, which starts in Kyiv, passes through Korostyshiv, Zhytomyr, Zvyagel, Korets, Rivne, Dubno, Brody, Lviv, Stryi, Skole, Svalyava, Mukachevo, Uzhhorod, the Chop checkpoint and continues in Hungary as highway 4, and M-11, which begins in Lviv, passes through Horodok, Mostyska, m checkpoint Shegyny and continues in Poland as highway 28, heading to Przemyśl.



Boryslav is located at a distance of 40-50 km from the main road and railway lines. State roads T-14-15 Mostyska – Sambir – Boryslav and T-14-02 Skhidnytsia – PISOCHNA pass through the city.

City bus routes in the community are 66.7 km long. The route transportation network provides convenient travel around the city and to neighboring communities. Convenient access to the resorts of Truskavets and Skhidnytsia. Among the plans is the integration of electronic services into the coordination of transportation

Boryslav - Lviv – 89 km
Boryslav - Drohobych – 12 km
Boryslav - Truskavets – 9.6 km
Boryslav - Skhidnytsia - 14 km
Boryslav - Stryi - 41 km
Boryslav - Popeli - 4.6 km
Boryslav - Urizh - 18 km
Boryslav - Yasenytsia-Silna - 8.9 km

Lviv - Kyiv - 541 km
Lviv - Warsaw ~ 398 km
Lviv - Bucharest ~ 814 km
Lviv - Budapest ~ 574 km
Lviv - Bratislava ~ 779 km
Lviv - Prague ~ 859 km
Lviv - Berlin ~ 925 km

Housing and Utilities



Electrified **100%** settlements



Water supply and sewage services are provided by a municipal enterprise.



Gassified **7** settlements

90%

households use gas

Energy efficiency policy

A hybrid solar power plant with a total capacity of 30 kW has been successfully put into operation on the building of the polyclinic and therapeutic departments of the central city hospital, and the process of installing two more such stations with a capacity of about 100 kW on other hospital buildings has begun. This decision became part of the municipal strategy for the transition to green technologies and increasing the energy independence of critical infrastructure facilities.

Healthcare facilities

There are 5 medical institutions in the community that provide medical services covering both primary and secondary health care: inpatient treatment, outpatient services and specialized medical practice. Auxiliary diagnostic units also function: clinical and diagnostic laboratory, X-ray rooms, ultrasound diagnostics rooms, functional diagnostics rooms, fluorographic room.



Educational institutions



- 13 general secondary education institutions;
- 11 preschool education institutions;
- 1 educational and rehabilitation center for children with special educational needs;
- 1 institution of vocational pre-higher education (medical college);
- 1 vocational education institution;
- 1 inter-school resource centre;
- 1 inclusive resource center.

Leisure and sports infrastructure

In the Boryslav community, conditions have been created for comprehensive education of – children not only in the field of general education, but also in creativity, sports, and culture. Meaningful leisure time for children in the community is provided by:

- Children's art school
- Center for children's and youth creativity
- Children's and youth sports school
- Children's and youth sports club in alpine skiing;
- Volleyball club
- 3 football clubs
- Powerlifting club
- 1 stadium (8 thousand square m
- 1 football field (2 thousand squa
- 18 sports grounds
- 22 sites with training equipment
- 1 shooting range
- 2 ski tracks



Tourism and recreation

The Boryslav community has significant potential for the development of the tourism industry, since it is located on a picturesque tourist-attractive territory, has the unique history of salt, oil and ozoker production is rich on healing mineral waters.

Community tourist magnets:

Boryslav City Park of Culture and Recreation

Oil pumpjack

Historically valuable churches

Original museums

Two ski complexes

Boryslav section of the Paleogene

Sources of mineral waters



Partnership with municipalities

The Boryslav community actively develops partnership relations with both Ukrainian and foreign communities, which promotes the exchange of experience, support in wartime conditions and the implementation of joint projects. Through such partnerships, the community is also strengthening its position at the national and international levels by promoting local infrastructure, culture and social protection.

Ukrainian partner communities

Zvyahel urban territorial community

- ◆ The 2021 memorandum provides for the creation of favorable conditions for the further development of relations between communities in the spheres of economy, science, culture, art, education, sports and tourism.

Okhtyrka urban territorial community

- ◆ The memorandum of 2024 provides for cooperation in the field of education, health care, culture, tourism, energy efficiency, energy saving and other spheres of social and cultural life.

Chigyrin urban territorial community

- ◆ In 2024, a memorandum was signed, which defines the main directions of cooperation in the field of infrastructure development, ecology, tourism and cultural exchange, implementation of joint programs of sustainable socio-economic development.

Berdyansk urban territorial community

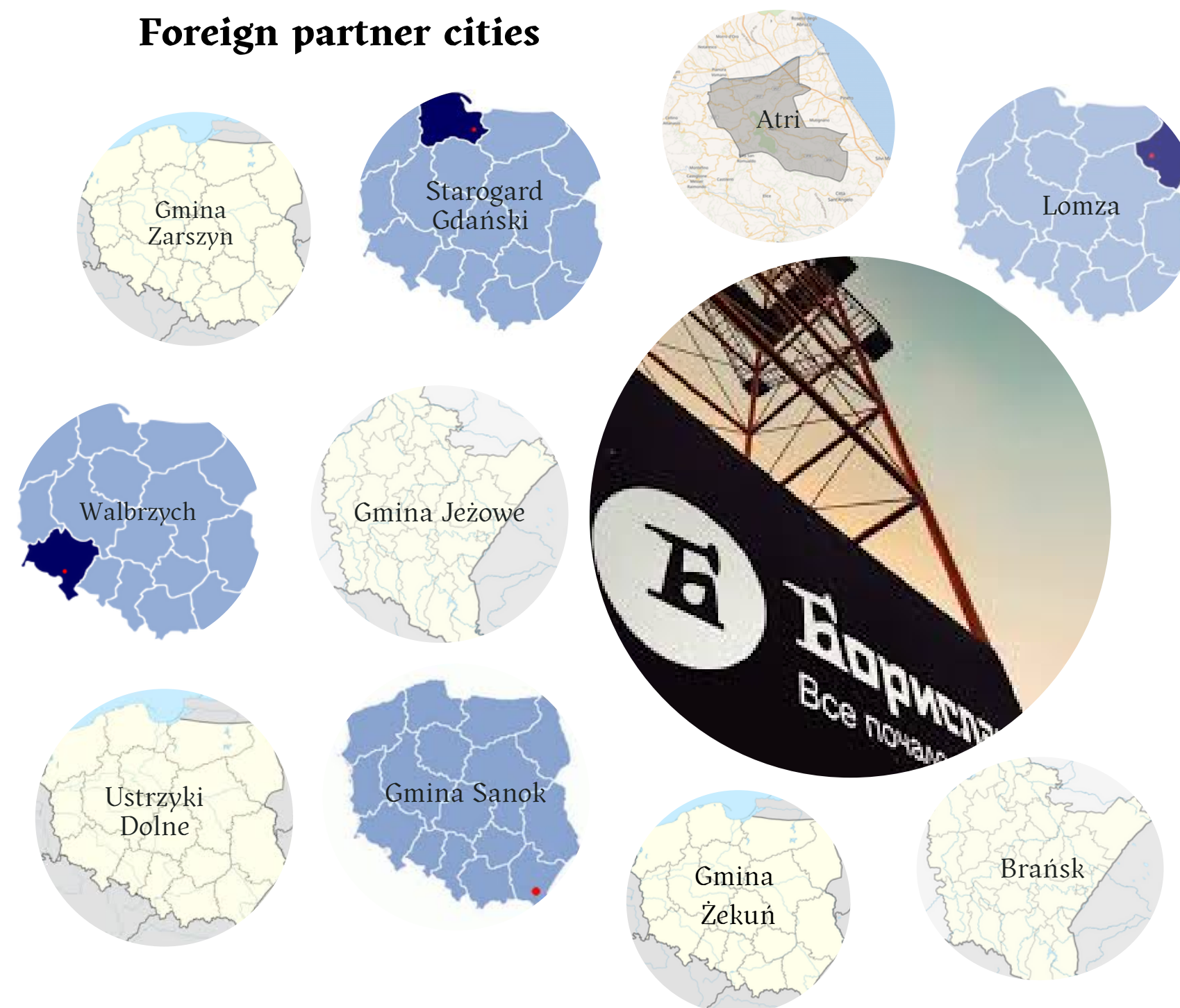
- ◆ The memorandum signed in 2025 lays the groundwork for the sustainable development of both communities, even despite the complex military realities, and provides for the relocation of educational institutions, culture, medicine, and enterprises, support for internally displaced persons, rehabilitation of veterans, as well as the organization of the recovery of children who need special care and psychological recovery.

Shyrokyv rural territorial community

- ◆ The key initiatives of the memorandum concluded in 2025 are support for children and youth, implementation of joint cultural, educational and sports initiatives, implementation of social projects and exchange of experience, in particular in the field of development of alternative energy sources.

The establishment and development of partnerships with foreign municipalities is essential for raising the profile of the community in the international arena. Such partnerships with the beginning of a full-scale war play an important role in supporting the sustainable development of the Boryslav community. After all, in addition to the exchange of experience in the cultural, educational and economic spheres, Ukrainian communities receive considerable humanitarian aid from foreign partners (medical equipment, products, generators, clothes).

Foreign partner cities



Projects implemented within the framework of international cooperation



In 2025, the Boryslav community became the winner in the competition «Large infrastructure grants» from House of Europe, financed by the European Union. The received grant funds will be directed to the overhaul of the roof of the Boryslav City Palace of Culture.

Also, the community is currently a participant in the Polaris – program, a Swedish-Ukrainian initiative aimed at supporting multi-level governance in Ukraine, with a special emphasis on involving residents in decision-making at the local level. The aim of the programme is to strengthen citizen participation in local government, to implement new or improve existing participation mechanisms (public hearings, participation budgets, electronic petitions, etc).



In 2025, with the financial support of Austausch eV. and Bread for the World implemented a project to restore the natural structure of the ecosystem, within the framework of which more than 450 sanjans of trees and red book plants were planted in the city park, thematic videos and a brochure were created, and a training seminar was held on modern methods of caring for vegetation in the urban environment.

In 2024, in cooperation with the charity organization Street Child UK (SCUK, England and Wales), the community implemented the project «Education in emergency situations» from the NGO «AirLight». The project, in particular, provided for educational institutions to receive multimedia equipment, replace windows, repair shelters and canteens, and improve the qualifications of teaching staff.



The result of the implementation of the project "Strengthening communities in the central and western regions of Ukraine", financed by the UN Refugee Agency, was the receipt in 2024 of grant support for the purchase of sports equipment for fitness classes, the purchase of furniture and equipment, as well as the arrangement of a co-working space in the public library.

In 2024, as part of cooperation with the Charitable Foundation «Smile UA» and the international humanitarian organization «Save the Children in Ukraine», a shelter repair project was implemented in the Boryslav institution of general secondary education №3.



Thanks to the «Kusanone» program financed by the Japanese government, in 2024 the Boryslav community received modern medical equipment for the obstetrics and gynecology department of the local hospital.

In cooperation with the International Organization for Migration (IOM), in 2023 the "Way Home" project was implemented, which provided for the arrangement of a modern inclusive veteran space, the implementation of a number of social cohesion activities and the reintegration of veterans into society.



In 2023, in cooperation with the Syanok Commune (Poland), with the co-financing of the European Union, the project "History seasoned with salt" was implemented, the result of which, in particular, was the arrangement of bicycle paths and places of rest in the Boryslav community, the creation of a bilingual guide, the release of a promotional film, the organization of conferences for Ukrainian and Polish tour operators, quests for young people.

In 2023, the project "Establishment of a Center for Children's and Youth Creativity for the Organization of High-Quality Extracurricular Education and Conducting Mass Events and Club Activities in the Boryslav Community" was implemented with the IOM, within the framework of which sound and musical equipment, computer equipment, equipment for video and photography, and pottery were purchased.



Within the framework of the «Transformative Pilot Action (TPA) Project on Bioenergy for Boryslav» (2022), with the support of the Center for Development and Environment (Switzerland) and the Ukrainian National Forestry University, energy-saving measures were carried out at the Boryslav Gymnasium №9.

With the support of the Council of Europe, in 2021, the community implemented the project «Under the open sky», aimed at the development of public space in Boryslav. As part of the project, the «Green Theater» was restored, a rope park and an open-air cinema were arranged, a city park development strategy was created, and the «Community Development Center, which includes a youth space and a tourist information center, was opened.



In 2020, the community received a grant from the International Renaissance Foundation (with the support of the Federal Foreign Office of Germany) for the implementation of a project aimed at fostering environmental awareness among residents. In the same year, another grant was awarded for the procurement of medicines, medical supplies, and equipment necessary to counter the SARS-CoV-19 pandemic

In 2020, in cooperation with the Sianok Commune (Poland) and co-financed by the European Union, the project "Oil Cradle of Europe: The Forgotten History of Poland and Ukraine" was implemented, the result of which was the installation of a monument to the founders of the oil industry - Jan Zeg in Boryslav and Ignacy Lukasiewicz in the village of Strachocin, the publication of a bilingual book on the history of the oil industry, and the development of a joint website oilcradle.info with an electronic catalog of historical oil production facilities.



In 2017, with the co-financing of the European Union within the framework of the «CHOICE – Cultural Heritage: Opportunity for Improving Civic Engagement» Program, the «Galician California» project was implemented, the purpose of which was to popularize the historical and cultural heritage of the oil region and develop tourist infrastructure. The project included, inter alia, the creation of excursion routes by the Boryslav community, the publication of a tourist guide, and the establishment of information tables at key historical sites.

Initiatives implemented in the community testify to strategic cohesion and openness to partnership for sustainable development. For us, international cooperation — is a strategic direction of activity aimed at the development of culture, tourism, environmental awareness and local democracy through partnership with foreign organizations, foundations and municipalities.

The community's goal within the framework of international cooperation is to promote historical and cultural heritage (in particular the oil region and Ukrainian culture); attracting investments and grants for the development of infrastructure, culture, health care and ecology; expanding international ties and cultural exchange; and increasing the level of public participation and democratic governance.



The largest investment projects

The community openly forms a favorable environment for investors, implementing large-scale projects in the fields of industry, engineering infrastructure and environmental safety. The largest of them:



Solar power plants (SPP)



There are several solar power plants operating in Boryslav that contribute to the development of renewable energy in the region: ground plants with a capacity of 8.0 MW and 1.44 MW, a rooftop solar power plant with a capacity of 3.26 MW.

Industrial Park "InPark Boryslav"

The area of the plot is 20 hectares, the projected area of the buildings is 100,000 square meters. The project involves attracting about UAH 2.2 billion in investment and creation of 2300 jobs.



- Engineering, road and transport infrastructure necessary for logistics companies is provided.
- The possibility of building warehouses, hubs, car services.
- Direct access to the T-14-15 road and the potential for logistical expansion to cross-border destinations.

An area of 5.3 hectares has already been set aside for the first participant's industrial facility, where a 24,000 square meter plant is being built for the Ukrainian company AMF.

Residential complex from SAB Investment



This project is aimed at creating a new standard of housing in the community, combining modern architectural solutions, comfort and safety for residents, as well as increasing the attractiveness of the community for young people.

Community investment facilities

In order to attract investments to free objects in the community, the official website of the Boryslav City Council created the column "Investor", which highlights current information about real estate objects and land plots of the community available for conducting economic activities. Among them:



Hotel and recreation complex

Two buildings and a plot of land (0.4 ha) on the city limits, with great views around. Nearby - a lake and a ski slope «Bukovytsia». The territory is surrounded by a brick fence. Central water supply, sewage, electricity, gas, telephone, Internet are connected. 24-hour video surveillance is underway.



Administrative building and production premises of the former construction organization

Five spaces with a total area of 1462.8 m² with boiler room, garage, carpentry shop, mech workshop are located on a fenced plot of land with an area of 0.83 ha. There is a sports and health complex nearby.



Administration building and production facilities of the former garment factory

Six rooms with a total area of 5,500 sq.m. The largest three-story workshop has a freight elevator. Own boiler room. All communications are summarized. The area is fenced (0.83 ha). Can be used for production, warehouses, wholesale or other types of activity.



Recreation center

Two-story wooden cottage, sauna, vat and restaurant premises. Water supply from the well, drainage, electricity was supplied. The plot of land is 6.4 hectares. There is a lake on the territory.

Community investment facilities



Commercial Premises

Commercial space with a total area of 159.9 m² located on the basement floor of a 9-storey residential building (construction in progress), featuring a separate entrance. Modern layout with the possibility of free re-planning. High ceilings (4 m) and panoramic windows. Individual electric heating, centralized water supply, and sewage system.



Administrative Building and Production Facilities of the Former Furniture Factory

Five premises with a total area of 3,217.7 m², including the main workshop with an area of 1,633 m², located on a municipally owned land plot of 0.98 ha. Equipped with a 400 kW electrical substation and utilities. An automobile road passes nearby.



Commercial Premises

Commercial space with a total area of 380 m² (privately owned), located on the second floor of the “Kvadrat” shopping complex. Individual electric heating, utilities, and parking space available. An automobile road passes nearby.



Non-Residential (Office) Premises

Three-storey non-residential brick building with a total area of 734.3 m², located in the central part of the city. Previously used as an office for an industrial enterprise. All utilities connected. An automobile road passes nearby.

Community Investment Properties



Production Facility – Former Furniture Factory

A single-storey brick building with an area of 483 m², located on a 0.35 ha land plot in the industrial zone of Boryslav. Equipped with a new 70 kW (380V) power supply line. Potential uses: manufacturing facilities, warehouses.



Production Facility – Former Furniture Factory

Three brick buildings with a total area of 1,162.6 m², situated on a 0.36 ha municipally owned land plot. The territory is fenced, paved, and equipped with video surveillance and a security alarm system.



Production Facility – Former Furniture Factory

A single-storey brick building with an area of 250 m², located on a 0.35 ha land plot in the industrial zone of Boryslav. The territory is fenced and equipped with video surveillance and a security alarm system. Potential uses: manufacturing facilities, warehouses, car service stations, etc.



Utility and Production Premises

Two single-storey premises with areas of 1,400 m² and 550 m². All utilities connected, parking available, and convenient access for large vehicles. Suitable for manufacturing, office space, wholesale trade, retail, or other business activities.

More information about these and other community investment properties is available on the official website of the Boryslav City Council at:

<https://boryslavrada.gov.ua/ob-iekty-nerukhomosti>
and via the QR code, or by phone: (03248) 5-42-75, or email: economy@boryslavrada.gov.ua



Land Plots in Boryslav



Two adjacent land plots with a total area of 8.3582 hectares, located in the city of Boryslav.

Land category - residential and public development land;
intended purpose - for the construction and maintenance of tourist infrastructure facilities and public catering establishments.



Land plot with an area of 0.9870 hectares, located in Boryslav (Kovaliva Street, within the settlement).

Land category – residential and public development land;
intended purpose – for the construction and maintenance of an apartment building.



Land plot with an area of 0.5820 hectares, located in Boryslav (Kovaliva Street, within the settlement).

Land category - residential and public development land;
intended purpose - for the construction and maintenance of an apartment building.



Land plot with an area of 0.4106 hectares, located in the city of Boryslav (94 Drohobytska Street), within the settlement).

Land category – land for industry, transport, communications, energy, defense and other purposes;
intended purpose – for the placement and operation of main, auxiliary and auxiliary buildings and structures of enterprises of processing, machine-building and other industries.



Land plot with an area of 0.3580 hectares, located in Boryslav (Drohobytska Street, within the settlement).

Land category - residential and public development land, intended purpose - for the construction and maintenance of an apartment building.



Land plot with an area of 0.3490 hectares, located in Boryslav (Drohobytska Street, within the settlement).

Land category - residential and public development land;
intended purpose - for the construction and maintenance of an apartment building with commercial, entertainment and market infrastructure facilities.



Land plot with an area of 0.3044 hectares, located in Boryslav (Brativ Lysykyv St.).

Land category - residential and public development land, intended purpose - for the construction and maintenance of an apartment building, intended purpose - for the construction and maintenance of low-rise buildings.



Land plot with an area of 0.3000 hectares, located in Boryslav, (Brativ Lysykyv St., within the settlement)

Land category - residential and public development land;
intended purpose - for the construction and maintenance of an apartment building, type of land use - for the construction and maintenance of low-rise buildings.

More information about these and other community investment properties is available on the official website of the Boryslav City Council at:

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Land plots in rural settlements of Boryslav community



Land plot with an approximate area of 60.0 hectares, located in the village of Yasenytsia-Silna.
Land category – agricultural land, intended use – for commercial agricultural production.



Land Plot with an approximate area 55.0 ha, located in the village of Uryzh.
Land category – agricultural land, intended use – commercial agricultural production.



Land plot with an approximate area of 25.0 hectares, located in the village of Mokryany.
Land category – agricultural land, intended use – for commercial agricultural production.



Land plot with an approximate area of 23.0 hectares, located in the village of Vynnyky.
Land category – agricultural land, intended use – for commercial agricultural production.



Land plot with an approximate area of 20.0 hectares, located in the village of Urizh.
Land category – agricultural land, intended use – for commercial agricultural production.



Land plot with an approximate area of 20.4 hectares, located in the village of Urizh.
Land category – agricultural land, intended use – for commercial agricultural production.



Land plot with an approximate area of 9.0 hectares, located in the village of Popeli.
The category of land is agricultural land, the intended use is for commercial agricultural production.



The land plot with an approximate area of 5.0 hectares, located in the village of Popeli. There are three non-residential buildings on the plot with a total area of 500 m². Communications are connected. A mountain river flows through the plot, three water sources. Nearby is a paved road (Boryslav-Sambir).
The category of land is agricultural land.

More information about these and other community investment properties is available on the official website of the Boryslav City Council at:
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Community features and cases for investors

Boryslav territorial community is distinguished by a number of competitive advantages that make it attractive to investors:

1

Geographical location

Boryslav is located in the Lviv region, which provides convenient access to European markets and logistics routes. The only city in the world that is located on an industrial oil and gas and ozokerite field with numerous sources of mineral and medicinal waters.



2

Natural resources

The community is rich in oil, gas and ozokerite reserves, which creates opportunities for the development of the energy and chemical sectors. The leading branch of industry – is oil and gas production, represented by enterprises PJSC „Ukraft” (NGVU „Boryslavnaftogaz”, Department of Oil Industry Services), JV “Boryslav Oil Company”.



3

Tourist potential

The community is home to numerous historical and cultural landmarks, as well as natural landscapes that foster the development of the tourism industry. The highlight of the community is the historical fact that Boryslav was known as the Galician "California" of the 19th century. At that time, 5% of the world's oil was extracted here, and Boryslav ozokerite was used for the construction of the transatlantic telephone cable. Today, the city is actively developing its tourism sector and offers fascinating routes through former oil industry sites surrounded by picturesque nature.

What to See?

- Oil pumpjacks in the Boryslav City Park of Culture and Recreation
- Boryslav Local History Museum
- Museum of Oil and Gas Industry of Ukraine
- Johann Zeh Pharmacy Museum
- Carpathian Wooden House (built in 1802)
- Pilgrimage Center of St. Anna in Boryslav
- “Victoria” Mine Installation
- Panoramic view of the Carpathian slopes from the top of Mount “Bukovytsia” (a modern chairlift ensures a comfortable ascent)

4

Developed Infrastructure

The Boryslav City Territorial Community has a well-established engineering, social, and recreational infrastructure that ensures a comfortable environment for living, doing business, and implementing investment projects.

Regional highways pass through the community's territory, complemented by a developed public transport network.

The municipal infrastructure provides high-quality centralized water supply, sewage, energy supply, and street lighting.

The community also has a well-developed educational and healthcare network, as well as sports infrastructure.

Investment Cases of Boryslav

- 👉 Industrial sector, including opportunities within the industrial park with preferential taxation
- 👉 Residential construction
- 👉 Development of tourism and recreational infrastructure
- 👉 Restoration of historical heritage sites



Борислав
Все началось з нафти

Tourist and Recreational Infrastructure Facilities

Cycling and Hiking Routes

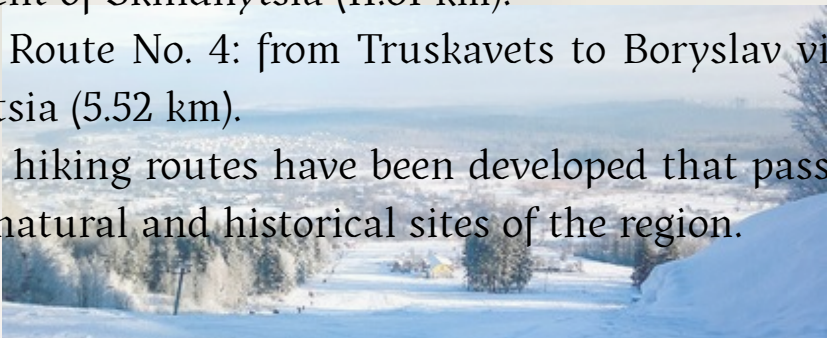
The community has developed a number of cycling and hiking routes that pass through picturesque landscapes:

Cycling Route No. 1: from Boryslav via Mount Bukovytsia to Tsyukhovyi Verkh (6.34 km).



- Cycling Route No. 2: from Boryslav to the *Tustan* Nature Reserve near the village of Urych (10.65 km).
- Cycling Route No. 3: from Boryslav to the urban-type settlement of Skhidnytsia (11.81 km).
- Cycling Route No. 4: from Truskavets to Boryslav via Mount Bukovytsia (5.52 km).

In addition, hiking routes have been developed that pass through significant natural and historical sites of the region.



Mount Bukovytsia and Recreational Facilities

Mount Bukovytsia is a center for active recreation, offering ski slopes, cycling routes, and hiking trails. The installation of an observation tower on the summit of Tsyukhovyi Verkh provides visitors with panoramic views of the surrounding landscapes.



Historical and Cultural Sites

The city features a unique park that combines recreation with industrial oil and gas extraction—an attraction that is the only one of its kind in Ukraine and worldwide.

Another must-see is the Church of St. Anna, an important cultural landmark of the region.



Johann Zeg Pharmacy Museum

The museum is one of the most visited tourist locations in the community, its exhibits illustrate not only the development of pharmacy and pharmaceuticals, but also the history of the city of Boryslav, oil production and refining, engineering, and the extraction and processing of ozokerite.

Boryslav City Park of Culture and Recreation

— a unique space that combines natural beauty with industrial heritage. This is the only park in Ukraine where oil "cranes" operate among the alleys, transformed into art objects. The territory features a rope park, an open-air cinema, the Johann Zeg pharmacy-museum, the largest workout area in western Ukraine, a skate park and a panoramic cafe.



Information support for community guests



A Tourist Information Center operates in Boryslav, which provides consultations, informational materials and support to tourists.

Center contacts:

phone: +380638844937,

email: boryslav.tour@gmail.com

Address: 82300, Lviv region, Boryslav, str. Shevchenko, building. 25.



Main blocks of the investment passport:

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Boryslav city territorial community. Information resources



[Official website of Boryslav City Council](#)



[Development Strategy of the Boryslav Urban Territorial Community for 2022-2027](#)



[Industrial Park "InPark Boryslav"](#)

[Residential Complex SAB Boryslav](#)



[Community investment facilities](#)

[Real estate lots](#)



[Agricultural land plots](#)