

National Agency
of Investment and Privatization
of the Republic of Belarus



Minsk Region
Vileyka District

Tourist Complex



Project Goal

To build a tourist complex on the shore of a reservoir

The project includes: guest houses, a bathhouse, a park, sports grounds, and recreation areas for various guest categories

The site is ready for implementation

Geolocation

Chizhevichi village, Vileyka District

An 8.5-hectare plot on the shore
of the Vileyka Reservoir

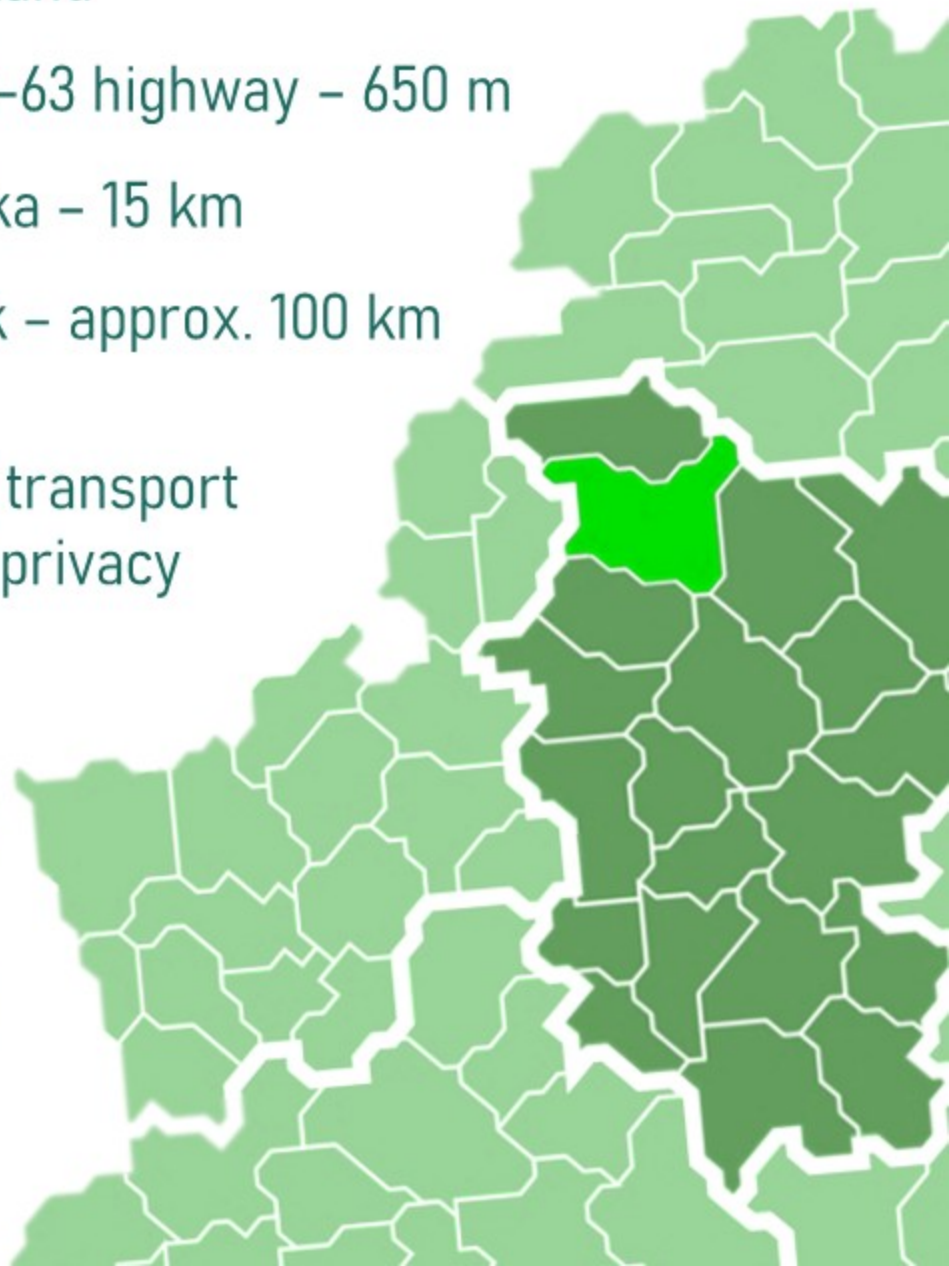
The site is surrounded by forest areas
and agricultural land

Distance to the R-63 highway – 650 m

Distance to Vileyka – 15 km

Distance to Minsk – approx. 100 km

A combination of transport
accessibility and privacy



Site Description

- Flat terrain
- Elevation difference – less than 4 meters
- The site is covered only with grass

30% of the territory – available for development
(maximum building height – 7 meters)

70% – park and open space
(mandatory landscaping – 40%)



Concept Overview



The complex is designed
for year-round recreation

Administrative and service building
(reception, café, lounge area)

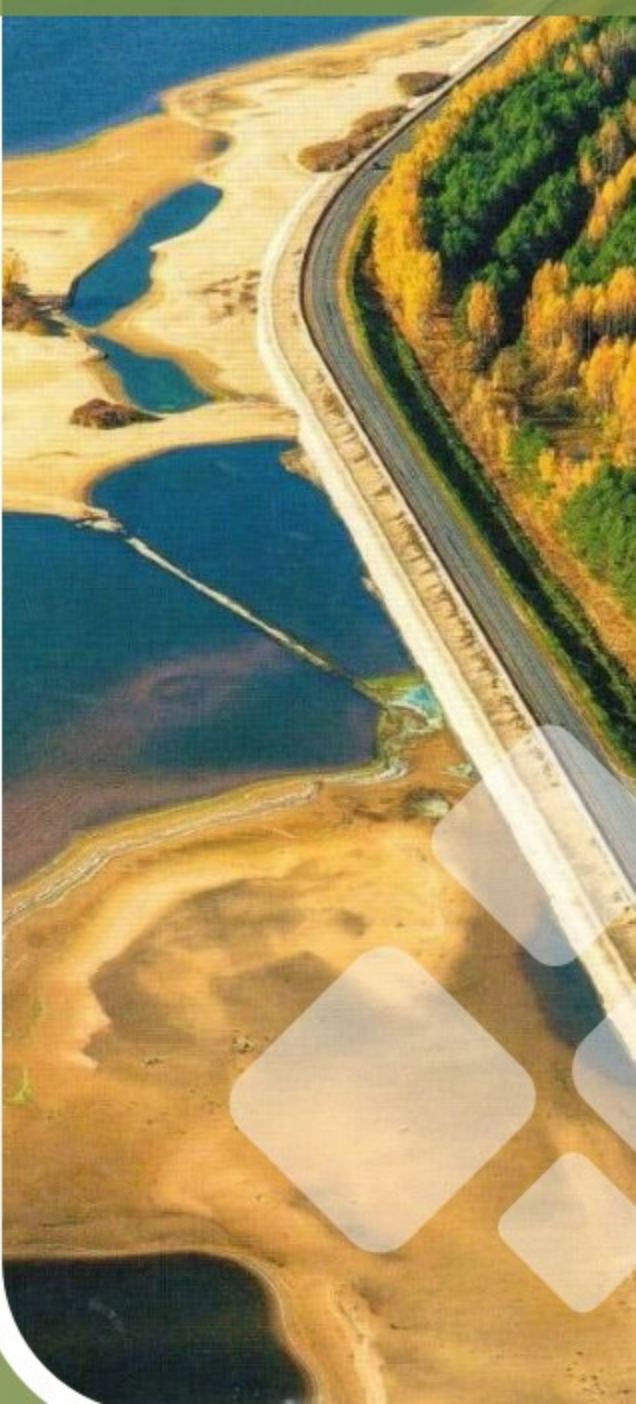
Guest houses
(for summer and winter stays)

Bathhouse complex, sports and
children's playgrounds, park area

Cultural and entertainment zone

Parking

All facilities are subject to
individual design and planning



POWER, GAS, WATER

Key resources are accessible

All systems are to be designed for the facility



Electricity

1000 kW (category II)

Connection: design of 10/0.4 kV substation, fed from "Snezhkovo" substation or from 10 kV overhead line



Gas

A gas main is located nearby. A distribution pipeline is to be designed



Water Supply, Sewerage

No central water supply network available.

Both systems are to be designed

Specifications to be determined during the design phase

Local treatment facilities are available

Key Guest Categories

The complex will be in demand year-round by various guest groups. It is designed as a versatile location suitable for any type of stay

> Families with children

Children's and sports playgrounds, safe environment

> Corporate groups

Bathhouse, picnic gazebos, dedicated event area

> Individual travelers

Peace, forest, park, walks, privacy



NAIP Website



investinbelarus.by

Investor Roadmap



map.investinbelarus.by

5 MAIN REASONS

to contact the National Agency of
Investment and Privatization

- ▶ Get key information about the Belarusian market;
- ▶ Explore available incentives and investor support options;
- ▶ Find investment-ready projects or companies;
- ▶ Use the agency's venue for meetings;
- ▶ Visit Belarus with agency support.

All services are free!