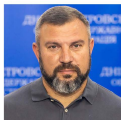




**Investment  
passport  
Magdalynivka  
settlement territorial  
community**

DEAR PARTNERS AND  
INVESTORS!



We are pleased to present you the  
Investment Passport of our community.

Fertile soil, advantageous geographical location and hard-working people are the components that make Magdalynivka community an ideal place for successful development of agricultural business. Our community is one of the largest communities in Dnipropetrovsk oblast in terms of area and hydrocarbon production.

We are open to partnerships and investments that help create new jobs, increase the competitiveness of the economy and improve the quality of life. Today, we are striving to expand partnerships and introduce innovative technologies in the development of our community. First of all, we are committed to the introduction of renewable energy, which will help us become an energy-independent community, the development of family farms and agricultural cooperatives, and an increase in the share of agricultural processing enterprises.

We believe that cooperation with you will not only ensure the success of your projects, but also contribute to the prosperity of our community! We are confident that together we will be able to realise the most ambitious ideas and achieve significant results!

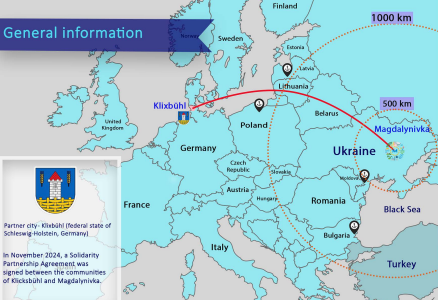
Sincerely

Head of Magdalynivka settlement  
Volodymyr Drobitko

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# General information



Location of the community  
Samarivskiy district,  
Dnipropetrovska oblast, Ukraine



Administrative centre  
Magdalynivka settlement



Community structure  
1 settlement and 35 villages



Date of formation  
December 2019



Area  
920.79 sq. km



Population  
21 393 people



Area of agricultural land  
77.8871 thousand hectares



Number of business entities  
1 359 units



Distances from Magdalynivka  
settlement to cities:

the district centre of Samar  
46 km;

regional centre of Dnipro-  
58.2 km



Distance from  
Magdalynivka settlement:

Boryspil Airport is 405 km away;

Dnipro airport is 74.5 km  
away



The nearest river  
port:

In Dnipro city-  
60.4 km

Distance to the  
nearest seaports:

in Berdiansk- 376 km;

in Mariupol- 384  
km





МАГДАЛИНІВСЬКА  
селищна територіальна громада

## Geography, natural and climate resources



The community is located in the steppe geographical zone of the Prydniprovsk lowland.

Soils are represented by ordinary chernozems and meadow chernozem soils. There are mineral deposits of the fuel and energy group.

### ► CLIMATE

The climate is temperate continental, not sufficiently humid and warm. In general, it is characterised by relatively cool winters and hot summers. The coldest month is January, and the warmest is July. The annual rainfall is 450- 490 mm. The number of sunny days averages 240 per year. These natural conditions are favourable for the development of agriculture and green energy.

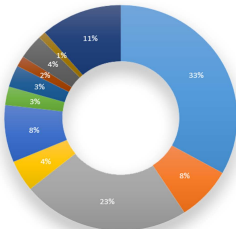
### ► WATER RESOURCES

The Oril, Chaplynka and Kilchen rivers and the Dnipro-Donbas canal flow through the Magdalenivka settlement community. The total area of the community's water fund and marshes is 1884.6913 hectares.



МАГДАЛИНІВСКА  
селищна територіальна громада

As of 14.01.2025, 472 legal entities and 875 individual entrepreneurs (IEs)\* are registered in the community



- Wholesale and retail trade
- Transport, warehousing, postal and courier services
- Agriculture
- Information and telecommunications
- Other types of services
- Accommodation and food service activities
- Processing industry
- Construction
- Education
- Healthcare and social assistance
- Other

\*Information from the Clarity Hromada analytical platform created by the Clarity Project team with the support of the USAID/UK aid project Transparency and Accountability in Public Administration and Services (TAPAS) and with the assistance of the Ministry of Digital Transformation of Ukraine

The economic base of the Magdalynivka settlement territorial community is formed by enterprises/institutions representing various types of economic activity. The main sector of the community's economy is agriculture.

## Economic potential

There are 211 agricultural enterprises (farms, individual entrepreneurs and private entrepreneurs) in the community, including the largest ones: Zhuk, Eco Vegetables, Mir and 3,955 individual entrepreneurs.



The largest enterprise and employer in the community is Agro-Oven Co, a corporation specialising in the production of pork, beef, chicken and vegetables.

In the centre of the community there are Eva, Aurora, VARUS stores, Epicentre ordering centre, branches and delivery points of Nova Poshta and Ukrposhta, branches of Privatbank and Oschadbank, and a café of the Bulka Coffee chain.

VARUS



ЕПІЦЕНТР

КП  
МАГАЗИНОК  
АВТОСЕРВІС



РІДНИЙ  
ХЛІБ

There are several food industry enterprises: Magdalynivka Butter Plant (processing of dairy products (milk, kefir, yoghurts, sour cream, butter, cheeses) and Vivat (production of bread and bakery products, flour confectionery).



Ukrasvydobuvannya JSC (Naftogaz Group) and First Drilling Company produce oil and natural gas in 8 fields.



НАФТОГАЗ



## GENERAL POPULATION

(as of 01 January 2025)

**21 128**

persons, including:

Magdalynivka settlement-

**6 975** persons

Villages-

**14 153** persons

## POPULATION DENSITY

(as of 01 January 2025)

**22,9** persons/ sq. km.



## GENDER STRUCTURE OF THE POPULATION

(as of 01 January 2025)



men-

**10 065** persons

women -

**11 063** persons

## AGE STRUCTURE OF THE POPULATION

**60+**

**5 781** persons

**18-59**

**12 175** persons

**7-17**

**2 327** persons

**0-6**

**845** persons

## HEALTHCARE INSTITUTIONS

On the territory of the Magdalynivka Settlement Community, there are the following: Municipal Enterprise 'Magdalynivka Central Hospital'; Municipal Non-Profit Enterprise 'Magdalynivka Primary Health Care Centre' of the Magdalynivka Settlement Council, consisting of **6** general practice outpatient clinics and **11** paramedic

## EDUCATIONAL INSTITUTIONS

- 15** secondary education institutions (**14** lyceums and **1** gymnasium);
- 9** institutions of preschool education;
- 1** vocational education institution - Magdalynivka Vocational School No. 88 ;
- 1** municipal institution 'Inclusive Resource Centre';
- 1** municipal institution 'Children and youth sports school'.



## CULTURAL INSTITUTIONS

- 1** Cultural and Leisure Centre of the Magdalynivka Settlement Council;
- 13** village cultural centres;
- 1** municipal institution 'Magdalynivka Public Library';
- 14** village libraries;
- 1** cultural institution 'Magdalynivka Historical and Local Lore Museum named after D.T. Kulakov' and **1** museum branch;
- 1** cultural institution 'Magdalynivka Music School'.



## PHYSICAL CULTURE AND SPORTS

- 1** municipal institution 'Sports Centre for Physical Health of the Population "Sport for All", which has sports and gyms, sports grounds, and a football field with natural turf.



## CULINARY RECORD

**On 14 August 2021** during the Dnipro Open Sky balloonists' festival, the Magdalynivka settlement territorial community set a culinary record for Ukraine. We cooked **920** litres of cold red borscht, which includes beans and crucian carp.



## TOURISM

The route passing through the villages of Ocherevuvate-Shevchenkivka-Lyubomyryivka (**14** km long) trackside of the unfinished Catherine railway has the potential to develop green tourism.

### WATER SUPPLY



The community's population and enterprises are supplied with drinking water from artesian wells. Water supply is provided by the Magdalynivka Water Supply and Sewerage Utility through **68** water intake wells from an underground horizon of more than 50 metres, water towers and a **700.4** km street water supply network.

The total capacity of the underground sources is **3,800** m<sup>3</sup>/day. The Dnipro-Donbas Main Canal is the source of irrigation water for the community's agricultural enterprises.



The community is supplied with gas by the Magdalynivka section of the Samara branch of LLC GAS DISTRIBUTION NETWORKS OF UKRAINE.

### POWER SUPPLY



There are 7 substations of DTEK DNIPRO GRIDS COMPANY on the territory of the community, which are serviced by a branch of Magdalynivka District Electric Networks.



There are **4** roads of national importance on the territory of the Magdalynivka territorial community: T-04-09, T-04-12, T-04-13, T-04-14. The total length of national importance roads is **151** km.

The length of public roads is **211.1** km.

Transport links are represented by **65** public transport routes in **7** directions.

### LOGISTICS

## Investment development



Modernisation of the Magdalynivka Primary Healthcare Centre in Magdalynivka settlement as part of the project 'Promoting Social Infrastructure Development. Improvement of Primary Rural Healthcare. USIF VII', funded by the Government of Germany through the German Development Credit Institution (KfW) in cooperation with the Ukrainian Social Investment Fund. The total cost of financing is **UAH 25,275,800.00.**



On 1 October 2024, a rehabilitation space was established at the Magdalynivka Central Hospital of the Magdalynivka Settlement Council.

The total cost of the equipment is **UAH 865,826.00.**  
The cost of repairs and landscaping is **UAH 1,291,983.45.**



Within the implementation of the project 'Strengthening the Institutional Capacity of Project Offices in Targeted Communities of Ukraine', supported by the U-LEAD with Europe Programme in cooperation with the NGO 'New Economic Policy', the Magdalynivka Settlement Council received technical equipment (a laptop with a licence package of 20 programs, a printer and a smartphone).



## Investment development



In 2024, in cooperation with the NGO 'Building Ukraine Together', repair work was carried out to create a Youth Hub.

The amount of the grant was **UAH 70,000.00.**



Implementation of the project 'Youth Space' by the Novomoskovsk City Organisation of the Ukrainian Red Cross Society in the Magdalynivka settlement territorial community.

The amount of funding is **UAH 350,000.00.**



JSC Ukrgasvydobuvannya financed the purchase of garbage cans (166 pcs.) and their yard placement with the organisation of regular garbage collection in the village of Maryivka, Samarivskyi district.

The amount of funding was **UAH 199,375.00.**

In 2023, the International Organization for Migration's Human Dimension project purchased a tractor and its components (mower, blade, plough and road brush).

The amount of funding was **UAH 925,000.00.**



## Investment objects



Type of building: non-residential building

Year of construction: 1967

Area: 522.66 sq. m.

Balance holder: municipal enterprise 'Kommunalnyk'

Address: Dnipropetrovska oblast, Samarivskiyi district, Magdalynivka settlement, 84 Tsentralna street

Connected communications: power supply, water supply and sewerage. There is no heating.

The object is located on the road T-04-13.

Coordinates: 48°55'31.0"N 34°54'10.0"E



Type of building: non-residential building

Area: 77.3 sq. m.

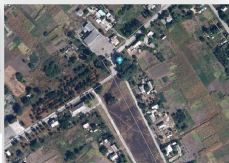
Balance holder: Magdalynivka settlement council

Address: Dnipropetrovska oblast, Samarivskiyi district, Ocherevatove village, 1-B Akoplanna Street.

Connected communications: power supply, solid fuel boiler that needs repair. There is no water supply.

Distance to the road - T-04-09 300 m.

Coordinates: 48°42'52.5"N 35°00'30.1"E



Type of building: non-residential building

Year of construction: 1983

Area: 299.38 sq. m.

Balance holder: municipal enterprise 'Kommunalnyk'

Address: Dnipropetrovska oblast, Samarivskiyi district, Magdalynivka settlement, 2-A, Redaktsiyna street.

Connected communications: power supply, water supply, heat supply.

Distance to the road - T-04-09 50 m.

Coordinates: 48°55'22.9"N 34°54'17.9"E



## Investment objects

Type of building: non-residential building

Area: 85.1 sq. m.

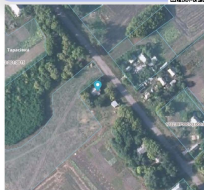
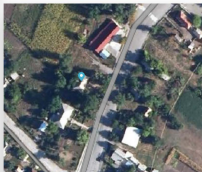
Balance holder: Magdalynivka settlement council

Address: Dnipropetrovska oblast, Samarivskiy district, Polivanivka village, Tsentralna street, 24-A

Connected communications: power supply. There are no heat and water supply.

Distance to the road - T-04-09 1.5 km.

Coordinates: 48°50'54.7"N 34°59'45.3"E



Type of building: non-residential building

Year of construction: 1968

Area: 56.7 sq. m.

Balance holder: Magdalynivka settlement council

Address: Dnipropetrovska oblast, Samarivskiy district, Tarasivka village, 20 Myr Street (Topchynskiy starosta district).

Connected communications: power supply, heat supply. There is no water supply.

Distance to the road - S-04-07-27 500 m.

Coordinates: 48°53'44.1"N 34°49'03.6"E



Type of building: non-residential building

Year of construction: 1977

Area: 123.0 sq. m.

Balance holder: Magdalynivka settlement council

Address: Dnipropetrovska oblast, Samarivskiy district, Sichkarivka village, 33-A Tsentralna Street.

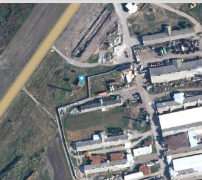
Connected communications: information is not available

The object is located on the road O-04-07-05.

Coordinates: 48°53'30.8"N 35°09'38.4"E



## Investment objects



Type of building: non-residential building

Year of construction: 1975

Area: 40.7 sq. m.

Balance holder: Magdalynivka settlement council

Address: Dnipropetrovska oblast, Samarivskiy district, Shevchenkivka village, 12 Vesnianyi Alley.

Connected communications: are missing. Nearest complete transformer substation 147 is 500 m away.

Distance to the road - T-04-14 50 m.

Coordinates: 48°49'50.3"N 34°50'26.7"E



Type of building: non-residential building

Year of construction: 1982

Area: 240.2 sq. m.

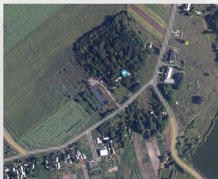
Balance holder: Magdalynivka settlement council

Address: Dnipropetrovska oblast, Samarivskiy district, Evdokiivka village, 7 Evdokiivska street.

Connected communications: are missing. Nearest complete transformer substation 126 is 500 m away.

Distance to the road - T-04-14 2.9 km.

Coordinates: 48°50'30.0"N 34°53'13.0"E



Type of building: non-residential building

Year of construction: 1975

Area: 319.84 sq. m.

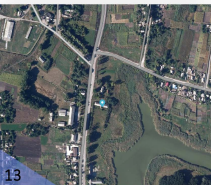
Balance holder: Magdalynivka settlement council

Address: Dnipropetrovska oblast, Samarivskiy district, Zhdanivka village, 6 Tsentralna street

Connected communications: are missing. Nearest complete transformer substation 120 is 30 m away.

The object is located on the road  
O-04-07-04.

Coordinates: 48°57'41.7"N 35°03'15.7"E



## Investment objects

Type of building: non-residential building

Area: 209.3 sq. m.

Balance holder: Magdalynivka settlement council

Address: Dnipropetrovska oblast, Samarivskiyi district, Dudkivka village, 2 Nova Street

Connected communications: are missing. Nearest complete transformer substation 512 is 30 m away.

Distance to the road - O-04-07-04 100 m.

Coordinates: 48°58'24.8"N 35°08'17.7"E



Type of building: non-residential building

Year of construction: 1977

Area: 324.2 sq. m.

Balance holder: Magdalynivka settlement council

Address: Dnipropetrovska oblast, Samarivskiyi district, Dudkivka village, 8 Tsentralna street

Connected communications: power supply. Water supply and heat supply are missing.

Distance to the road - O-04-07-04 100 m.

Coordinates: 48°58'22.5"N 35°08'14.5"E



Type of building: non-residential building

Year of construction: 1975

Area: 283.1 sq. m.

Balance holder: Magdalynivka settlement council

Address: Dnipropetrovska oblast, Samarivskiyi district, Kramarka village, 75 Tsentralna Street

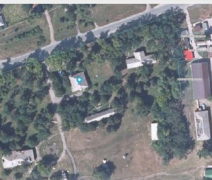
Connected communications: are missing. Nearest complete transformer substation 120 is 30 m away.

Distance to the road - S-04-07-23 100 m.

Coordinates: 48°56'20.8"N 35°06'07.1"E



## Investment objects



Type of building: non-residential building

Year of construction: 1981

Area: 197.1 sq. m.

Balance holder: Magdalynivka settlement council

Address: Dnipropetrovska oblast, Samarivskiy district, Kotovka village, 31 Tsentralna street.

Connected communications: power supply. Water supply and heat supply are missing.

Distance to the road - T-04-12 100 m.

Coordinates: 49°07'55.6"N 34°55'47.3"E



Type of building: non-residential building

Year of construction: 1970

Area: 58.65 sq. m.

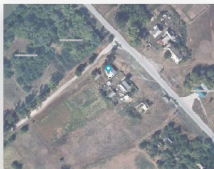
Balance holder: Magdalynivka settlement council

Address: Dnipropetrovska oblast, Samarivskiy district, Stepanivka village, 10-A, Yavornytskoho Dmytra Street.

Connected communications: are missing.

Distance to the road - T-04-12 4.5 km.

Coordinates: 49°09'42.0"N 34°59'10.1"E



Type of building: non-residential building

Year of construction: 1981

Area: data is missing

Balance holder: Magdalynivka settlement council

Address: Dnipropetrovska oblast, Samarivskiy district, Kotovka village, 1-B, Limanna Street.

Connected communications: are missing.

Distance to the road - T-04-12 2.5 km.

Coordinates: 49°08'50.2"N 34°55'52.1"E



## Land plots

Cadastral number: 1222383300:01:001:1093

Area: 11,4132 hectares

Form of ownership: communal property

Address: Kaznacheyivka village

Purpose of use: reserve land (land plots of each category of land that are not granted to citizens or legal entities for ownership or use)

Land category: agricultural land

Communications:  
water supply - 50 m.  
power supply - a complete transformer substation is located on the territory.  
gas supply - 50 m.

Distance to the road - O-04-07-09 500 m.



Cadastral number: 1222383300:01:001:1140

Area: 12.3077 hectares

Form of ownership: state property

Address: Kaznacheyivka village

Purpose of use: reserve land (land plots of each category of land that are not granted into ownership or use to citizens or legal entities)

Land category: agricultural land

Communications:  
water supply - 50 m  
power supply - the nearest complete transformer substation is 50 m away.  
gas supply - 50 m.

Located near the road O-04-07-09.

## Land plots



Cadastral number: 1222386000:01:002:0571

Area: 8,312 hectares

Form of ownership: communal property

Address: Polivanivka village

Purpose of use: reserve land (land plots of each category of land that are not granted into ownership or use to citizens or legal entities)

Land category: agricultural land

Communications:  
water supply - is missing.  
power supply - the nearest complete transformer substation is 500 m away.  
gas supply - data is missing.

Distance to the road - T-04-09 2.6 km.

Cadastral number: 1222386000:01:001:0896

Area: 14,459 hectares

Form of ownership: communal property

Address: Polivanivka village

Purpose of use: reserve land (land plots of each category of land that are not granted to citizens or legal entities for ownership or use)

Land category: agricultural land

Communications:  
water supply - is missing.  
power supply - a complete transformer substation is located on the territory.  
gas supply - data is missing.

Distance to the road - T-04-09 1 km.





## Land plots



Cadastral number: 1222387400:01:001:1267

Area: 11.6813 hectares

Form of ownership: communal property

Address: Yevdokiivka village

Purpose of use: reserve land (land plots that have not been granted for use by citizens or legal entities)

Land category: agricultural land

Communications:  
water supply - is missing.  
power supply - the nearest complete transformer substation is 500 m away.  
gas supply - is missing.

Distance to the road - T-04-14 1.2 km

Cadastral number: 1222385800:01:001:0746

Area: 34.4986 hectares

Form of ownership: state property

Address: Liubomyrivka village

Purpose of use: reserve land (land plots of each category of land that are not granted to citizens or legal entities for ownership or use)

Land category: agricultural land

Communications:  
water supply - is missing.  
power supply - a complete transformer substation is located on the territory.  
gas supply - is missing.

Distance to the road - T-04-14 300 m.



## Land plots



Cadastral number: 12223555100:01:004:0003

Area: 1.4 hectares

Form of ownership: communal property

Address: outside the Magdalynivka settlement

Purpose of use: for the location and operation of main, auxiliary and auxiliary buildings and structures of processing, machine-building and other industries.

Land category: industrial, transport, communications, energy, defence and other purposes.

Communications:  
water supply - is missing.  
power supply - is missing.  
gas supply - data is missing.

Distance to the road - T-04-09 100 m.

Cadastral number: is missing

Area: 6.7 hectares

Address: Topchyne village

Purpose of use: reserve land (land plots of each category of land that are not granted into ownership or use to citizens or legal entities)

Land category: agricultural land

Communications:  
water supply - is missing.  
power supply - the nearest complete transformer substation is 500 m away.  
gas supply - 500 m.

Distance to the road - T-04-09 1 km.

Coordinates: 48°56'47.2"N 34°46'16.6"E



## Land plots



Cadastral number: 1222355100:01:001:0994

Area: 3.9 hectares

Form of ownership: communal property

Address: Magdalynivka settlement

Purpose of use: reserve land (land plots that are not provided for use by citizens or legal entities)

Land category: agricultural land

Communications:  
water supply - 300 m.  
power supply - 300 m.  
gas supply - 400 m.

Distance to the road - T-04-14 100 m.

Cadastral number: is missing

Area: 6.0 hectares

Form of ownership: communal property

Address: Topchyne village

Land category: agricultural land

Communications:  
water supply - 300-400 m.  
power supply - 300-400 m.  
gas supply - 300-400 m.

Distance to the road - T-04-13 300 m.

Coordinates: 48°56'30.8"N 34°48'57.0"E



## Land plots



Cadastral number: is missing

Area: 2.0 hectares

Form of ownership: communal property

Address: Kotovka village

Communications:

water supply - there is a water tower on the territory.

power supply - a complete transformer substation is located on the territory.

gas supply - gas pipes are blocked.

Distance to the road - T-04-12 100 m.

Coordinates: 49°08'48.4"N 34°55'59.1"E



Cadastral number: 1222383500:02:001:0751

Area: 2.0 hectares

Form of ownership: communal property

Address: Kotovka village

Communications:

water supply - is missing.

power supply - a 2 complete transformer substation is located on the territory.

gas supply - gas pipes are blocked.

Distance to the road - T-04-12 50 m.



# Factors that make a community attractive for investment



Favourable geographical location



Availability of natural resources, conditions for tourism and recreation.



Large territory of the community



Hydrocarbon production



Developed agricultural sector and potential for further growth



Availability of forests and natural water sources



Availability of skilled workforce to work in agriculture and industry



Favourable business climate



Availability of conditions for the implementation of investment projects



Developing innovative business models

*If you have proposals for cooperation and are looking for partners, you can contact the Department of Economic Development and Project and Investment Activities of the Magdalynivka Settlement Council.*

51100, Dnipropetrovska oblast, Samarivskiyi district, Magdalynivka settlement, 46 Tsentralna str.

E-mail: [24emagd@gmail.com](mailto:24emagd@gmail.com)  
[info@magd.otg.dp.gov.ua](mailto:info@magd.otg.dp.gov.ua)

Phone number: +380569121189



## **Magdalynivka settlement territorial community**

51100, Dnipropetrovska oblast, Samarivskiy district, Mahdalynivka settlement, 46 Tsentralna Street

**Phone number:** +380569121189

**E-mail:** [info@magd.otg.dp.gov.ua](mailto:info@magd.otg.dp.gov.ua)

**Website:** [magd.otg.dp.gov.ua](http://magd.otg.dp.gov.ua)

**2025**

**Concept, text and design:** Volodymyr Drabitko, Viktoriya Onyshchuk, Kateryna Novikova.

