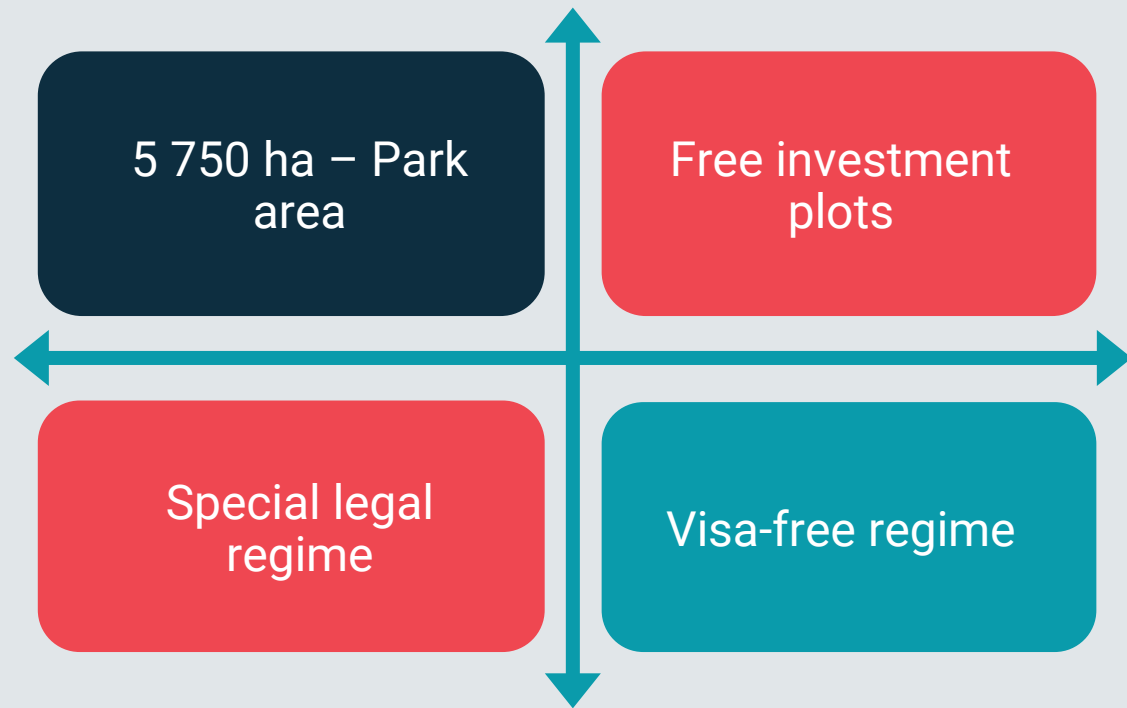




Park Avgustov canal

Investment potential and touristic
attraction

Special tourist and recreational park Augustov canal



Special tourist and recreational park Augustov canal

Advantageous geographical position on the border of Belarus, Poland and Lithuania and crossing of international trans-border touristic routes.

Includes territories adjacent to the Belarusian part of the Augustov canal:

- From the border with the Republic of Poland to the river Niemen and its riverbank
- From the Grodno hydroelectric station to the border with the Republic of Lithuania



Touristic attraction of Park Augustov canal

16 berthes

20 touristic
routes

18 rest
areas and
camping's

Rental
centers

Candidate for
UNESCO World
Heritage

Transport
availability



The site plan of territory development of park Augustov canal

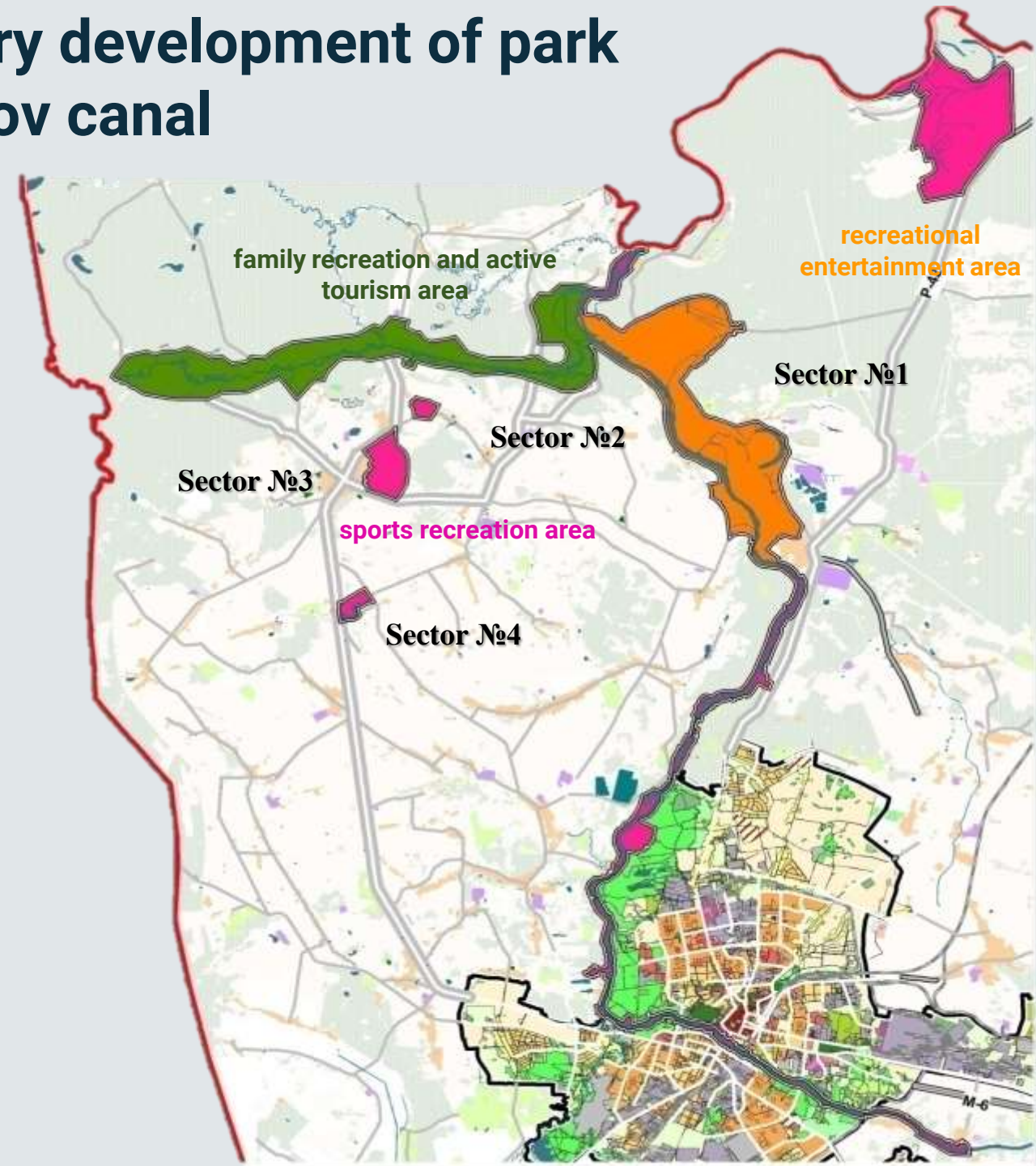
INVESTMENT PLOTS FROM 0,2 HA TO 108 HA

4 sectors:

- sector № 1 " Augustov canal, river Neman" – 5459,93 ha;
- sector № 2 "Radzivilki" – 39 ha;
- sector № 3 "Sopotskin" – 194,04 ha;
- sector № 4 "Sviatsk" – 56,91 ha.

Three recreational areas:

- family recreation and active tourism area – 1900 ha;
- recreational entertainment area – 2400 ha;
- sports recreation area – 1100 ha.



Special tourist and recreational park Augustov canal

Sector 1, plot Rynkovtsy



Land plot

Plot area – 5,49 ha
Right of use - rent
Submission Form - **no auction**
Draft business plan - **2 mln EURO**
Draft design and estimate
documentation

Investment pattern

Creation of a tourist and recreational complex

Transport accessibility

Access roads to the plot - 2-lane road N-6022
Railway station Grodno - 42 km
International airport Grodno - 40 km

Border crossing points

Bruzgi - Kuznica - 45 km
Privalka - Raigardas- 65 km
Privalka - Shviandubre - 65 km
Lesnaya- Rudavka - 6 km

Plot location

Grodno region
Special tourist and recreational
park "Augustow Canal". Sector No.
1, village Rynkovtsy

Special tourist and recreational park Augustov canal

Sector 1, plot Sonichi



Land plot

Plot area – **4,03 ha**
Right of use - **rent**
Submission Form - **no auction**
Draft business plan - **1 mln EURO**
Pre-investment feasibility study

Investment pattern

Creation of a country sporting club

Transport accessibility

Access roads to the plot - 2-lane road N-6022
Railway station Grodno - 37 km
International airport Grodno - 40 km

Border crossing points

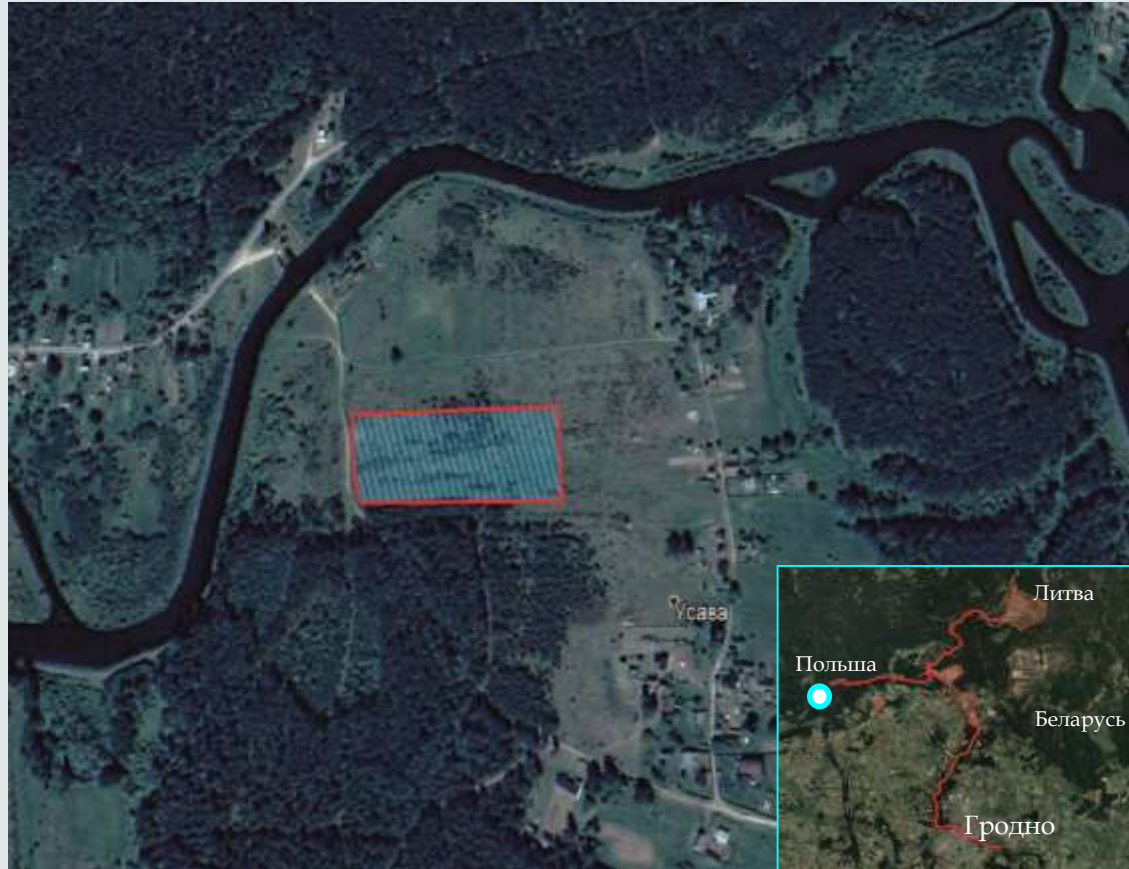
Bruzgi - Kuznica - **43 km**
Privalka - Raigardas - **62 km**
Privalka - Shviandubre - **62 km**
Lesnaya- Rudavka – **8 km**

Plot location

Grodno region
Special tourist and recreational
park Augustow Canal. Sector No. 1,
village Peschany

Special tourist and recreational park Augustov canal

Sector 1, plot Lesnaya - Usosvo



Land plot

Plot area – **4,51 ha**
Right of use - **rent**
Submission Form - **no auction**

Investment pattern

Creation of an ethnographic complex

Transport accessibility

Access roads to the plot - 2-lane road N-6022
Railway station Grodno - 41km
International airport Grodno - 44 km

Plot location

Grodno region
Special tourist and recreational park
Augustow Canal. Sector No. 1, village
Usovo

Border crossing points

Bruzgi - Kuznica - **46 km**
Privalka - Raigardas - **67 km**
Privalka - Shviandubre - **67 km**
Lesnaya- Rudavka - **4 km**

Special tourist and recreational park Augustov canal

Sector 1, plot Dombrovka - Chertok



Plot location

Grodno region
Special tourist and recreational park
Augustow Canal. Sector No. 1,
Dombrovka slice

Land plot
Plot area – 1,35 ha
Right of use - rent
Submission Form - no auction

Investment
pattern
creation of an all-season cafe

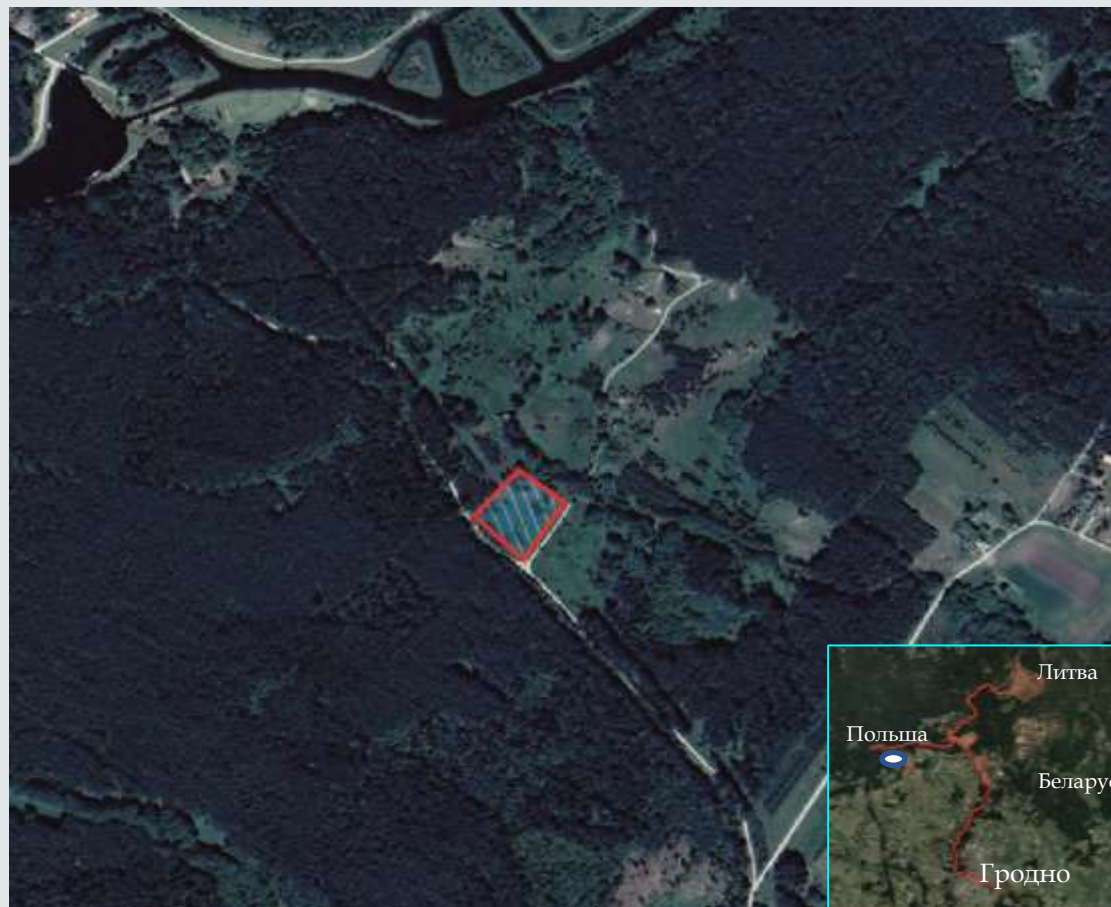
Transport
accessibility
Access roads to the plot - 2-lane road N-6022
Railway station Grodno - 37km
International airport Grodno - 40 km

Border crossing points

- Bruzgi - Kuznica - 45 km
- Privalka - Raigardas - 64 km
- Privalka - Shviandubre - 64 km
- Lesnaya- Rudavka - 6 km

Special tourist and recreational park Augustov canal

Sector 1, plot Dombrovka - Chertok



Land plot

Plot area – **1,77 ha**

Right of use - **rent**

Submission Form - **no auction**

Investment pattern

creation of a tourist complex

Transport accessibility

Access roads to the plot - 2-lane road N-6022

Railway station Grodno - 37km

International airport Grodno - 40 km

Border crossing points

Bruzgi - Kuznica - **45 km**

Privalka - Raigardas - **64 km**

Privalka - Shviandubre - **64 km**

Lesnaya- Rudavka - **6 km**

Plot location

Grodno region

Special tourist and recreational park
Augustow Canal. Sector No. 1, v/
Tartak

Special tourist and recreational park Augustow Canal. Sector 1, plot Dombrovka - chertok



Land plot

Plot area— 0,13 ha

Right of use - **rent**

Submission Form - **no auction**

Investment pattern

Sports and tourist equipment rental, rent
of water recreational vehicles

Transport accessibility

Access to the plot - 2-lane road H-6022

Railway station Grodno - 37 km

International airport Grodno - 40 km

Border crossing points

Bruzgi - Kuznica - **44 km**

Privalka – Rajgardas - **63 km**

Privalka - Shviandubre - **63 km**

Lesnaya – Rudavka - **7 km**

Plot location

Grodno district

Special tourist and recreational park

Augustow Canal. Sector № 1, v. chertok

Special tourist and recreational park Augustow Canal. Sector 1, plot, Niemnowo



Land plot

Plot area – 0,21 ha
Right of use - **rent**
Submission Form - **no auction**

Investment pattern

Construction of a cafe with a seasonal terrace

Transport accessibility

Access to the plot - 2-lane road H-6022
Railway station Grodno - 39 km
International airport Grodno - 41 km

Border crossing points

Bruzgi - Kuznica - **45 km**
Privalka - Raigardas - **64 km**
Privalka - Shviandubre - **64 km**
Lesnaya- Rudavka- **13 km**

Plot location

Grodno district
Special tourist and recreational park
Augustow Canal Sector № 1, v.
Niemnowo

Special tourist and recreational park Augustow Canal. Sector 1, plot, Niemnowo



Land plot

Plot area– **0,87 ha**
Right of use - **rent**
Submission Form - **no auction**

Investment pattern

Construction of a shopping and entertainment mini-complex

Transport accessibility

Access to the plot - 2-lane road H-6022
Railway station Grodno - 39 km
International airport Grodno - 41 km

Border crossing points

Bruzgi - Kuznica - **45 km**
Privalka - Raigardas - **64 km**
Privalka - Shviandubre - **64 km**
Lesnaya- Rudavka - **13 km**

Plot location

Grodno district
Special tourist and recreational park
Augustow Canal Sector № 1, v.
Niemnowo

Special tourist and recreational park Augustow Canal. Sector 1, plot, Dmisievichi

Land plot

Plot area – **1,21 ha**

Right of use - **rent**

Submission Form - **no auction**

Investment pattern

Construction of a multifunctional public leisure center

Transport accessibility

Access to the plot - 2-lane road

Railway station Grodno - 41 km

International airport Grodno - 43 km

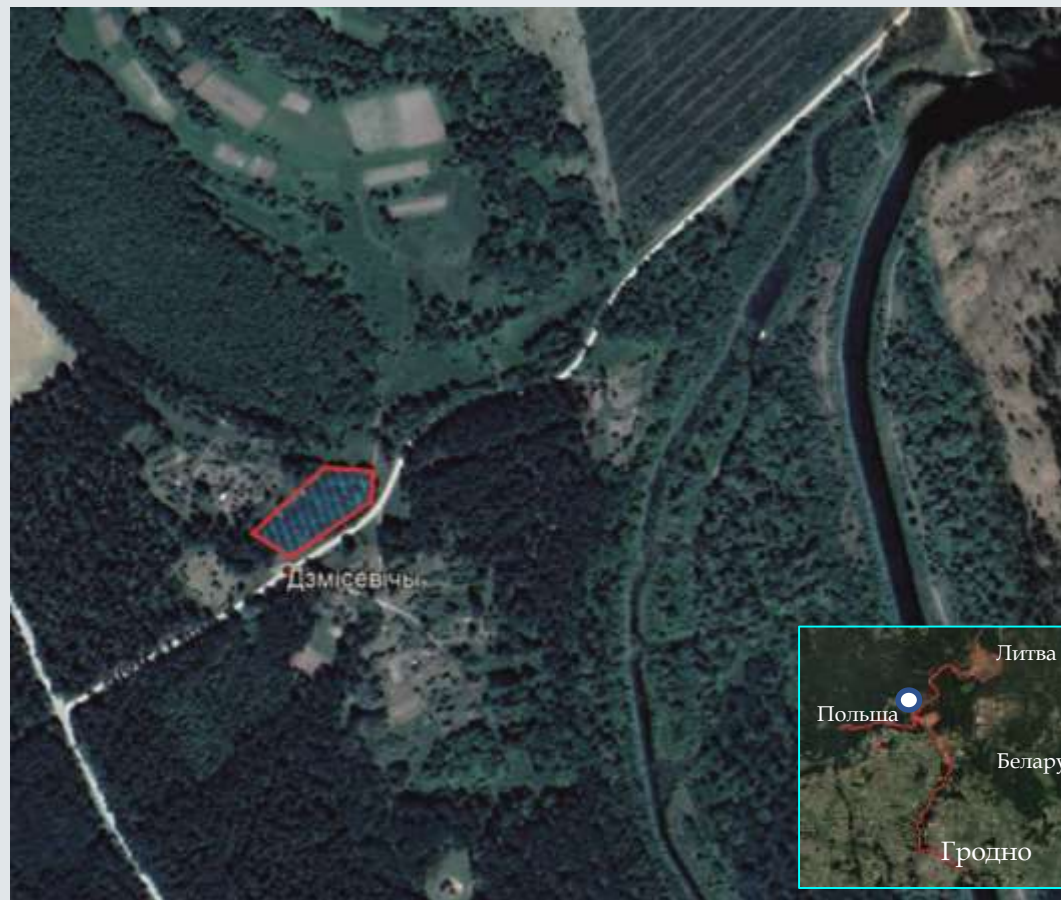
Border crossing points

Bruzgi - Kuznica - **46 km**

Privalka - Raigardas - **65 km**

Privalka - Shviandubre - **65 km**

Lesnaya- Rudavka - **14 km**



Plot location

Grodno district
Special tourist and recreational park
Augustow Canal Sector № 1, v.
Dmisievichi

Special tourist and recreational park Augustow Canal. Sector 1, plot, Zaritsa

Land plot

Plot area – **1,55 ha**

Right of use - **rent**

Submission Form - **no auction**

Investment pattern

Construction of a hotel complex with a Spa center near the river Neman

Transport accessibility

Access to the plot - 2-lane road

Railway station Grodno - 35 km

International airport Grodno - 38 km

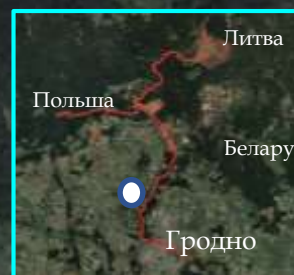
Border crossing points

Bruzgi - Kuznica - **39 km**

Privalka - Raigardas - **58 km**

Privalka - Shviandubre - **58 km**

Lesnaya- Rudavka - **19 km**



Plot location

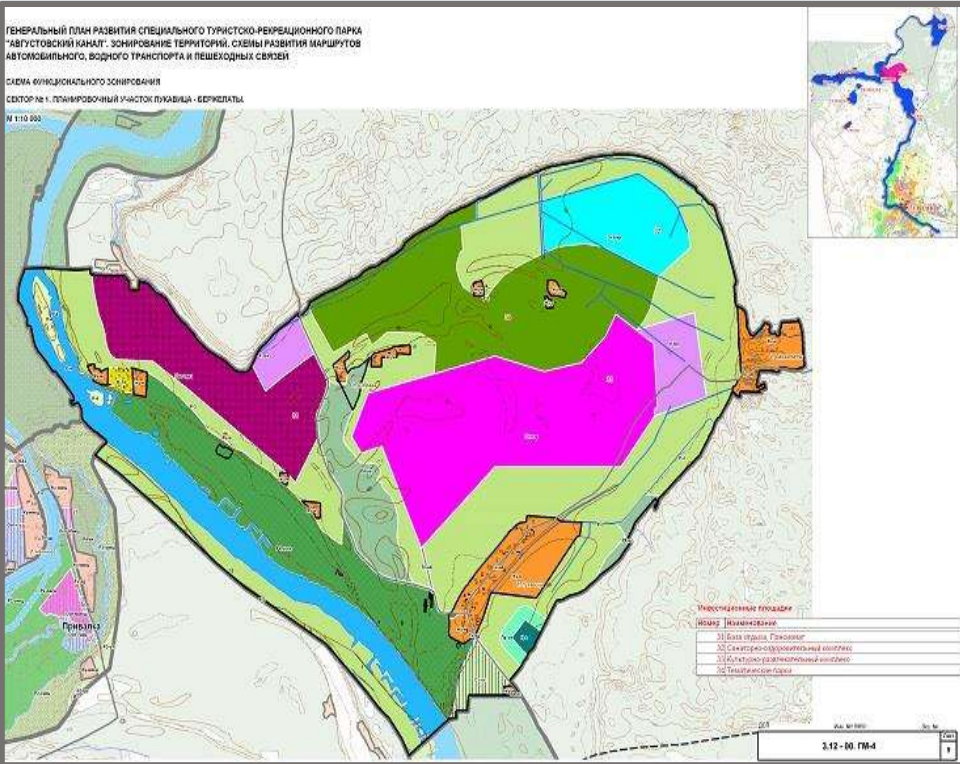
Grodno district

Special tourist and recreational park

Augustow Canal Sector № 1, v.

Shembelivtsy

Special tourist and recreational park Augustow Canal. Sector 1, plot Bezhelaty



Plot location

Grodno district
Special tourist and recreational
park Augustow Canal Sector № 1,
v. Bezhelaty

Land plot

Plot area - **600 ha**
Right of use - **rent**

Submission Form -
for residents of Park **no auction**

Investment pattern


VIP-class hotel and entertainment center

Transport accessibility

Access to the plot - 2-lane road H-6022
Railway station Grodno - 20 km
International airport Grodno - 35 km

Border crossing points

Bruzgi - Kuznica - **50 km**
Privalka - Raigardas - **15 km**
Privalka - Shviandubre - **15 km**
Lesnaya- Rudavka - **22 km**



Favorable conditions for investing in the status of a resident of Augustow Canal Park

Tax preferences

0%

- profit tax
- property tax
- VAT

Customs exemptions

0%

- customs duties
- VAT

**Benefits of
land exploitation**

0%

- fee for the right to conclude a lease
- Compensation of losses of agricultural and (or) forestry production

Total tax burden reduced by

70%



Obtaining resident status of Park Augustow

Tourism Project

Investment volume - not
less than 200 thousand
euros

Registration as a
resident of the Park

ADMINISTRATION FEZ GRODNOINVEST ONE STOP principle

- carries out state company registration
- concludes agreements on conditions of activity in the Park

1
day

Registration of
legal entity

14
days

Registration of a
resident of the
Park

THANK YOU!



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