



NATIONAL AGENCY
OF INVESTMENT
AND PRIVATIZATION
REPUBLIC OF BELARUS



HOTEL CONSTRUCTION



ABOUT THE PROJECT



CONSTRUCTION OF THE HOTEL AT THE SPORTS AND RECREATION COMPLEX
"YUNNOST-USHACHI"

AIM OF THE PROJECT



creation of a complex for guests of the Ushachy district, including tourists, as well as participants in events, competitions, sports camps.

PROJECT TASKS



- creation of comfortable conditions for accommodation of participants of international republican and regional events held on the territory of Ushachy district;
- improving the conditions for training in various sports, including athletes with additional needs;
- maximum use of tourism potential of Ushachy district.

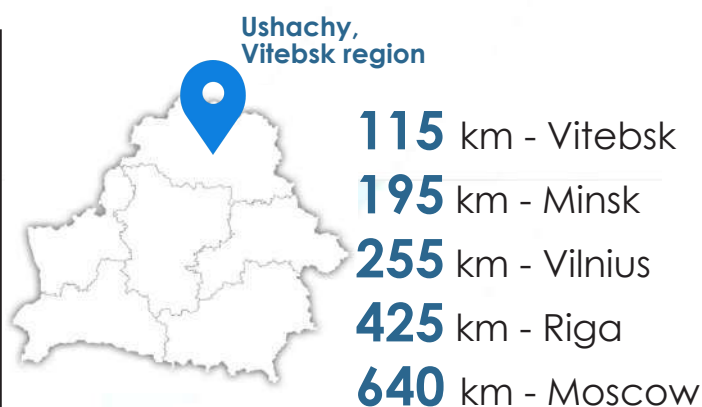
THE ADVANTAGES OF THE PROJECT



- there are not enough places to accommodate tourists in Ushachy. Accommodation services in Ushachy are provided by only one hotel (38 places);
- location, cost and service - three components of success complex in Ushachy;
- unique geographical location - the land plot is located 10 minutes walk from the city center, close to the sports and recreation complex "Yunost-Ushachy" as well as 40 km from the oldest city of Belarus - Polotsk;
- maximizing the loading of hotels by placing athletes undergoing training camps at the sports and recreation complex "Yunost-Ushachy";
- environmental friendliness of the area offered for accommodation of the hotel complex;
- rich historical, cultural and literary heritage of Ushach district, attractive for tourists;
- the availability of specialists of appropriate qualifications.

THE HOTEL AT THE SPORTS AND RECREATION COMPLEX

Location



About the partner

The sports and recreation complex "Yunost-Ushachy";

State institution "Ushachy Children and Youth Sports School"

presents a complete list of services for organizing training camps and events. Includes:

- universal gym;
- modern gym;
- 25-meter pool for 4 tracks;
- wrestling hall;
- table tennis room;
- 11 m high rock climber;
- football field with artificial coating;
- cafe.

INVESTMENT PROPOSAL

Concept	Structure of the hotel complex with 60 seats:
	<ul style="list-style-type: none">• basement - a modern shooting range for firing small-caliber and pneumatic weapons;• first floor - cafeteria for 30 seats, 6 double and 5 single rooms;• second floor - 19 double and 5 single rooms.
Target group	<ul style="list-style-type: none">• sports teams planning training camps on the sports and recreation complex "Yunost-Ushachy";• tourists.
The approximate amount of investment	US \$2.1 million.
NPV	US \$0.1 million.
Estimated rate of return	9,96 %
Payback period	8 years 8 months
Discounted payback period	14 years 7 months
Possible forms of investor participation	Setting up a new company.

USHACHY DISTRICT

Ushachy district is an unique natural place of the Republic of Belarus, which is located in the center of the Vitebsk region.



coat of
arms of the
Ushachy
district



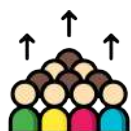
1489,4 km² territory of
the district



45% forest cover of
the region



257 settlements
in the district, including Ushachy



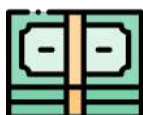
12942 person

the population of the district
(as of January 1, 2020)



6379 person

able-bodied population of the district
(as of January 1, 2019)



636,5 BYN

Nominal accrued average monthly
salary (as of January 1, 2019)



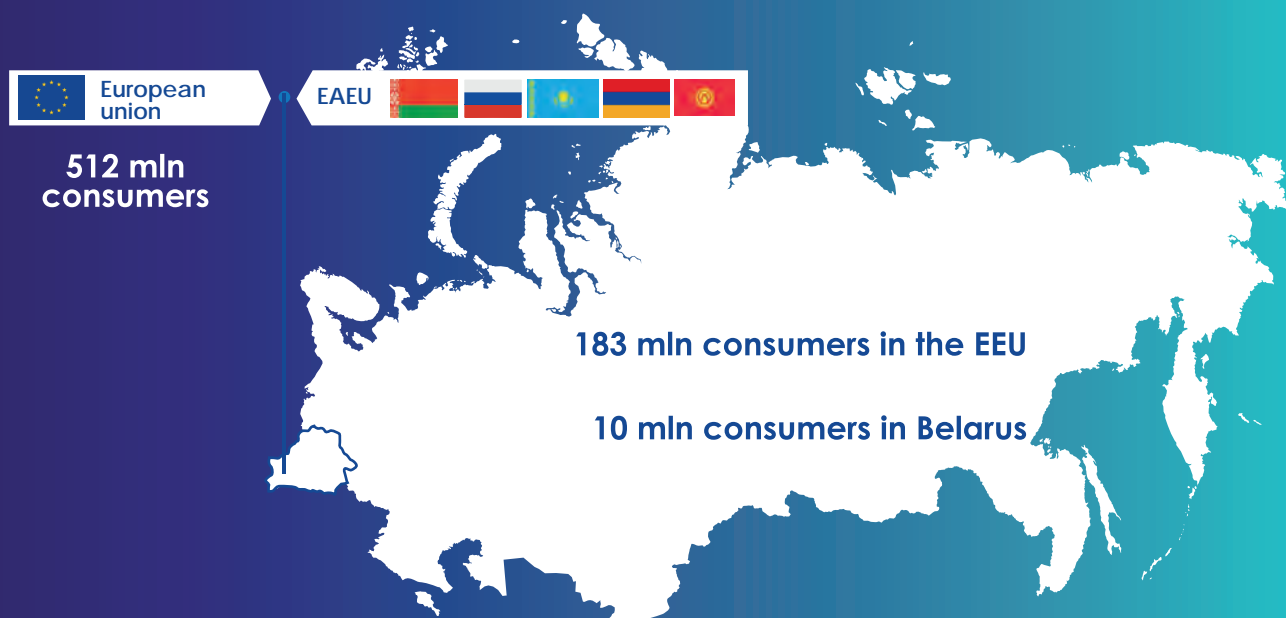
317,5 thds \$

Foreign direct investment in the region's
economy (for the period of 2011-2018)

REPUBLIC OF BELARUS

Business Environment

EURASIAN ECONOMIC UNIT



INVESTMENT LEGISLATION

70 agreements on avoidance of double taxation

The Republic of Belarus is a member of the Multilateral Agency for Guarantees and Investments

66 agreements on assistance in the mutual protection of investments

Law on investment

1. Protection against nationalization
2. Unhindered transfer of profit (income) abroad
3. Equality and non-discrimination of investors

VISA REGIME

In 2018, Belarus extended the visa-free stay for foreigners to 30 days. Visa-free visits are provided on condition of the entrance through the National Airport Minsk for citizens of 74 countries, including European countries, as well as Brazil, Indonesia, the United States, Japan and other countries.



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