



Investment proposal

Construction of a medical and tourist complex
utilizing Lelchitsy District Premium Spring Water Site



Lelchitsy Regional
Executive Committee



NATIONAL AGENCY
OF INVESTMENT
AND PRIVATIZATION
Republic of Belarus



PROJECT OVERVIEW:

The project entails construction of a 200-bed medical and tourist complex.

FACILITY COMPONENTS:

1. Accomodation (guest rooms, café, reception, children's play areas).
2. Medical and diagnostic center with rehabilitation facilities (SPA, cosmetology).
3. Aquatic center (swimming pool, complex of baths, saunas), SPA and speleo center.
4. Entertainment and sports facilities (cinema/concert hall, dance hall, sports hall, gym, physical therapy area, sports equipment rental).
5. Administrative and service facilities (dining hall, kitchen, laundry, etc.).

SERVICES TO BE OFFERED:

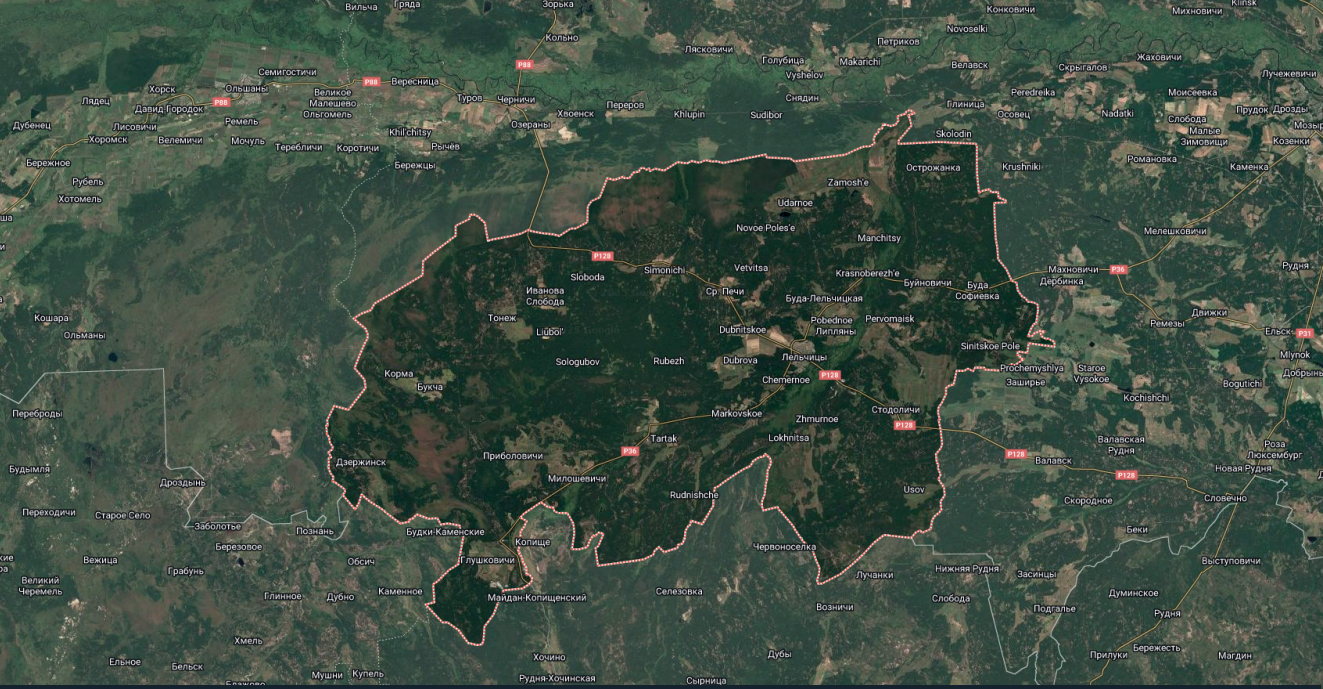
- Accommodation and dining
- Comprehensive wellness services (physiotherapy, cosmetic procedures, cryotherapy, hydrotherapy, mud therapy, mineral water treatments)
- Swimming pool, sauna, SPA, gym
- Children's playroom
- Sports equipment rental (bicycles, etc.)



**Video demonstrating the exceptional quality
of the Lelchitsy District ultra-fresh water**

GEOTECHNICAL ENGINEERING SUPPORT:

The Lelchitsy district features underground sweet water (10-80 mg/dm³ mineralisation). Chemical composition is comparable to premium European bottled waters including Spa (Belgium), Evian and Perrier (France), Voss (Norway), Celtic (Germany), and Levissima (Italy), etc.



**A variety of landscapes are available
within the Lelchitsy district.**

**Expected sources of cost recovery for the creation and
maintenance (operation) of the infrastructure facility:**
provision of paid services

Expected commercial structure of the PPP project (PPP model):
Financing – Design – Construction – Operation – Maintenance

Investment costs of the project:
USD 9.5 million

**National Agency
of Investment and Privatization**

Tel: +375 (17) 200-81-75,
+375 (17) 226-48-51

E-mail: mail@investinbelarus.by

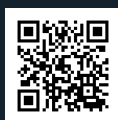
**Lelchitsy Regional
Executive Committee**

Tel: +375 (2356) 2-28-96,
+375 (2356) 2-29-08

E-mail: lel-econom@lelchitsy.gov.by

The Agency is ready to help foreign investors interested
in doing business in Belarus:

- ▶ Presentation of information on investment opportunities, preferential regimes and benefits, industries, legislation
- ▶ Provision of current information on investment projects
- ▶ Selection and provision of information on options for land and premises
- ▶ Search for potential partners for the implementation of the investment project; organization of meetings, negotiations with potential partners to establish cooperation
- ▶ Providing a platform for negotiations and support for the investor during the negotiations
- ▶ Organization of visits to the Republic of Belarus (development of a stay program, assistance in obtaining a visa)
- ▶ Representing the interests of the investor in negotiations with government officials on the implementation of investment projects, as well as on improving business practices in the Republic of Belarus
- ▶ Post investment support



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