



# Investment proposal

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



Lelchitsy District 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. Accommodation (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.)



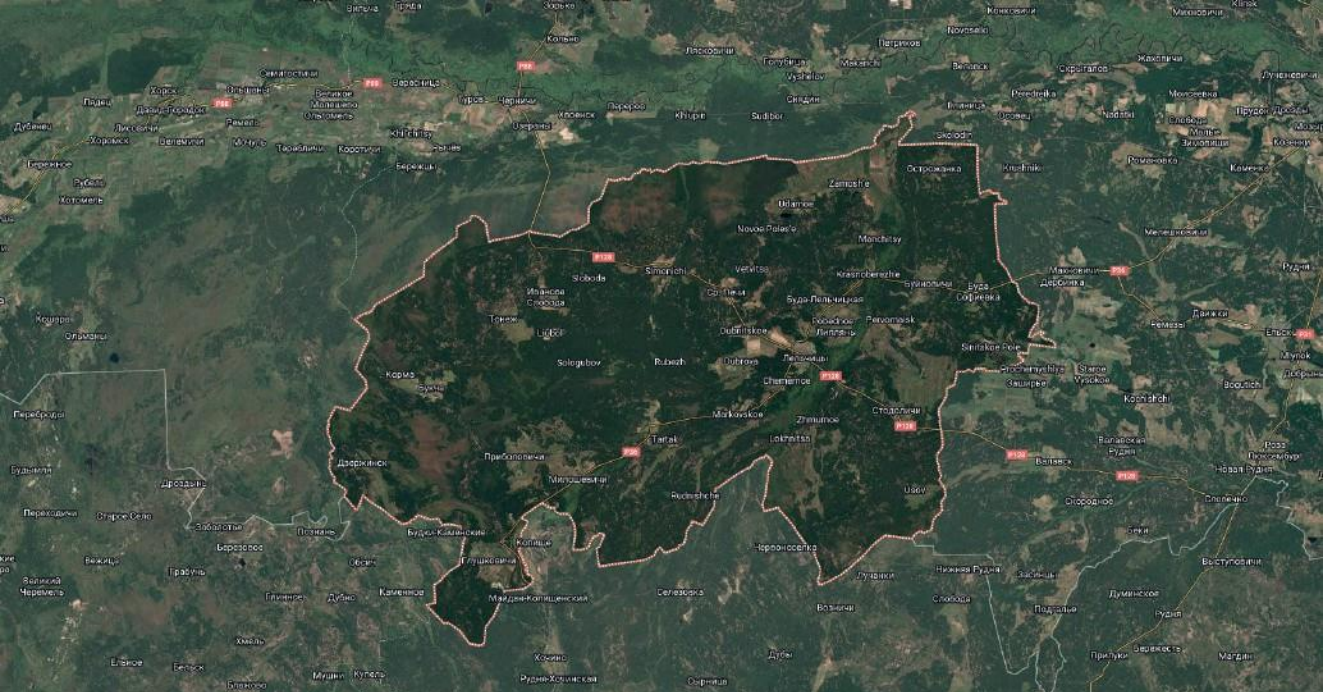
**Video demonstrating the exceptional quality of the Lelchitsy District ultra-fresh water.**

## **GEOTECHNICAL ENGINEERING SUPPORT:**

The Lelchitsy district features underground sweet water (10-80 mg/dm<sup>3</sup> 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 Lechitsy 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

**State Institution “National Agency  
of Investment and Privatization”**

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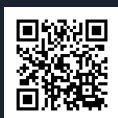
**Lelchitsy district executive  
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The National Agency of Investment and Privatization  
provides complimentary assistance to foreign investors,  
offering:

- ▶ Information on investment opportunities, incentives, sectors and regulatory frameworks
- ▶ Sourcing and screening of potential partners for investment project collaboration, including meeting and negotiation facilitation
- ▶ Up-to-date information on investment projects
- ▶ Organization of visits to the Republic of Belarus (itinerary planning, visa assistance)
- ▶ Selection and presentation of suitable land and premises;
- ▶ Representing the investor's interests in discussions with government authorities regarding investment project implementation and improvements to the business environment in the Republic of Belarus
- ▶ Sourcing and screening of potential partners for investment project collaboration, including meeting and negotiation facilitation.
- ▶ Ongoing support after the investment commitment (post-investment support)



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