



2019

INVESTMENT PROFILE OF TEPLOKLYUCHENKA OF THE AK-SUU DISTRICT

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Brief presentation

Teploklyuchenka is the administrative center of the Ak-Suu district of the Issyk-Kul region. The village is 12 km from Karakol city and it is located in the eastern part of the Issyk-Kul region

Teploklyuchenka was founded at the end of the 19-th century. It used to be a settlement of Russians and Ukrainians, who kindly named this place «Teploklyuchenka». Officially Teploklyuchenka was founded in 1879.

In the vicinity of the village there is the Altyn-Arashan gorge, which ends with the 5022m height «Palatka» peak. The road to the Altyn-Arashan gorge passes through the village.



Why invest in Teploklyuchenka?

- Teploklyuchenka is conveniently and pictorially located near the regional center – Karakol city.
- Administration of Teploklyuchenka offers investors new (greenfield) and existing (brownfield) investment projects and the municipal lands.
- Administration of Teploklyuchenka seeks to provide investors with maximum support by offering preferences and continuous support from start to finish of the project.
- Teploklyuchenka possesses unique natural resources and human capital for implementing your ambitious business projects!



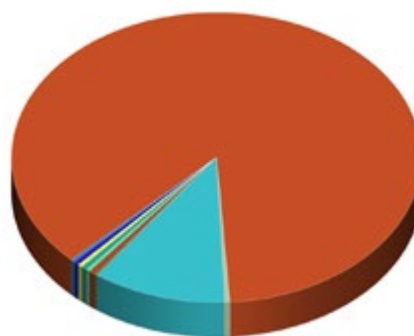
General Information

Population:

According to the most recent data as of January 10, 2019 the population amounts to **13,626** people. Men **6487**, women **7139**.

Ethnic composition:

	Kyrgyz 11610
	Uzbeks 53
	Russians 1415
	Dungans 18
	Uyghurs 82
	Tatars 35
	Kazakhs 68
	Kalmycks 43
	Ukrainians 67
	Other 37



Climate:

Altitude is 1,825 m.

The climate is highland (2,000 – 3,500 m), the summer is cooler (the average daytime temperature in July is 18° C) and the winter is cold (the average temperature in January is -5...-10° C at daytime and -15...-20° C at night).

Time zone: UTC/GMT +6:00 h.

Language: Kyrgyz (state), Russian (official).

Currency: Kyrgyz som (KGS).

Logistics

The Issyk-Kul Region is on the border with the Almaty region (Kazakhstan). Kant and Ak-Jol are the nearest border points, which are 383 km and 412 km far from the village respectively. They locate in the Chui Region and operate 24-hour/7 day. Transit of goods is carried out through these border points.

The «Karkyra avtodorozhniy» border point (Tup_kegen) is located in the Tup Region. The distance between Teploklyuchenka and Karkyra avtodorozhniy border check point is 97 km (2 hours). It operates during daytime till 18:00. This border point works seasonally from May to October. There is no cargo traffic through this border point.

The land border crossings in Kyrgyzstan

Kyrgyzstan borders with four countries – Kazakhstan, China, Tajikistan and Uzbekistan. On the border with each country Kyrgyzstan has check points with certain operation modes. Some check points are far from the settlements (e.g., near Kyzyl-Art, Torugart and Irkeshtam mountain saddles) and it is recommended to order the transfer to/from the border in advance.

Border-crossing points. The distance to Torugart, the nearest border-crossing point with China, is 493 km by road.

Detailed information on these points is provided at: www.advantour.com/rus/kyrgyzstan/border-crossing.htm

Distance from Teploklyuchenka to the key trade points:

Direction	Distance	Travel time by car
Teploklyuchenka – Bishkek	412 km	6 hours
Teploklyuchenka – Almaty (Kazakhstan)	604 km	9 hours
Teploklyuchenka – Tashkent (Uzbekistan)	1034 km	14 hours
Teploklyuchenka – Khorgos (Kazakhstan)	321 km	4 hours
Teploklyuchenka – Issyk-Kul Airport	182 km	3 hours
Teploklyuchenka – Manas Airport	430 km	6 hours
Teploklyuchenka – Karakol	12 km	17 min

Air transport

The Issyk-Kul International Airport in Tamchy village is designed for freight and passenger traffic. It provides services in the summer tourist season for the local and international flights in the following directions:

- Osh (Kyrgyzstan);
- Almaty (Kazakhstan);
- Tashkent (Uzbekistan);
- Novosibirsk (Russia).

The airport also provides charter flights year-round. www.airport.kg/issykkul

Railway transport

The railway station of the Issyk-Kul Region is located in Balykchy city (229 km). The carriage is performed by the National Company «Kyrgyz Temir Jolu» using the Balykchy-Bishkek-Lugovaya railway.



Land

Total Area of Teploklyuchenka:

6918 ha;

Irrigated arable land: **4418 ha;**

Pastures: **1644 ha;**


Village Square: **541 ha;**

Arable land: **172 ha;**

Hayfields: **98 ha;**


Gardens: **45 ha.**

Total Area of Teploklyuchenka – 6918 ha

 Irrigated arable land 4418 ha

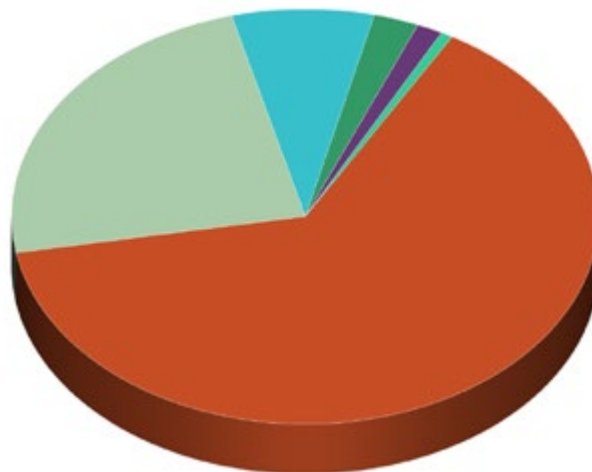
 Pastures 1644 ha

 Village Square 541 ha

 Arable land 172 ha

 Hayfields 98 ha

 Gardens 45 ha



Businesses

Total registered business entities – **120**, as of January 01, 2019.

Potato processing plant;

Mesh bags shop;

Wild berries and fruits processing shop;

Jam shop;

Flour mill;

Smithy;

Grain flows – **2**;

Machine-shop;

Farm machine-shop;

Food stores and catering facilities – **63**;

Feed-processing shop;

Fuel Stations – **3**;

Carwashes – **2**;

Sawmill;

Mini hydropower plant;

Brick factory;

Vulcanization shops – **2**;

Hair studios – **5**;

Mills – **3**;

Baker shops – **2**;

Baths – **7**;

Pharmacies – **5**;

Cultural and Sports Center;

Seed farm;

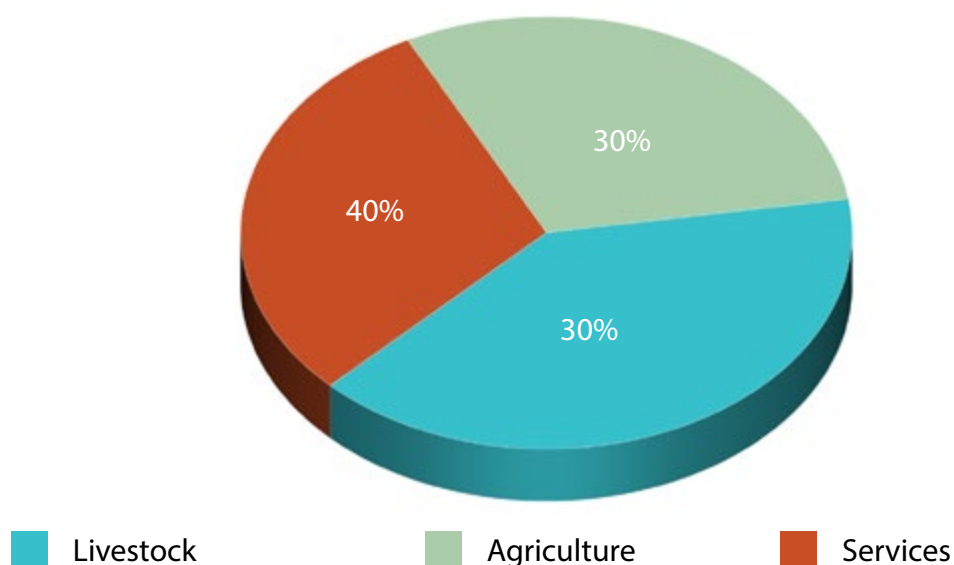
Collective farm;

Family-operated farms – **114**;

Joint Stock Companies – **3**.



Primary sources of income in 2019



Investment projects

	Land plots available for greenfield investment	Area (ha)	Ownership
Food industry			
1	Building a poultry farm	0,5	municipal
2	Building a milk processing shop	0,6	municipal
3	Building a slaughterhouse for rural administration	0,15	private
4	Building a meat processing plant	0,6	municipal
5	Building a berry and fruit juices mini-plant	0,4	municipal
Tourist projects			
6	Building recreational areas in the Arashan gorge	2,0	
7	Developing the Arashan health resort	3,5	
8	Building a ski resort	3,0	
9	Constructing the «Kochmondor aiyly» ethnic city and developing maral breeding	0,2	private
10	Constructing the sports center	1,0	municipal
Small and Medium Business Development			
14	Creating a logistics center	0,4	municipal
15	Building a mini paper bags plant	0,2	municipal

Investment projects

	Land plots available for greenfield investment	Area (ha)	Ownership
Landscaping and infrastructure development			
16	Building of a waste recycling plant	1,0	municipal
18	Constructing a school for 300 pupils	0,5	municipal
19	Constructing a kindergarten for 140 kids	0,45	municipal
Existing investment projects			
1	Building the Beccari pit	0,2	municipal
Tourist projects			
2	Restructuring the historic building on Lenin street	0,3	municipal
Social projects			
3	Construction of a stadium	1,2	municipal
Public utilities			
4	Restructuring the water-supply system	3,0	municipal
5	Building sewage treatment facilities	1,6	municipal
6	Fencing the spoil disposal	1,9	municipal
Small and Medium Business Development			
7	Supporting the small hydroelectric plant reconstruction	1,9	private
8	Building the brick factory	0,48	private



Labor potential

Number of employed and unemployed persons as of January 2019:

Total population – **13626**;

Employed – **8876**;

Unemployed – **518**.

Average monthly wages in 2018:

in the Ak-Suu district – **11 143 KGS**;

in the Issyk-Kul Region – **11 765 KGS**;

in Kyrgyzstan – **16 427 KGS**.

Number of secondary schools – **2**.

Number of students – **2588**.

Kindergartens – **2**;

Number of kids in them – **417**.



Infrastructure

Electricity: availability of electricity – **100%**.

Water supply: availability of drinking water – **96%** of the population.

Water main – **29.6 km**, there is a water supply network built in 1957 (the water supply network requires renovation).

Sewage: Only strategic objects are connected to the system. Building a new sewage system is required. The total amount of investment is 38 mln KGS.

Telecommunications: Kyrgyz Telecom, mobile operators.

80% of subscribers have access to the Internet.

Administrative procedures for construction

Construction permits are issued by the territorial authority of Urban Planning and Architecture of the Issyk-Kul Region.

Permit documents for design and construction are issued in two stages based on the one-stop-shop rule.

The first stage – issuance of architecture and planning materials – takes 20 business days.

Architecture and planning materials for design of a facility contain:

- Major town planning, architecture, and planning requirements for the facility, including data about town planning regulations for use and building on the land plot, provided in the town planning documentation, Land Tenure and Building Rules;
- Sanitary, fire prevention, environmental requirements (depending on functional designation of the facility);
- Requirements for improvement of the land plot, organizing parking, and access to the facility (depending on functional designation of the facility);
- Technical requirements for engineering network connections.

The second stage – approval, expert examination of design documentation, and issuance of permit for construction – takes 40 business days.

More detailed information can be found at: <http://cbd.minjust.gov.kg/act/view/ru-ru/59299>

Contact information:

Issyk-Kul Region Urban Planning and Architecture Department

Address: 1a Koenkozov St., Karakol city

Phone: +996 3922 51061

E-mail: arxitektura.oblastnaya@mail.ru

Services for investors

The procedure for obtaining municipal land for lease is carried out according to the Model Provision «On the Procedure and Conditions for the Reimbursable Granting of Ownership Rights or Leases to Land Plots Owned by Municipal Property», approved by the Decree of the Government of the Kyrgyz Republic dated September 23, 2011 № 571.

1. Individuals and legal entities willing to obtain rights to land plots at the auctions apply to the authorized body with an application.

The application shall indicate:

- information about the applicant (information required for his unambiguous identification, legal entities should additionally indicate whether it is foreign);
 - type of requested right to land plots (right of ownership or right of temporary use);
 - description of investment and construction intentions, the area of the plot; in case the information about a particular land plot is missing, the applicant indicates the acceptable location, according to which the land plot will be selected and formed.
2. The authorized body shall issue a confirmation about the acceptance of the application to the applicant.
 3. The authorized body on its own initiative or within 3 days from the date of receipt of the application forwards the appropriate instruction to form the land plot to the territorial authority of architecture and construction.

The instruction of the authorized body provides description of investment and construction intentions, approximate area of the plot and its location.

4. In the cases provided for by subparagraph a) of paragraph 11 of this Regulation, and if the land plot to which the right is granted was formed before, the reformation of the land plot is not required.
5. The territorial authority of architecture and construction within 5 working days reviews the declared construction intentions on the requested land plot for compliance with the town-planning documentation and the rules for land use and development.

More information about the regulation can be found at the link:

<http://cbd.minjust.gov.kg/act/view/ru-ru/95276>

Banks and notary offices

Banks:

- «Bai-Tushum Bank», 60 Kadyr-Ake St. Phone: +996 3948 91459;
- «RSK Bank», 60b Kadyr-Ake St. Phone: +996 3948 91051;
- «Aiyl Bank», 107 Shapak Baatyr St. Phone: +996 3948 91888;
- «Bakai Bank», 180a Kadyr-Ake St. Phone: + 996 3948 91656.

Notary offices:

- State notary office: Kadyr-Ake street (the Culture and Sports Center building)
Phone: +996 3948 91825;
- Private notary office: Kadyr-Ake St. Phone: +996 555 902236.



Success stories

- «Ak-Suu Kench» hot springs was established in 2018. It is located in a pictorial place near Teploklyuchenka village along the way to the Ak-Suu health resort. There are 3 swimming pools for adults and 1 for children. This type of recreation is the most popular among the locals and tourists. It is suitable for both children as well as for adults of all ages. Currently, the recreation zone offers about 10 workplaces. The staff is hired from the locals.
- In 2014 a potato processing plant was built in Teploklyuchenka. The plant capacity is 10 tons per day. It was financed by the Korean company «LJDREAMC2». The total amount of investments is 420,000 USD. Its production portfolio includes potato-starch in 25 kg paper bags and 200 g plastic containers. The plant produces an organic product. The production is sold in the Kyrgyz Republic and Kazakhstan. 19 locals are currently employed at the plant.
- In 2018 «KSA» Ltd built a mini shop for recycling plastic and polyethylene waste on the territory of the potato processing plant. KSA company produces mesh bags for potato. 127,000 USD has been invested in the recycling shop. Its production is high-demand goods on the local market. The shop's maximum capacity is 20,000 bags per day. On average, each month 600,000 production units are produced. The staff consists of 10 locals.



Quality of life

Health care institutions

- Hospitals – 1;
- Community center – 1;
- Library – 3;
- In the village there is a rehabilitation center for children with recent experience of poliomyelitis and paralysis. The health center was opened in the late 1990s. The health resort includes hot springs with water that is used for treatment and rehabilitation of sick children.



Development program

The Teploklyuchenka development programs are developed in accordance with the National Development Strategy of the Kyrgyz Republic for 2018-2040.

The strategy for the social and economic development of Teploklyuchenka until 2023 is based on the following:

- National Development Strategy of the Kyrgyz Republic for 2018-2040;
- Development priorities of the Kyrgyz Republic for 2018-2040;
- Social orientation determining the increase of the living standards and quality of life of the population;
- Regional strategy;
- Sustainable development of aylal aimak is a necessary condition for supporting the dynamics of the social and economic processes and to maintain their balance and ecological safety;
- Cooperation with organizations, enterprises and economic entities regardless of their form of ownership;
- Citizen participation as a condition for the involvement of managers, specialists, employees of enterprises, organizations, agencies and economic entities of all forms of ownership and general population in decision making, which ensures implementation of these decisions.



Contact information for investors

For inquiries regarding investment, please contact **the Deputy Head of Teploklyuchenka rural administration.**

Address: 154 Lenin St., Teploklyuchenka village, Ak-Suu District of the Issyk-Kul Region, Kyrgyz Republic

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www.teplokluchenka.org.kg

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