

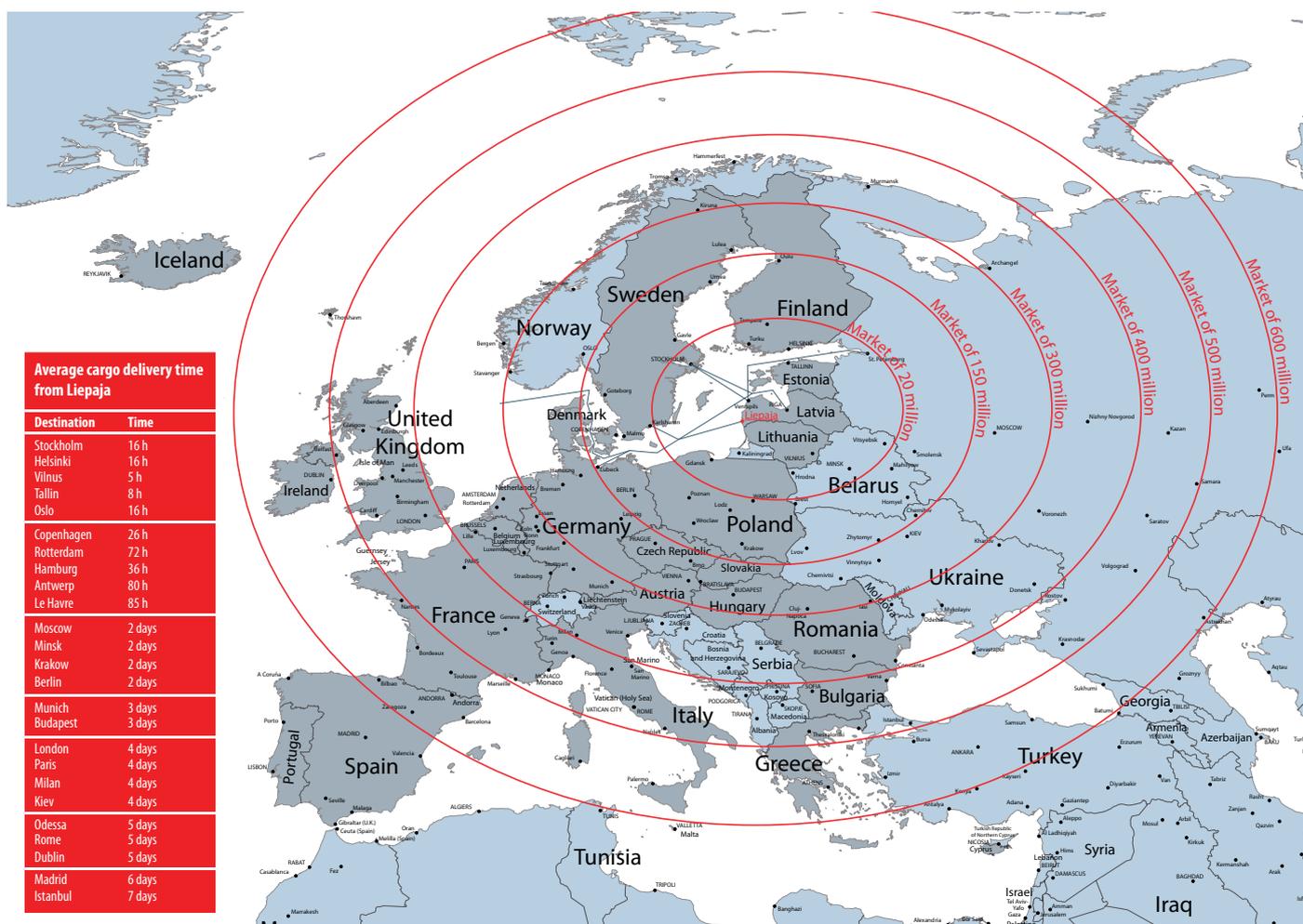


# Invest in Liepāja



# Invest in Liepāja

## Gateway between Europe and the CIS



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# Why Liepaja?

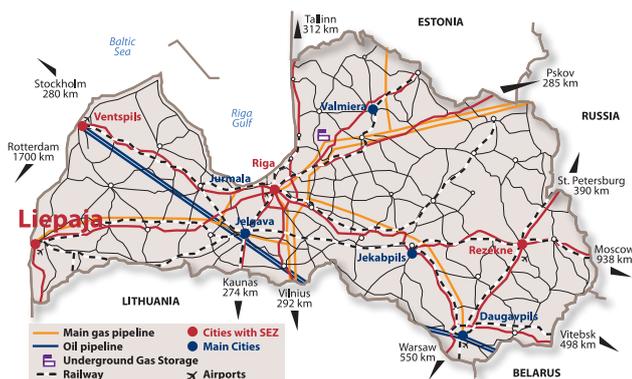
The municipality of Liepaja and the government of Latvia wish to highlight the opportunities and benefits to foreign companies of being located in the city of Liepaja. The most developed sectors in the city are **Transport and Logistics, Metalworking and Machinery, ICT/IT(SSC/BPO)**, and the **Spa and Wellness** sector.

Cost savings were the initial driver for many overseas companies operating in Liepaja and Latvia. However, these companies have been able to successfully develop their operations in the country because of a **combination of key factors**:



## LOCATION

- Liepaja – 3rd largest city in Latvia, 75 000 people in the city and suburbs
- One of Latvia's three strategic port cities
- Located on the coast of the Baltic Sea
- 50 km to the north from the border of Lithuania
- 217 km from Riga
- Closest airport – 70 km to Palanga International Airport (Lithuania) with direct flights to Riga, Moscow, Copenhagen and Oslo



## KEY ADVANTAGES

### Cost Advantages

Liepaja Special Economic Zone and ice-free port offer corporate, VAT and real estate tax discounts

Low **corporate flat tax rate of 15%**

**Holding regime**

**Tax rebates** for large-scale investment projects

**State support programmes** and financial incentives at any stage of the business

Available **skilled labour force at reasonable cost** (salaries around 30% less than in Western Europe)

**Municipal support** providing real estate with the necessary infrastructure, with the price of land starting from 0.07 EUR per m<sup>2</sup> (or 1.5% of cadastral value)

### Access to Markets

Liepaja is a strategic **gateway between Europe, the CIS and Asia beyond**

The city is **close to the markets of Scandinavia, Russia & the CIS**, but is part of the EU, with a work force that understands the business culture of the neighbouring countries

Availability of a wide **variety of logistics service providers** working internationally

### Key Sectors

**Transport and Logistics**

**Metalworking and Machinery**

**ICT/IT (SSC, BPO)**

**Spa, Wellness and Recreation Tourism**

### Supportive Business Environment

By law, foreign investors have the same rights and duties as local investors

The foreign investor may be sole founder and owner of a company

Foreign companies registered in Latvia are entitled to buy land and property

Efficient start-up procedure (company registration in 1 day)

The foreign investor may request a temporary residence permit

Investors discuss key issues directly with government officials in High Council meetings

Investment strategy POLARIS process – a tool for foreign investors who are looking for something beyond a low-cost investment. Alliance between major stakeholders from public, private and academic sector organisations.

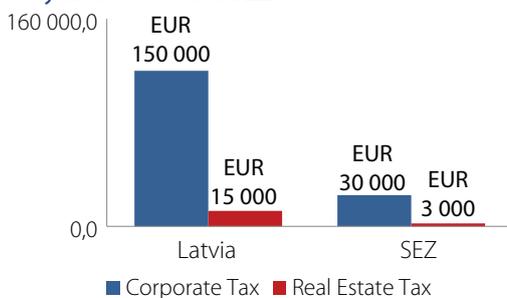
# Cost Advantages

## LIEPAJA SPECIAL ECONOMIC ZONE (SEZ)

### Investment project example

Initial Investment	EUR 10 m
Gross Profit	EUR 1m
Real Estate Value	EUR 1m

### Tax Payable within the SEZ



### Benefits

- 80% rebate on corporate income tax (up to 50% of on-going investment for large firms, 60%-70% for SMEs)
- 80% rebate on real estate tax
- 0% VAT for most goods and services provided to/ supplied in the SEZ, including construction

As the example shows, by being located within the SEZ, a company can **reduce their tax payments by EUR 132,000 each year.**

## OTHER FINANCIAL INCENTIVES IN LATVIA

- Support via EU Funds, which provide financial grants in different operational sectors for machinery and new equipment acquisition; maximum funding amount up to EUR 1.29 m, covering 45% of total eligible project costs
- Beneficial depreciation ratio for new technological equipment and patents
- Carry-forward of losses (indefinitely)
- Loan guarantees and Government/EU loans for start-ups, developing business and improving competitiveness

### Additional financial incentives

(If not operating in the SEZ)

- Tax rebates for large-scale investment projects



# Quality Workforce

Available highly-skilled workforce, experienced in state-of-the-art technologies.  
 Scandinavian work ethic, highly motivated, flexible, multilingual:

- English:** 70% of the population under 40 speak English
- Russian:** 80% of Latvian residents speak Russian
- German:** the largest German secondary school in the state is located in Liepaja with 1 035 pupils studying German language from the second grade

Labour costs are around 30% less than the rest of Europe. The average gross salary in Liepaja is 558 EUR per month. High wage-adjusted labour productivity. Keen to work for international companies. Adoption of modern production practices such as Lean and Six Sigma. Employee training and retraining grants supported by the government.

## Training and Retraining grants supported by Government

### Finding relevant personnel (State Employment Agency)

- **Vacancy registration and employee selection** – assistance in selecting potential employees from the unemployed

### Pre-hiring training (State Employment Agency)

- **Training of the unemployed on employer's request** for any demanded profession, costs are covered by State Employment Agency
- **Practical training in priority sectors (at the employer)** – occupational retraining of unemployed at the employer, costs are partially covered by State Employment Agency

### Job creation grants (State Employment Agency)

- **Measures for Specified Groups of Persons** - the monthly grant (from 12 until 36 months) to the employers who employ persons from specific groups – (from EUR 142 per month per person)
- **Work Place for Youth** - the monthly grant (9 months) to the employers who create new workplaces for young unemployed persons (EUR 70 - 142 per month per person)

### Raising qualification of employees (LIAA)

- **Support for training organized in partnership** – covers 60% of training costs, travel costs, administrative costs, employees' wages, and VAT on these expenses

## Available Workforce in Liepaja

- More than 75 thousand people reside in the city and suburbs
- Almost 54% of the total population is economically active
- 5 200 people are registered as unemployed,
- More than 8 400 pupils are studying in general education schools
- More than 2 150 students are studying and 500 students graduate each year from professional schools
- Almost 50 students graduate each year from logistics, metalworking, tourism and IT programmes
- Almost 1 500 students are studying in Liepaja University

## Educated Workforce

### Professional Education

**Liepaja State Technical School** - the largest school in the city provides elementary, secondary, vocational, and continuing education programmes

**Liepaja Marine College** - implements a professional secondary education with a possibility to qualify for the 3rd professional level

Number of Students	Programme
136	Logistics and Transportation
96	Tourism and Hospitality
100	IT System Technician
19	Engineers
88	Finance
193	Office workers
170	Catering
67	Textile
21	Logistics (Liepaja Marine College)
103	Ship's Engineers (Liepaja Marine College)
198	Masters of the Ship (Liepaja Marine College)

Source: Liepaja State Technical School & Liepaja Marine College

# Educated Workforce

## Higher Education

**Liepaja University** is an accredited state higher educational establishment, which implements study programmes at all three study levels: basic studies, Master and Doctorate studies.

Number of Students	Programme (Basic Studies)
65	Languages (English, German, French, Russian)
76	Tourism
59	IT
8	Mechatronics
414	Educational Theory
244	Social Sciences
47	Healthcare (incl. social work )
77	Design

Number of Students	Programme (Master & Doctorate Studies)
33	IT
33	Management Theory
191	Educational Theory
12	Art
14	Social work

Source: Ministry of Education and Science, Liepaja University

## Skilled Industrial Worker Labour Costs 2012

Gross income per year in EUR for a skilled worker with vocational training and about 10 years' experience with a large company in the metalworking industry (excludes employer tax)



Source: UBS Prices & Earnings 2012



# Cost Effective Workforce

	Net wage monthly, EUR		Gross wage monthly, EUR		Total employer costs, EUR	
	From	To	From	To	From	To
<b>Support functions</b>						
Secretary	430	640	600	920	751	1151
Client support / service specialist	430	640	600	920	751	1151
Personal Assistant / Board Assistant	700	1280	1030	1870	1288	2339
Accountant	850	1140	1420	1700	1776	2127
Chief Accountant	1140	2000	1700	2920	2127	3653
Finance Manager	1420	2420	2080	3550	2602	4441
Personnel specialist	640	1140	920	1700	1151	2127
HR Manager	1280	2845	1870	4180	2339	5229
Lawyer	850	1850	1450	2710	1814	3390
Managing Director	1420	...	2080	...	2602	...
<b>Production</b>						
Production worker	430	640	607	920	759	1151
Mechanic, Junior Engineer	670	880	966	1280	1208	1601
Shift manager	530	1140	766	1660	958	2077
Workshop manager	850	1140	1238	1660	1548	2077
Technical Engineers	540	925	777	1345	972	1682
Chief Engineer	1420	1565	2080	2290	2602	2865
Quality Manager	925	1565	1345	2290	1682	2865
Technical Director	850	1565	1238	2290	1548	2865

Source: CVO Recruitment

\* Indicated salary levels are related basically to companies in Riga and Riga region and available to qualified specialists with good English.

# Access to Markets

## Liepaja airport

Operational for private jets

Will be operational for international flights starting from 2015

The airport runway can carry Boeing 737 type airplanes

## Palanga Airport

70 km from Liepaja

Direct flights to Moscow, Riga, Copenhagen and Oslo

## Riga International Airport

200 km from Liepaja

17 Airlines

81 Direct Flights in Summer Season

65 Flights in Winter Season

## Ferry traffic

Liepaja – Travemunde/Lubeck (Germany)

Sassnitz (Germany) – Baltiysk/Kaliningrad (Russia) – Liepaja – UstLuga/St.Petersburg (Russia)

## Domestic travelling

Train: Liepaja – Riga (2x per week, 3h trip)

Bus: Liepaja – Riga (21x per day, 3h 30 min trip)

Car: Liepaja – Riga (200 km, 2h 40 min trip)

## TRANSPORT AND LOGISTICS SECTOR

### Key Competitiveness Factors

Liepaja is one of Latvia's major industrial centres with a highly developed logistics infrastructure and historic manufacturing traditions

Approximately 12% of the economy consists of the transport and storage sector

The city is recognized as an important sea transit node which serves as a link between Eastern and Western European markets

Relatively dense railroad network which is well connected with CIS countries because of a railway system which is in compliance with the CIS gauge system of 1 520 mm  
Liepaja is part of the TEN-T transport network which ensures speedy and effective cargo exchange with Russia and other CIS countries

### Education

Liepaja Maritime College has more than 1 000 students

## Sea transport:

- Third largest port in terms of cargo throughput – 7 431 500 tons in 2012
- Cargo handling capacity per year is 9.2 million tons
- Multifunctional port dealing with virtually any commodity type
- Infrastructure – access canals, berths and equipment – allows for vessels with a draught of 10.8 m and length of 235 m to call at the port
- A total of 14 stevedore companies for various types of cargo, each equipped with appropriate cargo handling and storage facilities, including weekly direct sea connection with Shanghai available through Riga port
- Total land of Liepaja port is 24 072 ha including 385.1 ha land area – of which only 170 ha is being used
- Currently the Port of Liepaja provides two ferry lines: Travemunde (Germany) – Liepaja and Zasnica (Germany) – Baltiska (Russia) – Liepaja – Ustluga (Russia)
- According to the Liepaja port development plans, two specialized container handling facilities in the greenfield territories of the port will be developed until 2017

## Air transport:

- Liepaja International Airport is located only 7 km from Liepaja town centre
- The airport can serve charter, business and general aviation flights and provide ramp and passenger handling, cargo processing, security and custom control
- The territory of the airport covers 217.6 ha and the dimensions of the runway are 2 002 m long and 40 m wide
- The airport is fully equipped with navigation facilities and lighting system for night and marginal weather operations
- Palanga Airport (70 km away from Liepaja) provides regular scheduled flights to Copenhagen, Moscow, Oslo and Riga

# Transport and Logistics Sector

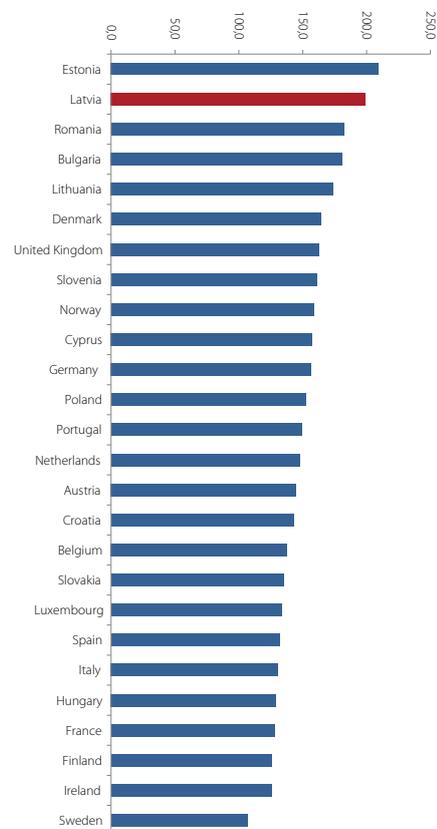
## Major Transport & Logistic Companies in Liepaja

Company	Origin	Details
Liepajas OSTA LM	Latvia	Stevedoring services, cargo storage, forwarding, ship agency, chartering, custom brokerage services
Liepaja Bulk Terminal	Latvia	Cargo loading, unloading, stevedoring, storage, trucking transport services, transit agency services
Dan Store	Denmark	Handling and storing bulk cargoes
Terrabalt	Latvia	Ferry and container line services and handling of a large range of general cargoes
Transwide Services	Latvia	Cargo transportation, loading, unloading, warehousing, quality control, cargo packing
DG Terminals	Latvia	Oil and oil product storage and transhipment

## Labour Costs

On average, sector salaries in Latvia are between a third and 30% less than other Western European Countries.

### Wage-adjusted labour productivity for the transport and storage sector (Apparent labour productivity by average personnel costs) (%)



Source: Eurostat SBS, 2010



# Transport and Logistics Sector

## Cost Advantages

Due to the strategic location of Liepaja, stevedoring companies can offer attractive shipping and handling services. As an example, here are some handling prices from one of the biggest stevedoring companies operating in Liepaja called Terrabalt. Please be advised that the given prices are only indicative and that shipping prices are given for transport via railway.

Status	Operation	Containers 20', EUR	Containers 40'/40' HC, EUR
LADEN	Vessel-stack or vice versa	50	60
	Lift on/off truck or wagon	40	50
EMPTY	Wessel-stack or vice versa	30	40
	Lift on/off truck or wagon	25	35

	1TU	2TU
Liepaja – Moscow	580 EUR	1 000 EUR
Liepaja – St.Petersburg	500 EUR	850 EUR



## An Example of a Successful Investment: Dan Store Latvia

The Dan Store Latvia terminal handles and stores bulk cargoes in the port of Liepaja. The company was established in 1999, and the majority of the shares are owned by a Danish company Copenhagen Merchants that merged with the previous owners Bunge and Svane Shipping in 2009. The company employs 15 workers.

The company has 6 steel bins with a capacity of 22 000 tons of grain, 3 flat meal storage warehouses (65 000 tons), 4 rail tracks, a railway intake, and a two-truck intake. The Dan Store Latvia terminal provides customers with flexible logistic solutions integrated in a developed infrastructure.



# Metalworking, Machinery and Electronics Sector

One of the most important sectors, accounting for 39% of the total economy of Liepaja. The Industry is vast, covering basic metals production to the latest high-tech engineering areas. The most competitive labour force in metal articles, and machinery and equipment production in CEE countries in terms of wage adjusted labour productivity. Liepaja State Technical college and the Riga Technical University branch in Liepaja educate the professionals of the industry.

## Main Sub-sectors

- Mechanical treatment
- Machine design and manufacture
- Manufacture of non-standard equipment
- Shipbuilding

## Key Competitiveness Factors

- Large number of responsive, flexible SMEs located close to markets, integrated into global supply chains, using state-of-the-art technologies.
- The sector has a long tradition in Latvia, pre-dating the Soviet era and continuing with a number of global companies choosing Latvia as a base for manufacturing. Liepaja's rich industrial heritage includes biggest and one of the oldest metallurgical companies in the Baltic States – Liepājas Metalurgs, which produces steel rolled bars for reinforcement of concrete structures. As the company is facing structural changes, the majority of 2 000 employees are available for new business development.
- The sector in Latvia is globally competitive, with around 80% of all goods produced exported.
- The sector is supported by an active trade association, and by technology transfer and the sharing of R&D and testing facilities with universities.

## Key Inward Investors in Liepaja

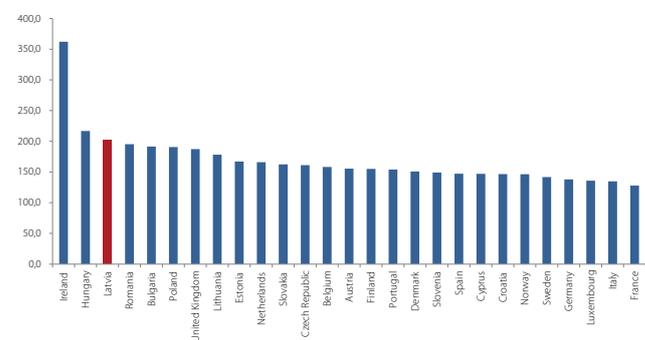
Company	Origin	Details
Silkeborg Spaantagning Baltic	Denmark	Metalworking
Jensen Metal	Denmark	Metalworking
AE Partner	Denmark	Electronic solutions
Lesjofors	Sweden	Springs, retaining rings & strip components
Trellborg	Sweden	Wheel discs

## Labour Costs

On average, sector salaries in Latvia are between a third and 30% less than other Western European Countries.

## Wage-adjusted labour productivity for the Metalworking, Machinery and Electronics Sector

(Apparent labour productivity by average personnel costs) (%)



Source: Eurostat SBS, 2010

## Available Skilled Workforce in Liepaja

### Currently available metalworking and machinery professionals:

- 23 Mechanic Engineers
- 59 Mechanics
- 20 Machine operators
- 31 Electricians
- 41 Welders
- 50 Other professionals

Source: State Employment Agency

### Currently employed specialists looking for new challenges:

- 28 Mechanic Engineers
- 253 Mechanics
- 157 Machine operators
- 118 Electricians
- 53 Welders
- 336 Other professionals



### An Example of a Successful Investment:

- Investment project from Sweden
- Business profile: Spring production – 0.10-16.00 mm wire size; small item stamping up to 150 tons. Gas Springs production.
- Operating in Liepaja Special Economic Zone
- Number of employees: 65
- Founded: 2003
- Turnover in 2011: EUR 5 265 000
- Main export markets: Lithuania, Estonia, Finland, Sweden, Denmark, Norway, India, China, and Brazil

# Spa, Wellness and Hospitality Sector

## Spa and Wellness Sector

### Mineral and thermal waters in Liepaja

The city of Liepaja is the owner of a **mineral and thermal water drilling well**, which is located in a recreational park zone, near the Baltic Sea. At a depth of 1.3 km, there is an underground lake with high quality thermal and mineral waters, which are also used as part of treatments at the local hospital.

### Parameters of mineral / thermal waters

Surface spring temperature is around **45 – 57 degrees Celsius**, level of **mineralization is 123 – 135 g/l**  
Chemical components: Br 446-573 mg/l; Cl 101; Na 56; Ca32; Mg 11.  
The depth of table water: **1 186 – 1 710 meters**.  
Suitable interval for operation: 1 186 – 1 877 meters deep.  
The static level of table water us 12 – 15 meters deep form the surface.  
Drilling debits: **10 l/s**  
Level reduction: 22 – 57 meters

### Professional workforce

More than **1 350** people work in the hospitality and catering services industry  
More than **1 550** people are employed in the healthcare sector  
More than **200** professional doctors work in Liepaja  
Around **600** medicine specialists with secondary specialized education work in Liepaja

### Unspoiled Nature

A long coastline of white sandy beaches.  
Pines and sand dunes cover a large part of the coast.  
During the height of the Summer season, it is possible to go swimming in the sea.

## Hospitality Sector

### Accommodation

**Excellent accommodation** possibilities and traditions ensured by several luxury hotels  
A number of hotels offer **SPA services**  
The hotels serve about **80 000 guests** per year

### Largest Hotels in Liepaja

Promenade hotel \*\*\*\*\*  
Europa City Amrita Hotel \*\*\*\*  
Jūrnieka ligzda \*\*\*  
Liva \*\*\*

### SPA

Fontaine Royal SPA center offers:  
Pool and Sauna  
Turkish bath and Jacuzzi  
The regional hospital of Liepaja also provides SPA procedures as medical treatment for various health problems.  
Spa services can be enjoyed in the Liepaja Olympic Centre, which also offers sporting activities.

### Promenade Hotel

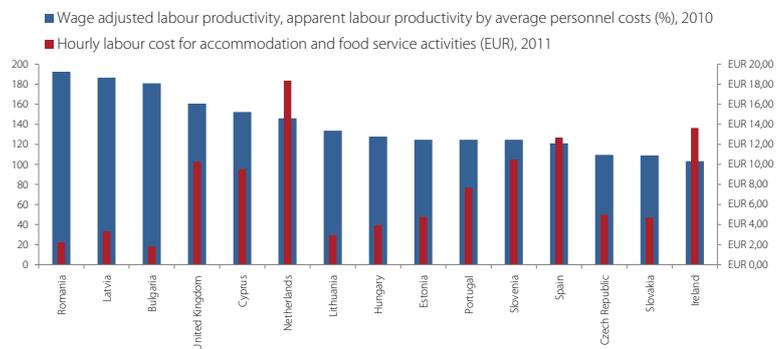
The **Promenade Hotel** is a design hotel situated in a historic 19th Century red brick warehouse building, in the very center of Liepaja.  
**Restaurant Piano** specializes in Latvian and European cuisine and offers something for everyone, from business lunches to a setting for romantic dinners.  
The **Liepaja Conference Center** offers 5 different halls for seminars, banquets, weddings and other celebrations.  
The **Liepaja Yacht Center** is located on the canal side of the Promenade Hotel building where it greets yacht enthusiasts from all over the world. During the summer months, hotel guests are invited to enjoy the services provided by ships and boats that are moored right in front of the hotel.



# Spa, Wellness and Hospitality Sector

## Labour Costs

On average, sector salaries in Latvia are the lowest in the EU. Latvia also has one of the highest wage-adjusted labour productivity ratios, which grants an investor a higher income for their expenditures, as compared to other Baltic or European Countries.



Source: Eurostat, 2010



# ICT/IT (SSC&BPO) Sector

- The sector is not saturated – 8 SSCs and ~27 BPOs are operating in Latvia, mostly in Riga, employing about 4 300 employees.
- Key functional coverage: finance, IT, HR, CRM, market research, customer service and help-desk services.
- SSC and BPO image: valuable and stable employers providing quality work.
- New entrants – welcomed without significant impact to existing players.
- Free office space available.
- Latvia is in top 6 in the world and 3rd best in Europe in internet speed rankings

Source: "State of the Internet" report Q1 2013 by Akamai [www.akamai.com](http://www.akamai.com)

## Key Inward Investors in Liepaja

Company	Origin	Details
Baltic IT	Italy	BPO
Taxi Kurir	Sweden	Call Center (activities for Swedish companies)
Mediacom	Germany	IT services

## An Example of a Successful Investment: Baltik IT

- The company has 100 employees who speak the Italian language
- Provides data processing services for Italian gas and power supply companies and hospitals
- Turnover 4.28 million EUR
- Belongs to the Italian company Smartest S.r.l.



# Business locations



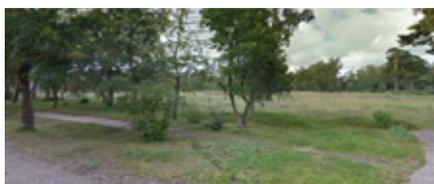
- 1 Karosta Industrial Park  
Greenfield/Brownfield territories /  
Mix commercial / manufacturing
- 2 Perspective territories on northern  
part of Liepāja port /  
Port related business / industrial
- 3 Perspective territories on the  
northern part of Liepāja port /  
Port related business / industrial
- 4 Former Liepāja Sugar Plant  
Greenfield territories /  
Mix commercial / manufacturing
- 5 Greenfield territories /  
Mix commercial / manufacturing
- 6 Liepāja Business Centre/  
Industrial manufacturing
- 7 Greenfield territories/  
Industrial / manufacturing
- 8 Greenfield territories/  
SPA/ Health Care/ Recreation Tourism
- 9 Territories of Lauma Business centre /  
Industrial/ Manufacturing

# Business locations

## 1 COMMERCIAL / MANUFACTURING

GENERAL INFO		INFRASTRUCTURE	
Total area	More than 40 ha Greenfield/ Brownfield territories	Highway	Nearby
Location	Liepaja, Special Economic Zone	Port	300 meters to canal
Zoning	Industrial	Railway	Available connection
Ownership	Municipal / SEZ	Airport	6 km
Distance	Riga 220 km / Klaipeda 100 km	Access road	Available

UTILITIES		COMMERCIAL TERMS	
Electricity	Available free capacity up to 1MW	Rent	Long term lease agreement
Gas	Available, industrial pressure	Rental price	1.5% of cadastral value
Sewerage	Available		
Water	Available		
Internet	Available		



## 2 3 PORT-RELATED BUSINESS / INDUSTRIAL

GENERAL INFO		INFRASTRUCTURE	
Total area	~ 40 ha	Highway	Nearby
Location	Liepaja, Port territory	Port	0.3 km
Zoning	Port related business/industrial	Railway	Available
Ownership	State owned / SEZ	Airport	8 km
Distance	Riga 220 km / Klaipeda 100 km	Access road	Not available

UTILITIES		COMMERCIAL TERMS	
Electricity	Connection points	Rent	Long term agreement
Gas	Connection point		
Sewerage	Connection point		
Water	Connection point		
Internet	Available		



# Business locations

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## COMMERCIAL / MANUFACTURING

GENERAL INFO		INFRASTRUCTURE	
Total area	18.6 ha	Highway	Nearby
Location	Liepaja, Special Economic Zone	Port	Located by the Karosta canal
Zoning	Industrial	Railway	Available connection
Ownership	Private	Airport	5 km
Distance	Riga 220 km / Klaipeda 100 km	Access road	Available

UTILITIES		COMMERCIAL TERMS	
Electricity	Available free capacity up to 3 MW	Rent	Negotiable
Gas	Available industrial pressure	Selling price	Negotiable
Sewerage	Available		
Water	Available		
Internet	Available		



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## COMMERCIAL / MANUFACTURING

GENERAL INFO		INFRASTRUCTURE	
Total area	7.8 ha	Highway	Next to magisterial road
Location	Liepaja, Special Economic Zone	Port	6 km
Zoning	Industrial	Railway	Not available
Ownership	Municipal / SEZ	Airport	4 km
Distance	Riga 220 km / Klaipeda 100 km	Access road	Available

UTILITIES		COMMERCIAL TERMS	
Electricity	Connection points	Rent	Long term agreement
Gas	Connection points	Rental price	1.5% of cadastral value
Sewerage	Connection points		
Water	Connection points		
Internet	Available		



# Business locations

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## INDUSTRIAL

GENERAL INFO		INFRASTRUCTURE	
Total area	13 ha	Highway	Nearby
Location	Liepaja, Special Economic Zone	Port	6 km
Zoning	Industrial	Railway	Available connection
Ownership	Private owned	Airport	5 km
Distance	Riga 220 km / Klaipeda 100 km	Access road	Available

UTILITIES		COMMERCIAL TERMS	
Electricity	Available	Rent	Available premises
Gas	Available, industrial pressure	Rental price	Negotiable
Sewerage	Available		
Water	Available		
Internet	Available		



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## INDUSTRIAL /MANUFACTURING

GENERAL INFO		INFRASTRUCTURE	
Total area	3.7 ha	Highway	Next to magisterial street
Location	Liepaja, Special Economic Zone	Port	2 km
Zoning	Industrial	Railway	Not available
Ownership	Municipal / SEZ	Airport	4 km
Distance	Riga 220 km / Klaipeda 100 km	Access road	Available

UTILITIES		COMMERCIAL TERMS	
Electricity	Connection points	Rent	Long term lease agreement
Gas	Available, industrial pressure	Rental price	1.5% of cadastral value
Sewerage	Available		
Water	Available		
Internet	Available		



# Business locations

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## SPA/ HEALTH CARE/ WELLNESS

GENERAL INFO		INFRASTRUCTURE	
Total area	15 ha	Highway	Next to magisterial road
Location	Liepaja, Seaside territory	Port	9 km
Zoning	Mixed / Tourism development	Railway	Not available
Ownership	Municipal / SEZ	Airport	11 km
Distance	Riga 220 km / Klaipeda 100 km	Access road	Not available

UTILITIES		COMMERCIAL TERMS	
Electricity	Connection points	Rent	Long term agreement
Gas	Not available	Rental price	1.5% of cadastral value
Sewerage	Connection point		
Water	Connection point		
Internet	Available		



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## INDUSTRIAL /MANUFACTURING

GENERAL INFO		INFRASTRUCTURE	
Total area	From 400 up to more than 40 000 m <sup>2</sup> of production and office facilities	Highway	Nearby
Location	Liepaja, Special Economic Zone	Port	200 meters to canal
Zoning	Industrial	Railway	Available connection
Ownership	Privately owned, rent conditions	Airport	6 km
Distance	Riga 220 km / Klaipeda 100 km	Access road	Available

UTILITIES		COMMERCIAL TERMS	
Electricity	Available free capacity up to 6 MW	Rent	Long term lease agreement
Gas	Available	Rental price	Negotiable
Sewerage	Available		
Water	Available		
Internet	Available		



