



Port of Ventspils



General Information on Ventspils

6th largest city in Latvia.

Main industries of the city:
manufacturing, transport and logistics,
tourism, services and construction.

**2nd largest Latvian port and 3rd largest
industrial city in Latvia.**

Non-freezing, deep-water harbour, a Ro-
Ro cargo centre of Latvia. Major
gateway of Latvian imports/exports
with Scandinavia.

Available area for industrial
development ~500 ha.

SEZ - total number of companies in the
special economic zone area 130, out of
which 32 with special licence and 14
port terminals.



Regular Overseas Connections

Ventspils – a Ro-Ro transportation centre.

12 weekly calls to port of Nynashamn, Sweden
(Stena Line, Ro-Pax).

Possibility to transship containers.

Trip duration – approx. 8.5 h.



SUSTAINABLE
transportation
options in the
Baltic Sea
region



Available Premises



Currently Available Premises for Rent

Kustes dambis 30a

- Premises ~ 7300 m²
- Land lot: ~ 1.77 ha



Premises on VHTP 2

- Premises: ~4200 m²
- Land lot: ~2.6 ha



Premises on VHTP 5

- Premises: ~1400 m²
- Land lot: 7085 m²



Connections to communal infrastructure (water, sewerage, electricity) available.
Special Economic Zone status available.



Premises on Kustes dambis 30a

Premises: 7300 m²:

- Free height in the production area: 6 m;
- Permissible load on the floor: 4 t/m²;
- Available electrical capacity: two transformers x 1.6 MW.

Rent of premises: 3.33 EUR/m²/month.

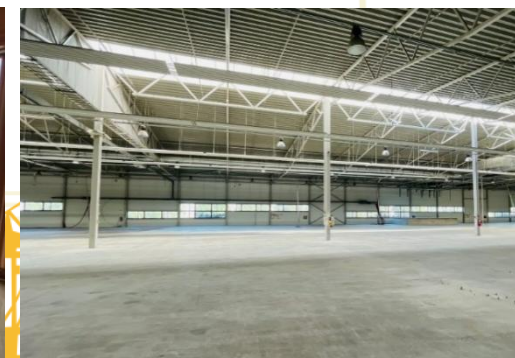
Land lot: 17 715 m² (possible expansion to 1 ha).

Land lease cost: 1.5 – 2.5% of the cadastral value per year + VAT.

Available connections to communal infrastructure (water, sewerage, electricity, local heating).

Special economic zone status available.

Distances to ferry/container terminal ~4 km, to E22 road Ventspils - Riga ~2 km.



Premises on Ventspils High Technology Park 2

Premises: ~4200 m²:

- Free height in production area: 4 m;
- Permissible load on the floor: 0.5 t/m²;
- Available electric capacity: 2x1000 kVa.

Connections to communal infrastructure (water, sewerage, electricity) available.

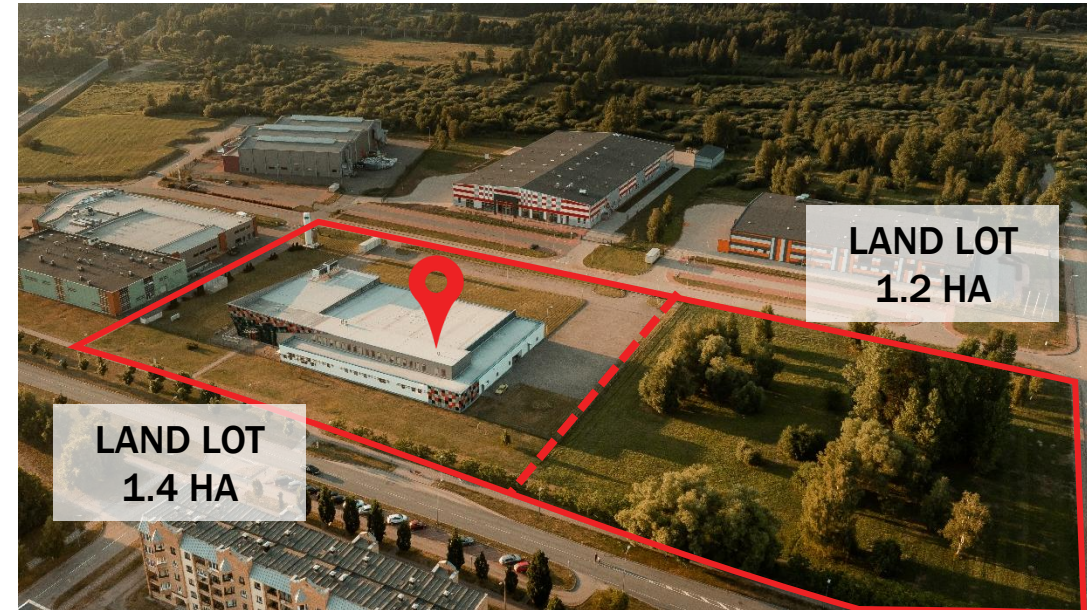
Land lot: 2.6 ha.

Land lease cost: 1.5 – 2.5% of the cadastral value per year + VAT.

Special Economic Zone status available.

Distances to:

- ferry/container terminal ~4 km;
- E22 road Ventspils - Riga ~2 km.



Premises on Ventspils High Technology Park 2

The largest «cleanroom» in Baltics – 1800 m²:

- Complying with ISO 6, 7, and 8 class standards;
- For industries such as MedTech, Pharmaceutical, Electronics, LCD, etc.



Ventspils High Technology Park, building No. 5

Premises: 1396 m², land lot: 7085 m².

Rent of premises: 4.03 EUR/m²/month.

Free height in the production area: 10 m (the building structure allows the installation of a beam crane with a lifting force of 10 t).

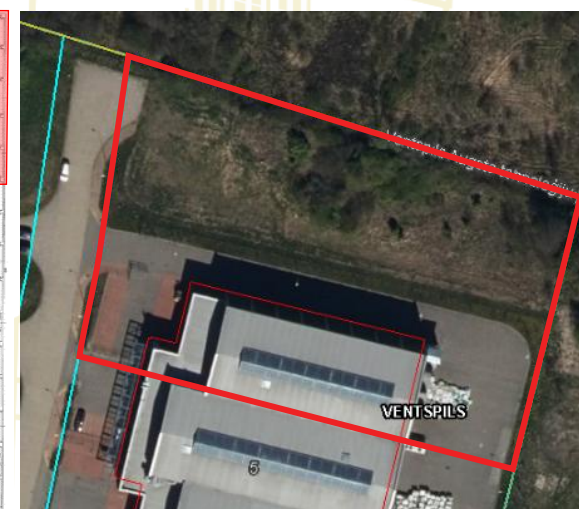
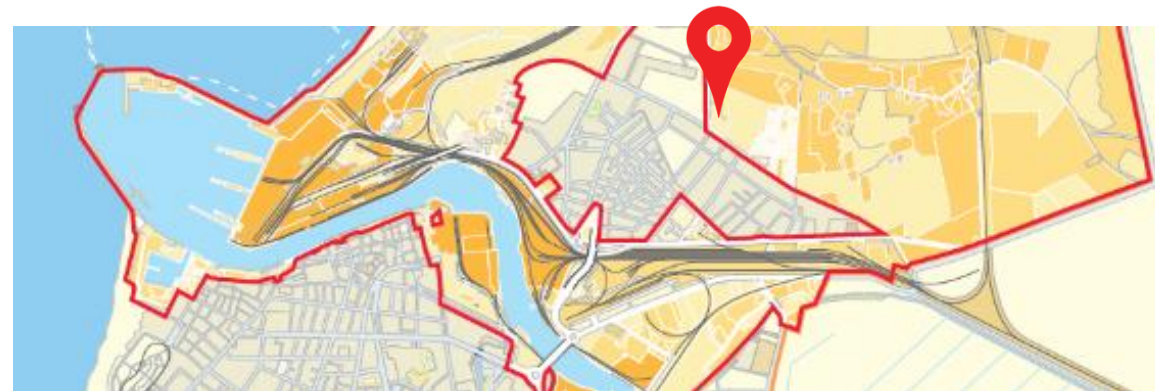
Permissible load on the floor: 5 t/m².

Available electric capacity: 1 MW.

City's central heating.

Special economic zone status is available.

Land lease cost: 1.5 – 2.5% of the cadastral value per year + VAT.



Technical Project of the Premises for Sale in Ventspils Industrial Park

Total area of the premises ~4,440 m²:

- Production facilities ~3,850 m²;
- Overall building max height – 13.6 m;
- Height of production premises up to 9 m;
- Max height to overhead crane – 7 m.

Max floor load up to 0.75 t/m².

Electrical networks for the needs of the industrial park up to 10 MW.

Centralized engineering networks (water supply, sewerage, heating).

Access roads and public parking lot.

Land lot for expansion from 1 to 100 ha.



Available Land Lots



Various Large Scale Land Lots 10 - 50 ha



Land lots in the Ventspils High Technology Park and Ventspils Industrial park

The fastest growing industrial zone of Latvia – ranks first in the production output per capita and is the third largest by total production output.

Opportunities to develop logistics and industrial projects on land lots having area from 1 to 50 ha.

Availability of a start-ups support ecosystem in the Ventspils High Technology Park.



Land Lot on Talsu street 200

Greenfield ~5.7 ha.

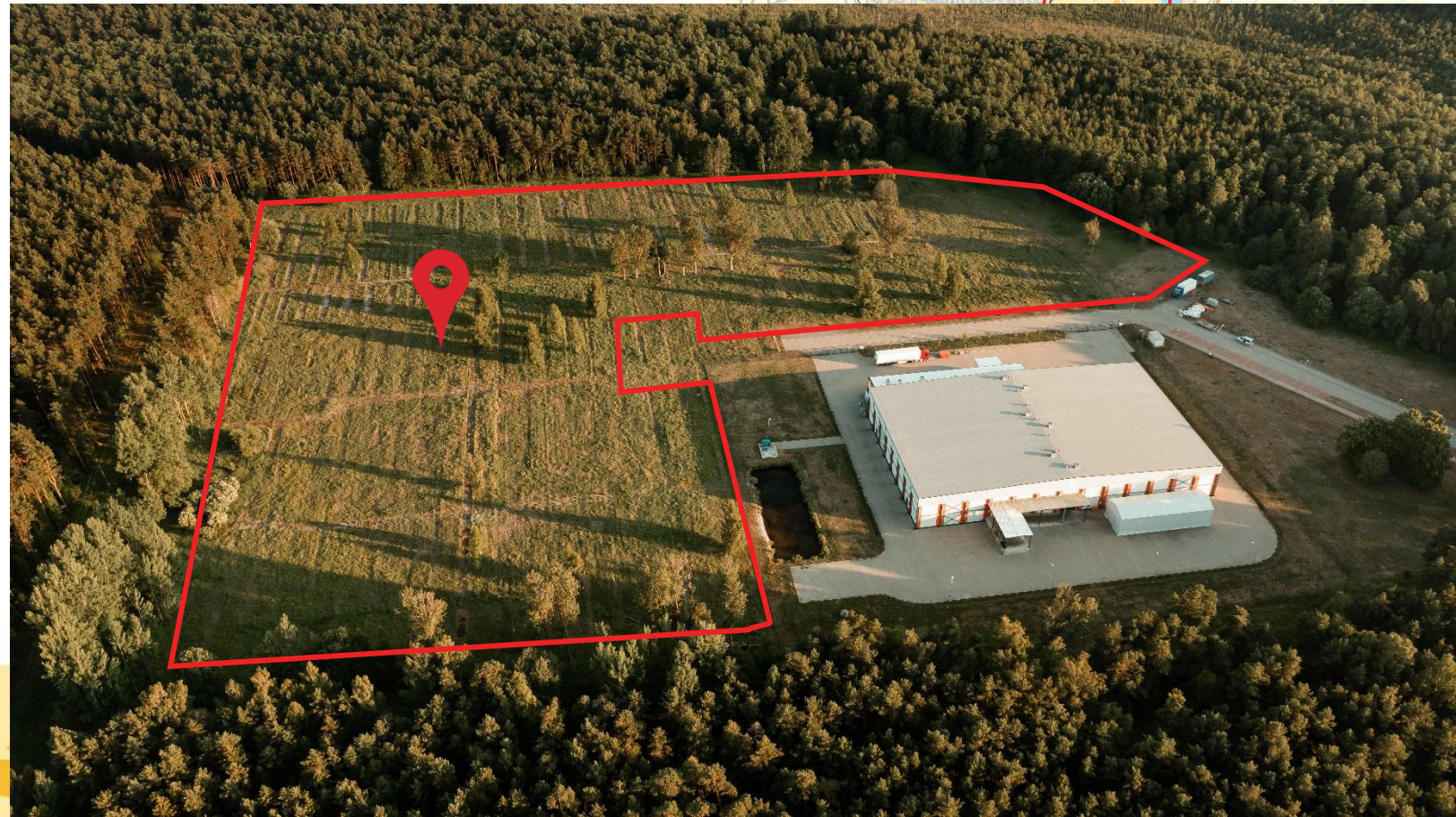
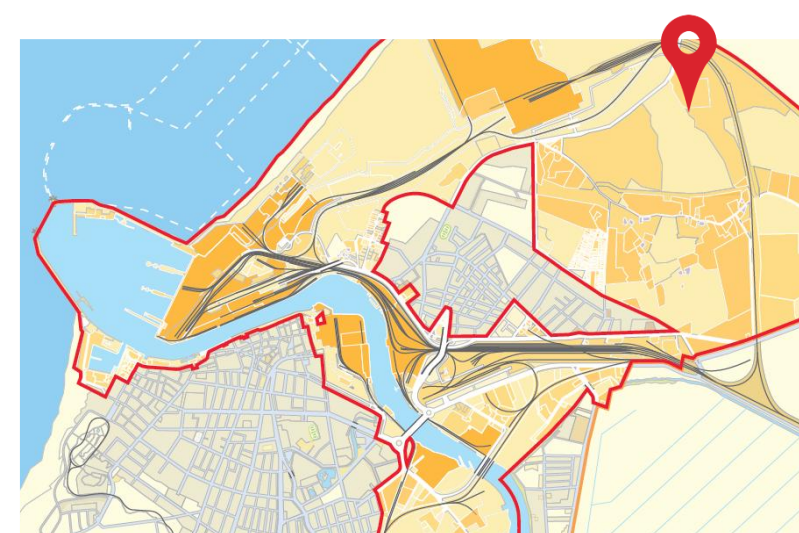
Connections to communal infrastructure (water, sewerage, electricity) available.

Special Economic Zone status available.

Rent price: 1.5 – 2.5% from cadastral value per year + VAT.

Real estate tax: 1.5% from cadastral value per year.

Distance to ferry/container terminal ~7.3 km.

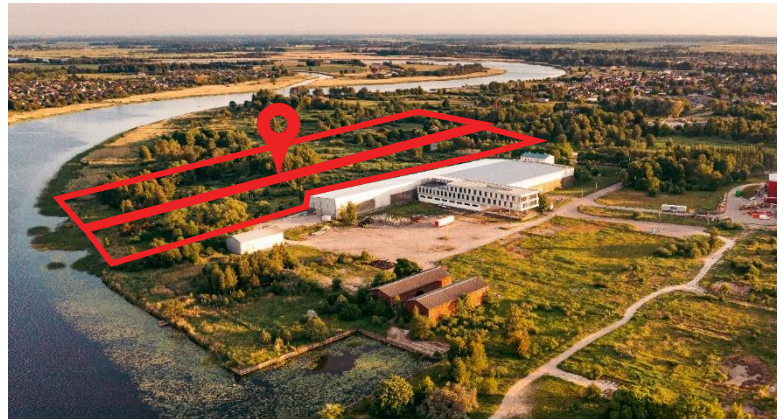


Smaller Scale Land Lots

Greenfield ~1 ha



Greenfield 2.5 - 5 ha



Greenfield ~4 ha



Connections to communal infrastructure (water, sewerage, electricity) available.

Special Economic Zone status available.

Rent price: 1.5 – 2.5% from cadastral value per year.

Duration of the lease agreement is 45 years with a possibility at the end of the period to prolong it to another 45 years on the same rules and conditions.



Business Support and Special Economic Zone



Industry Development

More than 20 new factories since 2002

~ 2200 newly created jobs

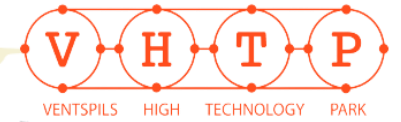
~ 50 000 m²

of production buildings have been built in a special economic zone since 2005

More than 50 mln.EUR
of Freeport of Ventspils
investments



Ventspils Business Support Centre



Ventspils Business Support Centre is a branch of the Ventspils High Technology Park with the specific aim of attracting and supporting ICT and manufacturing companies:

- Co-working and office rental, reception and secretarial services, conference and meeting facilities;
- Business advice on fundraising, export promotion, business plan development, marketing and market research, digitalisation of industry, recruitment, accounting, networking, etc.;
- Implementation of various tech support projects.



Freeport – a Special Economic Zone

Ventspils Freeport is a special economic zone with tax benefits to the port terminals, logistics and industrial companies:

Corporate Income Tax and Real Estate Tax are reduced by 80% until the company compensates up to 40% (60% for small and 50% for medium-size companies) of the investments.

It means that during the compensation period:

- Corporate Income Tax rate is 0%;
- Tax on dividends is 4%;
- Real Estate Tax rate is 0.3%.

Example:

Investment	= 10 mil.
Dividends	= 1 mil.
Real estate value	= 1 mil.

Taxation in Latvia:

Profit (dividend) tax (20%)	= 200 000
Real estate tax (1,5%)	= 15 000
Total	= 215 000

Taxation in Ventspils:

Profit (dividend) tax (4%)	= 40 000
Real estate tax (0,3%)	= 3 000
Applied total	= 43 000

Savings on dividend payout = 215 000 – 43 000 =
172 000

Total potential savings 40% - 60% of 10 mil.



Labour and Education



Ventspils Technical School – Regional Competence Centre

Secondary level education in following fields:

NETWORKS AND AUTOMATED SYSTEMS

- Electrical technician
- Construction technician of engineering systems
- HVAC technician

INFORMATION AND COMMUNICATION TECHNOLOGIES

- Programming technician
- Computer Systems Technician

HOSPITALITY AND TOURISM

- Tourism services consultant
- Guest reception service specialist
- Cook (specialization Restaurant cook)
- Waiter

METALWORKING, MECHANICAL ENGINEERING AND ROAD TRANSPORT

- Mechanical engineering technician
- Car mechanic
- Mechatronic systems technician
- Welder MMA, MAG



Number of graduates per year: ~260



Ventspils University of Applied Sciences

15 study programs in 3 faculties



Bachelor Study

- Programming Specialist
- Computer Science
- Electrical Engineering
- Business Managements
- Business Administration
- Start-up Management
- Intercultural Communication
- Translation and Language Technology

Master Study

- Computer Science MA
- Electronics
- Business Administration
- Strategic Intercultural Communication
- Translation of LSP (Language for Special Purposes) Texts

Doctoral Study

- Economics and Business
- Language and Literature Studies



International Acknowledgements and Quality of Life



International awards and acknowledgements: Financial Times Foreign Direct Investment Magazine

Global Free Zones of the Year 2024 - honourable mention for offshore wind

2016/2017/2023/2024/2025 Ventspils – 2nd best FDI strategy among micro-European cities of the future.

2020 Ventspils:

1st best in the category of TOP zones for the development of large tenant companies globally;

2nd best in the category of TOP zones for the development of small and medium-sized enterprises in the European region;

10th best in the category TOP 10 free zones in the world according to fDi data.

2019 Ventspils – special awards for Export promotion, Cluster development; Cross-border cooperation, The expansion of production, Infrastructure development, support for start – ups.

2018 Ventspils – bespoke awards for Development of industrial premises and areas, Infrastructure development, Development of ICT cluster, Marketing.

2015 - Bespoke awards for global outreach, facilities upgrades and infrastructure improvements.

2012/2013 Ventspils - 7th best special economic zone and 2nd best port zone.

2010/2011 Ventspils - 5th best special economic and port zone.



fDi
FREE ZONES
OF THE YEAR
2024



EUROPEAN
CITIES AND REGIONS
OF THE FUTURE 2024

fDi Intelligence

FT

FINANCIAL
TIMES



International awards and acknowledgements: Forbes and World Guinness records

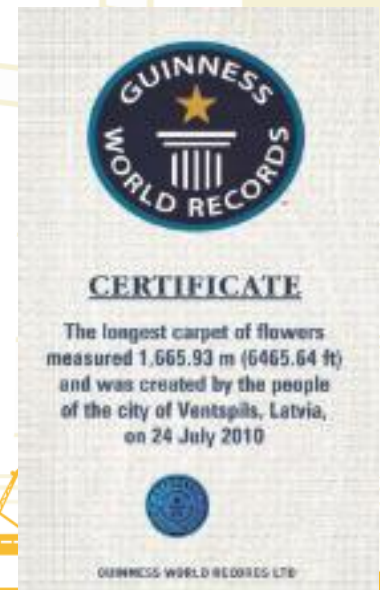
Forbes

Ventspils – one of TOP 15 European cities for a romantic weekend in 2016.

Ventspils – the best regional location for business in Latvia in 2013, 2014 and 2015.

Ventspils – a Guinness World Record holder

- On 24th July, 2010 Ventspils reached a Guinness record by making the longest flower carpet in the world (1,665.93 m).
- On 8th April, 2017 Ventspils reached a Guinness record by largest number of people simultaneously planting flowers.



Quality of life and recreation

livin www.livinventspils.lv

A platform – contact point for informative assistance regarding moving to and living in Ventspils (job and education opportunities, housing offers and medical, cultural, sports and leisure questions).



Outstanding quality of life in Ventspils city

Excellent educational, sports and recreational infrastructure, a Baltic-level concert hall, water parks, Olympic Centre, Blue Flag beach and unspoilt nature area for recreation just a few minutes' drive away.



Thank you!

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Wind[•]
EUROPE



VĒJA
ENERĢIJAS
ASOCIĀCIJA

