

DAUGAVPILS INVESTMENT OBJECTS

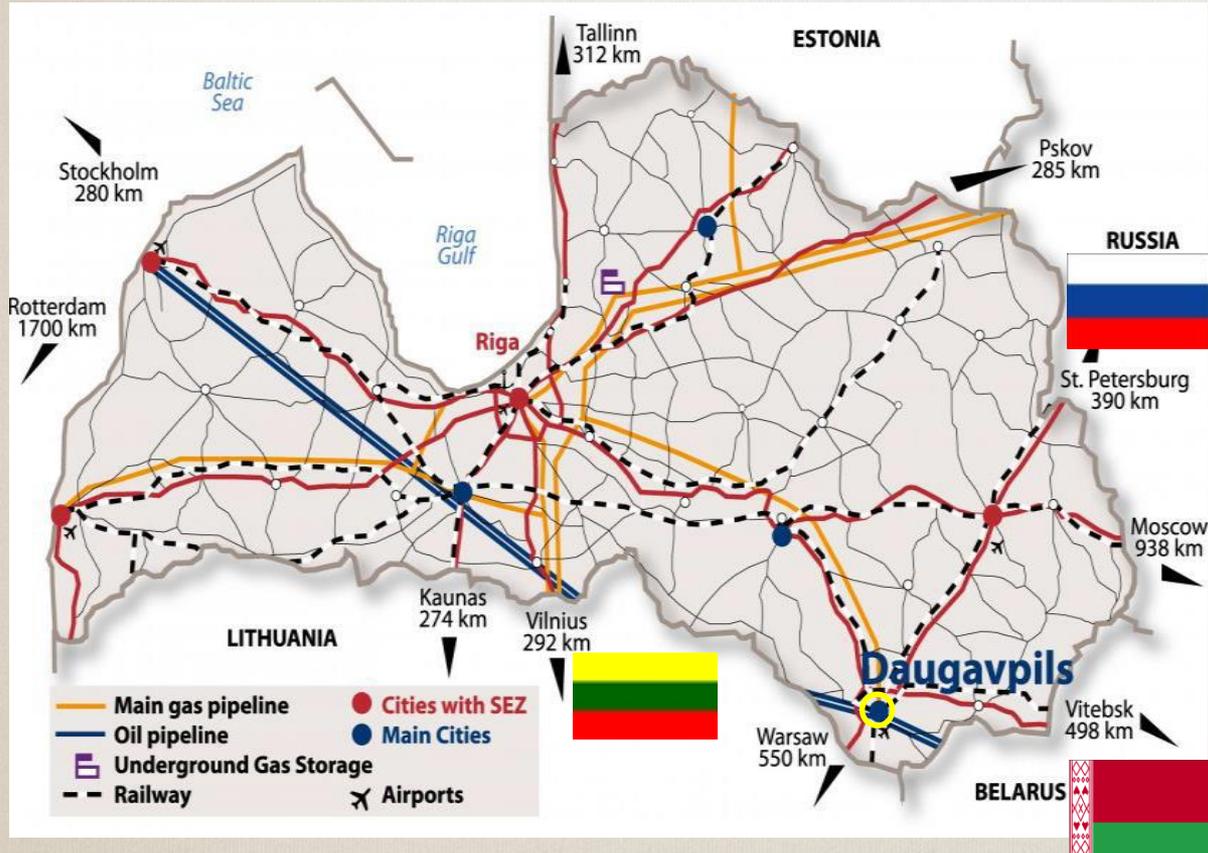


LATVIA



- Latvia is a country in the Baltic region of Northern Europe, one of the three Baltic states.
- It is bordered by Estonia, Lithuania, Russia, and Belarus, as well as a maritime border to the west with Sweden.
- Latvian population in 2015 - **1,986,1**.
- Total area - **64,589 km²**.

Daugavpils – is a capital of Latgale.
Latgale is a part of Latvia and Euroregion.



Daugavpils -

The second largest by population
city in Latvia.

Daugavpils population in **2014 - 96 792**.

Close is borders of Lithuania, Belorussia
and Russia.



DAUGAVPILS
IS DEVELOPMENT

DAUGAVPILS VISION 2014-2020

DAUGAVPILS
IS THE ENGINE OF INNOVATIVE ECONOMY AND THE
CAPITAL OF WELL-BEING IN THE EASTERN BALTICS

Strategic goal of Daugavpils city:

**DAUGAVPILS CITY - THE MOST ATTRACTIVE PLACE FOR LIVING AND MAKING
BUSINESS IN EASTERN BALTICS**



DAUGAVPILS
IS ENTREPRENEURSHIP

City
infrastructure

Advanced public
and industrial
infrastructure

Multilingual
Multicultural
city, center of
education

Human
recourses

Strategic advantages of Daugavpils

Geographic
position

Logistic Hub at
the Eastern
border of EU

Life with style

Quality of
living

Costs of Utilities

Central heating – 64 EUR/ 1 MWh
1 m² average 2 EUR / month

Non-central gas heating
1 m² average 1 EUR / month

1m³ water and sewage 1,64 EUR



Electricity

Rate depends on capacity and usage

Office/resident rent

1 m² 2 EUR – 7 EUR monthly (utilities not included)

Industrial premises

1m² 0,5-1,5 EUR

Gross average monthly salaries in Daugavpils



484 EUR – private sector

586 EUR – public sector

(to compare: Latvian average 667 EUR)

Engineer, industrial cost estimator,
planner, IT specialist, CNC worker,
skilled welder 1000- 1400 EUR

Services, unqualified work 285-500 EUR

The new generation of young specialists in various fields in Daugavpils



**7670 students (2014/2015) – high
and professional schools)**

10 high schools

5 professional schools and 3 colleges

**Daugavpils University –
the largest regional university in Latvia
- 2 300 students**



**Riga International Economic and Business
Administration High School -135 students**



Riga Technical University -246 students



**Institute of Transport
Communication -150students**



Baltic International Academy -191 students



Information systems management



Young, creative and inquisitive specialists

Daugavpils - centre of education: COLLEGES



Daugavpils Medical College



State Police College



Accounting and Finance College



Daugavpils - centre of education: PROFESSIONAL SCHOOLS

Daugavpils Technical School

- 1540 students



Daugavpils Construction Technical School

- 1378 students



Daugavpils Professional Trade School

-421 students



Daugavpils Design and Art Secondary School

«Saules skola»

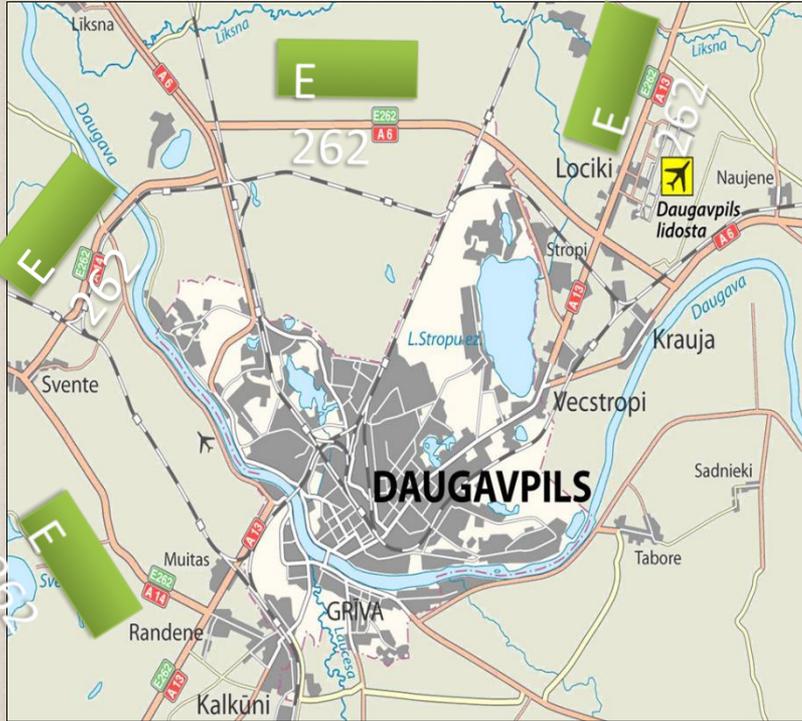
363 students

Daugavpils Music Secondary School

550 students



Daugavpils - the crossroads of transport infrastructure



Crossed by:

- TEN-T motorway E262 «Kaunas (Warsaw) – Ukmerge- Daugavpils-Rezekne-Ostrov (Moscow, Saintpetersburg)»
- **5 cargo railway lines** (connecting investment zones)
- 2 passenger railway lines
- 15 international bus lines
- 3 tram lines in the city

Regeneration of Degraded Industrial Areas of Daugavpils City



ENTREPRENEURS

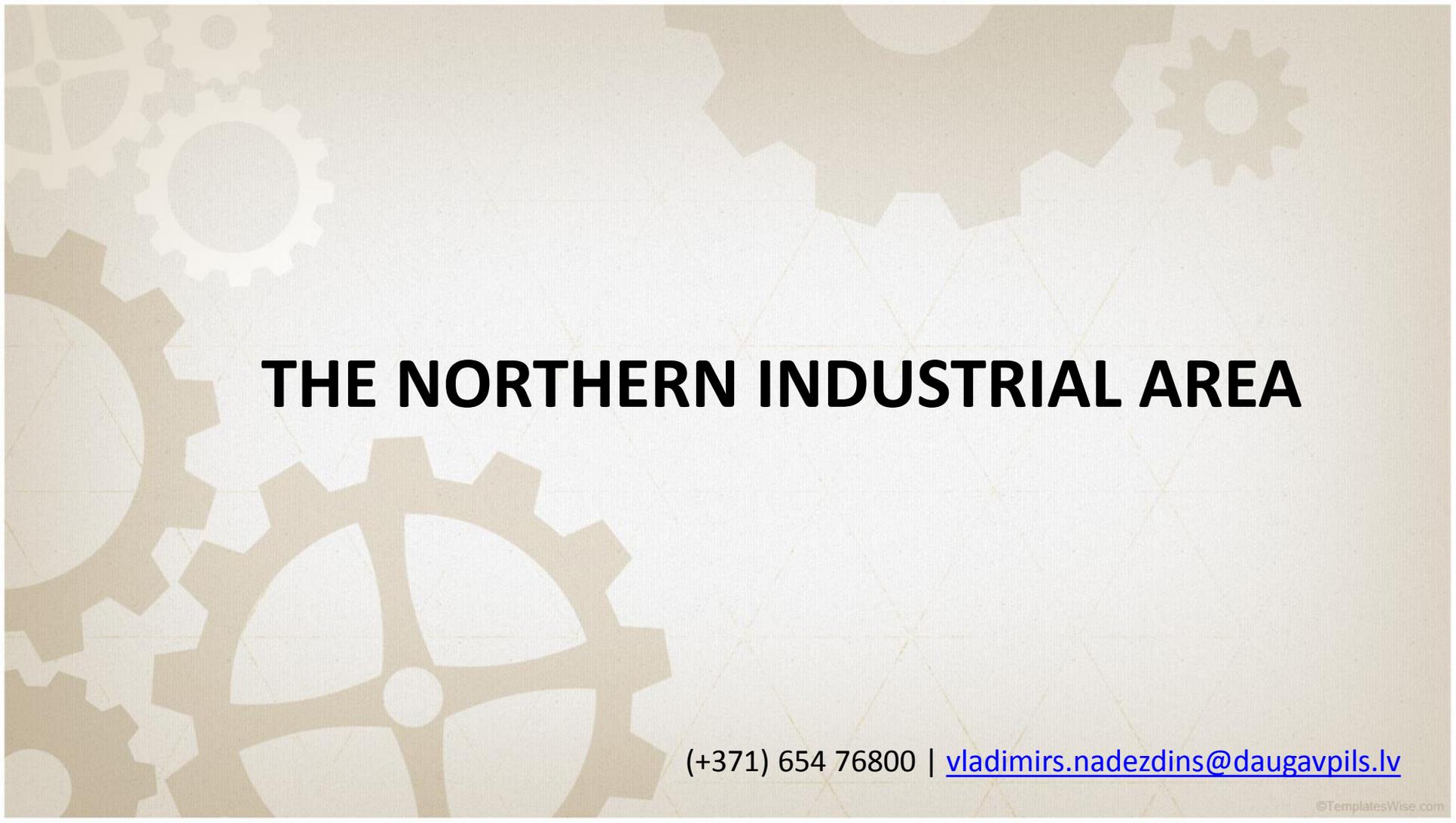
- SAM* (Specific Support Aims) 3.3.1. and 5.6.2. entrepreneurs as cooperation partners
- ERDF support rate for entrepreneurs from 45%-55%
- Establishment of power and gas infrastructure and other inputs in the infrastructure

MUNICIPALITY

- 1 EUR private investments= 1 EUR ERAF
- 1 new working place = 41 000 EUR ERAF

*In the planning period of 2014-2020, under the responsibility of VARAM (Ministry of Environmental Protection and Regional Development) are 9 specific support aims (SAM). Two of SAM are targeted directly at improving the business environment:

- SAM 3.3.1. - increase the amount of private investment in the regions by investing it in the development of business;
- SAM 5.6.2. - territory revitalization.

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THE NORTHERN INDUSTRIAL AREA

(+371) 654 76800 | vladimirs.nadezdins@daugavpils.lv

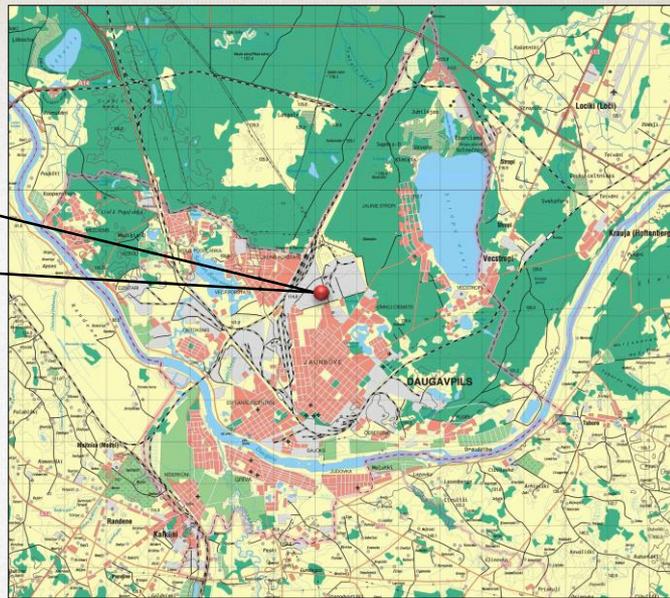
Offer

Industrial area for rent.

Starting from 100 m² till 30 000 m².

Rent cost: from 0,2 EUR/m²

Location



- The Northern industrial zone is located in the northern part of Daugavpils city, between Višķu, Spaļu, Slāvu, and Loģistikas Streets, in the area of Višķu Street and Mendeļejeva Street.
- 35 owners; municipality owns territory of 39 ha.

Technical Description

- Asphalt access routes from three sides;
- Internal railroad and customs office;
- Strategically important transport corridors nearby;
- Near to the general aviation airport (which is in the stage of development; used for regular flights of the sport, medical, military and fogging service aircrafts);
- High electrical power available (up to 50 MV);
- Natural gas pipe.

Investment needs

- It is planned to attract investment for reconstruction of production premises or for the demolition of these premises and the further disposal of the plot of land.
- Necessary investments depend on specifics of production: building reconstruction around 570 EUR per m², new building around 300-670 EUR per m².

Infrastructure development of “Northern” Industrial Zone

1st round



- ✓ **38** enterprises (10 industrial enterprises)
- ✓ **1183** working places (1014 in the industrial enterprises)
- ✓ **50** ha territory (whole 117 ha)
- ✓ Largest exporters

The largest industrial area in the city - 117 hectares in total and consists of 38 buildings.

Implemented activities:

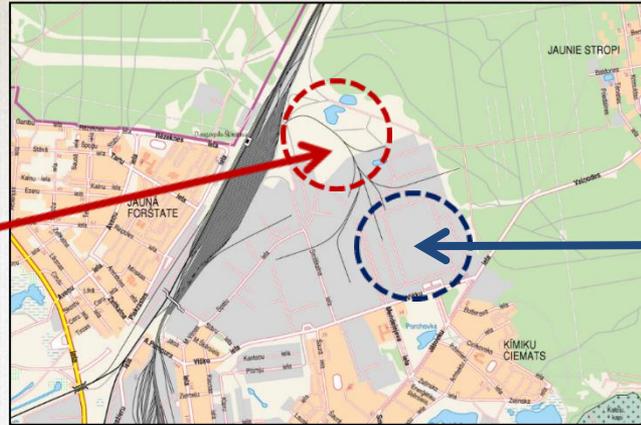
- Engineering and technical communications
- Lighting
- Landscaping
- Driveways

€ 4 472 342



Industrial site
«Greenfield»

Municipal
Daugavpils City Council
27 ha



Industrial site
«Brownfield»

Private
NP Properties
17,6 ha

Location Infrastructure

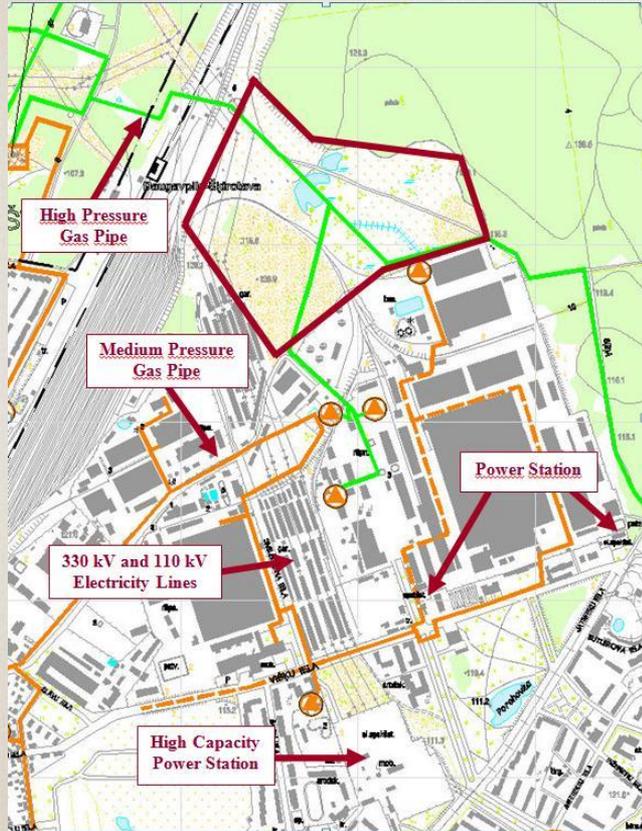
	Name / Type	Distance
Access road	<input checked="" type="checkbox"/> asphalt <input type="checkbox"/> gravel <input type="checkbox"/> soil	0,1 km
Highway	Riga-Daugavpils, A6	11 km
Port	Riga	250 km
	Liepaja	460 km
	<u>Ventspils</u>	440 km
Railway access	<input checked="" type="checkbox"/> on site <input type="checkbox"/> possible <input type="checkbox"/> not possible	0,1 km
International airport	Riga	250 km
Comments	The site is located close to major railway junction point.	



Industrial site «Greenfield»

(+371) 654 76800 | vladimirs.nadezdins@daugavpils.lv

Location



- Territorial area: 27 000 m² – 27 ha (consist of three parts: 3 ha, 12 ha and 12 ha);
- Industrial site is located between Smilškalnu, Slāvu, Loģistikas Streets.
- Municipal ownership.

Technical Description

- The site is located close to major railway junction point; the railway divides the territory into 3 parts;
- Electricity: 50 MW;
- High pressure gas;
- City sewerage and water system;
- Asphalt access road;
- Given that the collapse of Soviet Union closed down several large factories in the neighbourhood, huge capacities for utilities are available.

Investment needs

- Investors will transform an unused plot of land of 27 ha the industrial area that will house the production and storage facilities, thus, creating a new industrial zone.
- Investors can use the terrain features that provide the ability to place the enterprise, creating a lot of noise.
- The relative remoteness from the living area allows to place the enterprise, creating additional pollution.

Industrial site «Brownfield»

Ownership: private

Land: 17,6 ha

Lease/Purchase: negotiable

Building: 280m * 260m, height 10 m



Utilities		
	Capacity / Type	Distance
Electricity	50 MW	1,0 km
Gas	High pressure	0,1 km
Sewerage	City sewerage system	0,2 km
Water	City water system	0,2 km

Contact:

Guntars Cauna, NP Properties

Guntars.cauna@industrial-park.lv

+371 28611116



Ditton

Industrial and Technology Park

17 Visku str. | (+371) 65428252 | info@promng.lv
www.ditton.lv

Offer

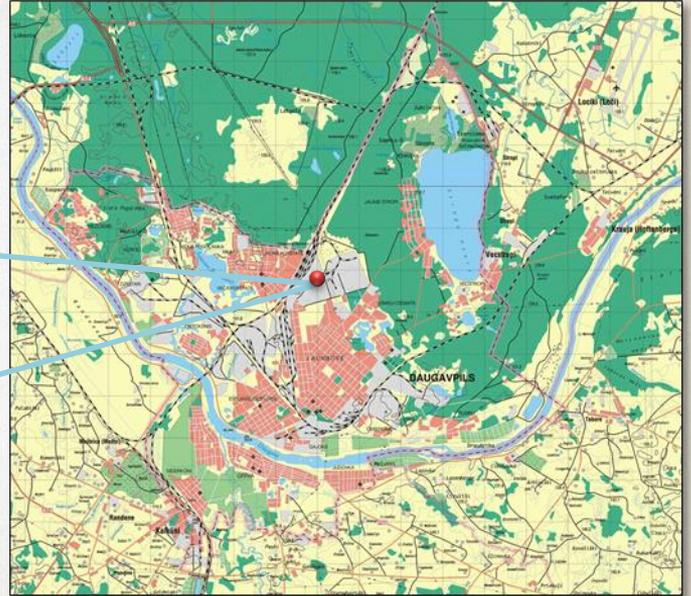
Industrial area for rent.

Starting from 100 m² till 30 000 m².

Rent cost: from 1 EUR/m² .

Location

- Technology park Ditton is located in operating Daugavpils driving chain factory territory, which is one of the earliest export-oriented driving chains' company in Europe and Asia.
- Total area 58 000 m², but land plot with the total area 139 500 m²



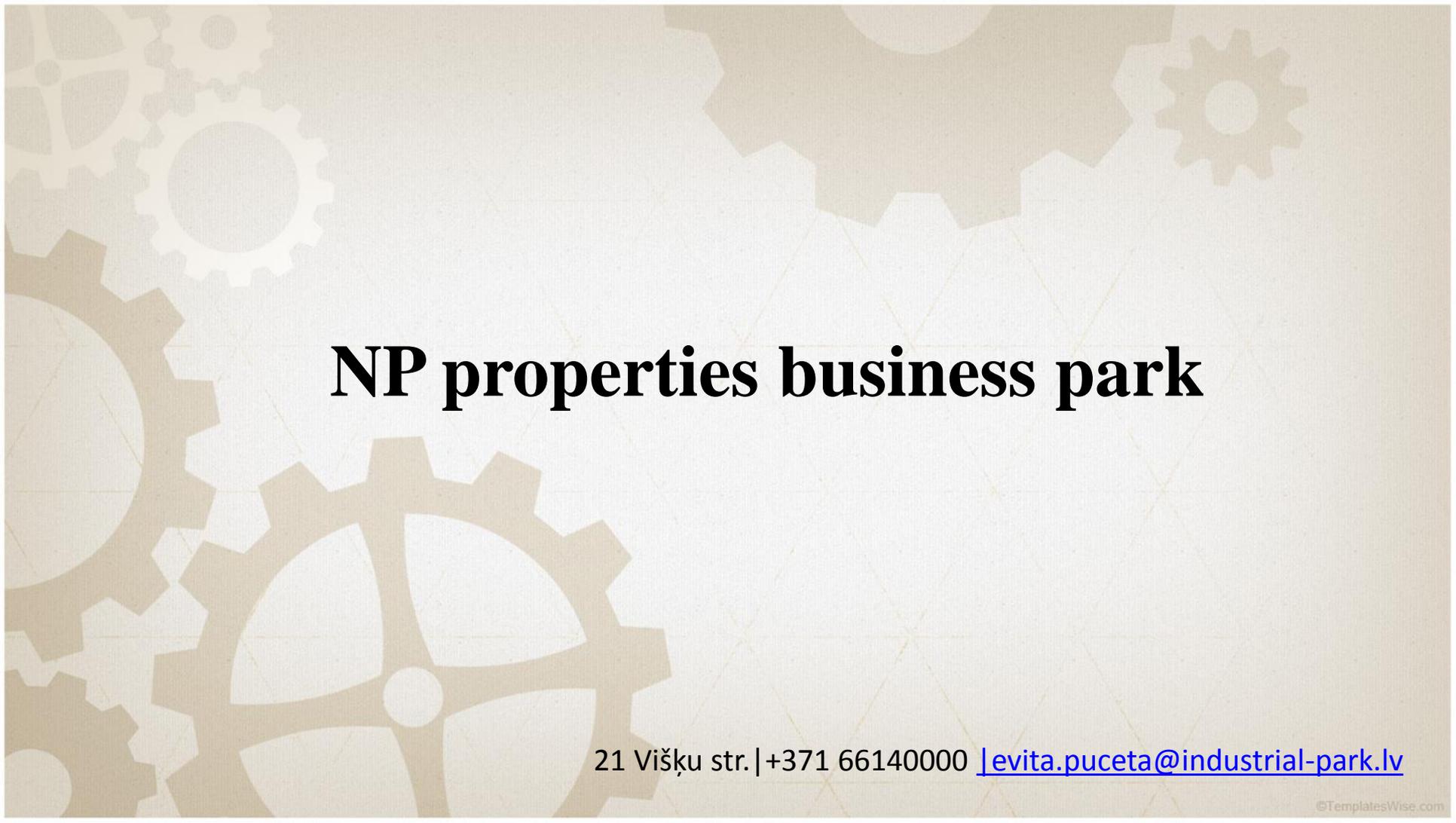
Technical Description

- Pipeline (capacity 2,5 mln. m³ per year)
- Power supply (up to 10MW)
- Heating system (up to 18 MW)
- Water supply (drinking and industrial water from own well)
- Telecommunications (up to 50MB/sec)
- Convenient transport links (roads, driveways, parking places)
- Branch railroad;
- No pollution of the territory;
- Custom zone with custom warehouses

Investment needs

Industrial park development is planned to realize in several stages:

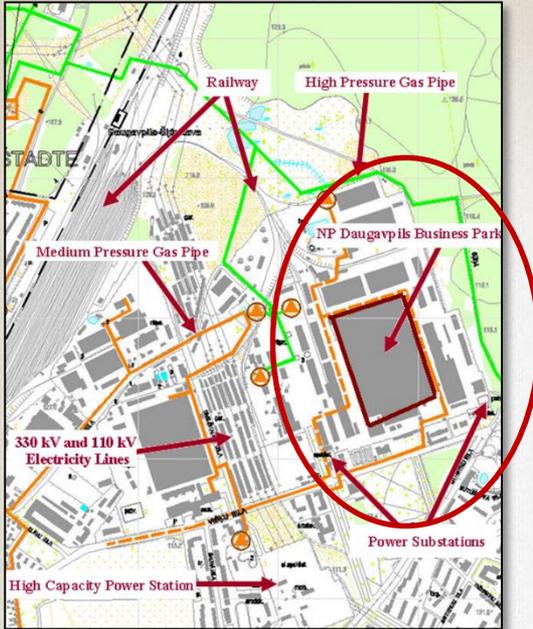
1. Production building - square of reconstruction – 33 000 m². At this stage is made energy audit of a building, are realized project works.
2. Administrative buildings - common square – 14 400 m²
3. Auxiliary buildings (engineering building, garages, compressor house, transport plot etc.) - common square – 13 700 m².

The background features a light beige color with a subtle diamond-shaped grid pattern. Several large, semi-transparent gear icons are scattered across the page, some overlapping the grid lines.

NP properties business park

21 Višķu str. | +371 66140000 | levita.puceta@industrial-park.lv

Location



- NP Daugavpils Business Park in terms of the area of rented premises is the largest reconstructed industrial park in Latvia.
- Located in the territory of the former Daugavpils chemical fibre factory, which was the largest production site of this kind in the Soviet Union.
- Total area: 194 000 m²; building area: 105 000 m².

Technical Description

- Professional management, access roads are being developed, 24 hour security guards;
- Electricity: 20 MW;
- Close to major railway junction point;
- City sewerage and water system;
- High pressure gas;
- Asphalt access road;
- Renovated large production spaces.

The background features a light beige color with a subtle diamond-shaped grid pattern. Several large, stylized gear icons in a darker beige tone are scattered across the scene, some overlapping the grid lines.

KRIŽI INDUSTRIAL AREA

56 Viršu str. | (+371) 654 76800 | vladimirs.nadezdins@daugavpils.lv

Location



- Total area: 113,871 m², which has been preserved foods factory.
- 7 owners (including Daugavpils City Council)

Technical Description

- Water supply and sewerage;
- Electricity: 10 MW;
- Direct access to the railway and transit highway A6.

Investment needs

- Management of territory infrastructure;
- Demolition and reconstruction of buildings;
- Reconstruction of engineering communications and roads;
- Territory improvement.

Industrial Zone of Čerepova

Regeneration of degraded industrial territories in Daugavpils



Revitalized industrial territory 10 ha,
~ 9,5 milj EUR, incl. ERDF 85% 5.6.2. Latg. 2016-2018



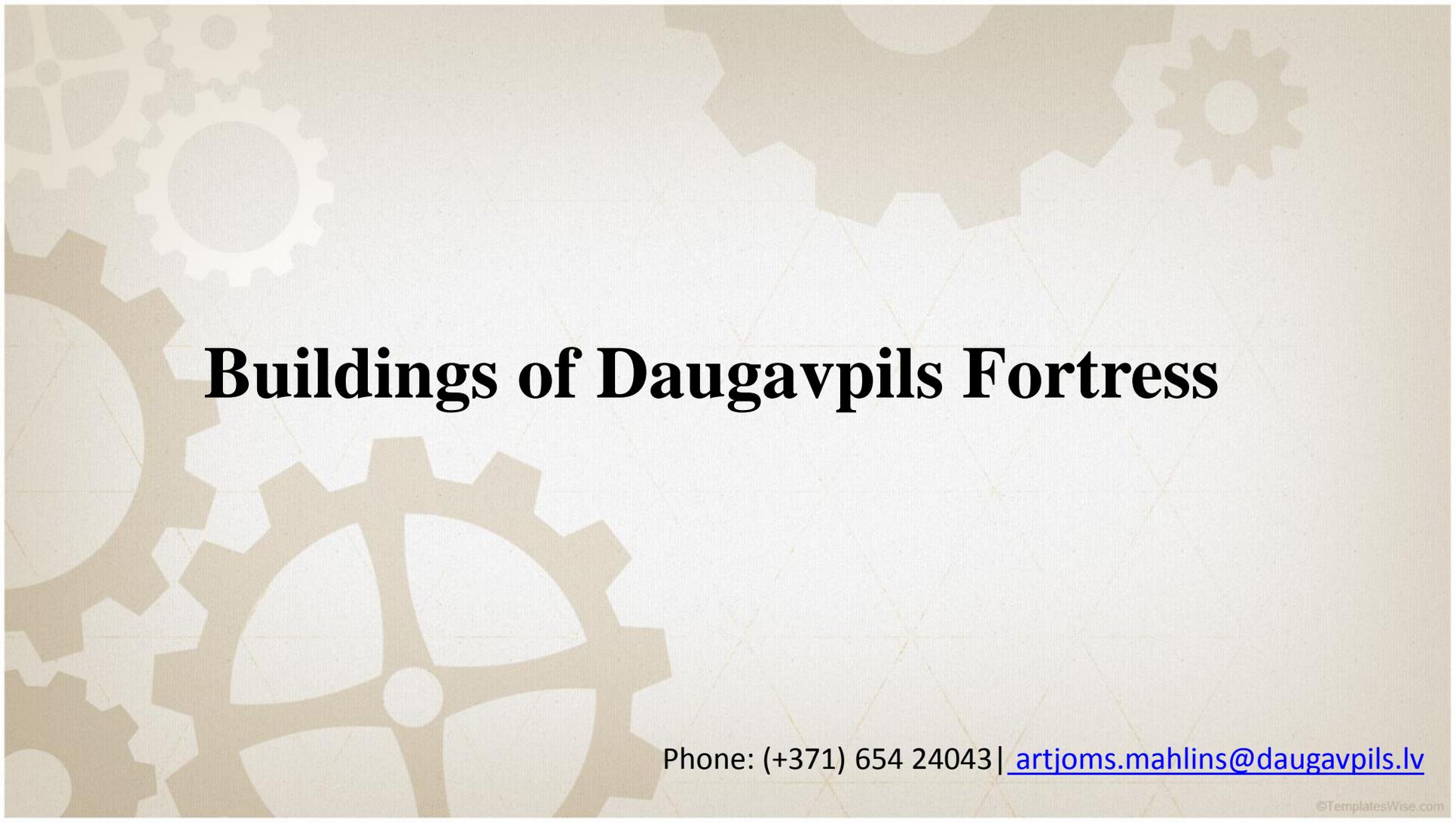
Rūpniecības Street
Dunduru Street
Silikātu Street
Jelgavas Street
Siguldas Street

50 new jobs

Private investments 15 milj. EUR

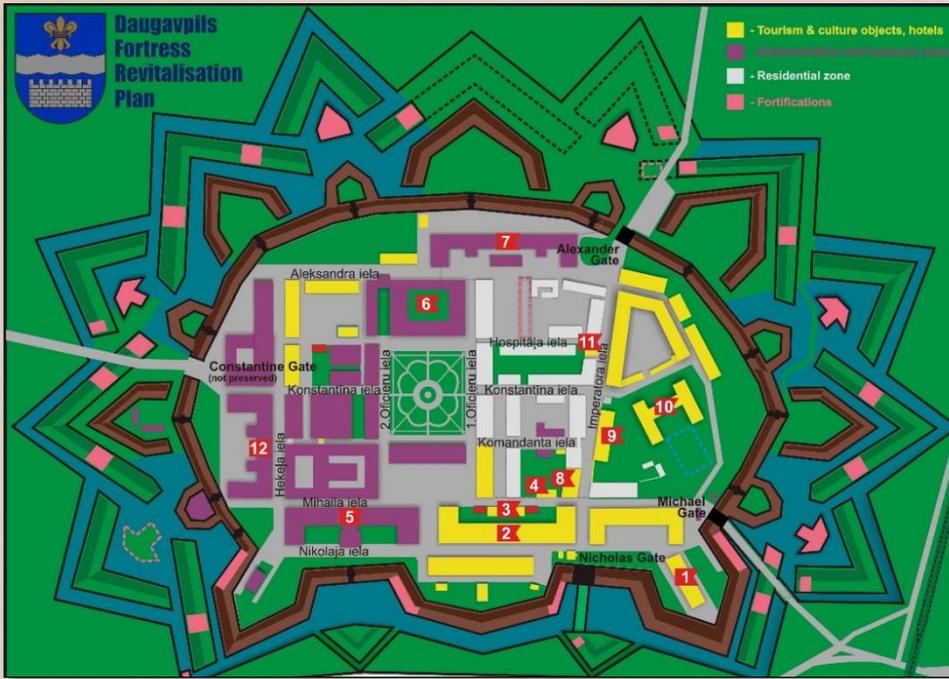
25 enterprises

1338 jobs

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Buildings of Daugavpils Fortress

Phone: (+371) 654 24043 | artjoms.mahlins@daugavpils.lv



- The Fortress is **150 ha** large, it consists of: rampart with 8 bastions, moat, bridgehead on the opposite Daugava River's bank, 6 ravelins, 6 reduits, 6 curtine-lunettes, inner territory with regular structure, where majority of original buildings has been preserved: Commandant's House, Artillery Arsenal, Engineer Arsenal, Military Hospital, Powder Magazines, Public Garden with fountain-monument, Cuartels and Officers' Houses.

- Since 1998 the Fortress has been under the management of the State Real Estate Agency: some of the buildings and structures still belong to them, but some other – to the municipality and private owners.
- Nowadays about 20 unusable buildings are empty, most of them have collapsed roofs and the poor rainwater drainage system. Problems are caused by the overgrowth. Part of the unused buildings are demolished.
- The total area of the land: **61746 m²**, the total building area: **52,184 m²**.

No	Address / Owner / Cadastre number	Area of the plot/ Area of buildings, m 2	Historical, contemporary and planned use	Description of the object's technical condition	Contemporary photo of the object	Suggestions for the further use
1	Nikolaja Street 1 Daugavpils City Council Architectural monument of local importance, No.4690	4843/587	Historically: One of three fortifications built in the territory of the powder warehouse buildings	There is electricity and water supply connections. Good technical condition. Exterior wall brick masonry is repairable		Exhibition hall or fortress museum. Exhibition hall or gallery, room for presentations, concerts, celebrations, conferences
2	Nikolaja Street 2 JSC 'State Real Estate' Architectural monument of local importance, No.4706	7044/13178	Historically: Nikolay barracks	Satisfactory condition. In some places the roof sheets are pulled off from the parapet part		Business or government facility, it is possible to create office building. Office building, university park. Pull down the third floor, restore windows and roof.

3	Mihaila Street 7 <i>JSC 'State Real Estate'</i>	2205/772		Satisfactory condition		Trade and service facility. Event or meeting hall, a cinema
4	Mihaila Street 10 <i>Daugavpils City Council</i> Architectural monument of local importance, No.4707	1492/827	Historically: Officers' apartments.	Building needs repair		Residential building, office building, hotel
5	Mihaila street 11 <i>JSC 'State Real Estate</i> Architectural monument of local importance, No.4708	10647/7836	Historically: new Nikolay barracks.	In satisfactory condition		Business or government building, it is possible to create office building, university park, a youth hostel

6	<p>Hospitāļa Street 6 <i>Daugavpils City Council</i></p> <p>Architectural monument of national importance, No.4715</p>	10889/9340	Historically: military hospital (built 1827).	Building needs repair		<p>Enterprise and Training Centre. Academic Park. State or local government complex.</p> <p>Military Medical Museum. cafe in the fresh air in the Internal courtyard on the 2.Oficieru Street side</p>
7	<p>Aleksandra Street 5 <i>JSC 'State Real Estate'</i></p> <p>Architectural monument of local importance, No.4710</p>	8338/9451	Historically: Aleksandra Barracks	Building needs repair		<p>Hotel or apartment (residential building) Office or apartment building</p>
8	<p>Imperatora Street 1 <i>Daugavpils City Council</i></p> <p>Architectural monument of local importance, No.4699</p>	847/1161	Historically: Officers' apartment building (built in the 1818).	Building needs repair		<p>Hotel, apartment house, office building</p>

9	Imperatora Street 2 <i>JSC 'State Real Estate'</i> Architectural monument of local importance, No.4714	1905/1152	Historically: artillery arsenal smithy, book store, post office.	Building needs repair		Business or government building, office building Service centre: a bakery, cafe, bookshop etc.
10	Imperatora Street 6 <i>'NPA projects' Ltd.</i> Architectural monument of local importance, No.4713		Historically: Jesuit College, a school. The oldest brick house built around the Daugavpils (17.-18century) I	Building needs repair		High-class hotel. church grounds should be retained, considering the possibility to restore the buildings in future Archaeological research should be done. Open church grounds for viewing (perhaps under a light canopy to protect from rain). Aircraft Commandant of the fortress G.Piļenko tomb preserved.
11	Imperatora Street 7 <i>JSC 'State Real Estate'</i>	357/273	Historically: private apartment building.	Satisfactory condition. Vandalized.		Service centre: salon, cafe, bookstore. Office building. Driveway must be kept the original stone pavement

12	Hekeja Street 1 JSC 'State Real Estate Architectural monument of local importance, No.4709	13179/7657	Historically: Konstantīna barracks	Building needs repair.		Hotel or apartment (residential building), the educational institution. Apartment or office building, youth hostel, university park
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Summary of Daugavpils (Dynaburg) Fortress Internal land property:

Total number of buildings: **80**

Functions/future use of 40 buildings (land plots) have been already determined

The total number of buildings- the cultural/architectural monuments (of national or local importance) under state protection: 31 building



Implemented Projects in Daugavpils Fortress

Amount of
Investments:

29 286 838 EUR
(2008-2015)



Daugavpils Mark Rothko Art Centre



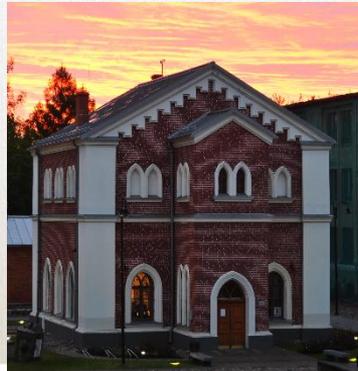
**1st Coast Lunette of
Daugavpils Fortress**



The Nicolas gates and bridge



State police administration building



Daugavpils Fortress Culture and Information Centre

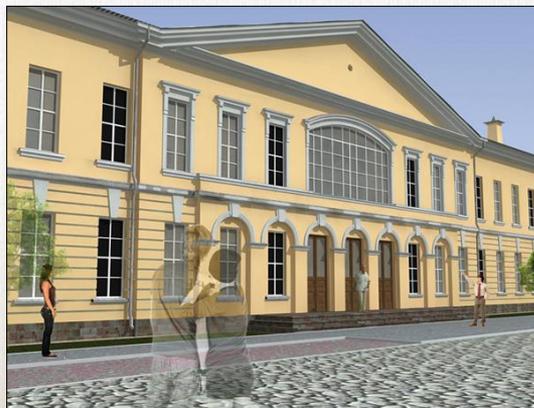


Military Hospital building in the Daugavpils Fortress

6 Hospitāļa str. | (+371) 654 24043 | artjoms.mahlins@daugavpils.lv

Location

- The building is located in the territory of the Daugavpils Fortress, which is major national and international tourism object.
- The building of the former Military Hospital is built in 1820-1827.
- Building total area – 10 925 m²,
building area – 7 160 m².
The building has 2 floors.



Technical Description

- For the building is developed technical project, according to which the appearance and volume of the building can't be changed;
- The building has a lot of details in a satisfactory condition: metal window frame, a unique system of heating and ventilation, doors, etc.;
- All engineering communication and road infrastructure has been restored in 2012;
- The historical and architectural – artistic study of the building was held.

Investment needs

- To attract private funding for the reconstruction of building (amount of investment – 6.5 million euros); Construction and renovation work, and also to operate the building, using own debt financing;
- Creating an **Education and business centre** (office space, hotels, recreational facilities, some small and enviromentally clean production workshops etc.);

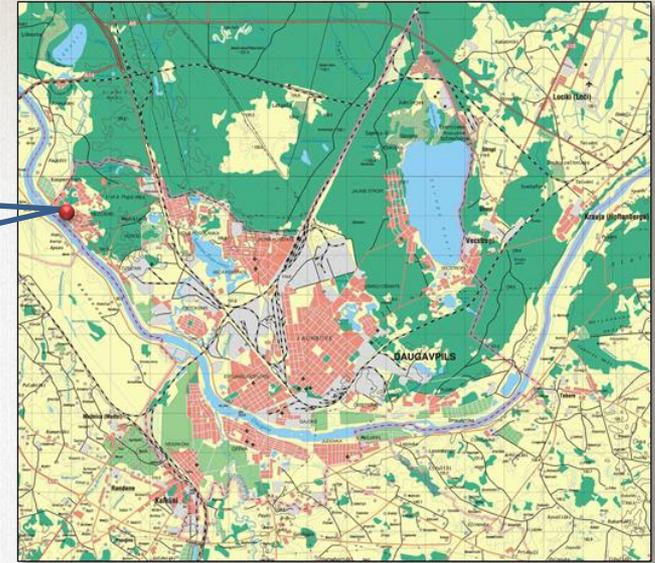
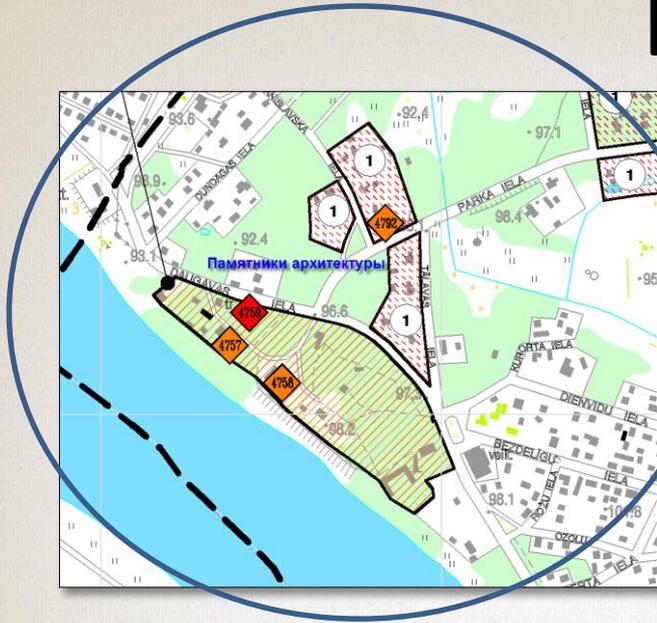




Rehabilitation and resort centre in Mežciems

(+371) 654 28252; 29548605 | info@promng.lv

Location



- Total territory area is 5,6 ha, which is located along the Daugava river;
- Opposite this area is municipal plot of land – 0,6 ha, which can be used for project implementation.
- Nearby is the highway Riga-Daugavpils;
- Private ownership (owner is «Ditton Group»).

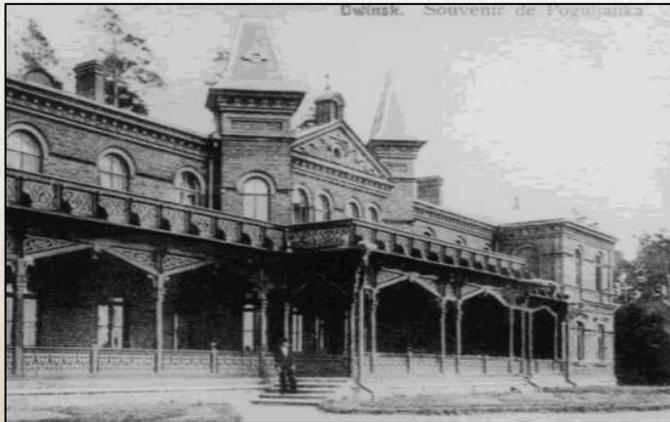
Technical Description

- Water supply and sewerage;
- High electric power;
- Asphalt road from Daugavpils city centre and from the highway Riga-Daugavpils;
- The area has been preserved 2 sanatoriums enclosures, SPA centre, cafeteria, building for cultural events;
- The city has preserved medicinal professionals, new medicinal specialists are prepared in Daugavpils Medicinal College and the University of Daugavpils.

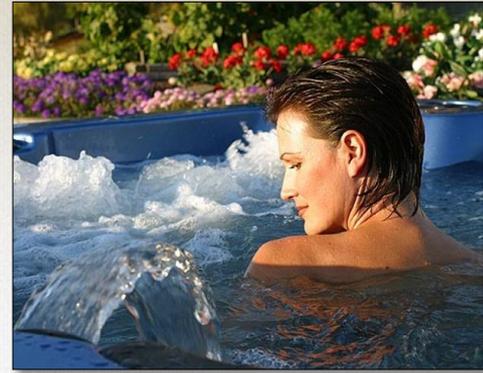
Investment needs

New rehabilitation and resort center on the basis of the former sanatorium «Mežciems»

- Sanatorium created by count Plater-Zibergs in 1902. It was popular among St.Petersburg, Warsaw and Moscow residents. Sanatorium worked steadily until 1993.
- Part of the sanatorium is a national architecture monument, designed by the prominent architect V.Noiman.



- The district «Dzintari» is likely to create a golf course;
- Until 1914, for the treatment of many diseases used mare's milk (mare) It is possible to offer special therapy;
- In the territory is located mineral water sources (drill hole 580 m);
- It is possible to apply the curative mud from Trikārtas lake 2.5 km away.

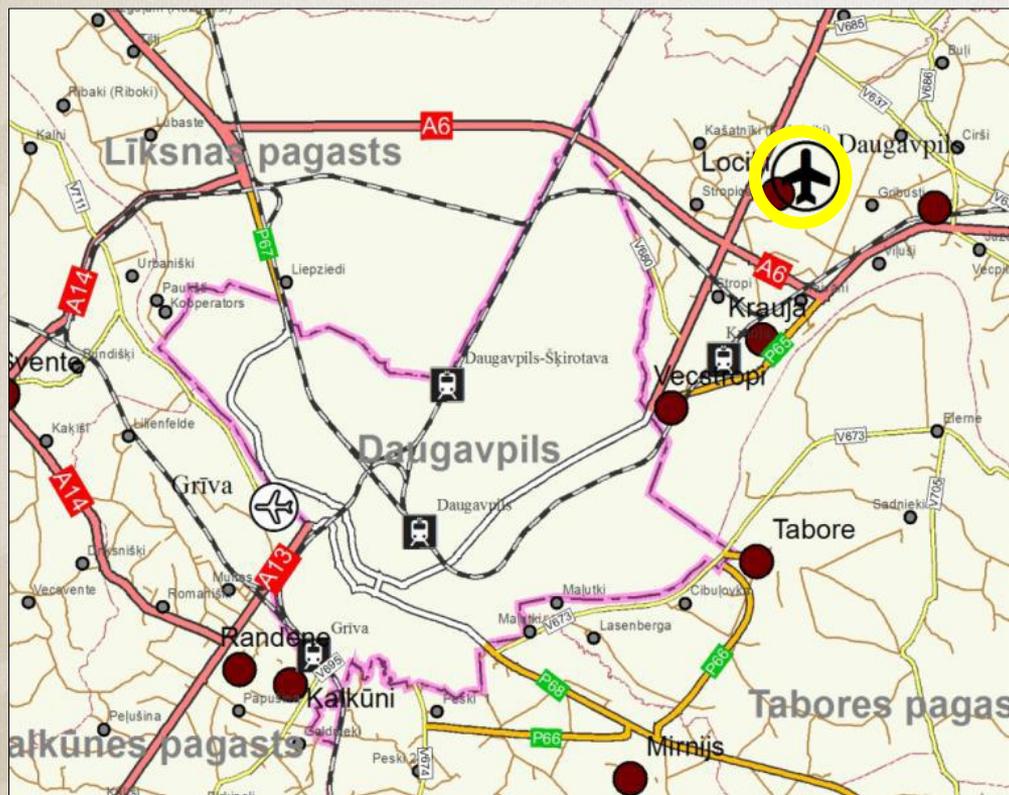


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Daugavpils Airport

(+371) 654 76802 | lidosta@daugavpils.lv

Investment project – Daugavpils Airport



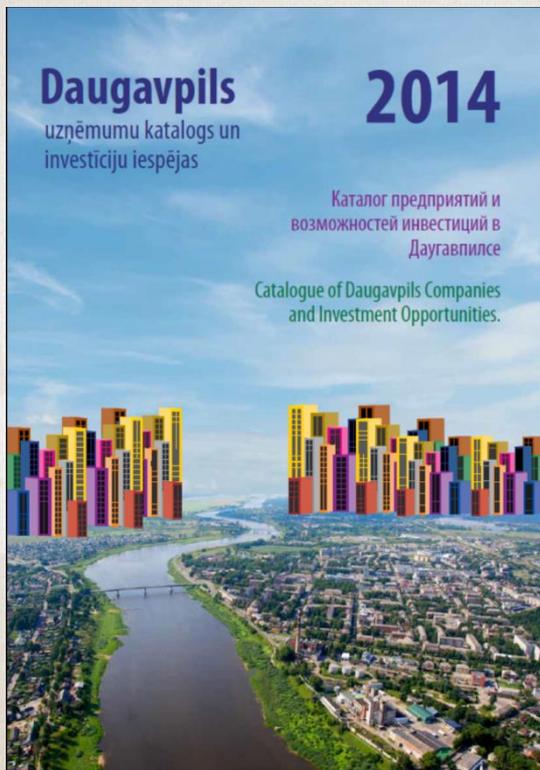
Development vision –

to become an international regional airport providing services for regular national and international air traffic, business, charter and private aviation flights, offering passenger, cargo and mail transportation to Baltic States, Scandinavian, Western European and CIS countries.

- In 2007 airport certified as general aviation airfield, airfield code 2C. Certificate LVA9.
- Total airfield and adjacent territory area is **231,77 ha**.
- Sport, medical, agricultural, military flights (2012 - 210, 2013 - 180).



Informative Support: Catalogue



Daugavpils municipality has created “Catalogue of Daugavpils Companies and Investment Opportunities”, which is *a useful tool for entrepreneurs who want to start a business in Daugavpils.*

<http://uznemumi.daugavpils.lv/index.htm>
http://www.daugavpils.lv/files/components/main_content/files/uzn_katalogs_2014.pdf



DAUGAVPILS
IS ENTREPREURSHIP

Come and invest in Daugavpils!

Development Department,
Daugavpils City Council
www.daugavpils.lv
info@daugavpils.lv

