

DAUGAVPILS

An aerial photograph of a wide river, likely the Daugava, at sunset. The sky is filled with soft, orange and pink clouds. A multi-lane highway runs along the right bank of the river. The water reflects the warm light of the setting sun.

ATTRACTIVE PLACE
FOR LIVING AND
MAKING BUSINESS
IN THE EASTERN
BALTICS



ECONOMIC PROFILE OF DAUGAVPILS STATE CITY

78 850
population



4 025
enterprises



10 746
GDP per capita



31 224
employees



6.4%
Unemployment rate



EASTERN LATVIA SMART TECHNOLOGY AND RESEARCH CENTRE GENERAL DESCRIPTION



- Contemporary energy-efficient 2 storey building divided into 3 blocks, forming 3 separate areas of production premises (up to 150 employees) with an administrative office (up to 90 employees). Parking spaces are provided for each block near the building, incl. for people with special needs and an electric charging parking lot for light vehicles.
- **3 blocks: 3809.90 m² / 3469.60 m² / 3821.90 m²**
- Height from the ground to the ridge – 9.02 m
- Area of the land plot - 10 ha
- Electricity – 2MW (with possibility to increase to 7 MW electric power)
- Central water supply 200 m³/day
- Central Sewerage 200 m³/day

EASTERN LATVIA SMART TECHNOLOGY AND RESEARCH CENTRE REQUIREMENTS FOR THE BUILDING LEASEHOLDER:

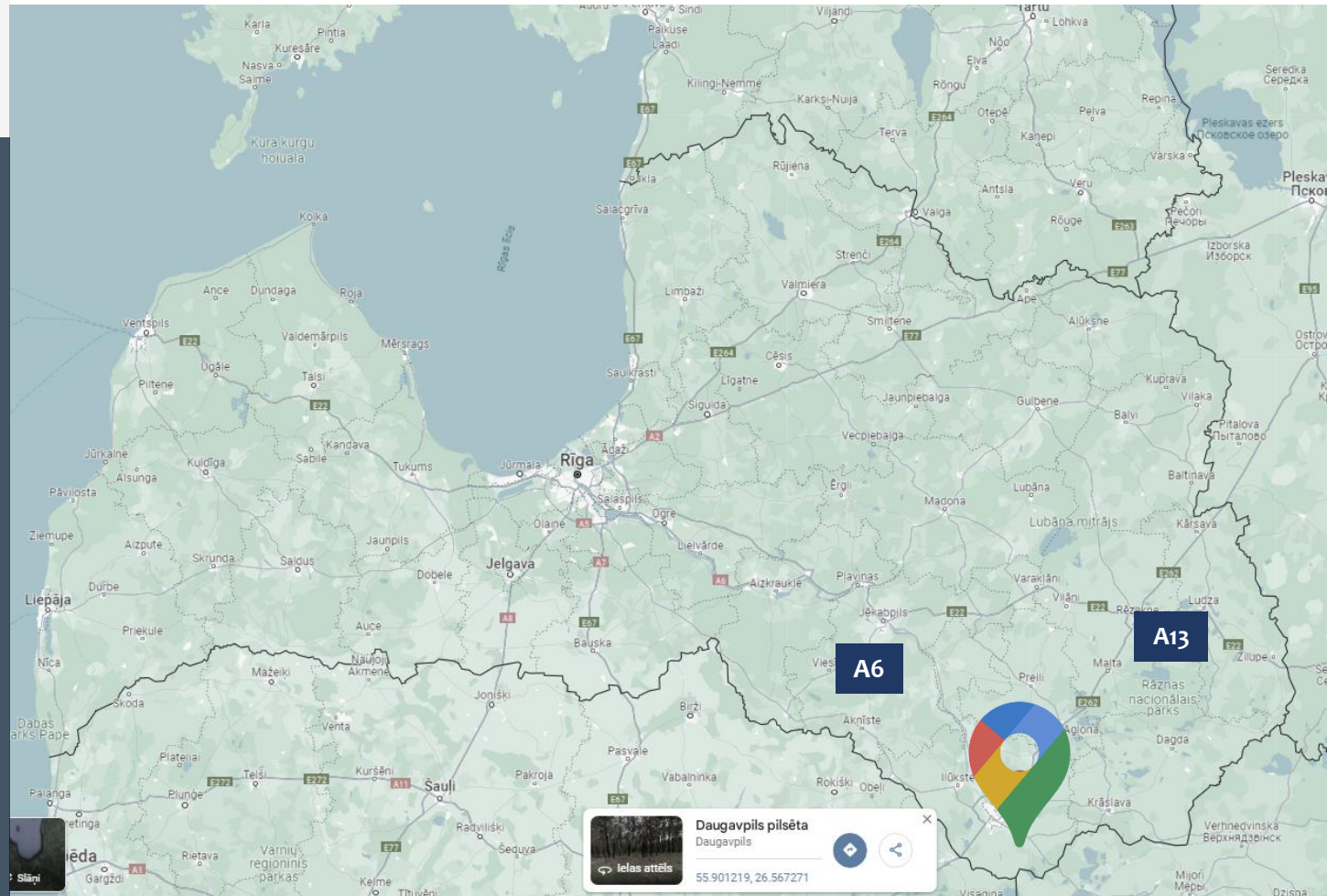
- **Smart specialization** with innovations or produces innovative or high added value products;
- **Knowledge-intensive** bio economy, biomedicine, medical technologies, pharmaceuticals, photonics and smart materials, technologies and engineering systems, smart energy and mobility, or information and communication technologies;
- **New jobs** with an average wage that exceeds the average wage in the relevant sector of the economy no later than by July 31, 2026 (82);
- **Non-financial investments** in his own intangible investments and fixed assets no later than December 31, 2028 (18 360 000 EUR);
- **Investments in R&D**, including improvement of employees' competences, within a three-year period after the construction of the infrastructure

The economic operator who will rent the building will be selected in an open, transparent and non-discriminatory way by holding an open, transparent public auction of rental rights.

EASTERN LATVIA SMART TECHNOLOGY AND RESEARCH CENTRE

LOCATION

Distance to Riga 229 km
to Vilnius 173 km



[Lidostas street 4, Lociki, Naujene parish, Augsdaugavas district](#)



A 13 highway,
Daugavpils -
Rēzekne



EASTERN LATVIA SMART TECHNOLOGY AND RESEARCH CENTRE

STEPS:



- Creation of the industrial park (i.e. construction of production buildings and engineering communications, reconstruction of access roads) until December 31, 2025.
- Until 31.12.2025. signed contracts with potential investors (lessees) for attracting non-financial investments;
- Until 31.07.2026. creation of new jobs with an average salary that exceeds the average salary in the relevant sector of the economy;
- Until 31.12.2028. made non-financial investments of merchants in their own intangible investments and fixed assets

EASTERN LATVIA SMART TECHNOLOGY AND RESEARCH CENTRE

SIGNED DOCUMENTS (July, 2024):

- for construction works (construction of an industrial building with all utilities, landscaping works) with Ltd «Monum»
- for the partial construction of water supply and sewerage networks with Ltd «Apola-D»
- for construction supervision services with Ltd «BaltLine Globe»
- for author's supervision services with the developer of the construction project Ltd «BM-projekts»

ATKLĀTA
projektu atlase

Apstiprināti **5**
reģionu industriālo parku un
teritoriju attīstīšanas projekti
par **77 miljonu eiro**
investīcijām no
Atvaseļošanas fonda



Finansē
Eiropas Savienība
NextGenerationEU



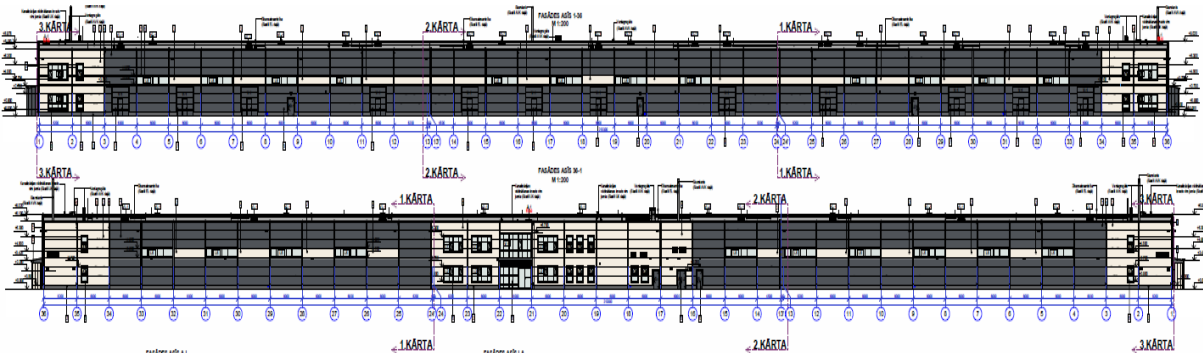
Nacionālais
attīstības plāns



Centrālā finanšu un
līgumu aģentūra



ALTOP | INDUSTRIAL PARK



It is planned to construct the industrial building to be leased, with all utilities, divided into three blocks (Phase 1, Phase 2, Phase 3) and the necessary infrastructure of the adjacent area.

Parking spaces, including for people with reduced mobility, are provided for each block, as well as an electric charging station for light vehicles.

Each block of the building will be provided with an individual heating system (pellet boilers).

Total area of the premises – 11 120,9 m²

Phase 1 – 3809,9 m²

Phase 2 – 3469,6 m²

Phase 3 – 3821,9 m²





DAUGAVPILS - BUSINESS ENVIRONMENT

Latgale Special Economic Zone: 80% relief of company income tax investing in new products and technologies

[More information LSEZ](#)

The most important business directions in the manufacturing industry of Daugavpils are **metalworking and mechanical engineering, chemical products, electronic and electrical wires, optical equipment**

[The largest companies in Daugavpils](#)

Number of Companies 4 025

GDP per capita 10 746 EUR

Monthly rent:

Office premises 2,00 – 7,00 EUR/ m²

Production premises 1,00 – 3,00 EUR/ m²

Apartments monthly 90 – 490 EUR



DAUGAVPILS POPULATION. EDUCATION. LABOUR POOL



Inhabitants – 103 604 city agglomeration
Latgale region 245 053
Working age population 47 368

Average salary: 1264 EUR/month

Language skills: Latvian/Russian/English/Polish
German/Swedish/French/Spanish

Education:

Daugavpils University
Branch of Riga Technical University
Latgale Industrial professional school
Daugavpils Technological professional school

[More information](#)

WHY DAUGAVPILS?

- ✓ Favorable business environment
- ✓ Developed industrial infrastructure
- ✓ Advantageous geographical location
- ✓ Multinational environment
- ✓ Concentration of educational institutions
- ✓ Ergonomic life style

30 km bicycle roads

3 promenades

Environmentally friendly public transportation

5 electric car charging stations

12 lakes

41 forest parks / parks

200 playgrounds

15 sport objects

60 cafes & bars

4 nightclubs



WHY DAUGAVPILS?

✓ Housing availability

Municipal rental apartment building (105 apartments):

15 available for renting (for professionals, private and legal persons)

Participation in VNĪ Affordable Rental Housing Programme (PPP)



WHY DAUGAVPILS?

CULTURE AND HISTORY

Daugavpils Fortress - the last bastion-type fortress in the world that has been preserved without any significant alterations since the early 19th century.

Daugavpils Mark Rothko Museum - the only place in Eastern Europe where the original masterpieces of the famous painter and the founder of the abstract expressionism Mark Rothko can be seen.

Daugavpils Theater – one of the oldest professional theatres in Latvia.

Daugavpils Lead Shot Factory - the only one available for tourists ammunition plant in the Baltic States, where is the oldest shot tower in Europe, that still works.

[Places to visit and see in Daugavpils](#)





INVEST IN DAUGAVPILS

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