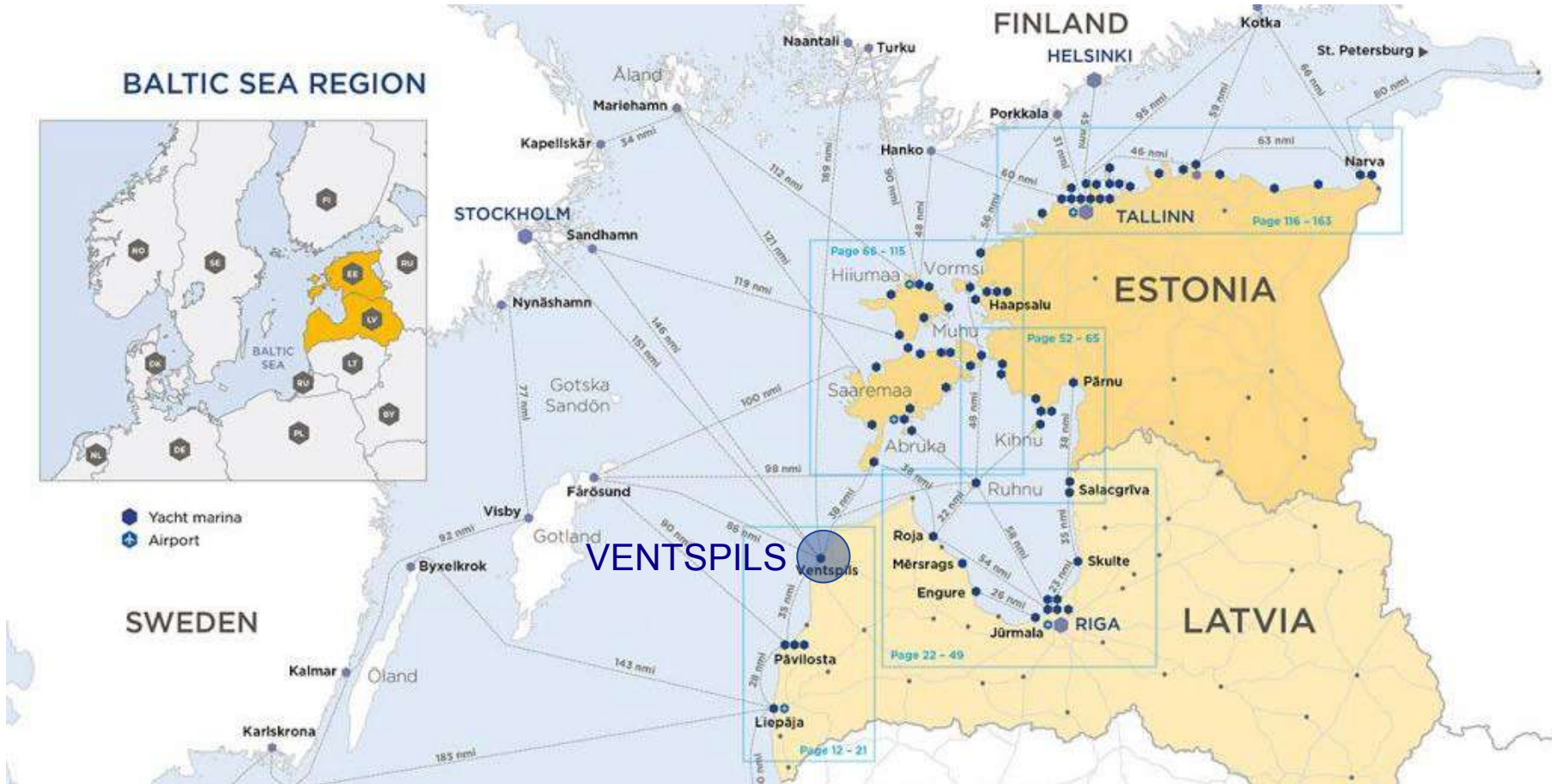




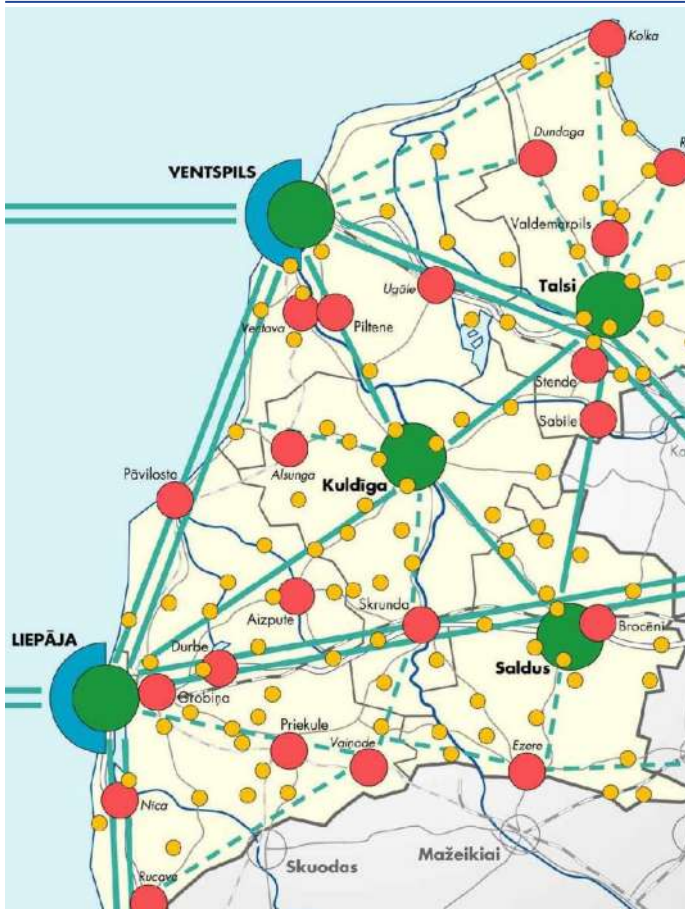
VENTSPILS MARINA LATVIA





VENTSPILS





VENTSPILS BRĪVOSTAS PĀRVALDE

A detailed map of the Ventspils Marina showing the layout of the harbor, the 'APRIEKŠANĀS BASEINS' (Approach Basin), and the 'BALTĀJAS JŪRAS' (Baltic Sea). The map includes a compass rose and a circular inset showing a closer view of the mooring area. The marina is divided into several sections, with moorings numbered 1 through 63.

VENTSPILS BRĪVOSTAS PIESTĀTNES UN TO OPERĀTORI

Piestātnes numurs (Nr.) - Dabiskā dziļi (Dz.) - Operētājs - nosaukums

1	0,20 m, Dz. 10,12 m Rīgas "Ventspils" lidmašīnu baseins	13	0,27 m, Dz. 10,23 m Rīgas "Ventspils" lidmašīnu baseins	24	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	35	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	52	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins
2	0,20 m, Dz. 10,12 m Rīgas "Ventspils" lidmašīnu baseins	14	0,27 m, Dz. 10,23 m Rīgas "Ventspils" lidmašīnu baseins	25	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	36	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	53	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins
3	0,20 m, Dz. 10,12 m Rīgas "Ventspils" lidmašīnu baseins	15	0,27 m, Dz. 10,23 m Rīgas "Ventspils" lidmašīnu baseins	26	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	37	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	54	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins
4	0,20 m, Dz. 10,12 m Rīgas "Ventspils" lidmašīnu baseins	16	0,27 m, Dz. 10,23 m Rīgas "Ventspils" lidmašīnu baseins	27	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	38	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	55	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins
5	0,20 m, Dz. 10,12 m Rīgas "Ventspils" lidmašīnu baseins	17	0,27 m, Dz. 10,23 m Rīgas "Ventspils" lidmašīnu baseins	28	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	39	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	56	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins
6	0,20 m, Dz. 10,12 m Rīgas "Ventspils" lidmašīnu baseins	18	0,27 m, Dz. 10,23 m Rīgas "Ventspils" lidmašīnu baseins	29	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	40	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	57	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins
7	0,20 m, Dz. 10,12 m Rīgas "Ventspils" lidmašīnu baseins	19	0,27 m, Dz. 10,23 m Rīgas "Ventspils" lidmašīnu baseins	30	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	41	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	58	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins
8	0,20 m, Dz. 10,12 m Rīgas "Ventspils" lidmašīnu baseins	20	0,27 m, Dz. 10,23 m Rīgas "Ventspils" lidmašīnu baseins	31	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	42	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	59	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins
9	0,20 m, Dz. 10,12 m Rīgas "Ventspils" lidmašīnu baseins	21	0,27 m, Dz. 10,23 m Rīgas "Ventspils" lidmašīnu baseins	32	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	43	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	60	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins
10	0,20 m, Dz. 10,12 m Rīgas "Ventspils" lidmašīnu baseins	22	0,27 m, Dz. 10,23 m Rīgas "Ventspils" lidmašīnu baseins	33	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	44	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	61	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins
11	0,20 m, Dz. 10,12 m Rīgas "Ventspils" lidmašīnu baseins	23	0,27 m, Dz. 10,23 m Rīgas "Ventspils" lidmašīnu baseins	34	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	45	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	62	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins
12	0,20 m, Dz. 10,12 m Rīgas "Ventspils" lidmašīnu baseins	24	0,27 m, Dz. 10,23 m Rīgas "Ventspils" lidmašīnu baseins	35	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	46	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins	63	0,20 m, Dz. 0,20 m Rīgas "Ventspils" lidmašīnu baseins

Jaunā zvejas dista
 1. 0,20 m, Dz. 0,20 m
 2. 0,20 m, Dz. 0,20 m
 3. 0,20 m, Dz. 0,20 m
 4. 0,20 m, Dz. 0,20 m
 5. 0,20 m, Dz. 0,20 m
 6. 0,20 m, Dz. 0,20 m
 7. 0,20 m, Dz. 0,20 m

*Mēroks 1:2 un 6" vertikāli palielināts, pārējie 2:1 un 3:1.
 © "Ventspils pilsdrīzniecība" - valsts pakalpojuma sniedzēja. © "Ventspils pilsdrīzniecība" - valsts pakalpojuma sniedzēja. © "Ventspils pilsdrīzniecība" - valsts pakalpojuma sniedzēja.



GENERAL FACTS

The Freeport of Ventspils is part of the European Union core transport network TEN-T. The seaport is located in the East-West transit corridor on the Eastern coast of the Baltic Sea. It is one of the busiest ice-free ports in the Baltic Sea region, and home to several high-powered cargo transshipment terminals.

Main characteristics of the port:

- 📍 Port area: 2 451,39 ha
- 📍 Natural advantage of being ice-free throughout the year
- 📍 The Freeport is a special economic zone with diverse tax incentives.

General, Ro-Ro and containerized cargo area	Dry bulk cargo area	Liquid cargo area
Max depth 14,5 m	Max depth 16 m	Max depth 17,5 m
Max vessel length 240 m	Max vessel length 240 m	Max vessel length 275 m

INDUSTRIAL DEVELOPMENT IN THE FREEPORT

There are over 500 ha dedicated to the development of new industrial projects. Full-utility connected land lots are available from 1 to 100 ha. The Freeport of Ventspils Authority offers long-term (45 years) land leases at very favourable terms.

High quality production and office facilities, business start-up support, as well as other supportive consultancy services are available at the Business Support centre of Ventspils High Technology Park.

WHAT DO OTHERS SAY ABOUT US?

The Freeport of Ventspils has created a favourable business environment with lower taxes and tax exemptions in a special economic zone, high quality infrastructure, and superior service for both the logistics and manufacturing industries, that is high evaluated globally.

Forbes

- 📍 For a number of years Ventspils has been awarded the best regional location for business in Latvia.
- 📍 International award - Ventspils one of the TOP 15 European cities for a romantic weekend.



Over the years Ventspils has been awarded with a number of nominations such as 2nd best port zone and 5th best special economic and port zone globally, has acquired bespoke awards for global outreach, facilities upgrades and infrastructure improvements, cross-border collaboration, ICT cluster development or support for start-ups.



ROAD NETWORK

Being a part of the European Union core transport network and having the European significance dual carriageway E22 running from Ventspils further on to Russia [Great Britain - the Netherlands - Germany - Sweden (Tva Köping) - Ventspils - Riga - Russia (Moscow)] allows efficient distribution from Ventspils to all three Baltic States, Russia and other CIS countries.

RAILWAYS

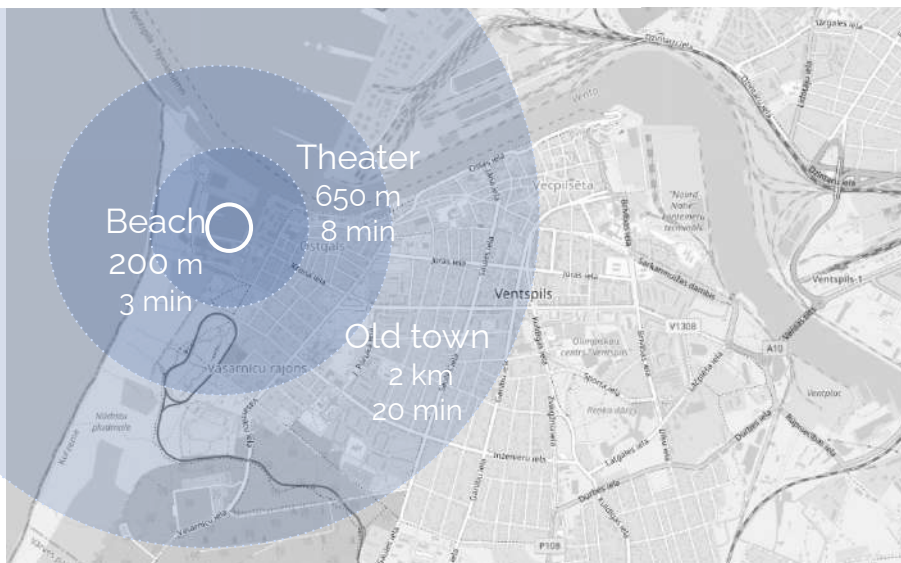
The East-West railway corridor through Ventspils is one of the busiest links in the Baltic States, with a total capacity of 34 million tons per year. Utilised capacity is around 10 million tons per year. More information at www.dz.lv.



REGULAR OVERSEAS CONNECTIONS

Ventspils is an important centre for ferry transport in the Baltic Sea. Stena Line runs several daily departures from Ventspils to Ögnshehamn (Sweden, approx. 60 km from Stockholm). The line is the quickest overseas connection between Latvia and Sweden. www.stenaonline.lv





Just few meters from the beach, next to harbor and entertainment centers for kids.

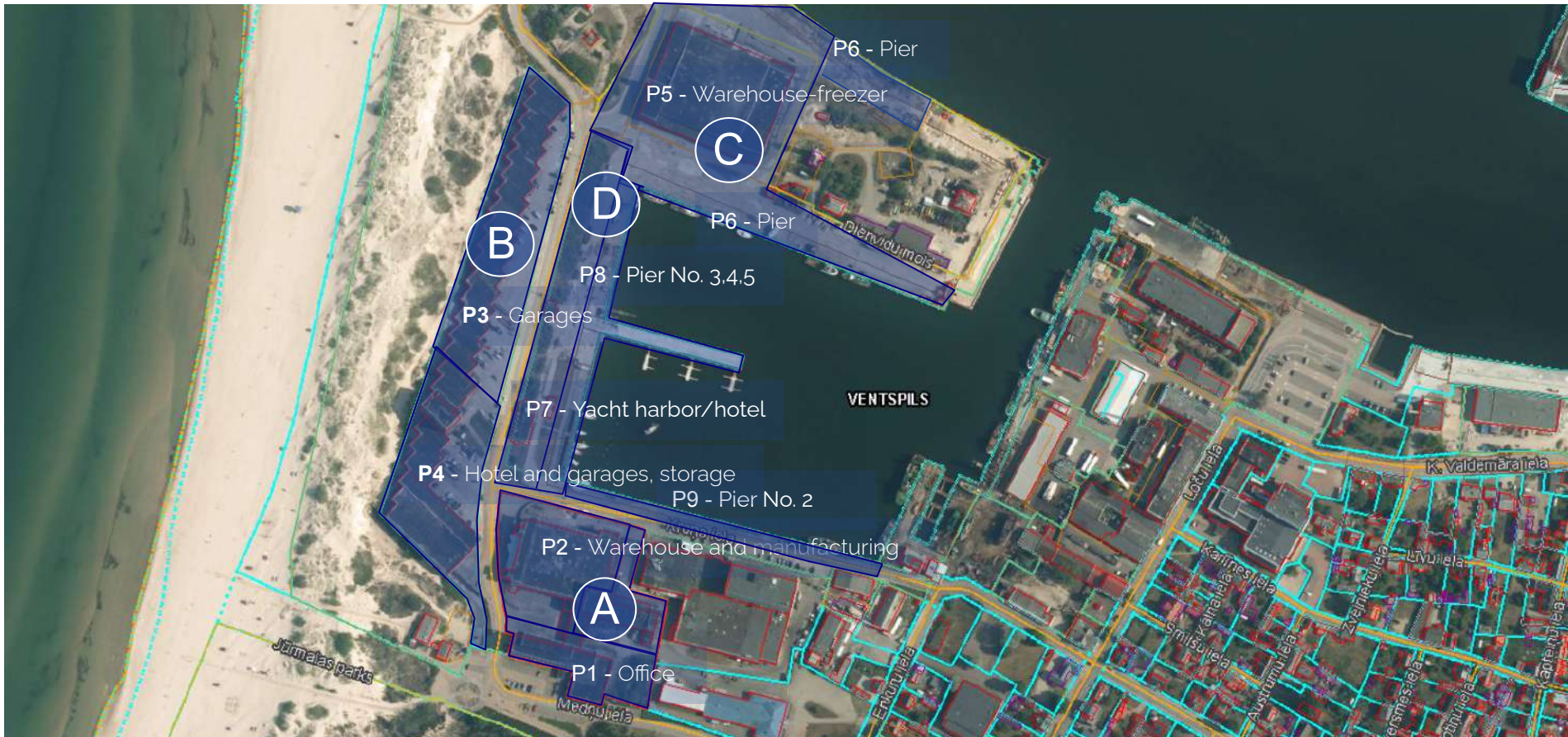
Good public transport infrastructure.

Walking distance from concert hall, parks, university and schools.

Area with great potential to be the new and fastest growing and developed neighborhood in Ventspils.



Riga
218 km
2,55 h



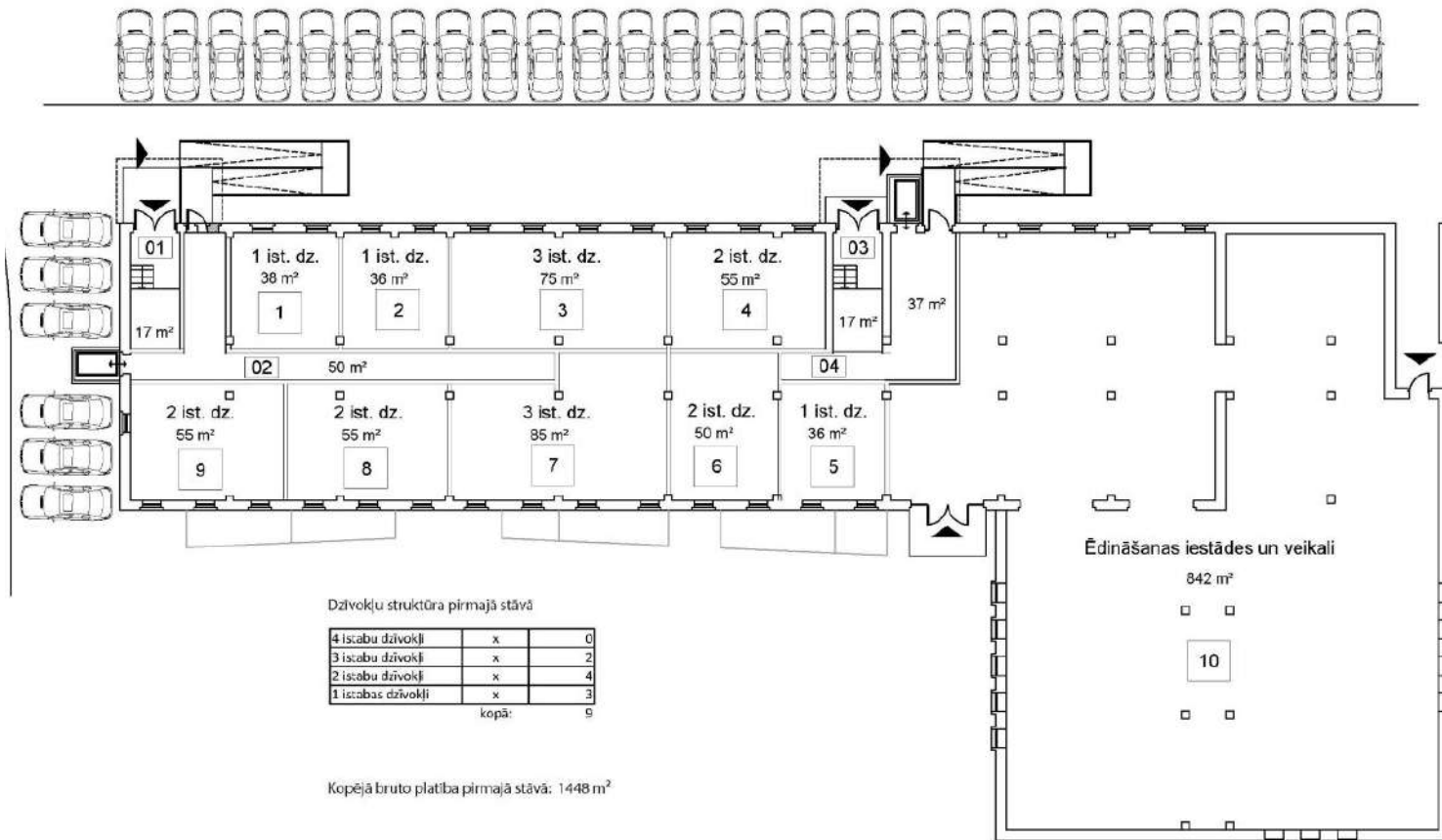
	Property 1 (P1)	Property 2 (P2)		Property 3 (P3)	Property 4 (P4)			Property 5 (P5)	Property 6 (P6)	Property 7 (P7)	Property 8 (P8)	Total 8 properties
	Office building	Warehouse	Manufacture building	Garages with sea view	Hotel building	Storage	Garages	Warehouse-Freezer facility	Pier No. 38, Pier No. 6	Yacht harbor/hotel	Pier No. 2,3,4,5	
Address	Ventspils, Medņu street 40			Ventspils, Medņu iela 27				Ventspils, Medņu iela 44	Ventspils, Dienvidu mols 5	Ventspils, Medņu iela 42	Ventspils, Medņu iela 42	
Cadastral No	2700 001 2303 001	2700 001 2303 006	2700 001 2303 005	2700 001 2312 014	2700 001 2312 013	2700 001 2312 010	2700 001 2312 012	2700 001 2307 016	2700 001 2307 027 & 028	2700 001 2307 017	2700 001 2307 023& 024 & 025 & 026	
Type of real estate	non-residential building	non-residential building	non-residential building	non-residential building	non-residential building	non-residential building	non-residential building	non-residential building	-	non-residential building	-	Non residential use/Apartments
Best usage	Apartments	Apartments/offices	Storage/manufacture	Workshops	Hotel	Storage	Workshops	Warehouse for cold storage, office premises	Deep water pier	Yacht harbor/hotel	Deep water pier	
Year of construction	1987	1976	1978	1980	1980	1988	1980	1982	1988	1994	1981	1980-1994
Total surface, m2	3784.8	2423.2	6681.8	5130.3	1965.0	3277.0	842	7 673	3 310	384.8		35 500
Number of floors	4 ground	6 ground	3 ground	1 ground	5 ground, 1 underground	1 ground, 1 underground	1 ground	3 ground	-	1	-	
Surface details	Number of apartments possible to create 70 Unit size -32-64 m2			Number of units 24 Each unit 278.7 m2	Number of rooms 48	Commercial premises or hotel supporting premises	Number of units 3 Size of units 257, 278 and 292 m2	Warehouse – 5 409 m2 Office – 869 m2 Other premises – 193 m2 Ramps – 1 202 m2	Length - 210,77 m Construction width – 15,50 m Depth – 7 m Pier No.6, length 258m	Office 60 m2 Rooms 7	Pier No.2, length - 240 m Pier No.3, length - 110 m Pier No.4, length - 120 m Pier No.5, length - 100 m	
Ceiling, m	4.67 m	3.05 - 3.10 m	Storage - 4.67 - 5 m	Garage – 4.67 m	Hotel – 3.05 - 3.10 m	Storage - 4.67 - 5 m	Garage – 4.67 m		-	2.54	-	-
Utilities	Power supply, water, sewage.	Power supply, water, sewage.	Powers supply, water, sewage.	Power supply. No heating, water and sewage	Powers supply, water, sewage, possible gas connection	Powers supply, water, sewage.	Power supply. No heating, no water and sewage	Water supply, sewer, power supply. No heating.	-	Water supply, sewer, power supply	-	-
Land	19 440 m2, cadastral No. 27000012303, lease from Ventspils Freeport until December 31, 2036			13 270 m2, cadastral No. 27000012312, lease from Ventspils Freeport until December 31, 2036; possibility to extend until December 31, 2060				33 035 m2 cadastral. no. 27000012307, lease from Ventspils Freeport until December 31, 2036; possibility to extend until December 31, 2060. Pier No. 4, 5 and service facilities for sale from February, 2026				6,57 ha owned by harbor

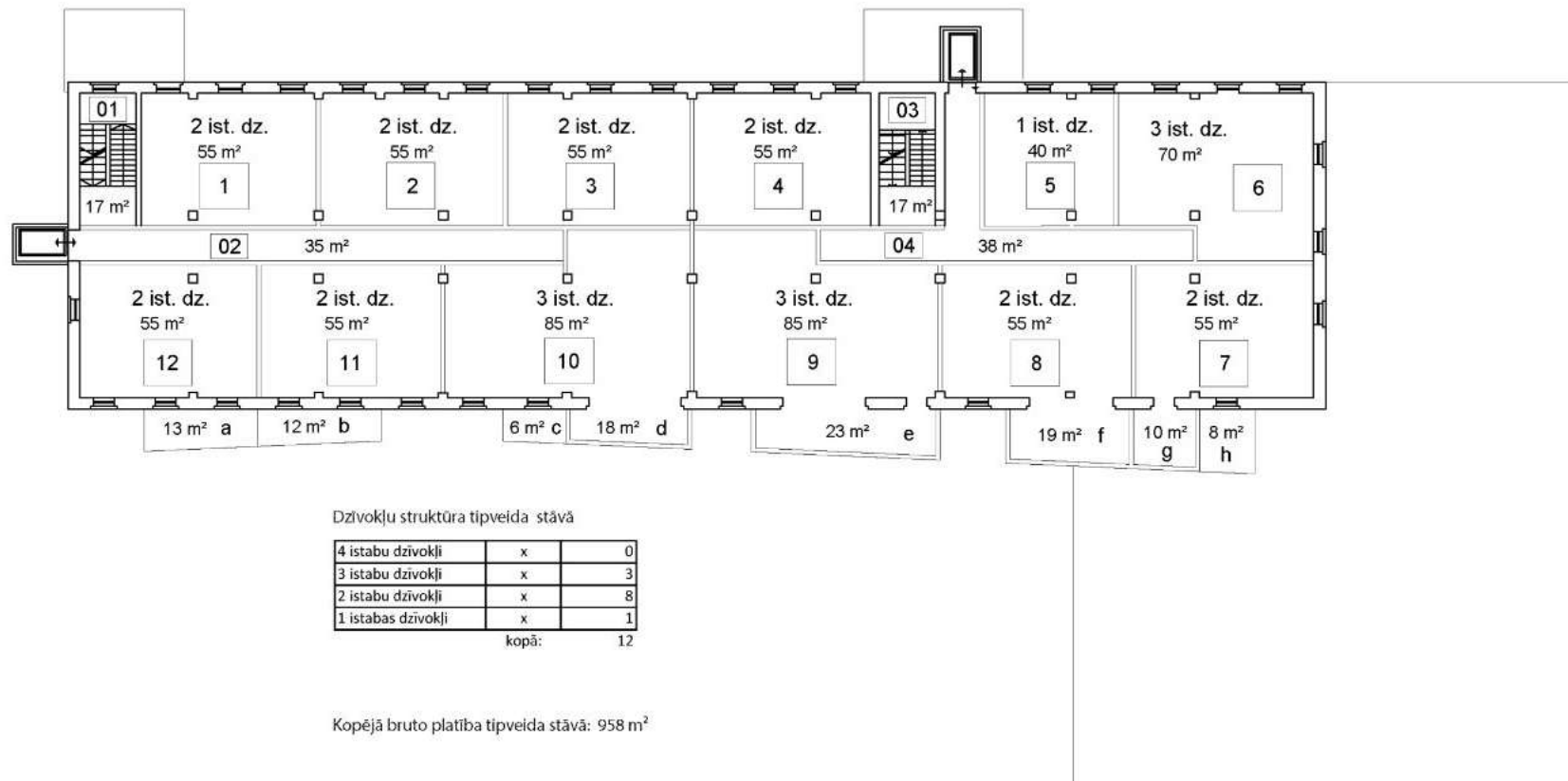


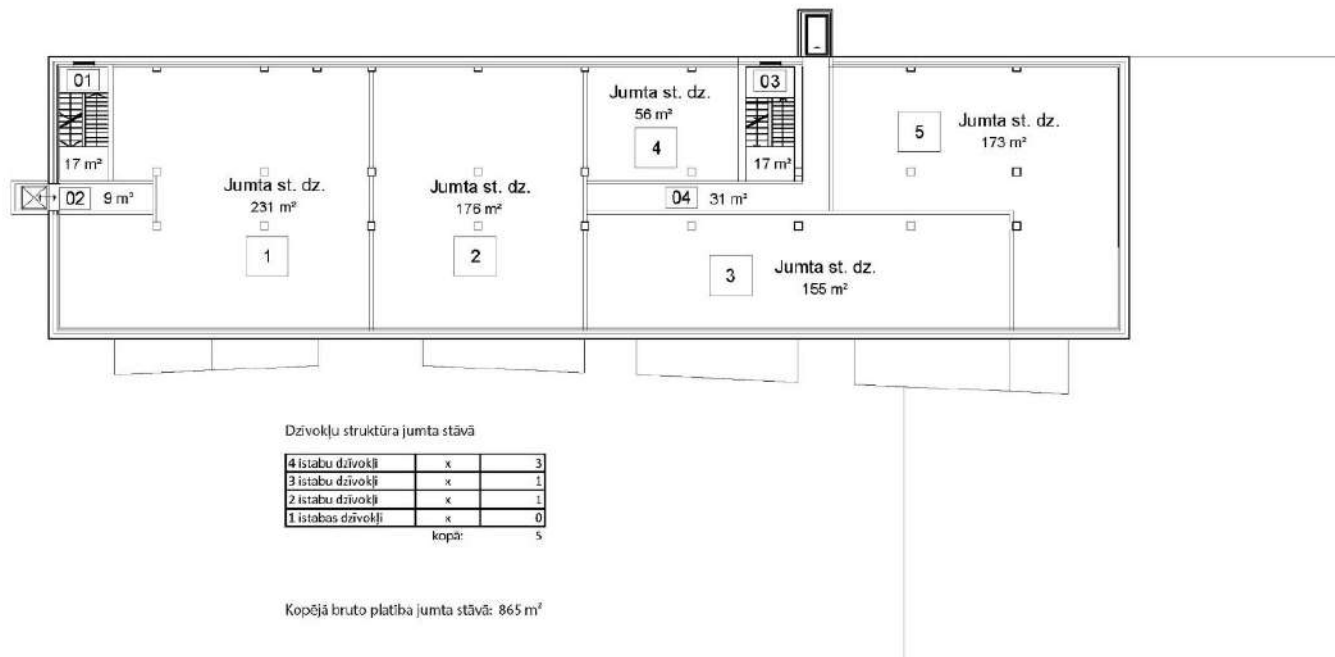


	Property 1		Property 2	
	Office building	Warehouse	Warehouse	Manufacture building
Address	Ventspils, Medņu street 40			
Cadastral No	2700 001 2303 001	2700 001 2303 006		2700 001 2303 005
Current usage	non-residential building	non-residential building		non-residential building
Best usage	Apartments /hotel	Apartments/offices		Storage/ manufacture
Year of construction	1987	1976		1978
Total surface, m2	3784.8	2423.2		6681.8
Number of floors	4 ground	6 ground		3 ground
Surface details	- 70 apartments possible to create - Unit size ~32-64 m2	- Suitable for various commercial or residential usages		- Suitable for various commercial or residential usages
Seilings, m	4.67 m	3.05 - 3.10 m		Storage - 4.67 - 5 m
Utilities	Power supply, water, sewage,	Power supply, water, sewage,		Powers supply, water, sewage,
Land	19 4400 m2, cadastral No. 27000012312, lease from Ventspils Freeport until December 31, 2036; possibility to extend until December 31, 2060			









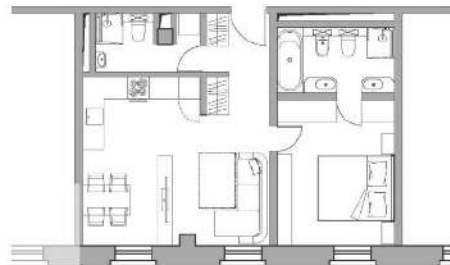
TIPVEIDA PLĀNS
2 istabu dzīvoklis
55 m²



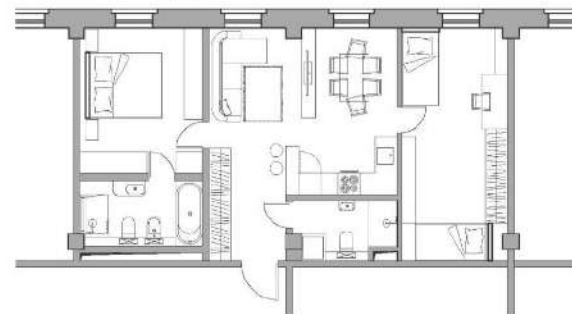
TIPVEIDA PLĀNS
3 istabu dzīvoklis
85 m²



TIPVEIDA PLĀNS
2 istabu dzīvoklis
55 m²



TIPVEIDA PLĀNS
3 istabu dzīvoklis
75 m²







	Property 3	Property 4		
	Garages with sea view	Hotel building	Storage	Garages
Address	Ventspils, Medņu iela 27			
Cadastral No	2700 001 2312 014	2700 001 2312 013	2700 001 2312 010	2700 001 2312 012
Current usage	non-residential building	non-residential building	non-residential building	non-residential building
Function	Workshops	Hotel	Storage	Workshops
Year of construction	1980	1980	1988	1980
Total surface, m2	5130.3	1965.0	3277.0	842
Number of floors	1 ground	5 ground, 1 underground	1 ground, 1 underground	1 ground
Surface details	- Number of units 24 - Each unit 278.7 m2	- Number of rooms 48	- Commercial premises or hotel supporting premises	- Number of units 3 - Size of units 257 - 292 m2
Seilings, m	Garage – 4.67 m	Hotel – 3.05 - 3.10 m	Storage - 4.67 - 5 m	Garage – 4.67 m
Utilities	Power supply. No heating, no water and sewage	Powers supply, water, sewage, possible gas connection	Powers supply, water, sewage,	Power supply. No heating, no water and sewage
Land	19 4400 m2, cadastral No. 27000012312, lease from Ventspils Freeport until December 31, 2036; option to extend till December 31, 2060			

Garages can be transformed for summer houses.

Possible to create 7 houses with private garden or 24 row houses.

Considering unit configuration, unit can be split to 2 parts. Part closer to port can be used as workspace and boat garage, other part can be used as residential space with sea view.



1. 8 rooms with shared shower and WC
2. 11 rooms with shower and WC in rooms
3. 19 hotel-type rooms and apartments with all amenities
4. Total 37 rooms with capacity 99 persons
5. Conference hall for 50 people
6. Cafe for breakfast
7. Gym and not a big SPA

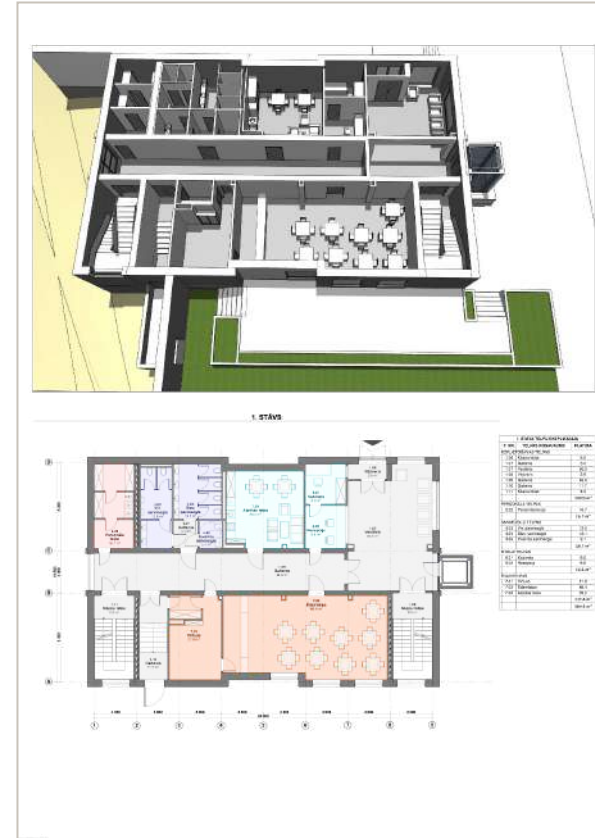


Structure of the hotel

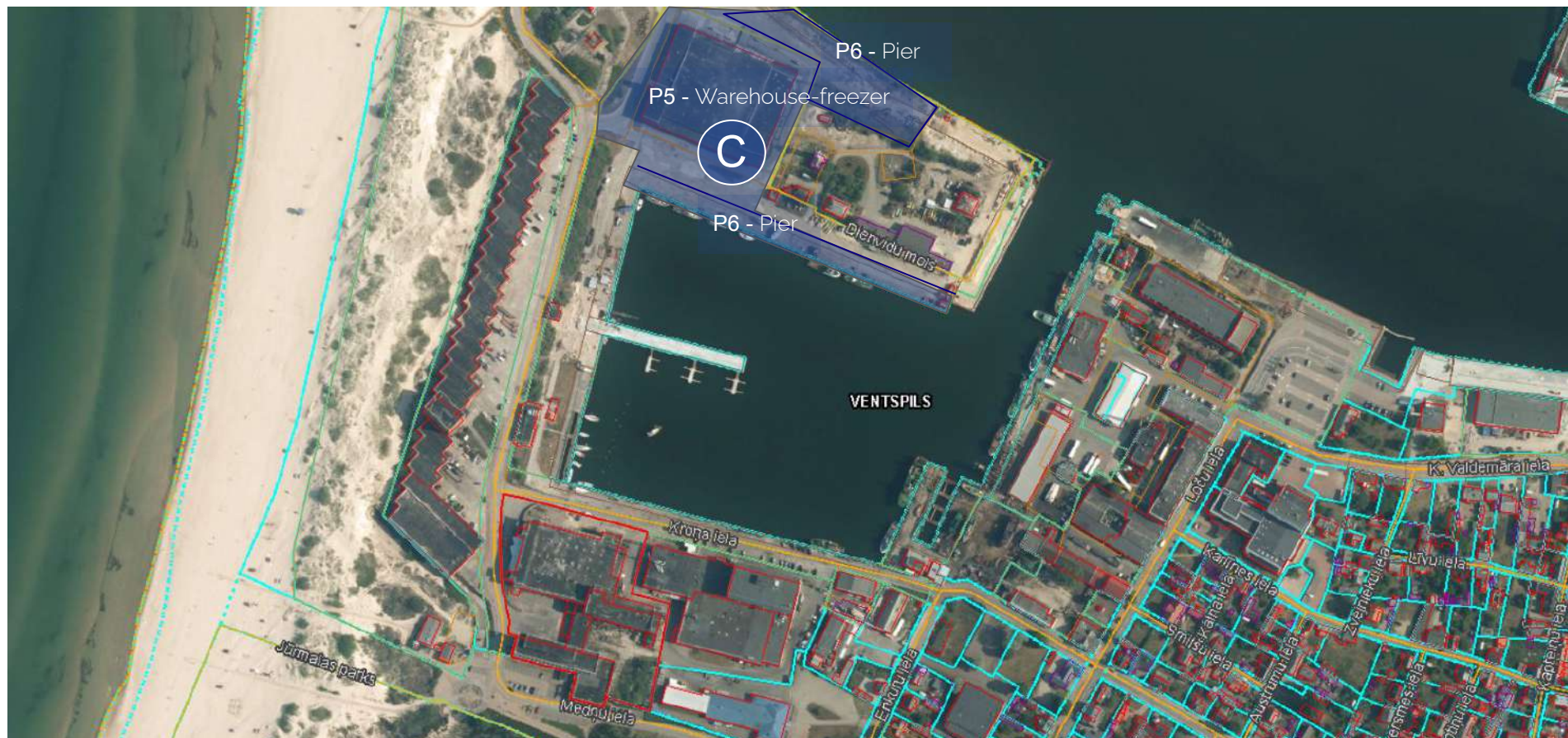
Apartments 3

Rooms 34

Capacity 99

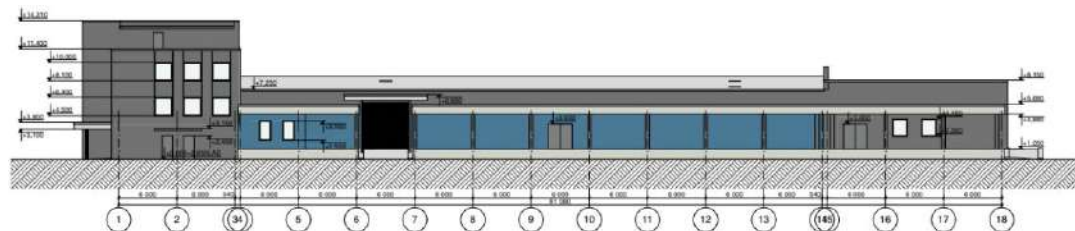


Basement and 1st floor layout.

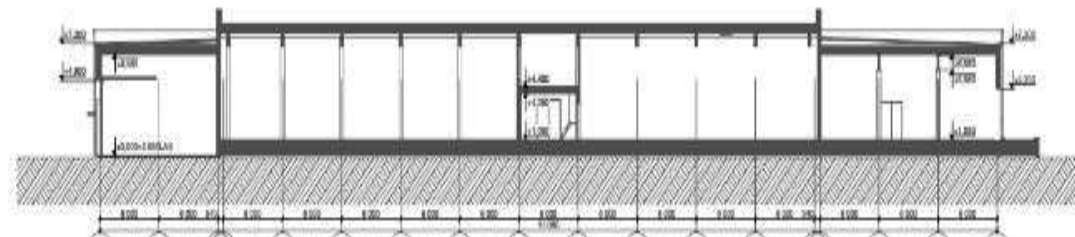
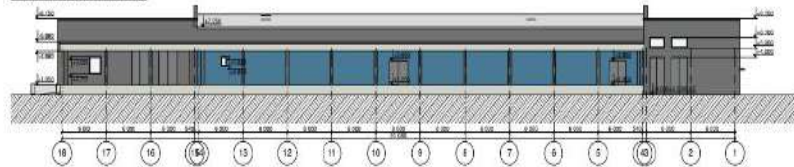




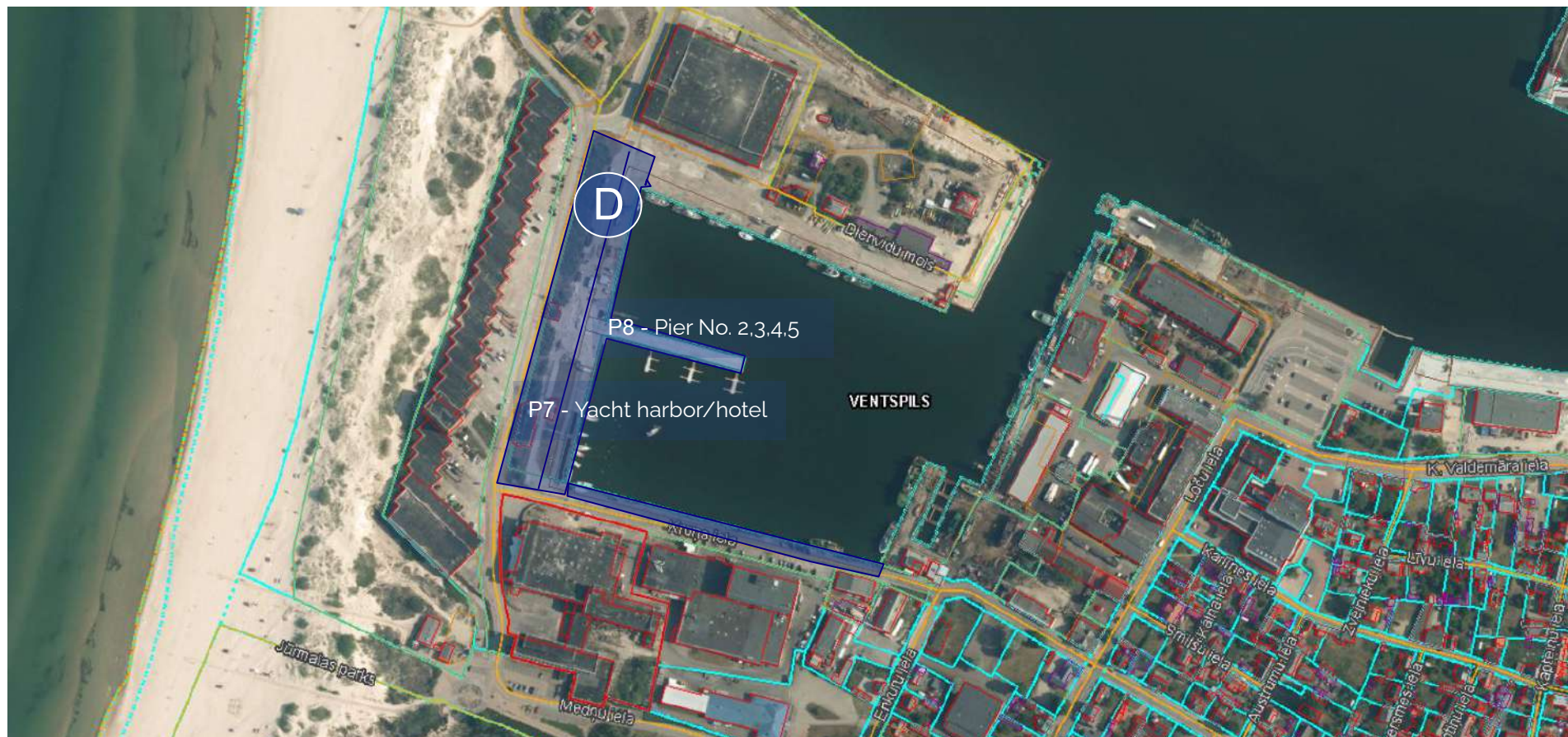
FASĀDE ASĪS A-J M 1:250

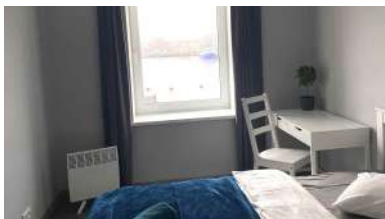


FASĀDE ASĪS 18-1 M 1:250



	Property 5	Property 6
	Warehouse-Freezer facility	Pier No. 38, 6
Address	Ventspils, Medņu iela 42	Ventspils, Dienvidu mols 5
Cadastral No	2700 001 2307 016	2700 001 2307 028, 2700 001 2307 027
Type of real estate	non-residential building	-
Function	Warehouse for cold storage (freezer) with office premises	Deep water pier
Year of construction	1982	1988
Total surface, m2	7 673	3 310
Number of floors	3	-
Surface details	Warehouse – 5 409 m2 Office premises – 869 m2 Auxiliary premises – 193 m2 Outer ramps – 1 202 m2	Length - 210,77 m Construction width – 15,50 m Depth – 7 m Pier No.6, length 258m
Seilings, m	Warehouse – 5 Office premises – 2,8	-
Utilities	Water supply, sewer, power supply (380V, available power – 50 kW, possible increase – 150 kW). No heating.	-
Land	33 0350 m2, cadastral No. 27000012307, lease from Ventspils Freeport until December 31, 2036; possibility to extend until December 31, 2060. Pier No. 4, 5 and service facilities for sale from February, 2026	33 0350 m2, cadastral No. 27000012307, lease from Ventspils Freeport until December 31, 2036; possibility to extend until December 31, 2060





	Property 7	Property 8
	Yacht harbor/hotel	Pier No. 2,3,4,5
Address	Ventspils, Medņu iela 42	Ventspils, Medņu iela 42
Cadastral No	27000012307017	27000012307023, 27000012307024, 27000012307025, 27000012307026
Type of real estate	non-residential building	-
Function	Yacht harbor/hotel	Deep water pier
Year of construction	1994	1981
Total surface, m2	384.8	
Number of floors	1	-
Surface details	Office 60 m2 Rooms 7	- Pier No.2, length - 240 m - Pier No.3, length - 110 m - Pier No.4, length - 120 m - Pier No.5, length - 100 m
Seilings, m	2.54	-
Utilities	Water supply, sewer, power supply	-
Land	33 0350 m2, cadastral No. 27000012307, lease from Ventspils Freeport until December 31, 2036; possibility to extend until December 31, 2060. Pier No. 4, 5 and warehouse are open for sale from February, 2026	33 0350 m2, cadastral No. 27000012307, lease from Ventspils Freeport until December 31, 2036; possibility to extend until December 31, 2060. Pier No. 4, 5 and Service facilities are open for sale from February, 2026



New Yacht Marina

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www.ventspilsmarina.lv