LĪVĀNI · LATGALE · LATVIJA

Livani Industrial Park

Redevelopment of the former Līvāni glass factory site:
18 industrial land plots with unified infrastructure

factory site · aerial photo

7.72 ha	total site area
18	plots for sale
16 700 m^2	existing buildings
0.39 ha	servitude street

Presentation for investors and Līvāni municipality · 2026

A strategic site on the Riga — Daugavpils corridor

A6 The A6 Riga–Daugavpils highway runs through Līvāni: ~170 km to Riga, ~60 km to Daugavpils, ~30 km to Jēkabpils.

RAIL The Riga–Daugavpils railway line with a station in Līvāni — within walking distance of the site.

TOWN The site adjoins Zaļā Street in the central part of town: workforce, utilities and services nearby.

RIVER Located at the confluence of the Daugava and Dubna — a recognisable industrial location with history since 1887.

Asset composition

Zaļā iela 23 (kad. 7611 004 0023)	**7.3867 ha**
Zaļā iela 31 (kad. 7611 004 0804)	**0.3294 ha**
Total site area	**7.72 ha**
Land Register	**Folio No. 4538**
Owner	**SIA “Saprobalt”**
Survey (cert. surveyor)	**01.10.2020**

Title is registered in the Land Register; cadastral survey performed by SIA “TP aģentūra”.

Sources: Land Register (folios No. 4538, No. 2421-A), land boundary plans (2020).

7.7 ha in central Līvāni — by the Daugava and Dubna

Līvāni from above: the glass factory site outlined in red

town plan: the site between Zaļā Street and the Daugava

cadastral map · 76110040805

From glass factory to a modern industrial park

1887

Glass production founded in Līvāni — one of the oldest in Latvia

2002

Technical inventory: ~50 buildings and structures on site

2011–2017

Land and buildings consolidated under SIA “Saprobalt”

2018–2021

Demolition of derelict blocks (building authority acts), division and boundary updates

2026

Division into 18 plots — Livani Industrial Park programme launch

≈ 16 700 m²

surviving building stock (brick, steel structures), suitable for restoration

Asphalt road

an internal drive across the whole site — the basis of the future servitude street

Utilities

historic corridors of water, sewage, gas (0.4–1.6 MPa), heat and power networks

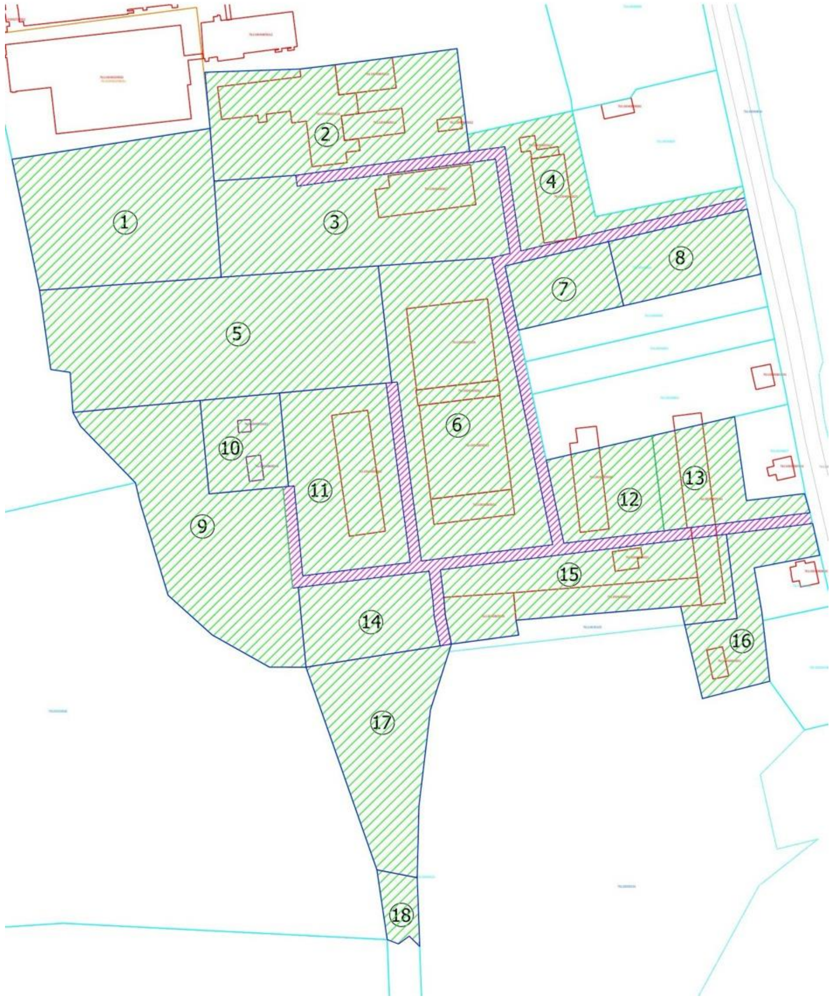
Derelict blocks

collapsed structures are being dismantled; land is cleared for new development

Sources: Technical inventory file No. 111 (2002), Līvāni municipality building authority acts (2021).

MASTERPLAN · DIVISION SKETCH

18 land plots + a planned street



Sketch of 27.05.2026: pink — the planned servitude street; Nos. 1–18 — plots for sale

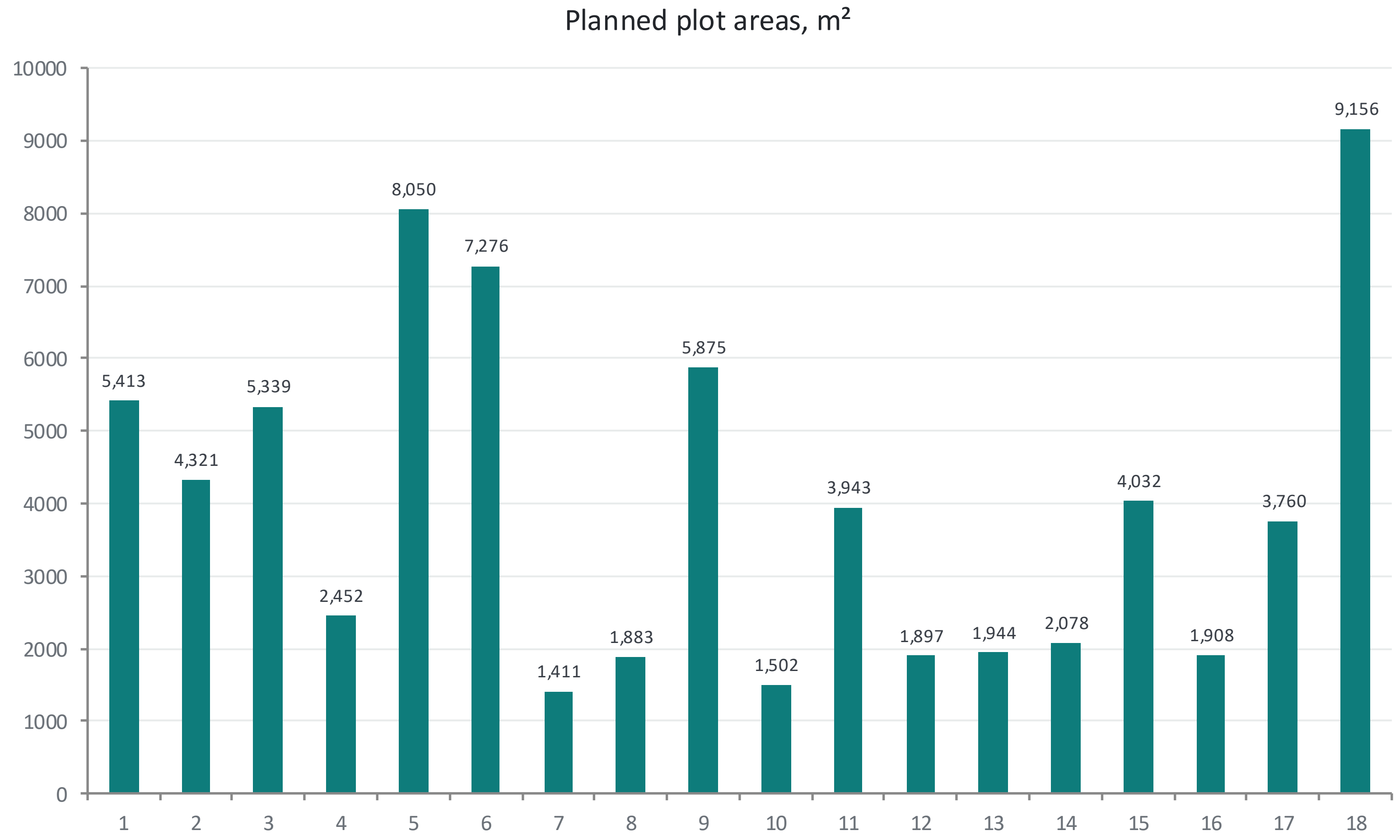
No.	Area, m²
1	5413
2	4321
3	5339
4	2452
5	8050
6	7276
7	1411
8	1883
9	5875

No.	Area, m²
10	1502
11	3943
12	1897
13	1944
14	2078
15	4032
16	1908
17	3760
18	9156

18 plots in total — **72 240 m²**

Planned street (separate unit) — **3 860 m²**

A flexible plot mix matched to demand



$72\ 240\ m^2$

18 saleable plots in total

$3\ 860\ m^2$

planned street (separate cadastral unit)

$1\ 411 – 9\ 156\ m^2$

area range — a flexible market offer

2 lot types

DIAMANT — with buildings · PERLA — vacant land

Source: division project (sketch of 27.05.2026); areas subject to confirmation by a certified surveyor.

A shared street under single management

satellite image: red outline — the site boundary; the narrow southern corridor is the asphalt road, the future servitude street (3,860 m²)

1

Separate unit

The street is carved out as a standalone land unit with its own boundary plan and its own Land Register folio.

2

Single owner

The street remains with the park management company — it is not included in the lots for sale.

3

Guaranteed access

All 18 plots receive access via a servitude / access agreement — no disputes between owners.

4

Service fee

The manager maintains the pavement, lighting, cleaning and repairs, funded by owners' regular payments.

The model gives the municipality predictable street maintenance at no cost to the municipal budget.

Warehouse and production stock: 16,700 m^2

Key buildings (inventory)

Administration building (No. 001)	957 m^2
Warehouse (No. 003)	2 186 m^2
Container shop (No. 005)	2 658 m^2
Warehouse (No. 009)	1 565 m^2
Glassware shop (No. 010)	1 387 m^2
Garage (No. 038)	1 035 m^2
Warehouse (No. 042)	894 m^2
Other blocks, hangars, warehouses	≈ 6 000 m^2

Reuse concepts

Light manufacturing

woodworking, metalworking, assembly — halls of 1,300–2,700 m^2 with high spans

Warehousing and logistics

dry storage, self-storage, a distribution hub for Latgale by the A6 highway

Workshops and SMEs

small units of 250–900 m^2 for lease to craftsmen, services, car workshops

Park office and showroom

957 m^2 administration building: management company, tenant offices, retail space

Source: Technical inventory file No. 111; surviving buildings per Land Register data (in force).

Before → after: the site transformed

Derelict structures demolished

the site cleared, land prepared for sale and new development

Flagship restored

hotel, offices and the historic arch — the park's face on Zaļā Street

New warehouses

modernised rear halls for manufacturing and logistics

Landscaped environment

parking, greenery, lighting and rooftop solar panels

Visualisations are conceptual — not an architectural design.

The renovated flagship and new warehouses

View from Zaļā Street: hotel, arch and tenant offices

Aerial view: the flagship, solar panels and logistics halls in the yard

Historic brickwork + graphite roof + corten arch · a unified park identity

Visualisations are conceptual — not an architectural design.

Facade concept: functional layout

Building No. 005 · hotel in the left wing, arch at centre, transport company offices in the right wing.

Indicative investment volume: EUR 4.3 – 6.5 million

Item	Scope / calculation basis	Estimate
Demolition of derelict structures	≈ 4,000 m² × €25–40/m²	0.10 – 0.16 € M
Street reconstruction and lighting	3,860 m² pavement + networks	0.15 – 0.25 € M
Utility upgrades	water, sewage, power, gas — connections to the plots	0.30 – 0.60 € M
Building renovation (phase 1)	≈ 6,000 m² × €250–350/m²	1.50 – 2.10 € M
Building renovation (phase 2)	≈ 7,000 m² × €300–450/m²	2.10 – 3.15 € M
Design, survey, legal work	land management, cadastre, registration	0.15 – 0.25 € M
Full programme total (100% of stock renovated)		**≈ 4.3 – 6.5 € M**

Indicative estimate at Latvian construction market rates 2025–2026; to be refined after technical survey and costings.

Three ways to monetise the site

A · Quick sale

- Sale of the 18 plots “as is” after division
- Land: €5–8/m² · buildings: €30–60/m²
- Revenue ≈ €0.9 – 1.5 M
- Minimal outlay (~€0.4 M), 1–2 year horizon

B · Renovate + lease

- Renovation of 13,000 m² for Class B/C lease
- Rents of €2.0–3.0/m²/month (Latgale region)
- Income ≈ €310 – 470 k/year · 7–9% yield
- CAPEX €4.3–6.5 M, asset value grows

C · Hybrid (recommended)

- PERLA plot sales fund the DIAMANT renovation
- Street and networks stay with the manager — service income
- A self-funding programme in 3 phases
- A balance of risk, cash flow and value growth

Estimates are indicative, based on market ranges for industrial property in Latvia's regions.

Market conditions support the project

1

Shortage of small units

The Latvian market shows steady demand and a shortage of 1,000–2,000 m^2 production/warehouse units — exactly the format the park's division delivers.

2

Stable rents

Industrial rents in Latvia: €3.5–4.5/m^2 (Class A, Riga), €3.0–3.6/m^2 (Class B); in Latgale a realistic level is €2.0–3.0/m^2 with little competition.

3

Latgale SEZ

Līvāni is part of the Latgale Special Economic Zone: rebates of up to 80% on corporate income and property tax — a strong sales argument.

4

EU funds and support

Brownfield revitalisation programmes and EU funds (ERDF) co-finance industrial-zone infrastructure — a possible partnership with the municipality.

Sources: Latvian commercial property market reviews 2025–2026, the Latgale SEZ regime.

ROADMAP

Implementation plan 2026 – 2029

2026 · H2

Land management project, survey of the 18 plots and the street, cadastral registration

2027

Opening Land Register folios for the lots · PERLA sales launch · street and utility reconstruction

2027–2028

DIAMANT building renovation (phase 1) · first tenants · servitude and management agreements

2029

Renovation phase 2 · park fill-up · stable service and rental income

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Livani Industrial Park — a new life for a historic industrial site

18 land plots · one servitude street · 16,700 m² of buildings to restore · Latgale SEZ

SIA “Saprobalt” · Zaļā iela 23, Līvāni, LV-5316 · www.saprobalt.lv