



**KAUNAS FREE
ECONOMIC ZONE**

SHOVEL READY LANDPLOTS

Kaunas FEZ Management Company offers land plots with infrastructure in place for rapid establishment.

Land plots are formed according to specific business needs, ensuring access to infrastructure in the infrastructure corridor adjacent to the lot (roads, natural gas, water supply, sewage, etc.)

BEFORE SETTLING UP: KEY INFORMATION

SUBLEASE FOR 99 YEARS

The land managed by the Kaunas FEZ is state-owned and subleased to the investor for a period of 99 years. The investor's rights to the subleased land and other commercial obligations are equivalent to the acquisition of the land.

Companies sign three agreements with the Kaunas FEZ Management Company:

Sublease

Right to the land for 99-year lease period.

Infrastructure

Right to connect to the engineering infrastructure.

Activity

Right to operate in Kaunas FEZ and access tax incentives.

STATE SUPPORT

The Kaunas FEZ offers a package of tax incentives and the "Investment Highway".

„Investment Highway“ - Clients can begin construction without waiting for a building permit. The process involves phased technical design reviews and follows the principle of notification of construction. [Article 27, Section 1, Item 8 of the Construction Law.](#)

Real estate tax – 0%

(outside the zone - 0,8%)

Infrastructure development tax – 0 EUR/m²

(outside the zone - 1-40 EUR/m² for the area of the building)

Corporate tax –

First 10 year – 0%

Next 6 years – 8.5%

(outside the zone - 17%)

ZONE FEES

The Kaunas FEZ Management Company is responsible for the administration and maintenance of the common area. It ensures the operation of the area’s infrastructure, organizes the maintenance of common areas, and coordinates cooperation with the relevant authorities.

Fees applicable to companies operating in the Kaunas FEZ:

Zone maintenance

The fee covers the costs of maintaining the common areas, such as mowing the lawn, snow ploughing, etc.

650 EUR + PVM / 1 ha / 1 year

Activity permit

The fee covers the administrative costs of the Kaunas FEZ client.

1000 EUR + PVM / 1 company / 1 year