



BASHKIA
TIRANË

www.teda.tirana.al

TEC>ATIRANA

FREE ECONOMIC ZONE

Strategically Positioned, Globally Connected!



TIRANA, is easily and quickly connected to most major European cities.

Just 1 to 3 hours flight from major cities like London, Paris, Berlin, Rome, Budapest, and many more!

Positioned at the heart of Southeastern Europe, perfect for distribution and logistics.

The ideal place to build a global network, benefiting from strong connections to international markets.

TEDA Tirana's location offers strategic advantages



10 min from Tirana
International Airport (TIA).



30 min away from Durrës. TEDA Tirana gains
access from the Port of Durrës (32 km
distance) and the main gate of Corridor VIII.



The access to TEDA Tirana will be ensured
through a **dedicated electric bus** line
connecting it directly to the city center.

Grow your
business
in a thriving
environment
with an ecosystem
of support!



The TECHNOLOGICAL AND ECONOMIC DEVELOPMENT AREA of Tirana is a free economic zone in a separate territory, a designated area of land or buildings and other immovable properties, developed in accordance with a general plan and provided with the relevant infrastructure for production, industrial development, trade and provision of services, which is considered part of the customs territory of the Republic of Albania, separate from this territory in terms of fiscal and customs regime and which is governed in accordance with the provisions of TEDA law, other legal and sub-legal acts for its enforcement.

TEDA Tirana, located in Kashar, Tirana, is a new area designated and destined as a free economic zone that will help economic growth and incentivize foreign companies to create or expand their business activities inside TEDA Tirana.

TEDA Tirana, with a surface of **35 HA**, aims to invite directly and bring in Tirana foreign investments, expanding the range of industries operating in the Albanian market, with a focus on:

Technology and Information (ICT), Automotive, Electronics, Pharmaceuticals, Agro-processing, Manufacturing, Other industries as provided by law.

TEDA Tirana presents a prime opportunity for investors to establish operations within this special zone, taking full advantage of exclusive incentives tailored specifically for such areas.

A Premier hub for diverse and SUSTAINABLE Industries Development



85% of Energy Consumption
Comes from Clean Sources



A Young, Educated, and Relatively
Affordable Workforce



TEDA Tirana offers tax and
customs incentives to drive
growth and innovation



Strategic location
advantages

1 85% of Energy Consumption Comes from Clean Sources

TEDA Tirana supports the use of innovative technologies, focusing on energy efficiency and reducing environmental impact. By encouraging sustainable practices such as the use of renewable resources and water management, TEDA Tirana ensures an ecosystem that helps companies grow, remain competitive, and contribute to the preservation of natural resources.

Albania ranks among the top countries in Europe for the percentage of electricity produced from renewable sources, including hydropower and solar energy.

JOB CREATION: Green energy projects are expected to generate thousands of new jobs, particularly in new technology sectors and infrastructure maintenance.

ENERGY SAVINGS AND COST REDUCTION: Businesses utilizing photovoltaic technology have benefited from an average **40%-60% reduction in monthly** energy bills.

With its **rich natural resources and favorable climate**, Albania is an ideal destination for clean energy investments. The country's Mediterranean climate offers over **336.2 hours of sunlight per month**, making Albania one of the sunniest countries in the region.

FUTURE GOALS: With large-scale projects such as the photovoltaic parks in Karavasta and Spitallë, which will add **240 MW of clean energy by 2030**, Albania aims to become a **regional leader with 100% renewable energy** production.

This **combination of a favorable climate and government support** makes Albania a **unique opportunity for green energy investments**, contributing to economic development, environmental protection, and reducing dependence on fossil fuels.

2 A Young, Educated, and Relatively Affordable Workforce

A Competitive Edge for Investors

Tirana, the vibrant capital of Albania, offers a unique and strategic advantage for businesses seeking a skilled and adaptable workforce. With its young and highly educated population, coupled with competitive costs, the city is a prime destination for investment and business growth.

Tirana is characterized by a young, dynamic, and highly educated workforce. The city hosts the largest number of universities in the country, ensuring a steady supply of talented professionals with advanced academic qualifications. This educational concentration ensures that businesses have access to professionals who are not only well-trained but also adaptable to the changing demands of the global market.

One of the standout features of Tirana's workforce is its **multilingual proficiency: English, Italian, Greek, German, Spanish and French** are all widely spoken. This linguistic versatility allows businesses in Tirana to operate seamlessly across various markets, facilitating international trade, customer service, and cross-border collaboration.

57% of Albania's population is under the age of 35.

The average wage in Albania is the most competitive in the region. Albania has over 1 million well-educated, highly-motivated professionals. **Each year, more than 100,000 students enroll in university studies.**

Tirana offers one of the most competitive cost structures in the region, making it an attractive hub for businesses:

Average wages in Tirana are significantly lower than those in EU countries and neighboring regions, providing a cost-effective solution for staffing.





Payroll taxes are among the lowest in the region, further reducing operational expenses for businesses.

The cost-benefit ratio for establishing new businesses in Tirana strongly favors investors, ensuring maximum return on investment.






3 TEDA Tirana offers tax and customs incentives





TAX AND CUSTOMS INCENTIVES

-  Albanian goods that enter TEDA are exempt from VAT taxation.
-  Goods can be transported from one TEDA to another without paying custom duties or VAT.
-  From the moment goods enter Albania, they are exempted from customs duties and VAT.
-  Developers and users are also exempted from 50% of the profit tax rate which currently is at a rate of 15% for a period of five years.

INFRASTRUCTURE AND PROPERTY TAX INCENTIVES

-  A developer's project is exempt from infrastructure taxes.
-  Buildings in TEDA Tirana are exempt from real estate taxes for a period of five years.
-  Buildings transferred to TEDA Tirana are not subject to the transfer tax on real estate.

LABOR AND OPERATIONAL COST INCENTIVES

-  Wages and social costs are 150% deductible for the first year, and new expenses for wages and social costs compared to the previous year are 150% deductible for the subsequent years.
-  Training costs are doubly deductible for a period of 10 years.
-  Research and Development costs are doubly deductible for a period of 10 years.
-  Capital expenses are 120% deductible over a period of two years if developers and users invest in TEDA within three years of its operation.

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Albania's Candidature for EU Membership

Albania is officially a candidate country for European Union. The country has undertaken significant reforms to align its legislation, policies, and practices with EU standards. These efforts focus on meeting the requirements set out by the EU accession process and addressing key areas such as democracy, the rule of law, human rights, and the economy.

Albania has embraced Environmental, Social, and Governance (ESG) principles, which play a crucial role in achieving sustainable development.

By integrating EU legislation and adopting ESG practices, the country is building a foundation for sustainable growth and fostering regional and international cooperation. These efforts not only support Albania's EU accession but also contribute to creating a more inclusive, sustainable, and resilient nation.



Albania has been a **NATO member since 2009**, gaining enhanced security, political stability, and improved infrastructure. This membership has strengthened Albania's global ties, offering investors a safe, predictable environment and access to broader markets.

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Products and Services

Based on the similar experiences of the countries of the region and in accordance with Albanian legislation, the services that TEDA Tirana will offer to foreign investors can be grouped into the following:

1. The Business Opportunity Analysis:

- Identification of specific factors of the project location;
- Cost analysis;
- Identification of the base of suppliers;
- Detailed due diligence.

2. Intermediation:

- Intermediation and agreement with Universities;
- Intermediation and agreement with other companies;
- Intermediation and agreement with recruitment agencies;
- Intermediation and agreement with legal, financial consulting companies, etc.

3. One Stop Shop:

- Approval of the project;
- Building permit and other required permits;
- Processing of customs documentation;
- Maintenance of the basic infrastructure

4. After care service:

- Assistance with fiscal matters;
- Assistance in issuing visas and work permits;
- Assistance in maintaining communication with other state agencies.

6 Advantages:

- Relatively high economic growth.
- Well-developed infrastructural network, made of rings and radial roads.
- Tirana as part of the Pan-European Corridor VIII.
- Considerable potential to be a future unique urban center in the Balkans, thus to attract tourists and investors from the EU countries.
- Availability of well-educated labor force.
- Cultural, Social and scientific relations with the Albanian population in the neighboring countries and a high level of integration with the close EU countries such as Greece and Italy.
- Relatively homogeneous and evolving society, and poverty indicators rapidly decreasing.
- Well-developed international accessibility

7 Opportunities:

- Spatial potential in rise, in order to attract new investment opportunities beyond the city's main ring.
- Increase in population within and outside the city, activating in this way the urban economy.
- Close connection to the Durrës Port and the existence of an efficient operational port for future developments.
- In flow of labor with professional and entrepreneurial skills and the accumulation of capital and assets in productive sectors.
- New investment opportunities, including industries located outside the city ring and improved management of the territory.

Industry and Development Opportunities in TEDA Tirana

TEDA Tirana offers vast opportunities for the development of a wide range of industries, thanks to its modern infrastructure and favorable conditions for investors.



IT AND SOFTWARE DEVELOPMENT

- Software design and software testing
- Development and maintenance of software systems
- Design and development of communication systems
- Design and development of IT security systems
- Big data system analysis
- Cloud Computing activities
- Other activities in the field of information technology



AUTOMOTIVE INDUSTRY



PHARMACEUTICAL INDUSTRY



MANUFACTURING INDUSTRY



AGRO-PROCESSING INDUSTRY



RENEWABLE ENERGY INDUSTRY



RESEARCH & CONSULTING

- Research in communication, innovative software development, and robotics
- Innovation consulting
- Information security consulting
- Consulting in audits, operations, management, user support, training, and IT system auditing

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Section Plots of Land

TEDA Tirana operates under a greenfield model, offering investors the opportunity to lease plots of land for the construction of custom-built facilities tailored to specific needs for the operation of their business activities.

Plots are available for lease starting from just 1 euro per m²/month, with lease contracts lasting up to 35 years and the option for renewal. After the lease period, ownership of the constructed buildings or facilities remains to the Municipality of Tirana.

TEDA Tirana follows the law governing technology and economic development zones, which prohibits the transfer of existing activities to the zone solely to benefit from its fiscal advantages, ensuring that any such transactions are restricted to maintain the zone's integrity and objectives. The area is fully equipped with essential infrastructure and utility services, including electric power, water supply, sewage systems, internet connectivity, and road access, making TEDA Tirana an ideal location for businesses seeking growth in a well-connected, strategically designed environment.





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