

ΠΡΕΣΒΕΙΑ ΤΗΣ ΕΛΛΑΔΟΣ  
TIRANA  
ΓΡΑΦΕΙΟ ΟΙΚΟΝΟΜΙΚΩΝ ΚΑΙ ΕΜΠΟΡΙΚΩΝ ΥΠΟΘΕΣΕΩΝ

Α.Π. 1147/1.12.2025

Με το παρόν σας γνωρίζουμε ότι ο Διευθύνων Σύμβουλος της Ελεύθερης Οικονομικής Ζώνης «TEDA» Tirana κ. Dritan Delija, ενημέρωσε το Γραφείο Ο.Ε.Υ. της Πρεσβείας Τιράνων, για το ενδιαφέρον του Δήμου Τιράνων να προσελκύσει επενδύσεις στην εν λόγω Ζώνη "TEDA", στην περιοχή Kashar στα περίχωρα των Τιράνων και να διερευνηθούν δυνατότητες επικοινωνίας/συνεργασίας με ελληνικά επιμελητήρια και δίκτυα επιχειρήσεων.

Σύμφωνα με την ενημέρωση που μας παρασχέθηκε :

"Πρόκειται για μια στρατηγική περιοχή 35 εκταρίων που βρίσκεται μόλις 10 λεπτά από το κέντρο της πόλης, 10 λεπτά από το Διεθνές Αεροδρόμιο των Τιράνων και 30 λεπτά από το Λιμάνι του Δυρραχίου και τον Διάδρομο VIII. Η TEDA Tirana σχεδιάζεται να προσελκύει ξένες επενδύσεις και να ενισχύει την καινοτομία, προσφέροντας μια στρατηγική πλατφόρμα λειτουργίας κυρίως στους τομείς Τεχνολογιών Πληροφορικής και Επικοινωνίας(ICT), φαρμακοβιομηχανίας, αυτοκινητοβιομηχανίας, αγροδιατροφικής βιομηχανίας, μεταποίησης, Ανανεώσιμων Πηγών Ενέργειας(ΑΠΕ) και άλλους κλάδους αιχμής.

Οι επενδυτές επωφελούνται από φορολογικά κίνητρα ως εξής:

- 0% ΦΠΑ και τελωνειακούς δασμούς στις εισαγωγές
- Μείωση 50% στον φόρο κερδών για 5 έτη
- 0% φόρο υποδομών και ακινήτων για 5 έτη
- Μείωση μισθολογικού κόστους έως 150%
- Απαλλαγή 120% για κεφαλαιουχικές επενδύσεις

Η ζώνη παρέχει επίσης υπηρεσίες "one-stop-shop", προσφέροντας υποστήριξη σε εγγραφή επιχειρήσεων, αδειοδότηση, τελωνειακές διαδικασίες, φορολογικά και νομικά θέματα, υποστήριξη για εκπαίδευση και έρευνα, καθώς και συνεργασίες με πανεπιστήμια και ερευνητικά ιδρύματα υποδομών ενώ ως πλεονέκτημα προβάλλεται και το εξειδικευμένο και οικονομικά προσιτό εργατικό δυναμικό.

Η TEDA προωθεί τη χρήση ΑΠΕ, την ενεργειακή απόδοση και βιώσιμες πρακτικές, υποστηρίζοντας τον στόχο της Αλβανίας για παραγωγή 95% της ενέργειας από ΑΠΕ έως το 2030, μειώνοντας το κόστος λειτουργίας κατά 40-60%. Λειτουργώντας με μοντέλο greenfield, η ζώνη επιτρέπει την πλήρως προσαρμοσμένη κατασκευή εγκαταστάσεων, με εκτάσεις διαθέσιμες από μόλις 1 €/τ.μ. ανά μήνα και μισθώσεις έως 30 έτη, ανανεώσιμες μετά τη λήξη τους. Η Ζώνη διαθέτει ήδη όλα τα βασικά έργα υποδομής που χρειάζονται για να λειτουργήσει μια επιχείρηση (πλήρεις υπηρεσίες ενέργειας, ύδρευσης κ.λ.π.) και συνεχίζει να αναπτύσσεται. "

Αποστέλλουμε, συνημμένα, πληροφοριακό υλικό, που είναι διαθέσιμο και στην ιστοσελίδα: <https://teda.tirana.al>

Οι ενδιαφερόμενοι φορείς/επιχειρήσεις μπορούν να επικοινωνήσουν- στην ελληνική γλώσσα- με την κα. Aleksia Jani, νομικό στέλεχος της TEDA Tirana, για περισσότερες πληροφορίες (Τηλέφωνο +355 6717174702, E-mail : [aleksia.jani@tirana.al](mailto:aleksia.jani@tirana.al) ).

Με εκτίμηση,

Πρεσβεία της Ελλάδας στα Τίρανα  
Γραφείο Οικονομικών&Εμπορικών Υποθέσεων

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BASHKIA  
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**TEDA** **TIRANA**  
FREE ECONOMIC ZONE

# Strategically Positioned, Global ly Connected!

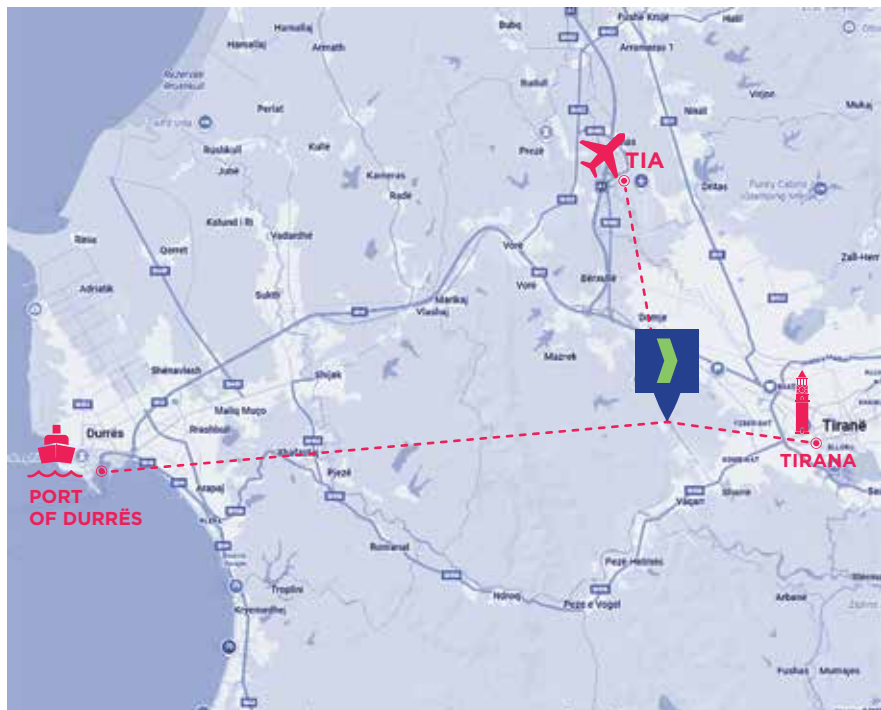


TIRANA, is easily and quickly connected to most major European cities.

**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** away from the heart of Tirana.



**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 bus** line connecting it directly to the city center.





An aerial photograph of Tirana, Albania, showing a dense urban landscape with numerous multi-story buildings. In the background, a range of mountains is visible under a clear sky. A large blue rectangular box is overlaid on the lower half of the image, containing white text.

TEDA Tirana, Albania's first free economic zone, offers an ideal platform for expanding your business. Located in Tirana, a rapidly developing city, it provides unique investment opportunities with tax incentives and competitive services. Albania, with its abundant natural resources and focus on green energy, creates a favorable environment for sustainable and innovative projects.

Spanning 35 Hectares, TEDA Tirana is designed to attract foreign investment, foster innovation, and diversify Albania's economy, positioning itself as a gateway to opportunities in one of the region's most dynamic markets.

Discover how you can grow your business in one of the region's most promising destinations!



# 1 **95% of Energy Consumption Comes from Clean Sources**

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



Businesses utilizing photovoltaic technology have benefited from an average **40% - 60% reduction in monthly** energy bills.



The country's Mediterranean climate offers over **336.2 hours of sunlight per month**, making Albania one of the sunniest countries in the region.



Albania aims to become a **regional leader with 100% renewable energy** production.





## 2 A Young, Educated, and Relatively Affordable Workforce

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.



### MULTILINGUAL TALENT

Foreign languages such as: **English | Italian | Greek | German | Spanish | French** are widely spoken, facilitating international operations



### A YOUNG AND EDUCATED WORKFORCE

57% OF ALBANIANS are UNDER 35, with over 1 million well-educated, motivated professionals. Over 100,000 students enroll in university studies each year

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



## A YOCOST-EFFICIENCY THAT DRIVES GROWTH

We have established key partnerships with  
UNIVERSITIES AND RESEARCH INSTITUTIONS,  
to foster innovation and prepare the next generation  
of professionals.



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

## 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.

# 4 Industry and Development Opportunities in TEDA Tirana

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



## **ICT AND SOFTWARE DEVELOPMENT**

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## **AUTOMOTIVE INDUSTRY**

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## **PHARMACEUTICAL INDUSTRY**

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## **MANUFACTURING INDUSTRY**

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## **AGRO-PROCESSING INDUSTRY**

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## **RENEWABLE ENERGY INDUSTRY**

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## **RESEARCH & CONSULTING**



# 5 Advantages



## STRATEGIC LOCATION

Part of Pan-European Corridor VIII, with direct access to Durrës Port, airport, and national road network.



## COMPETITIVE COSTS

Land lease from just 1 €/m<sup>2</sup>/month and favorable labor costs.



## SKILLED WORKFORCE

Young, well-educated, and adaptable labor force.



## INFRASTRUCTURE

Well-developed infrastructural network, made of rings and radial roads



## ECONOMIC STABILITY

A stable and growing economy, delivering long-term value for investors.



## SPACE FOR GROWTH

35 hectares available with long-term development potential.

# 6 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.

# 7

## 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.

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.

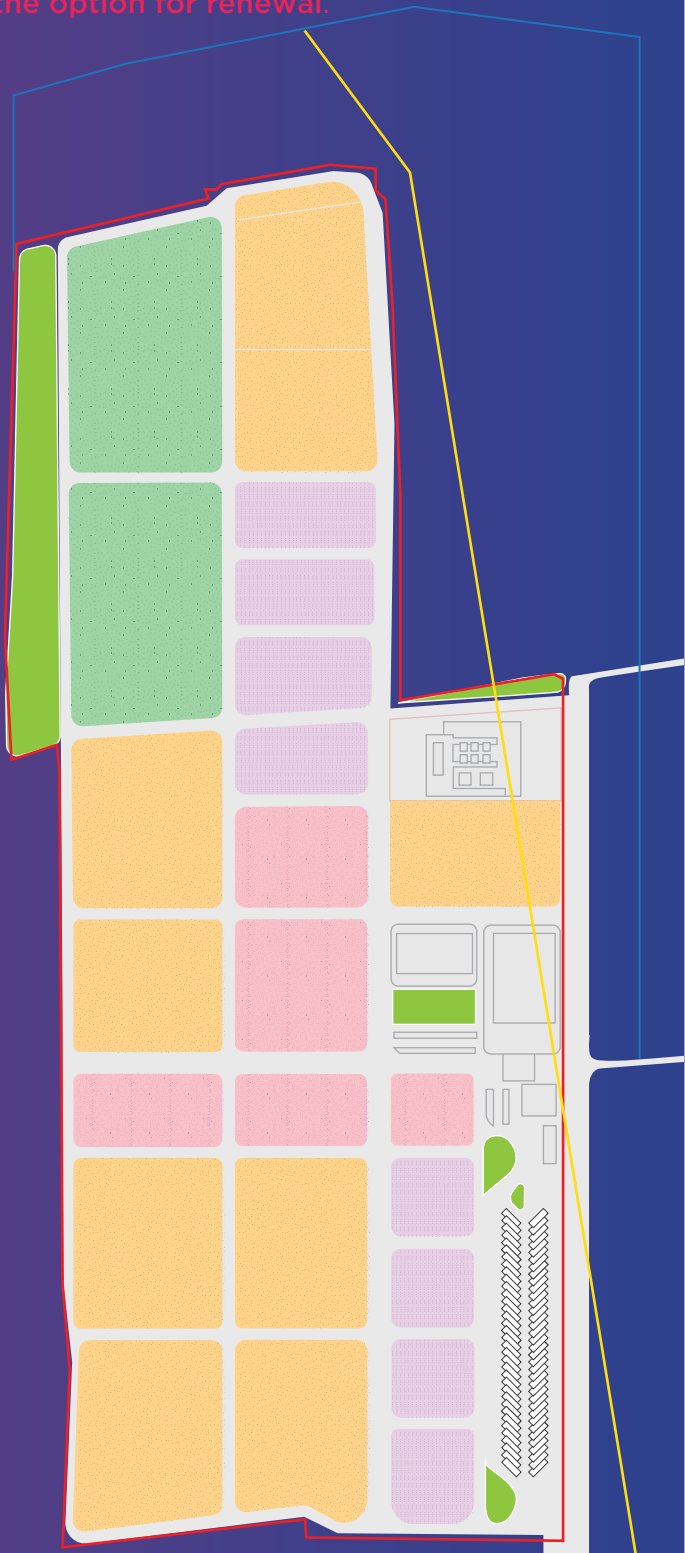
The area is fully equipped with essential infrastructure and utility services, including:

- **Fully equipped infrastructure:** electricity, water, sewage, fiber-optic internet, road access
- **Modern and functional building** for staff, partners, and institutional visitors
- **Spaces for management, training, and shared services**
- **Secured and fenced area, 24/7 surveillance**
- **Large parking spaces**
- **Relaxation areas and break zones**
- **Continuous maintenance of common areas**



# The master plan layout

Plots are available for lease starting from just 1 euro per m<sup>2</sup>/month, with lease contracts lasting up to 35 years and the option for renewal.



Urban Planning Study  
Architecture  
Construction  
Electrical Installations  
Hydraulic Installations

MASTERPLAN LAYOUT  
Object - Masterplan "Teda Tirana"  
Contracting Authority - Municipality of Tirana

Truck Parking Spaces  
TEDA Zone Boundary  
Possible Expansion Boundary  
110kV Transmission Line

Large Plot  
Medium Plot  
Small Plot  
Services





# Albania's Candidature for EU Membership

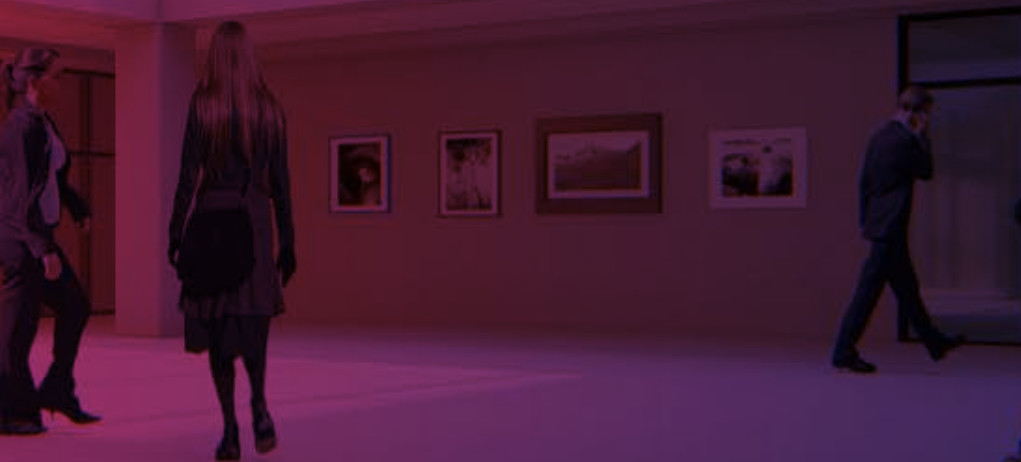
Albania is officially a candidate country for the European Union. The country has undertaken significant reforms to align its legislation, policies, and practices with EU standards. These efforts focus on meeting the requirements set out by the EU accession process and addressing key areas such as democracy,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





teda.tirana