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**NEW CENTRE  
OF VILNIUS  
INREAL REVIEW  
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*Robertas Žulpa has been working as real estate analyst for more than 6 years. He is responsible for feasibility studies, project concepts, market research, consulting on real estate issues and drafting financial models of projects. He is actively involved in acquiring company group assets.*

## THE NEW CENTRE OF VILNIUS CELEBRATED 18 YEARS

**The New Centre of Vilnius celebrates its “adulthood” with 18 business centres and 15 new residential buildings, where nearly 480,000 sq. m area of real estate (RE) has been developed since 2000. It was the most rapidly growing territory in capital, which is still growing and where a density encourages further geographical expansion.**

### **Commercial RE development**

[Residential RE and infrastructure development →](#)

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The history of the New Centre of Vilnius City (hereinafter – NMC) started in 2000, when the construction of the first large business centres started on the right bank of the river Neris. “Geležinio Vilko” (“Pieštukas”) and IBC business centres were the first buildings that started to form the new business area of Vilnius. In 2002, part of Ukmergės street was renamed into Konstitucijos avenue, and in 2004 because of high transport and pedestrian volumes the street was widened and got its current shape. Soon after that, Vilnius City Municipality, the Business and Commerce Centre “Europa” and the European Square were established there. These projects gave impetus for further expansion of the territory. New business centres and headquarters of banks began to emerge one after another. The global financial crisis has slowed down the accelerated development of NMC for several years. The construction was revived only in 2012–2013 and continues intensively until now. After the Konstitucijos avenue gained considerable density of buildings, the city business centre began to expand geographically and currently covers Saltoniškių, Žalgirio and Rinktinės streets. During the second stage of expansion such exclusive business centres like “Baltic hearts”, “K29”, “Quadrum”, “Green hall 2” etc. were built, that were awarded in the fields of real estate and architecture. Within 18 years more than 370,000 sq. m of commercial RE was developed in Vilnius NMC (Table 1). The active development of NMC continues – the construction of at least 14 new business centres with a total area of 220,000 sq. m has already started or soon will start (Table 2).

*“It is likely that in the near future there will be even more projects under development in NMC territory, as there are still several large territories left that are suitable for various purpose project development or conversion”, – stated Robertas Žulpa, the Analyst of INREAL.*

In addition to business centres, intense hotel development is taking place in NMC territory in recent years. In 2018, three new hotels were opened in this territory – “Courtyard by Marriott” (199 rooms), “Ibis Vilnius Centre” (164 rooms) and “Radisson Blu Hotel Lietuva” (165 rooms). Currently, “DoubleTree by Hilton” (174 rooms) hotel is under development in Rinktinės street. As well as “k18B” complex with “Radisson Red” (210 rooms) hotel will be developed in Konstitucijos avenue in the near future.

### Geographical development of the New Centre of Vilnius



INREAL illustration



*The New Centre of Vilnius. July 2004. INREAL photo archive*

Table 1. Developed commercial real estate projects in the New Centre of Vilnius since 2000.

	Address	Project	Total area, m <sup>2</sup>	Opening year
1	Geležinio Vilko st. 18A	Geležinio Vilko business centre	5,440	2001
2	A. Juozapavičiaus st. 6	IBC	24,600	2002
3	Konstitucijos ave. 3	Vilnius City Municipality	15,060	2004
4	Konstitucijos ave. 7	Europa	17,100	2004
5	Žalgirio st. 88	Žalgirio business centre	4,500	2004
6	Žalgirio st. 92	Kernavė	10,140	2006
7	Saltoniškių st. 10C	Saltoniškių trikampis	1,605	2007
8	Saltoniškių st. 2	Danske bank headquarter	9,840	2007
9	Lvovo st. 25	Vilniaus verslo uostas (3 burės)	60,400	2008
10	Konstitucijos ave. 20A	"Swedbank" headquarter	43,100	2009
11	Upės st. 21	Green hall	11,730	2009
12	Ukmergės st. 120	Baltic Hearts	10,500	2014
13	Konstitucijos ave. 29	K29	14,250	2015
14	Konstitucijos ave. 21	Quadrum (North and East)	62,000	2016
15	Žalgirio st. 90	City	20,000	2016
16	Upės st. 23	Green hall 2	8,570	2016
17	Žalgirio st. 135	135	8,400	2017
18	T. Narbuto st. 5	Narbuto 5	5,100	2017
19	Saltoniškių st. 7	S7 I	11,800	2017
20	Lvovo st. 105A	Park Town I	7,200	2017
21	Saltoniškių st. 9B	Link	20,000	2018
		<i>Total:</i>	<b>371,335</b>	

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Table 2. Planned or developed commercial real estate projects in the New Centre of Vilnius

	Address	Project	Area, m <sup>2</sup>
1	Giedraičių st. 3	3 Burė	18,500
2	Rinktinės st. 3	Business Stadium West	15,500
3	Saltoniškių st. 7	S7 II	15,000
4	Saltoniškių st. 7	S7 III	15,000
5	Lvovo st. 105A	Park Town II	22,000
6	Ukmergės st. 124	Asgard Keys	7,100
7	Konstitucijos ave. 21B	Quadrum South	11,000
8	G. Baravyko st. 4	SEB headquarter	12,700
9	Rinktinės st. 3	Business Stadium North	16,000
10	Krokuvos st. 18/20, Lvovo st. 37	VC	23,000
11	Konstitucijos ave. 18	k18B	35,400
12	Upės st. 9	CUP business centre	5,900
13	Upės st. 21	Green hall 3	2,800
14	Šeimyniškių st. 28	Courthouse	20,500
		<i>Total:</i>	<b>220,400</b>

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## **Residential RE and infrastructure development**

Not only commercial but also residential real estate is being developed in Vilnius NMC. Šnipiškės, so called “Shanghai”, has changed unrecognizable within 18 years. At least 15 residential projects with total area of almost 108,000 sq. m (Table 3) have been developed here since 2000. *“Earlier it was hard for Šnipiškės projects to find their place in the primary market of residential housing, but now they are on the winning side in the competitive battle as it offers an exclusively good location-quality-price ratio. Currently, there are at least 14 housing projects prepared for development or under construction in Šnipiškės”,* – stated the analyst (Table 4).

Public infrastructure is also actively managed in NMC. There are plans to adapt the valley of the old riverbed of Neris for recreation and active leisure. There will be cycling routes, connecting Ozo street and Konstitucijos avenue, pedestrian paths and well-maintained greenery. It is planned to renovate the valley by the end of 2018, and to manage the cycling route system by 2020. The brownfield between Lvovo and Geležinio Vilko streets will become the Japanese garden with lake. Also, the pedestrian promenade is under development in the territory of former stadium “Žalgiris”. By the project, the combination of water, lighting, greenery and leisure infrastructure solutions will be implemented. The renovation of Kernavės, Giedraičių and Daugėliškių streets is planned in order to achieve better integration of Šnipiškės neighbourhood into NMC and join the surrounding streets by asphalted roads. The new Kernavės street, that will connect Lvovo and Žalgirio streets, should have three traffic lanes and a separate cycling path. The street will be about 680 metres length and include 5 public transport bus stops. Public and green areas, modern traffic safety systems are planned on the both sides of Giedraičių street. Additionally, the reconstruction of roadway, sidewalks, lighting, and engineering networks is also planned on Daugėliškių street.

## **New centres in Riga and Tallinn**

The new centre of Riga is on the right bank of the Daugava river. The expansion of the New Centre began in Skanste territory in 2006, when Riga Arena was opened. This is the growing territory with the highest concentration of business centres in Riga. In mid-2017 business centre “Place Eleven” (24,000 sq. m) was opened in this area. In 2020, it is expected to finish the first stage of “New Hanza”, which will add 21,300 sq. m area; meanwhile the entire complex with an area of 340,000 sq. m is expected to be finished by 2033. The complex will consist of commercial, hotels, conference halls, and residential buildings.

Ülemiste City – the New Centre of Tallinn – is located at a distance from the old town, in a strategically convenient location, near Tallinn-Tartu and Tallinn-Saint Peterborough highways. The development of 36 ha territory started in 2005, when it was decided that the city needs a centre for the establishment of advanced business companies. Currently, there are 81,000 sq. m of modern commercial and 120,000 sq. m of industrial space in the territory. It is planned that the total area of commercial space will reach 200,000 sq. m and residential space - 125,000 sq. m by the year 2025.



Šnipiškės. May 2018. INREAL photo archive



Table 3. Developed residential projects in the New Centre of Vilnius since 2000.

	Address	Project	Number of floors	Area, m <sup>2</sup>	Completion of construction
1	Linkmenų st. 5	Linkmenų st. 5	5	5,600	2004
2	Juozapavičiaus st. 3	Delfino namas	13	9,400	2005
3	Žalgirio st. 92	Žalgirio st. 92	8	5,700	2005
4	Juozapavičiaus st. 9A	Nida	11	15,000	2007
5	Olimpiečių st. 1	Karaliaus Mindaugo apartments	6	5,000	2008
6	Konstitucijos pr. 15	Arfa (stage I)	13	8,446	2006
7	Lvovo st. 89	Skilties apartemnts	7	2,609	2011
8	Daugėliškio st. 5	Koriai	8-11	11,401	2015
9	Linkmenų st. 6	Link parko	7	1,500	2015
10	Rudnios st. 8	Žalgirio namai	7	6,502	2016
11	Krokuvos st. 73	Krokuvos 73	6	5,481	2016
12	Žalgirio st. 135	Žalgirio 135	9	6,254	2017
13	Olimpiečių st. 3	Pilies apartments	4	12,120	2017
14	Ceikinių st. 2	Rinktinės urban	9	7,113	2018
15	Rinktinės st. 3A	Centro rezidencija I	7	5,866	2018
		<i>Total:</i>		<b>107,992</b>	

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Table 4. Planned or developed residential projects in the New Centre of Vilnius

	Address	Project	Description
1	Konstitucijos ave.	#Tower	29-storey apartment building is under construction
2	Žalgirio st.	<u>Miesto Ritmu</u>	Residential project of 114 apartments is under construction
3	Rinktinės st. 3A	Centro rezidencija II	Residential project of 115 apartments is under construction
4	Ceikinių st. 15	Rinktinės urban II	Residential project of 187 apartments is under construction
5	Lvovo st. 81	Centro duetas	Residential project of 90 apartments is under construction
6	Kernavės st. 4, 6, 10, 12	Kernavės st. 4,6,10,12	Planned apartment building
7	Linkmenų st. 13, 15	Linkmenų st. 13, 15	Planned block of apartment buildings
8	Lvovo st. 79	Lvovo st. 79	Residential project of 102 apartments is planned
9	Daugėlišio st. 33A	Daugėlišio st. 33A	Residential project of 159 apartments is planned
10	Kernavės st. 45	Kernavės st. 45	Residential project of 150 apartments is planned
11	Kernavės st.	Kernavės st. (adresas nesuteiktas)	Planned 5 floors residential building
12	Kintų st. 13	Kintų st. 13	Planned 4 floors residential building
13	Kernavės st. 15	Kernavės st. 15	Planned 7-11 floors residential building
14	Kintų st. 3.	Kintų st. 3	Residential project of 20 apartments is planned

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## About INREAL group:

INREAL is a trademark of an idea, which gives spark to unique projects, basis for professional services, and added value to businesses, clients, and partners. INREAL positions creativity as a core value in the dynamic business world. INREAL Group, which consists of: [UAB "Inreal valdymas"](#), [UAB "Inreal"](#), and [UAB "Inreal GEO"](#), provides probably the widest range of real estate services in Lithuania. Currently they have over 90 employees working for them in 11 cities in Lithuania. The company has engaged in business operations for over 20 years and implemented more than 50 real estate projects of various purposes, which received recognition and awards at contests not only in Lithuania but on an international scale as well. In 2015/16, 2016/17 and 2017/18 INREAL Group was named as the National Winner during the prestigious European Business Awards.

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