

# BITBURG-EIFELKREIS

We offer land and property for sustainable growing businesses

**KONVERSION  
BITBURG**

Zweckverband



# BITBURG AND EIFELKREIS ON THE PATH TO GROWTH

## We meet the challenges!

Eifel locals are known for tackling problems instead of discussing them. This was the case in 1994 when the American Armed Forces left the Bitburg Air Base making a huge area available for opportunities and further development possibilities.

The so-called "Bitburg Model" developed into a fantastic success story. During the conversion process, the federal government, as owners of the site, grasped the opportunity for sustainable development in cooperation with industry, politics and administration. Within a few years, the 300 hectare military site was transformed into a thriving commercial landscape. A total of 1,400 jobs, some of which are highly specialised, were created in 170 companies. Many internationally operating medium-sized manufacturing companies in the fields of toolmaking and machine and apparatus construction have found a home here.

Following the departure of the Americans, Bitburg developed into a booming business location with a high quality of life. The population of the centre and the entire administrative district is continuously rising. The city, which is renowned throughout the world for its beer, is the economic and cultural centre of South Eifel – with a catchment area for over 60,000 people. And all signs continue to point towards growth for Bitburg and the Eifelkreis.

## Population in thousands

1975      2016

### Eifelkreis

90,6

+8%

98

### Bitburg

10,5

+38%

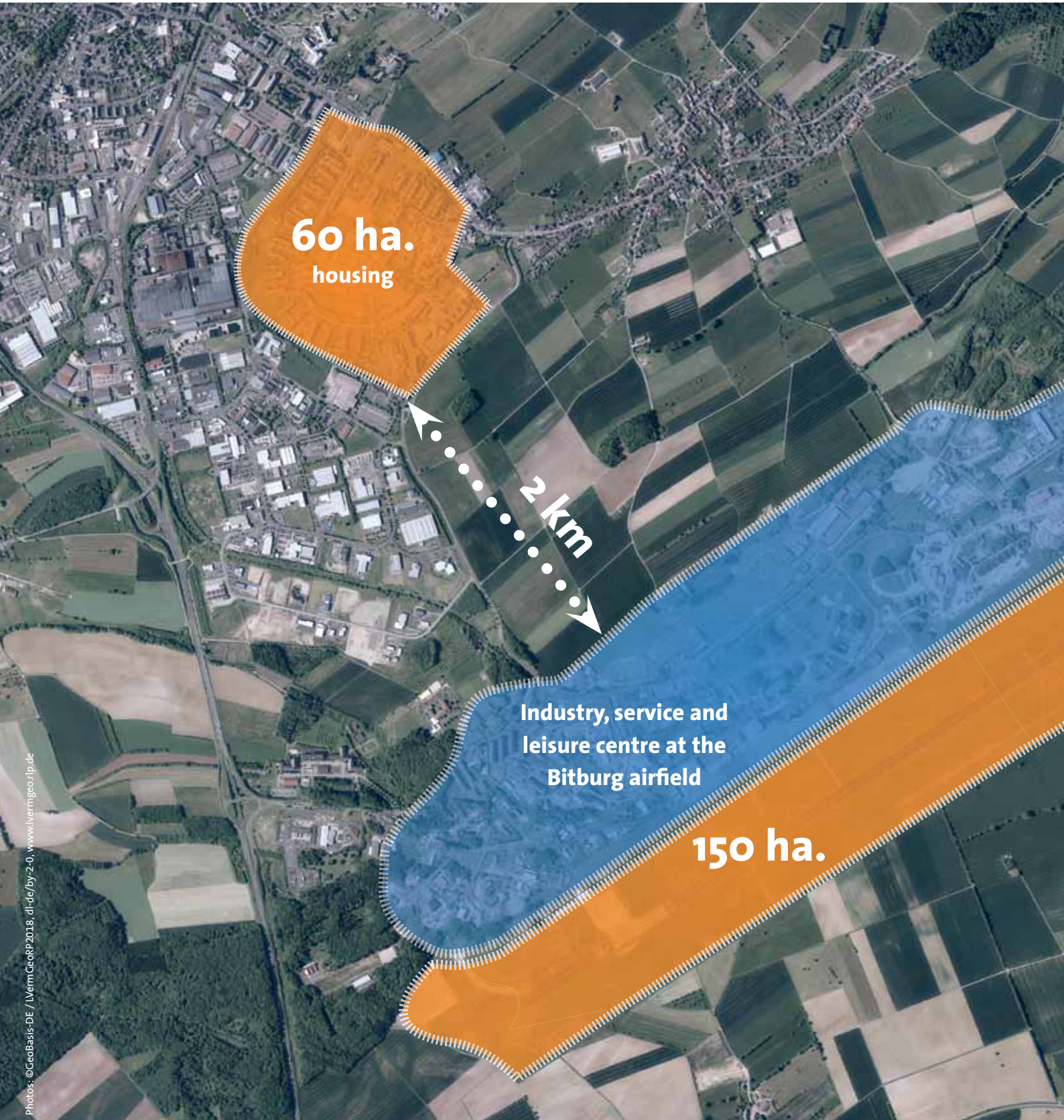
14,5



Open up a new chapter  
in the Bitburg success  
story with us!



# EXTENSIVE AREA FOR EXTENSIVE PLANS



**60 ha.**  
housing

**2 km**

Industry, service and  
leisure centre at the  
Bitburg airfield

**150 ha.**

# GREAT POTENTIAL FOR ASPIRING NEWCOMERS

## Our success story continues



Our past success motivates us to complete further challenging tasks. The city and district governments have major plans for two areas located side by side. While large-scale production plants are finding a home on the airfield, citizens, politicians, industry and administration are working together to create a future-oriented vision for an innovative quarter on the housing site, with a direct link to the city centre.

### **Are you looking for space and a dynamic environment for your business location?**

Then join us in writing the next chapter in the city history of Bitburg.

*The privately-owned and operated Bitburg airfield offers an aeronautical infrastructure for general aviation (sport, leisure and business travel).*

*Is your business ready for take-off?*

# START



## Housing

On an area covering 150 ha – the state-wide largest interconnected and commercial site – we offer abundant space for emerging business concepts. There are virtually no limits to your ideas and demands. We even have suitable space in our portfolio for businesses with lower spatial requirements.

### **The Bitburg airfield site offers:**

- Production opportunities – 365 days, around the clock
- Internet connection with speeds up to 1 GBit Mbit/s
- Municipal trade tax factor: 365% (City of Bitburg)

Bitburg, however, offers exceptional development opportunities not only on the former airfield site. The former US-American housing complex with 1,000 apartments covering 60 hectares, just 2 km as the crow flies, is being transformed into an attractive quarter for living, working and leisure. Modern company-owned flats amidst research and education facilities, alternative living concepts in the direct vicinity of sport centres, innovative production plants within walking distance from day-care centres – working together with you, we will create a location where the workplace of the future will soon become reality.

## Airfield



# SHORT DISTANCES IN AN INSPIRING NEIGHBOURHOOD

## Surrounded by Hidden Champions and global brands

Success is contagious. You will be in good company in the Eifelkreis. Many of our companies are leaders in their respective fields on the world markets so that there is no shortage of opportunities for commercial networking.

On the Bitburg airfield and the neighbouring industrial estate Auf Merlick, companies have become established in the following core clusters:

Building  
material/  
recycling

Mechanical/  
electrical  
engineering

Food and  
beverages  
industry



## **Building material/recycling**

*In the building and recycling park, many companies from the waste and recycling industries are processing raw and recycled materials – both for power generation and for the manufacture of building materials.*



## Mechanical/electrical engineering

Whether in the field of robot technology, the construction of special machines or measurement, control and regulation expertise – technology made in Bitburg enjoys a tremendous level of trust and respect throughout the world.



**AUTOWELT  
BITBURG**

[www.autowelt-bitburg.de](http://www.autowelt-bitburg.de)

Regardless of whether you and your company seek proximity to these industries or if you wish to make your mark on our industrial sites with new commercial ideas: we offer you first class opportunities for company layout and presentation on the site.

## Food and beverages industry

The food and beverages industry is one of the most important industries in the Eifelkreis and in the Trier region. And for good reason: excellent water and high-quality agricultural products from the Eifel area offer a unique basis for premium goods. The area is home not only to beer and mineral water producers as well as dairy plants, but also to producers of pizza, pasta, baked goods and meat products in addition to vegetarian and vegan meat substitute products.



**Bitburger**



# SOFT FACTORS AND HARD FACTS WITH THE POWER OF PERSUASION

**Rural life  
with thriving  
perspectives**

## ***Favourable framework conditions***

*The location offers ideal conditions  
for solid business success.  
Favourable land prices (fully  
developed  
and an inexpensive cost of living  
offer a win-win situation for  
employers and employees.*

## **Rural idyll contra urban life?**

### **Regional identity versus cultural diversity?**

In the Eifelkreis it isn't 'either/or' but  
'both/and'.

Our prosperous district town of Bitburg lies just a short distance from the major regional centre of Trier and the capital city of Luxembourg. Within an hour's drive, the region offers a comprehensive range of cultural, shopping and gastronomical attractions. At the same time, both citizens and companies appreciate a safe and secure living, working and investment environment. In combination with the hands-on mentality, the loyalty and conscientiousness of the locals, you will find a solid basis for sustainable business.



## ***No stress just professionalism***

*As traffic jams and the hectic pace  
of urban life are strangers to us,  
local employees are relaxed and  
focused as they start their working  
day. Therefore as an employer,  
you can rely on efficient input  
and quality output.*





Photos: Fotolia.com: © pololia

### **Come and stay**

*The Eifelkreis is a popular area in which to live. More than 15,000 people from various countries and regions have settled here in the last 20 years. Even our young people are attached to and rooted in their local communities and they intend to stay and work here after completion of their training and studies.*

### **Eifel – a region makes its mark**

Today, the Eifel region stands for much more than unspoiled nature and agriculture. Under the regional brand EIFEL, a quality offensive was initiated for the promotion of a variety of products ranging from commerce and craft industries to tourism. Under this brand, a growing network of committed employers has been formed, who are committed to important themes such as family-friendliness, health management, leadership culture, work-life balance and much more.



**EIFEL**

**PRODUZENT**

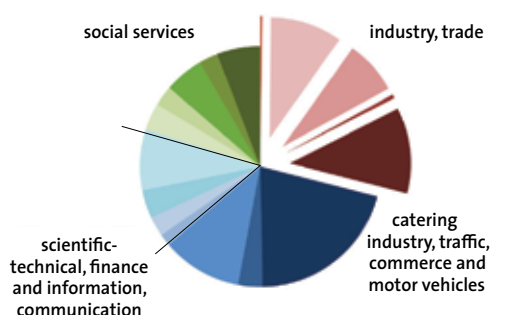


**EIFEL**

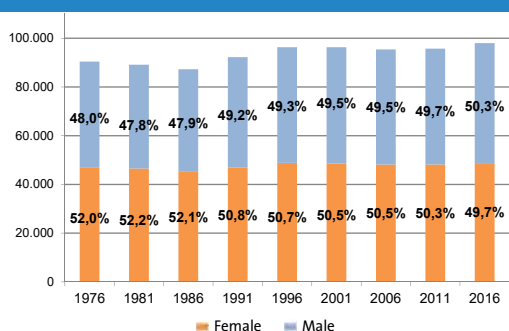
**ARBEITGEBER**

### **Knowledge meets economics**

*In the Eifel region, an intensive transfer of knowledge is being developed between universities, colleges and the regional economy. Cooperative projects, regular technology transfer sessions – with benefits for our businesses all along the line.*



**Number of manufacturing enterprises in the Eifelkreis**



**Population development in the Eifelkreis**

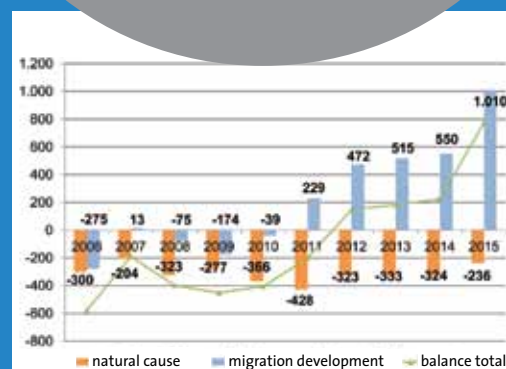
### **Training and further education**

- Universities in Trier, Luxembourg, Maastricht, Liege and Hasselt
- Higher education institutions in Trier and Koblenz
- IHK (Chamber of Commerce) and HWK Chamber of Crafts) advanced training, Trier further education, Trier
- Dienstleistungszentrum Ländlicher Raum (rural area service centre)

### **Company service**

- Business development Eifelkreis

- Europa- und Innovationszentrum Trier
- Welcome-Center Rheinland-Palatinate, Trier
- Trier Chamber of Commerce (IHK)
- Trier Chamber of Crafts (HWK)
- Bitburg Employment Agency



**Regional migration fluctuation**

# 80%

**A survey has shown that 80% of young people under the age of 18 see the Eifel region as the focal point in their later lives (information from a survey on long-term residential plans)**

# THE IDEAL PLAYGROUND FOR LIVING AND ENJOYING LIFE

**Urban flair and a natural rural environment** – you can live well, relaxed and healthy in these surroundings. The short and fast routes between living and working quarters leave plenty of time for the good things in life. Leisure time begins as soon as you leave work – whether alone or with family, colleagues or friends. Or in one of the many societies, neighbourhoods or village communities, in which newcomers can quickly establish contacts.



### **Tailor-made living and residential concepts**

Whether traditional or modern, for a short time or for life, we offer on-site residential accommodation to suit all tastes.

#### ***Boarding house***

Project employees in the region temporarily can avail of the boarding house facility which offers fully furnished apartments with service.

#### ***Company-owned apartments***

Residential premises for your employees and their families? We provide creative residential solutions.

#### ***Urban city apartments***

Modern apartments in Bitburg city centre. All areas of the city that are on offer are within walking distance.

#### ***Family homes***

You can realise your life's dream with an affordable home on the outskirts of the city or in one of the surrounding country villages.

#### ***New living concepts***

Whether in a young flat-sharing community or with several families on a farm? We can help you to find a living concept to suit your lifestyle.



# HERE WE HAVE ALL YOU NEED TO LIVE LIFE TO THE FULL

Rock or relaxation, art or cuisine, antiques or whatever gives life fulfilment, sport or fun – within an hour you will find entertainment catering to every taste.



Esch-Alzette

Luxembourg

Echternach

70 min.

55 min.

20 min.

[www.eifel-literatur-festival.de](http://www.eifel-literatur-festival.de)



The **Eifel Literature Festival** with bestselling authors and prominent guests is held in the region every two years

[www.theater-trier.de](http://www.theater-trier.de)



The **Trier Theater** offers a comprehensive range of high-quality entertainment with music, dance, theatre and concerts.

[www.bitburger-stadthalle.de](http://www.bitburger-stadthalle.de)



The **Bitburg town hall (Stadthalle)** is a venue for readings, theatre, fairs and numerous musical events

[www.eifel.info](http://www.eifel.info)



Numerous well-preserved monuments provide impressive evidence of the **Roman era** in the region

[www.haus-beda.de](http://www.haus-beda.de)



Concerts and exhibitions by regional and well-known artists are held in **Haus Beda**

[www.arena-trier.de](http://www.arena-trier.de)



In the **Trier Arena**, basketball and handball fans will get their money's worth as will fans of musicals, shows and comedy

Bitburg

Trier

Driving distances in minutes (from Bitburg)

30 min.

# YOUR FUTURE COMPANY PREMISES AT A TOP LOCATION

Bitburg lies at the heart of the European economic region – with fluid borders and intensive contacts with our neighbours in Luxembourg, Belgium and the Netherlands.

Our region also enjoys closely interwoven cross-border links:

- A60 towards Cologne as well as with the neighbouring countries of Belgium and the Netherlands with seaports
- A64 towards Luxembourg/Metz
- Well-developed federal roads to Trier (Moselle port), Luxembourg and via the A48 or A1 to the Rhine-Main area, the Saarland and the Rhine-Neckar region.

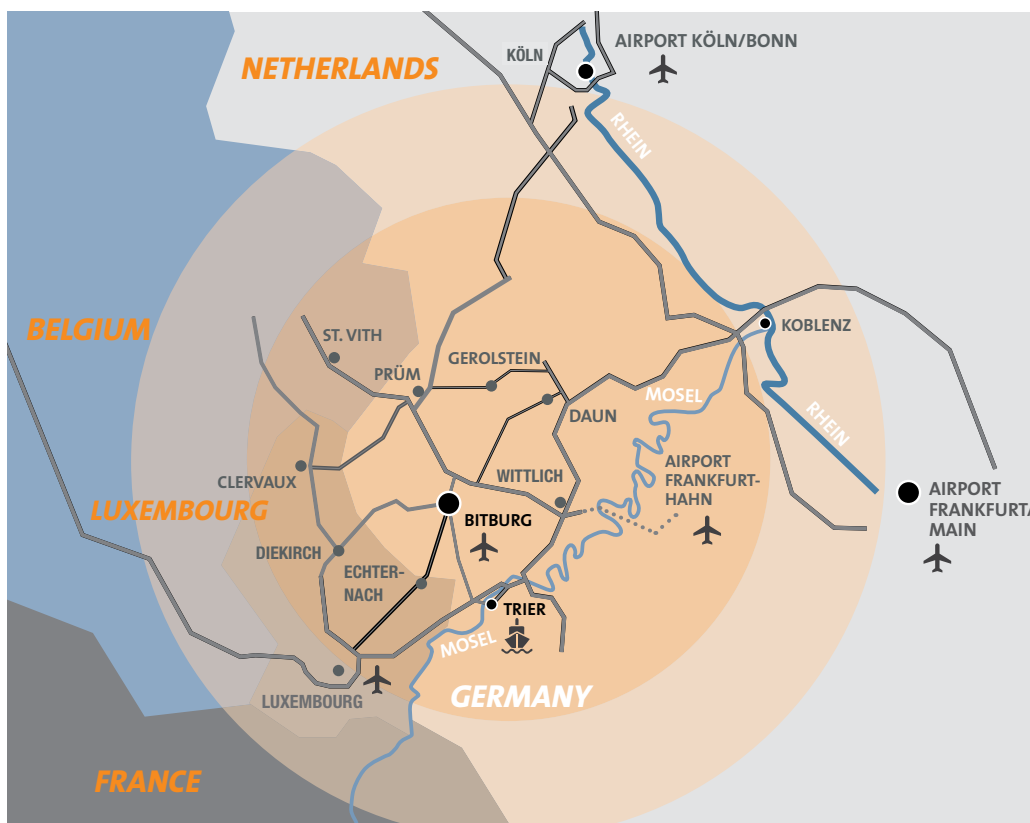
The international airports Luxembourg, Köln-Bonn (Cologne/Bonn) and Maastricht-Aachen as well as the cargo and passenger airport Frankfurt-Hahn can be reached by car in 45 - 90 minutes.



## We help you to make your vision a reality

As business and location developers, we have wide-ranging experience in the fields of funding and promotion as well as urban development planning and infrastructure. We create the preconditions so that you can run your business successfully with us.

You can rely on our active support with the implementation of your plans. We look forward to receiving your ideas!



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EIFELKREIS  
**BITBURG-PRÜM**  
DIE KREISVERWALTUNG

**KONVERSION  
BITBURG**

**1. BITBURG**  
Auf die Lage kommt es an!