

# FOUR COUNTRIES. ONE REGION.

Investors Guide | Four-country-region Bodensee



LAKE CONSTANCE  
**BODENSEE**<sup>®</sup>





#### Four-country-region Bodensee - Figures:

Area:	approx. 11,130 km <sup>2</sup>
Population:	approx. 2.5 million
Employees:	approx. 1.25 million
GDP/total:	approx. EUR 102.3 billion
GDP/person:	approx. EUR 45,500
Gross salary/person:	approx. EUR 3,000
Unemployment rate:	3.4 %
Patent registrations:	approx. 400/ 1 million inhabitants
Education:	30 universities
Innovation:	59 technology centres/business incubators
Clusters:	Food industry Information and communication technologies Life sciences and biotechnology Aviation and space travel Nanotechnology Solar technology Packaging technology

#### Real estate

Property price/m <sup>2</sup>	EUR 10 in more affordable locations   EUR 90 in exclusive locations (undeveloped land) EUR 39 in more affordable locations   EUR 300 in exclusive locations (developed land)
Monthly rent/m <sup>2</sup> : (excludes heating costs)	Office space EUR 5 to EUR 12 Storage areas EUR 4 to EUR 6 Manufacturing sites EUR 4 to EUR 8 Rural retail areas EUR 7 Retail areas in cities EUR 60

Germany:	administrative districts Bodenseekreis, Konstanz, Lindau, Ravensburg, Sigmaringen
Switzerland:	Cantons Appenzell Innerrhoden, Appenzell Außerrhoden, Schaffhausen, St.Gallen, Thurgau
Austria:	Federal state Vorarlberg
Duchy of Liechtenstein	

# Hallo!



## Germany

The German part of the four-country-region Bodensee comprises the administrative districts of Bodensee, Konstanz, Lindau, Ravensburg and Sigmaringen. These can boast an attractive landscape alongside an excellent business environment for innovative companies. This is where many global market leaders and “hidden champions” have their roots. In addition to its economic performance, this region also has much to offer culturally.

<b>Area:</b>	approx. 4,640 km <sup>2</sup>	<b>Unemployment rate:</b>	3.3 %
<b>Population:</b>	approx. 985,000	<b>Technology centres/business incubators:</b>	19
<b>GDP/person:</b>	approx. EUR 36,000		

**Special features:** Germany registers the highest number of patents of any country in Europe, and in the world is exceeded only by Japan and the USA. The German section of the four-country-region Bodensee in particular breaks records as one of the EU's most research-heavy regions.



# Grüezi!

## Switzerland

The Swiss section of the four-country-region Bodensee comprises the five cantons of Appenzell Außerrhoden, Appenzell Innerrhoden, Schaffhausen, St.Gallen and Thurgau. As Europe's most liberal employment market, this area has very low taxes, affordable property, excellent transport connections and a unique, intact landscape.

<b>Area:</b>	approx. 3,730 km <sup>2</sup>	<b>Unemployment rate:</b>	2.1 %
<b>Population:</b>	approx. 920,000	<b>Technology centres/business incubators:</b>	18
<b>GDP/person:</b>	approx. EUR 70,000		

**Special features:** The Swiss section of the four-country-region Bodensee is the leading location for the precision industry, ICT and central business functions in Switzerland and Europe. In addition, Switzerland has been rated the world's most innovative country for many years now (Global Innovation Index).

# Hoi!



## Liechtenstein

The Duchy of Liechtenstein is well-known as an international finance location. However, the widely diversified industrial and commercial sectors generate around 40 percent of the gross national product. High-quality, top-market niche products are exported across the world. Its success is based on lean structures, short paths and a liberal economic system, alongside rich cultural and leisure activities.

<b>Area:</b>	approx. 160 km <sup>2</sup>	<b>Unemployment rate:</b>	2.4 %
<b>Population:</b>	approx. 40,000	<b>Technology centres/business incubators:</b>	1
<b>GDP/person:</b>	approx. EUR 135,000		

**Special features:** At one company for every eight inhabitants, this highly industrialised site has one of the highest business densities of any location, and an impressive GDP per person. The employment ratio of 982/1,000 inhabitants is above average compared across the regions. As a result, more than 50% of employees commute to Liechtenstein and back each day.

# Servus!

## Austria

In recent years, Vorarlberg has turned from a successful location for textile manufacturers into a high-performance creative and high-tech region populated by different industries. Its above-average standard of living and committed employment policy are clearly reflected in the increase in population of 22 percent and a young population with 23 percent of inhabitants aged under 20 years. Vorarlberg has a population density of 149 inhabitants/km<sup>2</sup>, making it the most densely populated federal state of Austria after Vienna. Thanks to its metropolitan area and strongly diversified medium-sized enterprises, it is able to respond quickly to changing markets. This unique combination of an urban lifestyle and a relaxed untouched setting have made Vorarlberg one of Europe's leading lively business and cultural regions.

<b>Area:</b>	approx. 2,600 km <sup>2</sup>	<b>Unemployment rate:</b>	6.0 %
<b>Population:</b>	approx. 390,000	<b>Technology centres/business incubators:</b>	21
<b>GDP/person:</b>	EUR 41,680		

**Special features:** At EUR 25,147/person, Vorarlberg has a 39 % higher per-capita export value compared to the rest of the country, making it Austria's leading export region. After Germany, its main export markets are Switzerland, Italy, the UK, Liechtenstein and France. Vorarlberg is the 7th most innovative region in the world. The creative talent density is similar to that of urban design centres such as Hamburg or Berlin.

In the **four**-country-region  
Bodensee,  
the **crossing of borders**  
has a **long history**





Experience the exciting  
diversity of the  
four-country-region  
Bodensee





# Life

Unique, charismatic, approachable - the four-country-region Bodensee has a natural appeal. Living near Lake Constance means crossing borders - this applies not just to inhabitants and holiday-makers but also to businesses. The region does not set political borders, but economic ones. Life and work in this region goes beyond state borders. With Germany, Switzerland, Austria and the Duchy of Liechtenstein all adjoining the lake, this joint economic area in the heart of Europe has access to international markets. Active networks are supported by industry, politics and associations, and together they produce a dynamic development whose impulses reach far outside the region.

## **Four-country-region Bodensee - Figures:**

<b>Area:</b>	approx. 11,500 km <sup>2</sup>
<b>Population:</b>	approx. 2.5 million

**Special features:** The Region Lake Constance is one of Europe's most dynamic economic areas. Researcher of future trends Matthias Horx considers the Region Lake Constance with its unique mixture of "flourishing businesses, tourism and residential areas" to be one of Europe's "hot spots" for investors, innovators and developers alike.



# Education

This is where we are training the scientists of tomorrow. Our education provides the foundation for innovation, research and development. It is no surprise that Lake Constance has been one of the leading intellectual centres of Europe for many centuries.

## Four-country-region Bodensee - Figures:

**Education:** 30 universities

**Innovation:** 59 technology centres and business incubators

**Special features:** A total of 113,000 students are enrolled at the universities. The International University of Lake Constance (IBH) has links with 30 educational institutions and is Europe's biggest association of universities.



# Working

Working and living in a region full of ideas, where innovation is born and unemployment is low: The four-country-region Bodensee offers a wide range of attractive jobs across all industries, in small and medium-sized companies and major corporations. Broadly diversified, strong medium-sized enterprises and well-known major businesses create many trainee positions for qualified young talent. The Region Lake Constance is the chosen location of many specialists and directors thanks to its renowned higher education opportunities. Its varied, well-connected educational institutions provide lifelong learning and maintain a sustainably competitive level of knowledge. A growing number of young entrepreneurs is using the expertise available for innovative developments. Thanks to its 'soft' factors, Lake Constance is growing in importance: We keep our eyes focused ahead and success within sight.

## Four-country-region Bodensee - Figures:

<b>Employees:</b>	approx. 1.25 million
<b>Gross salary/person:</b>	approx. EUR 3,000
<b>Unemployment rate:</b>	3.4 %

**Special features:** Cross-border commuters are subject to almost no restrictions thanks to the EU free movement of people and to bilateral contracts. More than 50,000 people commute across the border to work each day.



# Discover

Discover the four social and business areas across a total of 572 square kilometres of water and 11,133 square kilometres of land, with the unique cultural and natural landscape of the four-country-region Bodensee. This is where locals and holidaymakers can find whatever they are looking for: one of Europe's largest inland lakes with a wide variety of health resorts and rehabilitation centres, mountains and a spectacular alpine panorama, orchards, vineyards and culinary diversity, theatres and world-class cultural sites, historical buildings from the early medieval period through to opulent baroque and modern architecture. Village idylls, quaint towns and financial powerhouses full of internationally successful companies - tradition and the new, the regional and the international, go hand in hand here like in hardly any other region.

## **Four-country-region Bodensee - Figures:**

**Sunshine hours/year: 2,000 h**

**Ranking/ "personal and social quality of life":** Top 25 (UNO Development Report 2010)

**Ranking/ "personal satisfaction" :** Rank 1 (McKinsey "Perspektive Deutschland" 2006)  
**comparing regions in Germany**

**Special features:** Many places to discover 365 days a year: 300 museums, 270-kilometre Lake Constance cycle path, a wide-ranging offer of summer and winter sports, and more than 60 Christmas markets, 2 opera houses, 3 symphony orchestras, 6 theatres, castles, châteaux and many local events.



# Invest

The four-country-region Bodensee is an excellent location for investments thanks to its unique link between four countries, its access to international markets and excellent infrastructure connections in the heart of Europe. The region is a melting pot for scientific innovations, as demonstrated by the large number of creative and innovative companies, patent registrations and qualified experts. It is home to many different industries. International high-tech companies and medium-sized traditional enterprises benefit from each other. The service sector in particular is seeing a strong development. This makes the four-country-region Bodensee one of the key sites for engineering in Europe.

## Four-country-region Bodensee - Figures:

**GDP/person:** approx. EUR 46,000

**Patent registrations:** approx. 400/1 million inhabitants

**Special features:** The cross-country cluster initiative Lake Constance (CLIB) bundles the seven clusters of the packaging industry, aviation and space travel, information and communication technology, nanotechnology, solar technology, biotechnology and life sciences, and the food industry. Other key industries include environmental technology, automotive and mobility technologies, health, creative services, architecture and tourism.

# Curious?

## Find out more here:

[www.vierlaenderregion-bodensee.info](http://www.vierlaenderregion-bodensee.info)

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## Sources:

State Statistics Offices, [www.statistik-bodensee.org](http://www.statistik-bodensee.org)

International Water Protection Commission for Lake Constance, [www.igkb.de](http://www.igkb.de)

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