



ID code: **8742**
Location: **Riga / Mezaparks / Mailes**
Type: **Land, Investment projects**
Land area: **3507.00 m²**
Price: **To buy: 870 000 EUR**



Description

We offer for sale land plot (two plots) in the prestigious district of Riga - Mezaparks.

The total area of the two plots is 3507 sq.m. (2507 m² + 1000 m²)

The purpose of the land use is a multi-storey residential or commercial building with an intensity of 130% and the number of floors - 5.

Nearby is Lake Kisezers, Zoo, sports complex Keizermezhs, tennis courts, forest.

Infrastructure is constantly developing in the area, bicycle and treadmills are being laid. The city center is only 15 minutes away.

The plots are ideal for a residential complex of club apartment buildings or a commercial building of 5 floors. A preliminary design has been developed on the plots - it can be as a single complex of several (two or more) houses, where the project will be developed by one architect (architectural ensemble).

It is possible to build an embassy residence, a private estate, a hotel, a sports complex, and a SPA.

Nearby it is planned to build a new residential building (there is an approved project with a building permit).

OPTION A (3 or 4 houses)

The total area of the 1st house - 1015.0 m²

Useful area of the house - 849.4 m²

Building area - 189.3 m²

The volume of the building - 3514 m³

Number of floors: 5 + cellar

Number of apartments - 17

The average area of the apartment - 35.0 m²

The floor area of the 1st house - I floor - 135.4 m², II floor - 157.5 m², III floor - 162.8 m², IV floor - 162.8 m², V floor - 161.7 m², Basement - 69.3 m²

The total area of 4 houses - 4200 m²

Useful area 4 houses - 3394,6m²

All city communications, elevator, balcony for each apartment, car parking

OPTION B (2 houses)

The total area of the house is 4985.1 m²

Useful area of the house - 3259.3 m²



Building area - 1055.3 m²
Number of floors - 5 + cellar
Number of apartments - 28
Number of parkings - 29
The average area of square. - 100.0 m²

The area of the floors - I floor - 1006.6m², II floor - 697.7m², III floor - 697.7m², IV floor - 697.7m², V floor - 878.8m²,
Basement - 1006.6m²
All city communications, elevator, balcony for each apartment, underground parking

Project profitability 43%. For additional information, please contact us!

Julia Barsukova

Sales and Investments Associate

GSM: +37129128323,

E-mail: julia@mgroup.lv