



ID code: **21583**  
Location: **Jurmala and region / Bulduri / Elgavas**  
Type: **Investment projects, Private houses, Apartment**  
Floor: **1/1**  
Size: **665.00 m<sup>2</sup>**  
Land area: **465.00 m<sup>2</sup>**  
Price: **To buy: 299 900 EUR**



## Description

We offer for sale a rare investment object in the center of Jurmala - Bulduri, located 4-5 minutes walk from the sea.

Solid brick building, wall thickness 40 cm, ceiling height 4 meters. Without repair  
Building dimensions: Length 18 meters, width 12 meters.

The building is fully prepared for redevelopment under its own plans for its further development.

Foundation depth 1.60 m.  
The building is located at a height of 3 m above groundwater.  
There are all conclusions.

All new city communications were carried out. Water, sewerage, electricity, gas.

There is also a private chimney with a ventilation duct 12 meters high, a gas boiler, solar panels, heat pump.

Permitted building parameters allow building a roof terrace with a size of 200 sq. m

Possible directions for the development of the building: apartments, office, cafe / restaurant / bar, bakery, medical center, beauty salon, SPA bath complex, sports, health direction, private kindergarten, training center, private residential building, apartments, hostel, the building can also be divided into several apartment properties for rent or personal needs.

There is a possibility of construction plus two floors and a terrace. The total area of the building will then be 600 sq.m and the terrace 200 sq.m. The foundation of the building can withstand this load if necessary.

In a single load-bearing inner wall, any openings can be made anywhere up to 4 meters long. Structurally, everything has already been done.

This property can be registered. Then the property tax will be 90% per year.



Entrance to Jurmala for everyone registered there in the summer season is free.

**Milana Rimsha**

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