



ID code: **4670**
Location: **Riga district / Baltezers**
Type: **Land**
Land area: **9940.00 m²**
Price: **To buy: 500 000 EUR**



Description

For sale: an exclusive land property with the area of 9 940,0 m² on the shore of the lake Lielais Baltezers- on Baltezera street .

The property is fully cleaned and groomed (there is an Ādaži building authority's confirmation of the shoreline cleaning, raising the ground level, felling of trees and shrubs on the land plot. There are not existing buildings on the land plot; land relief- flat, driveway easement.

Permitted utilization of the land plot:
currently the land plot is located on the forest park building zone and on the territory of partial greenery.

The land can be purchased in its current condition, as well as we consider the possibilities to make the division according to the customer's interests.

Communications:

electricity - there is a connection and a meter is set (20a/ 3 phases);
water- no (there are no centralized networks nearby); it is being planned to connect the land plot to the city water supply system, but it could be done within the next year, it is possible to construct a borehole;
sewerage - no (there are no centralized networks nearby); it is possible to construct the local, depending on the type which is preferred- bio or with cesspool;
gas - there is no connection (a gas line passes on the Baltezera street), as well as along the property goes a direct gas line.

Encumbrances:

5m protective zone (286 m²) of 0.4 kW electric network overhead line- there is submitted an application for moving the distribution networks under ground;
10 m towpath (705 m²) of the lake Lielais Baltezers
300 m protective zone of Lielais Baltezers.

Alina Merca

Rental and Sales Associate
GSM: + 37129642499,
E-mail: alina@mgroup.lv



I Scenario



Based on architect's opinion:

Land plot 01:

4764 sqm;

building - 313 sqm;

Land plot 02:

5176 sqm;

building - 380 sqm;

Area where building
construction is allowed:

a - 375 sqm;

b - 1272 sqm;

c - 759 sqm.

