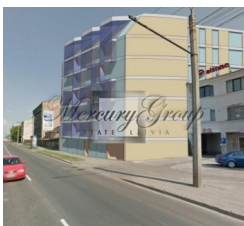


ID code: **7342**
Location: **Riga / Centre / Caka**
Type: **Investment projects, Land, Commercial premises**
Land area: **1387.00 m²**
Price: **To buy: 500 000 EUR**



Description

We offer for sale a plot of land in the center of Riga at the Caka Street. Land plot is flat, rectangular, shape, there are available all city communications. There are no easements or any encumbrances. The allowed use of the plot is low-rise and high-rise (up to 7 floor) building under perimetrical building regulations.

The plot of land is located in the protection zone of Riga historical center what means that buildings are not historical objects and they can be demolished and instead build a new high-rise building. There is planned new sports activity park construction directly opposite the land plot, which is planned to be completed by September 2017. There will be located: largest playground for children in Riga, sport fields, ice rink and skatepark.

At this moment on the land are located 3 buildings and barns:

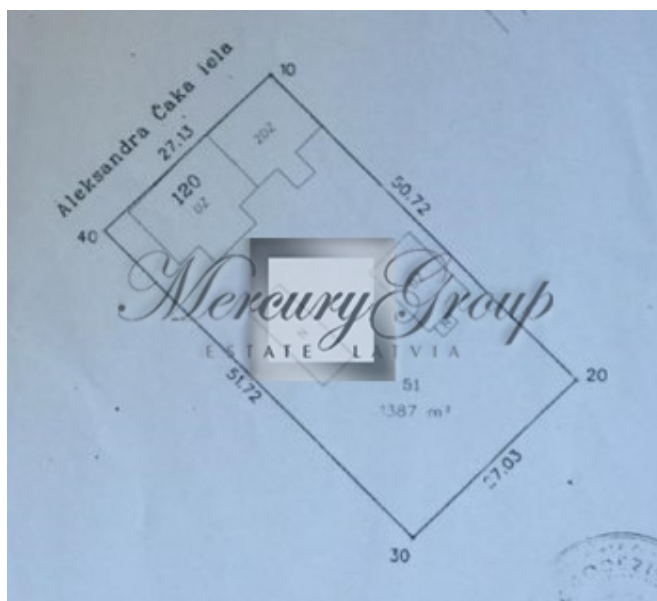
- 1.) 1,5 storey building of 128 square meters, which is not habitable - needs to be demolished or reconstructed.
- 2.) The 2-storey building with a basement, which currently being populated. Building`s total area of 171 square meters. On the first floor there is located one apartment, on the second floor two apartments. The building can be demolished or reconstructed.
- 3.) First floor of the building (54 square meters) is currently being populated. The building can be demolished or reconstructed.

There are no tenants or any rental agreements.

On first, second and third picture you can see possible construction option developed by certified architect.

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ilkumi no Rīgas VC AZ grafiskās daļas:

1. Planota atļauta izmantošana:



zīmējumi:

■ jauktas apbūves teritorija¹

2. Apbūves veidošanas pamatnosacījumi:



zīmējumi:

■ perimetrlās apbūves teritorija
■ kultūrvēsturiski nozīmīga, autentiska pilsētvides teritorija



