



ID code: **9508**  
Location: **Riga / Ziepniekkalns / Gulbju**  
Type: **Land**  
Land area: **76000.00 m<sup>2</sup>**  
Price: **To buy: 5 624 000 EUR**



## Description

The property, ready for development is located on the left bank of the River Daugava very close to the extension of the newly constructed South Bridge with completed access road connection, easy accessible by public transport. The advantageous location makes the property attractive for big—box retail development, possibly—mixed-use, including some residential as well. Distance to the centre of Riga is 6 km, to the Riga Airport is 11 km. Easy access (access from Gulbju Str., Bauskas Str., Janis Cakste gatve and Bauskas Str. crossing).

The property consists of 2 neighboring land plots. Approved Localplan, further land subdivision is possible with Land survey project, there is no need for additional Detail plan.

### PERMITTED USE / BUILDING PARAMETERS:

Land in the mixed centre building area.

It is possible to build:

- Apartment building;
- Shopping mall and/or service facility;
- Office buildings;
- Educational and scientific institutions;
- Sport facilities and infrastructure (in part of the territory);
- Light industrial enterprises (in part of the territory);
- Public health institutions (in part of the territory);
- Tourism and recreation facilities (in part of the territory);
- Cultural institutions (in part of the territory);
- Religious organizations' buildings (in part of the territory).
- Building intensity: 300% (7 floors), 180% (5 floors);
- Number of floors: 7 floors and 5 floors;
- Indicator of free green area: 15% (7 floors), 30% (5 floors).

### COMMUNICATIONS:

- Available communications:
- electricity (1580 kW);



- water;
- sewerage;
- natural gas (pipeline via Gulbju Str.).
- Communication networks are located on Gulbju Str., Bauskas Str., Janis Cakste gatve.

**Alina Merca**

Rental and Sales Associate

GSM: + 37129642499,

E-mail: alina@mgroup.lv



