



ID code: **21116**
Location: **Riga district / Adazi**
Type: **Land**
Land area: **3940.00 m²**
Price: **To buy: 395 000 EUR**



Description

The peninsula is offered in a unique location. It is located 14 km from the border of Riga on the banks of the Gauja River.

- a plot of land at a distance of 100 meters from the river bank Gauja and 60 meters from the canal, see the photo-connecting the Gauja River and Lake Maza-Baltezers. There is a pier from which you can go to sea in 35 minutes along the Gauja River.

The height of the plot above sea level is 7m.
This is the highest place. In Adazi.
This is very important for this area.

Floors 3.5 floors, plus observation towers. Height 12 meters. Building area 20%.
On the entire plot area of 3940 sq. m. , it is possible to build 2500 sq. m. of housing. in the form of apartments. Or row houses, private houses.
On 8000 sq. m. of land it is possible to build 5000 sq. m. of housing.
The selling price of a fully finished house of 1 sq. m will be at least 2700 eur.
It is possible to buy part of the plot. Sharing options are available.

The place is exclusive.

There is a project of an apartment building for 35 apartments, approvals. But the building permit was not renewed.

From the site to the entire central infrastructure of Adazi 2 km.

The place is actually fabulous - you can go directly to the Gauja River, you can also go directly to the sea along the Gauja River itself. You can really make your dream come true here. It is possible to purchase half of the plot of 2000 sq. m. , the minimum area is 1200 sq. m. with this area we get a separate address. In total, you can purchase from 1200 sq. m. to 8000 sq. m. I love the area. And there are no more similar offers in this place.
The cost of land 1 sq. m. eur 100

Construction on the site is allowed
at a distance of 100 meters from the river bank
Gauja and 60 meters from the canal connecting the Gauja River and Lake Maza - Baltezers, which is historical monument. Possibility to get into Lake Maza through the channel -



Baltezers.

The plot of land is definitely exclusive, the cost of land in this place will increase as there are no similar plots near Riga. More than 4, 000, 000 eur was spent on the restoration of the canal.

land status

allows you to build objects

for almost any purpose.

Private houses, row houses, apartment building.

There are all communications within walking distance - gas, electricity, city sewerage is not connected to the collector.

City water on site.

What else is the uniqueness and difference of this site on its surface is also located at a height of 7m above sea level - this is the highest place where you can build. Quiet, very beautiful, environmentally friendly nature around. The infrastructure is well developed, there are schools, kindergartens, a hospital, tennis courts, a swimming pool and the opportunity to receive riding lessons and learn to dive, even a small airfield, not so far from the sea, no more than 10 minutes by car. More than 7 documentaries have been shot about this unique place.

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