



ID code: **9662**
Location: **Riga / Mezciems / Shmerla**
Type: **Land**
Land area: **9306.00 m²**
Price: **To buy: 1 380 000 EUR**



Description

Wonderful plot of land in an exclusive place on the Smerla street. The land plot is located very close to the city center, however, it is surrounded by a pine forest, creating a feeling of complete calm from the city noise and traffic. The plot consists of:

- land area of 9 306 sq. m;
- a building with an area of 2, 898 sq. m;
- all communications are in good condition - city water supply, central city sewerage, gas, 400 kVA electricity transformer, central heating;
- asphalted access roads, territory;
- no red lines;
- the object is not a cultural monument (there is a certificate);
- there are public transport stops near the object;
- possible building - private houses, row houses, apartment house, office building, shopping facility, education / health center, etc.
- the allowed building intensity is 220%, the building height is up to 6 floors (in accordance with the new planning of the Riga territory - RTP2030, the territory for building of the mixed type - JC2).

Property is located:

10 minutes away from the city center;

2 minutes away from the shopping center Alpha;

Bikernieki sports complex is 2 minutes away;

Schools, kindergartens, various super-and hypermarkets, sports and entertainment centers, restaurants, etc. are 5-10 minutes away;

25 minutes away from Riga airport.

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