



ID code: **1441**
Location: **Riga / Kipsala / Gipsa**
Type: **Private houses**
House type: **New project**
Floor: **-/3**
Land area: **3465.00 m²**
Year built: **2013**
Sewage: **municipal**
Water: **municipal**
Price: **To buy: 850 000 EUR**



Description

- Land plot: 3465,0 sq.m.;
- Part of land plot which is situated in the street red lines and no rights to perform capital constructions (red lines): 750,0 sq.m.;
- Useful land plot: 2715,0 sq.m.;
- Total net building area for 8 semi-detached houses, incl. terraces: 1935,8 sq.m.;
- Total building area for 8 semi-detached houses: 2469,3 sq.m.

Description of Construction Design

Developed in the stage of Technical Project, accepted with „Red” stamp. Architectural and Planning Task has been received. The land plot is free from existing constructions.

Utilization of land plot

The primary usage of land plot is construction of residential buildings.

The main conditions for construction

The maximal intensity for construction of land plot: 60%, number of floors, height: 3 floors.

Utilities

In the close vicinity land plot has all utilities: Electricity, Gas, Water, Drainage.

Additional information

Developed project for construction of semi-detached houses includes:

- Living area of row-houses: 1935,8 sq.m.;
- An area for underground parking: 533,5 sq.m.;
- Total area of row-houses: 2469,3 sq.m.;
- Number of sections of row-houses: 8;
- Number of spots of underground parking: 13;
- Number of floors: underground: 1; overground: 3;
- Investment period: 3 years.

Please, contact us in order to get more detailed information about this Investment Project.

Riga (Kipsala). The property is located near the Historical Centre of Riga at the prestige area of Riga. Also, Kipsala is



included in the list of UNESCO as an inheritance of world's culture because of their specific models of wood architecture. The unique location of Ķīpsala allows you to be in the very middle of downtown, and in the same time, it keeps extraordinary aura of provincial town within green environment and low-rise residential buildings. The closeness of largest Latvia's river Daugava make possible to enjoy relaxation both at and over the water. In direct closeness of the property are advanced infrastructure - elitist private houses, villas and low-rise residential buildings, prestige school, restaurant, dock for motorboats and yachts. There are available sports complex with swimming pool, hotel „Islande Hotel”, supermarket „Olympia”, international exhibition hall “Ķīpsala”, modern bank's building „Saules akmens”. There are already developed semi-detached house project. Besides, close to this area are planned building processes for several significant residential and business buildings, for example, multi-functional buildings “Elipse tower”, “Riverside Plaza” and “DA VINCI”, Riga's concert hall, business centre “Z TOWERS”.

The land plot has a border with the street existing in the project behind which lies branch of coast line of river Daugava where you can establish dock for motorboats, small sailboats and yachts.

Julia Barsukova

Sales and Investments Associate

GSM: +37129128323,

E-mail: julia@mgroup.lv





