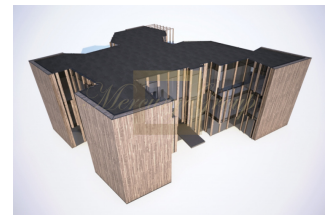




**An exclusive land plot in the center of Jurmala!**

*Latvia, Jurmala and region*

<b>Price:</b>	<b>€ 569 500</b>
<b>Object type</b>	Investment project
<b>House type</b>	New project
<b>Market</b>	New building
<b>Number of rooms</b>	2
<b>Land area</b>	1537 m2
<b>Area</b>	0 m2
<b>Category</b>	For sale



Investment project: land with a project in the center of Jurmala, near the sea, ulitsey Yomas and concert hall Dzintari!

The idea of the project is to build a 9-apartment residential building that fits harmoniously into the surrounding landscape. According to the architect's concept, all pines on the site will be preserved.

**Pluses:**

- улица Юрас is located in the very center of Юрмале
- all infrastructure is nearby

**Purpose of use – apartments, hotel:**

- Этажность – 2.5 этажа.
- Intensity of construction – 80%,
- Density – 30%.
- Застраиваемая площадь участка (этаж) approximately - 465м2.
- General area without basement – 1208.3 m2.
- Total area of apartments (8-9) – 890 m2
- Площадь подвала -600 m2
- Price of the plot – 1,600,000 Euro

General costs for the implementation of the gray finish project (including all expenses and land purchase) are: EUR 3,228,000.

**РАСЧЁТ ВОЗВРАТА ИНВЕСТИЦИЙ:**

The profitability of the project after its implementation is 51%.

For detailed information on this offer, please contact us.



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This plot of land is located at the corner of Yuras and Teatra streets, in the very center of Jurmala - Maiori. The territory of the site is located in the surroundings of private houses and recreation complexes. The sea is no more than 50 meters away, roughly the same distance as the street Jomas.

Area of the plot - 1537 m.

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