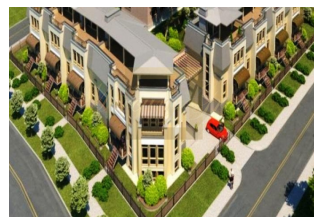
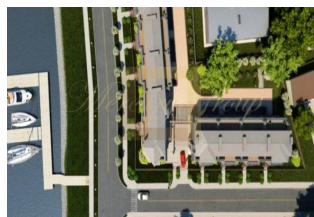




**Investment Project: A new development of 8 semi-detached family houses close to the banks of River Daugava!**

*Latvia, Riga*

<b>Price:</b>	<b>€ 850 000</b>
<b>Object type</b>	Twin Houses
<b>House type</b>	New project
<b>Market</b>	New building
<b>Number of rooms</b>	0
<b>Land area</b>	3465 m <sup>2</sup>
<b>Area</b>	0 m <sup>2</sup>
<b>Category</b>	For sale



- 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.;



ID: LV-1509  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+37129128323

- 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 (Ķīpsala). The property is located near the Historical Centre of Riga at the prestige area of Riga. Also, Ķīpsala 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 “Eclipse 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.

**Contacts:**

**Julia Barsukova**

**GSM:** +37129128323

(Viber, WatsApp)

**E-mail:** julia@mgroup.lv