

FOR SALE > LAND PLOT

# Development Land Plot

Saules aleja 2A, Riga

Colliers

## Main information

Land plot size **0.419 ha**

**City zoning** - Low-rise Residential Development Area (DzM3)

Available to construct – **residential project**



## Location

The land plot at Saules aleja 2A is located in the prestigious Āgenskalns district of Riga. The land area is 4190 m<sup>2</sup>, offering extensive residential development or private house construction.

Āgenskalns is well known for its developed infrastructure and convenient location. Nearby, you will find educational institutions such as English Gymnasium and Āgenskalns State Gymnasium. The district also offers a variety of shops, restaurants, and parks, providing comfortable living and business opportunities. With excellent transport connections, the city center is easily accessible by car and public transport. This land plot presents an excellent investment opportunity for developers and investors looking to realize a project in one of Riga's most attractive neighborhoods.

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Zoning



## DzM3

The Low-rise Residential Development Area (DzM3) is a functional zone within urban planning monument and building protection areas, designated to ensure residential functions with appropriate infrastructure.

### Main Uses of the Area

- Detached house development
- Row house development
- Apartment building development apartment buildings up to three stories high.

## Exclusive Residential Development Opportunity in One of Riga's Finest Locations

The area's historical charm, green surroundings, and excellent infrastructure make it an ideal setting for an exclusive club-style residential project.

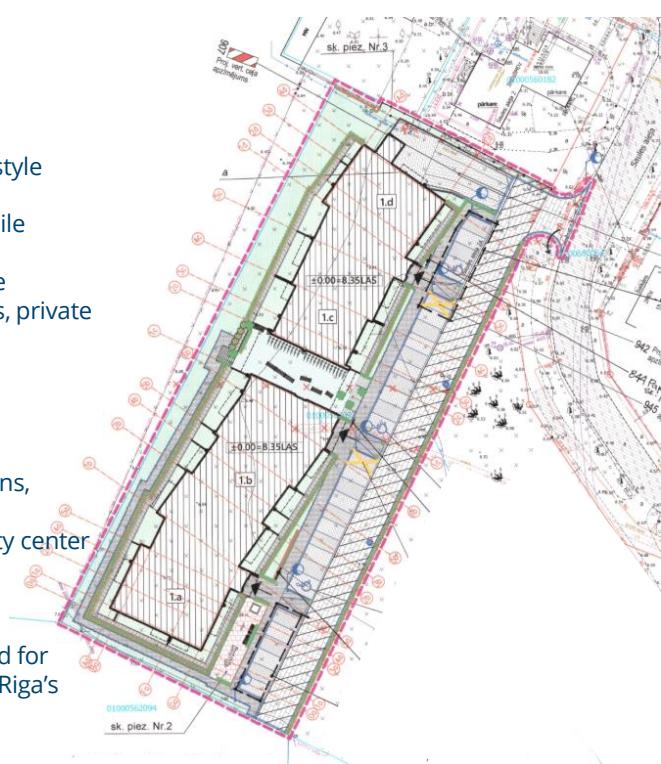
### Key Development Parameters:

- Building Height: **Up to 3 floors**, perfect for a low-rise, boutique-style residential complex.
- Building Intensity: **100%**, allowing for efficient land utilization while maintaining an elegant and spacious architectural concept.
- Green Space Requirement: **40%**, ensuring a harmonious balance between urban living and nature, ideal for landscaped courtyards, private gardens, and communal relaxation areas.

### Prime Location Advantages:

- Prestigious and quiet residential area with a well-developed infrastructure.
- Close proximity to parks, cafes, shops, and educational institutions, offering a comfortable lifestyle for future residents.
- Excellent transport connectivity, allowing easy access to Riga's city center in just a few minutes.

This exceptional development opportunity provides the perfect foundation for an exclusive, high-end residential project, designed for those who value privacy, comfort, and a prime location in one of Riga's most sought-after districts.



For more detail information feel free to write or call.



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