

Dreilini Greenfield

RIGA / LATVIA



* Minimal parcel to acquire is 1 ha

SITE PARAMETERS AND PRICES

Site	Best use	Site area	Completed activities	Sales price
Site #1A	Residential High - rise	8.09 ha	Sketch project	82 EUR/m ²
sold Site #1B	Residential High - rise	3.28 ha	Sketch project	
Site #1C	Residential High - rise	2.29 ha	Sketch project	50 EUR/m ²
Site #3	Residential Mid - rise	10.72 ha	Technical project	47 EUR/m ²
Site #5	Offices/ Retail	0.73 ha	Initial concept	90 EUR/m ²

TOTAL LAND AREA

21,83 ha

FUNCTIONAL ZONING

Logistics/Residential/Industrial/Commercial

LOCATION

Riga-Moscow Road **0.2 km**

Riga Inner Ring Road **5 km**

Riga Sea Port **2 km**

Riga International Airport **20 km**

POPULATION IN THE AREA

15 min. drive **~ 300 000**

30 min. drive **~ 700 000**

NEWS

- The construction of the "Rigas Udens" water and sewage network in process. The planned completion date is March 2024.
- Dzelzavas Street extension (connecting to Juglas Str.) design project in process, planned design works' completion is by autumn 2024.
- Riga's metrobus line (along Dzelzavas Str.) planned to be established by mid-2026. The journey from IKEA to Zemitānu station will take 16 min; currently, it takes twice as long by bus.

KEY BENEFITS

- Strategic location - between two major traffic arteries connecting city centre and the Riga ring road. Nearby motorways A5 Riga - Moscow, A1 Riga - Tallinn and A2 Riga - Pskov ensure convenient access to the site
- The area is undergoing rapid development, including social and transport infrastructure, first IKEA store in Latvia opened in 2018 two minutes' drive from the site as well as the shopping and entertainment centre SAGA, LIDL warehouse complex (the largest in the Baltics) and several other developments