

# Komēta

RIGA, LATVIA



## TOTAL LAND AREA

7.6 ha

## FUNCTIONAL ZONING

Mixed-use territory  
Best use – commercial

## DISTANCES TO

Riga City Center \_\_\_\_\_ **6 km**  
Riga International Airport \_\_\_\_\_ **11 km**  
Riga Ring Road \_\_\_\_\_ **13 km**

## KEY BENEFITS

- The property, ready for greenfield development is located on the left bank of the River Daugava next to the South Bridge on a strategic intersection with completed access road connection, easily accessible by public transport.
- The advantageous location makes the property attractive for big-box retail development, possibly – mixed-use, including some residential as well.
- Completed access road connection (from South Bridge extension).

## UTILITIES

Electricity 1580kw – power station on site/Water/Sewage/Gas at site



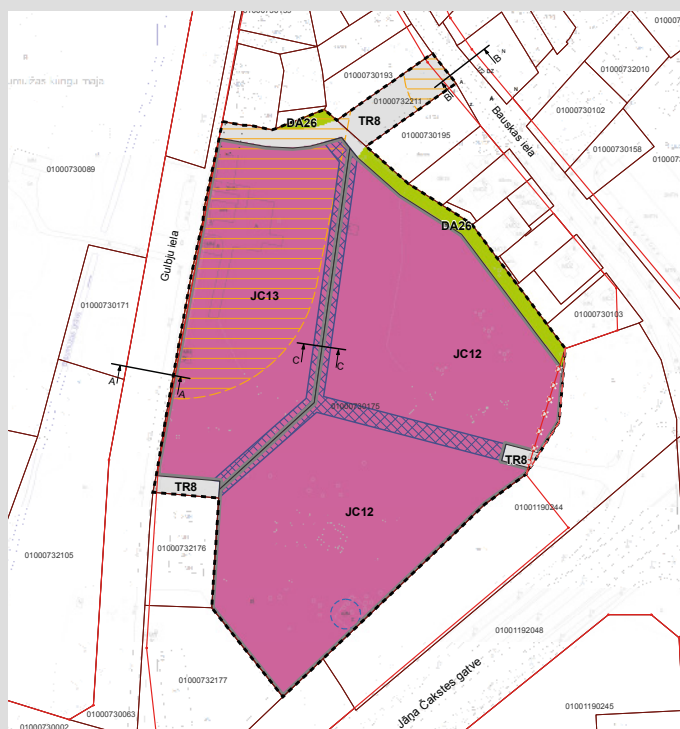
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## PROPERTY'S SUBDIVISION PLAN








## ZONING BY RIGA TERRITORY PLANNING



## SITE PARAMETERS AND PRICE

Site area	Site area	Sales price
6421 m <sup>2</sup>	16315 m <sup>2</sup>	price per single lot 78 EUR/m <sup>2</sup>
5854 m <sup>2</sup>	10721 m <sup>2</sup>	
5848 m <sup>2</sup>	13029 m <sup>2</sup>	price for entire block 74 EUR/m <sup>2</sup>
5465 m <sup>2</sup>	12763 m <sup>2</sup>	

-  Territory of Mixed Building
-  Perspective engineering communications
-  Natural greenery territory
-  Protective zone – cultural monument
-  Transport infrastructure territory

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