



FOR SALE INVESTMENT PROJECT

September-2020

Commercial property in center of Riga
Size 5179 m²

DESCRIPTION

Address – Noliktavas street 5, Riga, LV-1010

Property size- 5179.30 m²

Land plot size- 1286.00 m²

Total usable property size after
reconstruction- 5744.40 m²



CURRENT SITUATION

- ❖ The Project is approved by the Building Authority of Riga.
- ❖ Obtained construction permit and property is ready for reconstruction.
- ❖ The property is being sold together with a finished project for the construction of a 4 * hotel with 129 rooms, a restaurant, a sauna and a gym.
- ❖ At the moment exist 2 tenants/ateliers who are ready to rent the hotel for min 20 years period under fixed monthly payment.



DIFFERENT OPTIONS



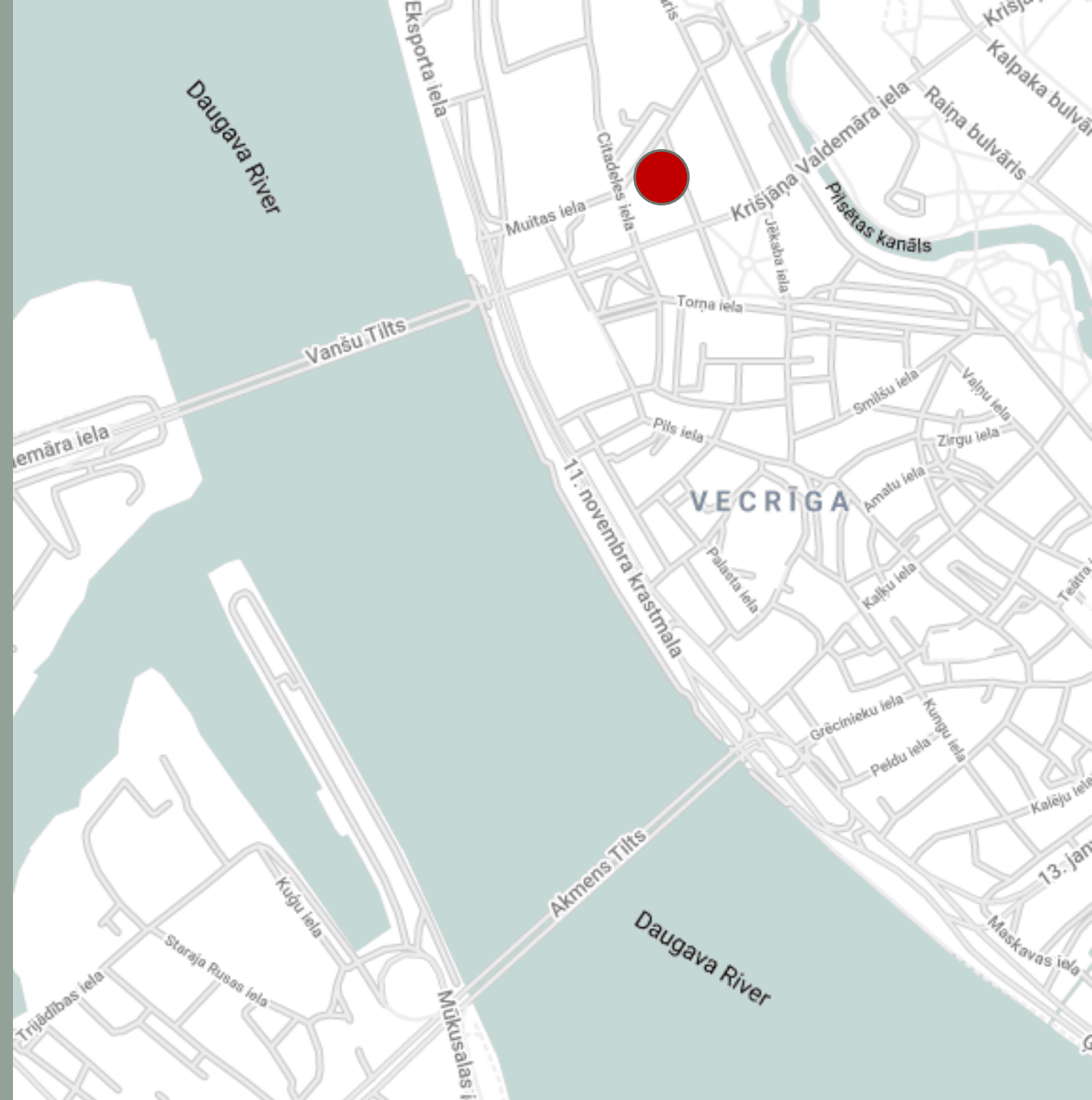
BUILD 4* HOTEL



BUILD APARTMENTS
(SELL/RENT)

EXCELLENT LOCATION

Located near Riga's Old Town
300m walk till Riga's Old Town
800m walk till ferry pier Tallink
7 min by taxi till Rail Station
20 min by taxi till Airport

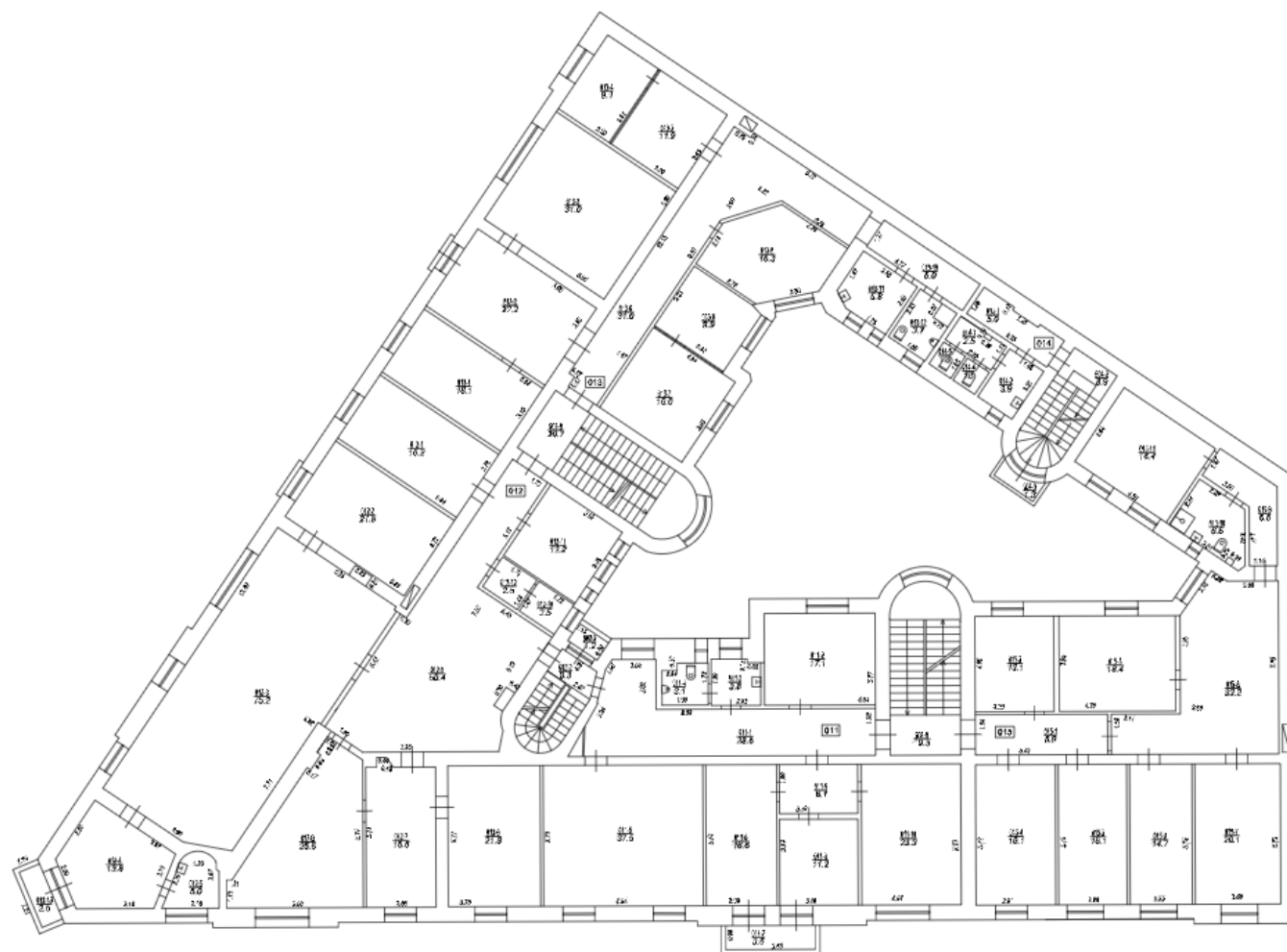


EXISTING FLOOR PLAN

Land plot size 1286 м²

Property size 5179.3 м²

Useful floor area 4604.8 м²



Текущий план 2-ого этажа

4* HOTEL PROJECT FLOOR PLAN

Floor	Size, m2
6	788.85
5	758.75
4	758.75
3	758.75
2	758.75
1	936.02
Basement	915.70
Total	5675.57

Land plot size 1286 m2



Планируемый план отеля 1-ого этажа

2ND FLOOR PLAN UNDER 4* HOTEL PROJECT





4* HOTEL INTERIOR DESIGN





5 LBS.
AL





845 LBS.

TECHNICAL

CARGO NO.

902131X DDE

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SALES PRICE
4'150'000 EUR