

INVESTMENT TERRITORY – Cīrulišu Street 63, Cēsis

Owner: Cēsis municipality
Area: 20 851 m²,
Cadastrē Nr: 4201 007 1626
Description: Undeveloped land. Territory for mixed construction. *Main use:* construction of apartment buildings, business offices, commercial buildings and structures of social importance

Permitted use:

- construction of residential buildings;
- construction of residential buildings for temporary housing;
- construction of single-family or double-family houses;
- construction of subsidiary buildings for dwellings;
- construction of shops and consumer services buildings;
- construction of office buildings;
- construction of business offices;
- construction of educational institutions;
- construction of state and municipal governance institutions;
- construction of buildings for social organizations and unions;
- construction of medical, health and social care institutions;
- construction of culture institutions;
- construction of sport structures;
- construction of buildings for hotels and motels;
- construction of restaurants, cafes and bars;
- construction of religious institutions;
- construction of security and police institutions;
- construction of communication and mass media objects and institutions;
- construction of small light industries that don't have a negative effect on nature;
- construction of local garages;
- construction of buildings for local engineering and technical supply;
- territories of parks, squares, forest parks and other recreational objects;
- construction of local boiler-house;
- parking spaces.



Construction density: to 80% of total area of the land, if the requirements of AN section 22 are fulfilled. The part of Cēsis that is located in the territory and protected area of the national town planning monument 'Historical centre of Cēsis town', the construction density can be more than 80%, if it is determined by the proportion between the historical land and the historical (also renewable) construction volume area.

Construction intensity: to 280% of total area of the land.
Maximum number of floors: three full floors with a permissible roof construction

The council of Cesis municipality states that a tender for renting rights of vacant land is organised, but it is not organized if during the following 6 months other requests regarding leasing this specific vacant land haven't been received, the term of the lease agreement extends beyond the period of 5 years and if **at least 3 of the following conditions** are fulfilled:

- 1.1. the proposition for land development matches the purpose of use of the land planned in the land planning and permitted in the request regarding taking the land on lease;
- 1.2. exploitation of the land provided for construction of units for production, tourism, medical treatment or units for infrastructure;
- 1.3. request regarding taking the land on lease is without construction rights;
- 1.4. the period of time of the land lease required is less than 7 years;
- 1.5. for construction the leaseholder has planned to attract investments of more than 200 000 LVL;
- 1.6. after construction the leaseholder has provided for creation of at least 10 new jobs;
- 1.7. the requested leasing land is situated next to the real estate that already belongs to the leaseholder.

Contacts:

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