

INVESTMENT TERRITORY – E. Treimaņa - Zvārguļa Street 16, Cēsis

Owner: Cēsis municipality

Cadastral Nr: 4201 003 0904

Area: 7 755 m²

**Description of
the territory:**

Land borders on E.Treimaņa Zvārguļa Street with gravel surface and E.Veidenbauma Street with tarmac surface. Land is undeveloped.

Obstacles:

protective zone along the overhead line of electrical power network of nominal voltage 20 kV

Available utilities:

electricity (20 kV overhead line on the property and on E. Veidenbauma Street), city water-pipe on E. Veidenbauma Street.

Working hydrant ~ 40 m

from the land on E. Veidenbauma Street.

Unitary heat supply network on the other side of E. Treimaņa Zvārguļa Street in the property of a different person.

Household drain networks on E. Treimaņa Zvārguļa Street and E. Veidenbauma Street. Rainwater drain on E. Veidenbauma Street.



Main use:

construction of industrial and commercial structures

Permitted use:

construction of industrial production companies, warehouses, shops and public-utility establishments, auto service structures, separate sport structures, construction of boiler-house, separate structures of state institutions, structures for local engineering and technical supply, wholesale warehouses, load stations, railway slip roads, garages, waste sorting sites, petrol or gas filling stations, parking spaces.

**Area available
for construction:**

40% from total area of the land

Intensity of

construction:

to 120% of total area of the land.

**Maximum number
of floors:**

three full floors, if the height of the construction is not defined by technological processes of production

Rent of the land:

rent of the land consists of: 1.5% + VAT of cadastral value and land tax 1.5% without VAT of cadastral value (cadastral value- Ls 14886.0).

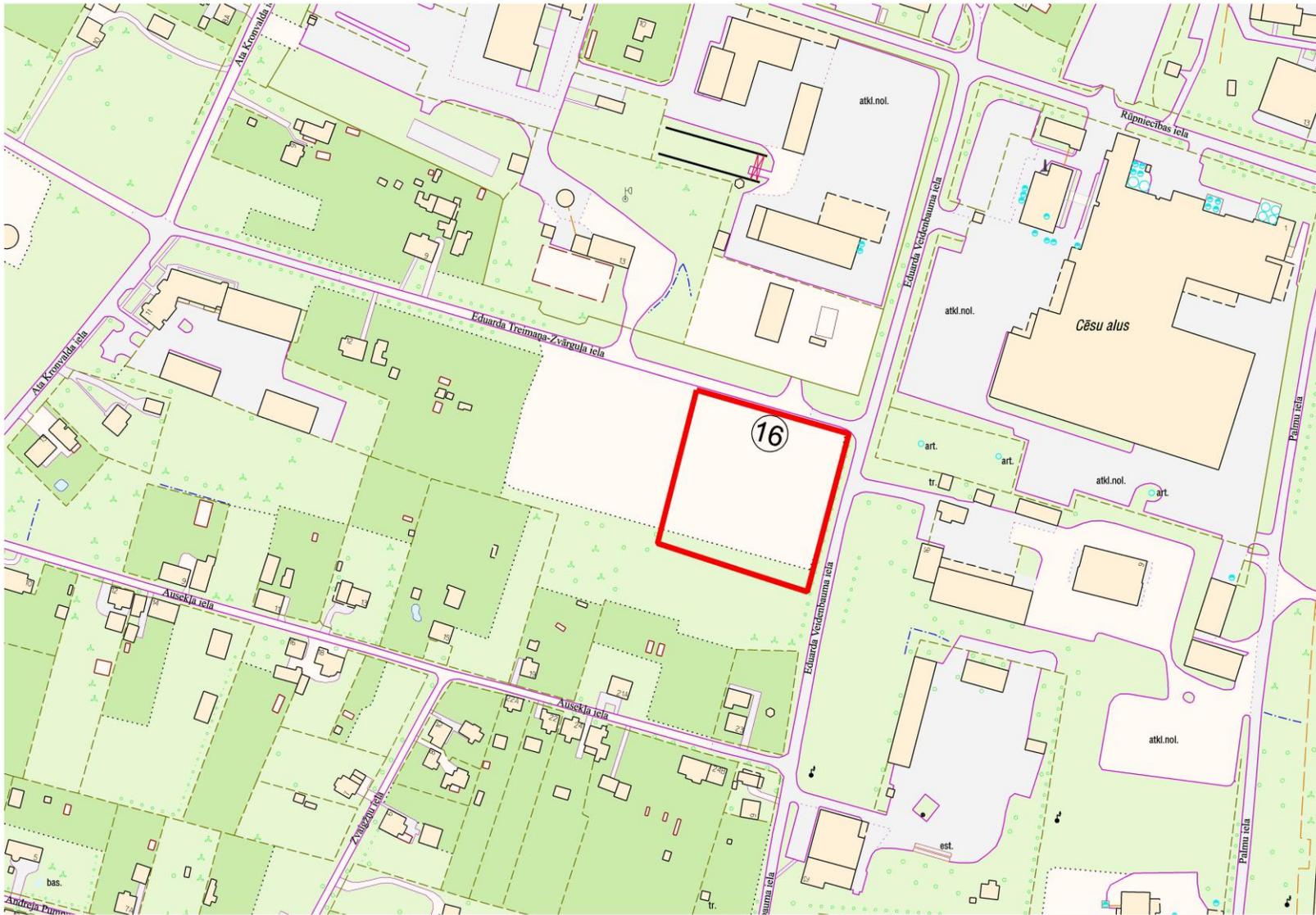
Nearest highway: Riga-Pskov: Riga direction ~ 16.5 km; Pskov direction ~ 22.0 km.

Conditions: the land is offered for investments, renting the land and concluding a long-term lease contract with the council of Cesis municipality





- 6 kV kabelis
- 20 kV līnija
- 20 kV kabelis
- augsta spiediena gāzes vads
- perspektīvais vidēja spiediena gāzes vads
- perspektīvais skapjveida gāzes regulēšanas punkts
- kanalizācijas tīkls
- lietus kanalizācijas tīkls
- maģistrālie un 2-cauruļu siltumtīkli
- ūdensvadu tīkls
- transformatori
- investīciju teritorija



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.

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