

**INVESTMENT TERRITORY – „Kāres”, Līvi, Drabešu pagasts,  
Amatas novads**

**Owner:** Private

**Cadastral No.:** 4246 002 0576

**Area of the land:** 0,6472 ha

It is situated in the neutral zone of Gauja National Park.



**Utilities:** There is a possibility to connect to the central water supply and sewerage. There is a transformer in the territory. It is possible to connect to a gas pipeline.

**Main uses:** According to the planning of Amatas novads – **territories for industrial construction (R)**

**Permitted use:**

1. Industrial construction and use of the territory:
  - 1.1. Company of light industry or production;
  - 1.2. agricultural production company;

- 1.3. warehouses for products of agricultural production;
- 1.4. horticultural complexes, complexes of greenhouses;
- 1.5. food production and processing companies;
- 1.6. warehouses of industrial transport and other companies;
- 1.7. waste management company;
2. technical construction and use of the territory:
  - 2.1. engineering and technical infrastructure;
  - 2.2. car park;
  - 2.3. electric power supply companies;
  - 2.4. petrol and gas filling stations;
  - 2.5. service stations;

*Additional use:*

1. public construction and use of the territory:
  - 1.1. office buildings;
  - 1.2. retail business structure and/or a structure for services;
  - 1.3. wholesale trade institution;
  - 1.4. security and defence institutions;

**Maximal construction density: 80%.**

**Maximal construction intensity: 150%.**

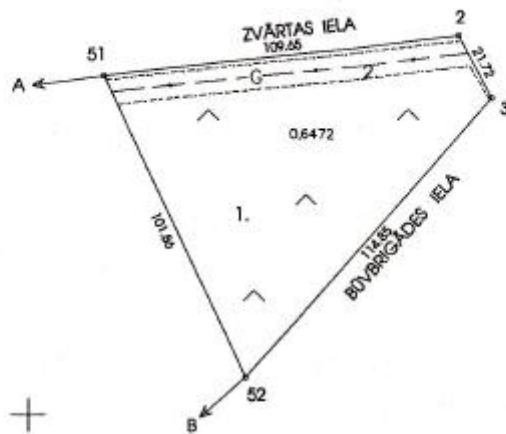
**Minimal free green territory: 10%.**

**Maximal height of the construction:**

1. for industrial and technical constructions – according to the technological necessity and other requirements of normative acts;
2. public construction – 9 m;
3. subsidiary building – 6 m.

**Maximum number of floors:**

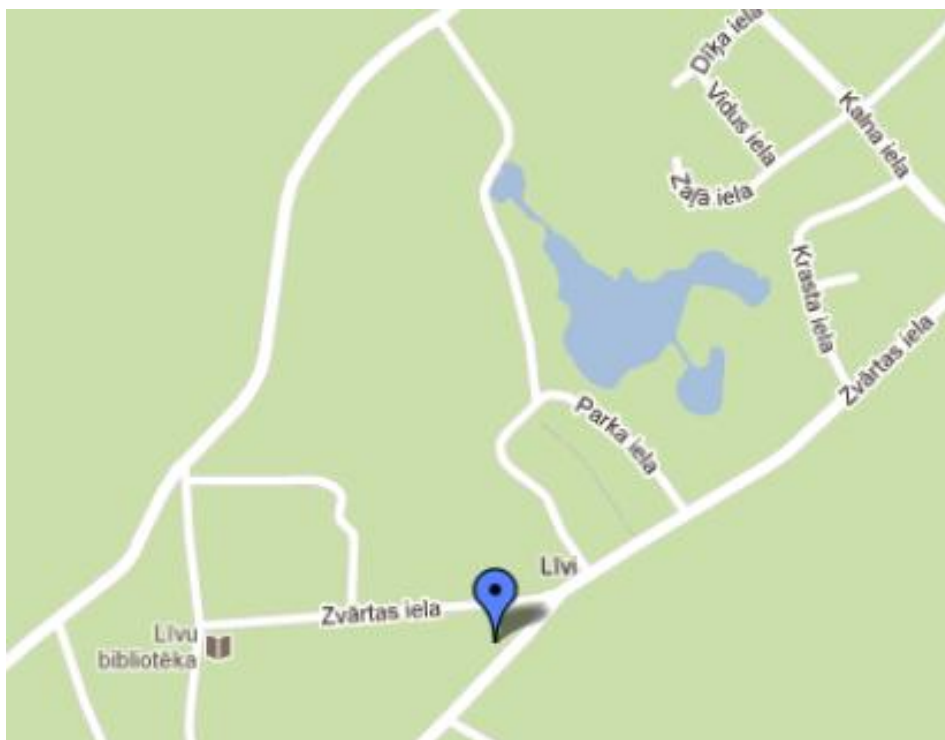
1. for industrial and technical constructions – according to the technological necessity and other requirements of normative acts;
2. public construction – 2;
3. subsidiary building – 2.



Nekustamā īpašuma lietošanas tiesību apgrūtinājumi:

1. 030205 – atrodas GNP neitrālajā zonā – 0,6472 ha

2. 020801 – aizsargjosla gar gāzes vadu ar spiedienu 0,29 MPa – 0,0894 ha



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