

## INVESTMENT TERRITORY – Apšu Street 1, Cēsis

**Owner:** Private

**Description of the territory:**

Undeveloped land of total area of 7946 m<sup>2</sup> for industrial and commercial construction is for sale. Construction works can begin after the approval of the construction plan and withdrawal of the construction permit. Driveway is on Kaļķu Street with gravel surface. The land is situated in a convenient place, 5 min from the centre of Cēsis and near the railway Riga-Valmiera. Its loading dock is very close to the land –approximately 30 m from it. The land has obstacles – transformer station and electric power supply and water supply networks.

**Available utilities:** Transformer and 6 kV cables are available in the property. Water is accessible on the land and in the nearby hydrant. There is a medium pressure gas pipeline on Apšu Street and on the land, which belongs to a different person ~ 80 m away. Heating systems are not available on the land. The nearest wastewater drainage is in the junction of Kaļķu and Vaives Street ~90m from the land, and household sewage system is in the junction of Lapsu and Apšu Street ~ 110 m away.

Object	Apšu Street 1	land	7946 m <sup>2</sup>
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**Main uses:** construction of industrial and commercial structures.

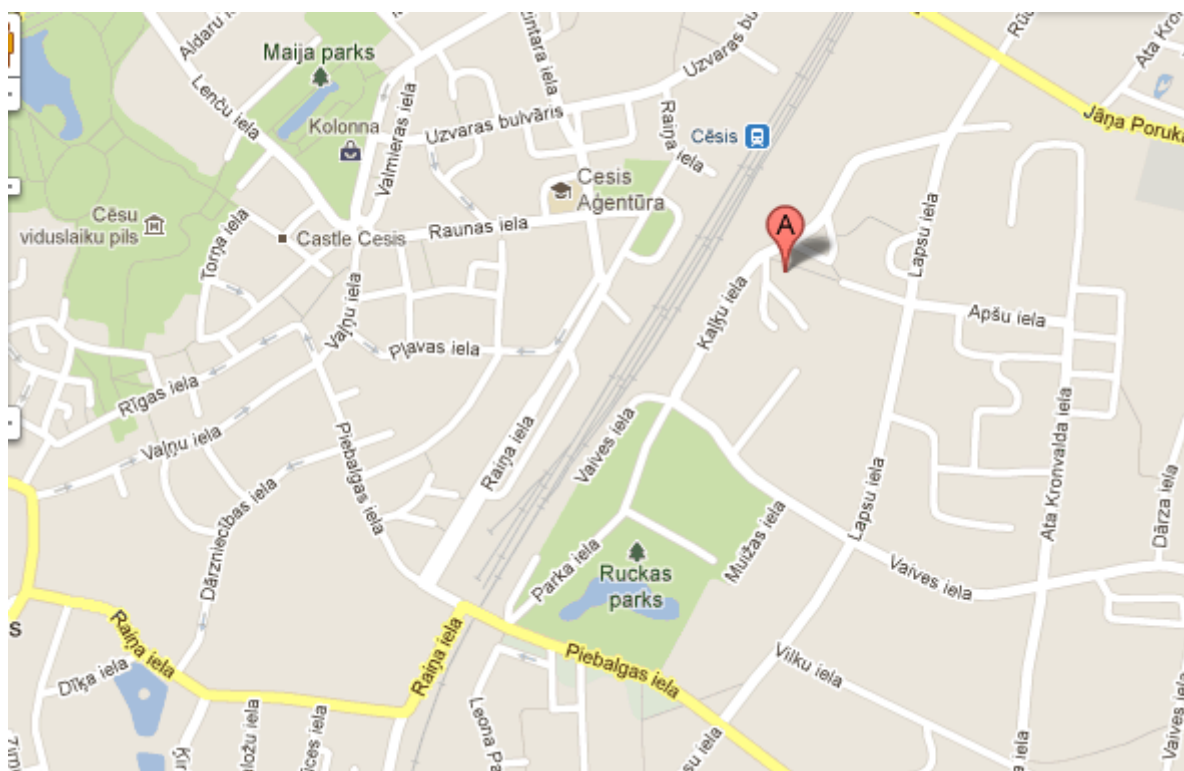
**Permitted use:**

- construction of industrial production companies;
- construction of warehouses;
- construction of shops and public-utility establishments;
- construction of auto service structures;
- construction of separate sport structures;
- construction of boiler-house;
- construction of separate structures of state institutions;
- construction of 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.

*Construction density:* to 40% of total area of the land.

*Construction intensity:* 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.



Apšu Street 1



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