

INVESTMENT TERRITORY – Krūmiņa Street 7, Cēsis

Owner: Cēsis municipality

Cadastral No.: 4201 008 1105

Area: 170 315 m²

Description of the territory:

located between Krūmiņa Street and Rīgas Street and borders Ērgļu Street, Katrīnkalna Street and the extension of Ata Kronvalda Street. The land is undeveloped.



Obstacles:

protective zones along:

- Overhead lines of electrical power network with a nominal voltage 20 kV
- Overhead lines of electrical power network with a nominal voltage 0,4 kV
- Underground cables for communication lines
- Gravity sewer pipeline
- Gas pipeline with medium pressure

Available utilities:

medium pressure gas pipeline, electricity (20 kV), the nearest water-pipe is on Miera Street – approximately 250m, the nearest household sewerage pipeline – 100m

Main uses:

construction of building of social importance and commercial structures (approximate area 59 584 m²)
Low storey residential building (approximate area 110 731 m²)

Construction of social and commercial structures

Permitted use:

construction of educational and science institutions, medical, health and social care institutions, state and municipality institutions, cultural institutions, sport structures, buildings for social organizations and unions, trade complexes, shops and buildings for consumers services, business institutions, hotels, motels, restaurants, cafes, bars, structures for auto services, bus stations and railway stations, flat as an auxiliary, territories for parks, squares, forest parks and other recreational structures, petrol or gas filling stations, parking spaces, structures for local engineering and technical supply

Construction density: to 50% of total area of the land.

Construction intensity: to 175 % of total area of the land.

Maximal number of floors: three full floors with a permissible mansard construction.

Construction of a low storey residential structure

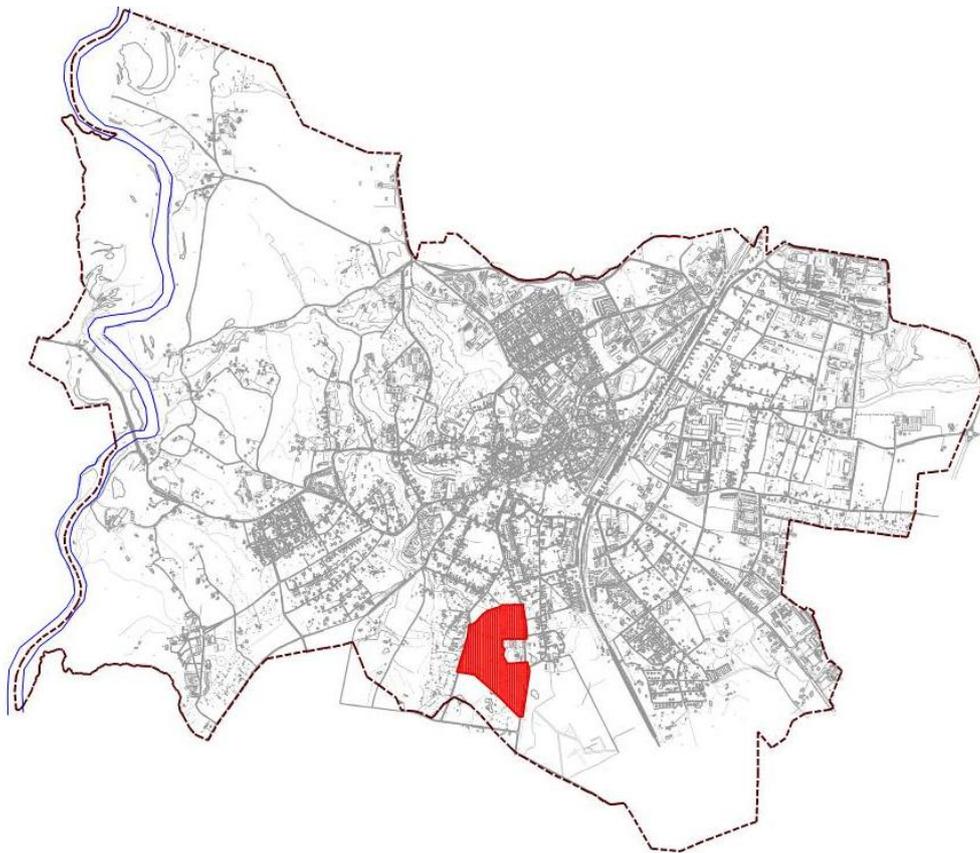
Permitted use: construction of single-family and double-family residential buildings, terraced houses and group houses, blocks of flats with max 2 floors, subsidiary buildings for residential buildings, shops and buildings for consumers services, offices, buildings for social organizations and unions, medical, health and social care institutions, educational and science institutions, sport structures, buildings for religious institutions, communications and mass media institutions, structures for local engineering and technical supply, local parking spaces

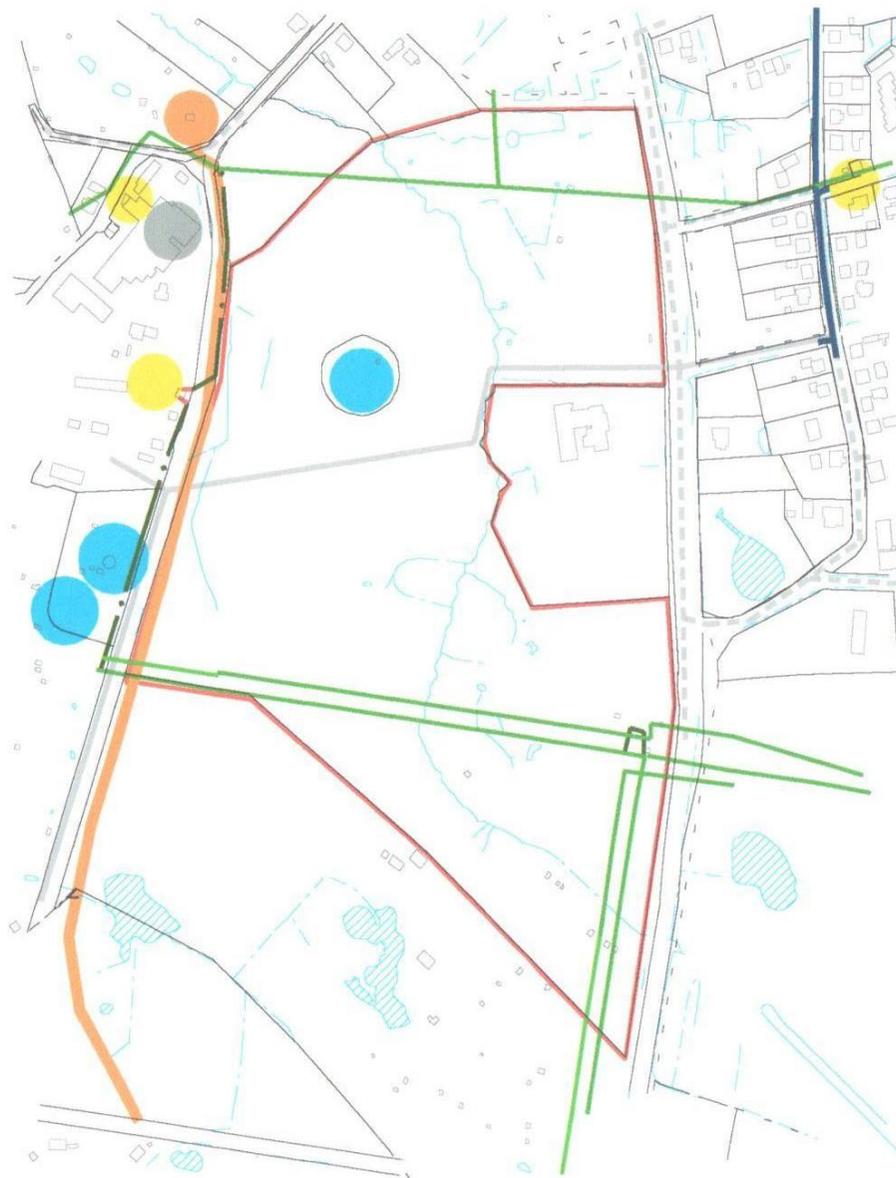
Construction density: to 30% of total area of the land.

Construction intensity: to 75 % of total area of the land.

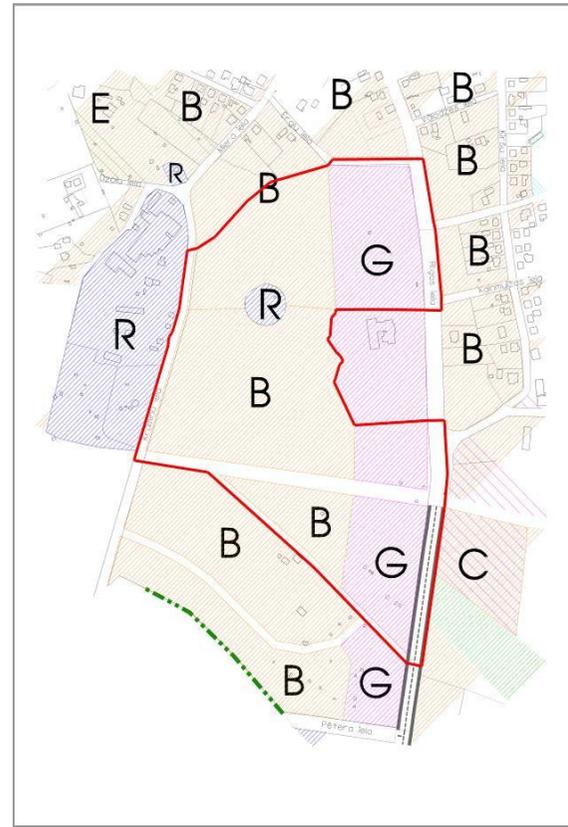
Maximum number of floors: two full floors with a permissible mansard construction.

Conditions: a minute planning needs to be developed for the structure





- 20 kV līnija
- 20 kV kabelis
- projektētais 20 kV kabelis
- transformators
- vidēja spiediena gāzes vads
- perspektīvais vidēja spiediena gāzes vads
- a/s "Ruks" lokālā katlu māja
- kanalizācijas spiedvads
- lokālās attīrīšanas ietaises
- ūdensvadu tīkls
- vietējās nozīmes artēziskie urbumi
- 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.

Contacts:

LAINĒ MADELĀNE

Business development specialist

Cesis municipality Development planning department

E-mail: LAINĒ.MADELANĒ@DOME.CESIS.LV

Tel: +371 64124702,

Mobile: +371 26825755

