

INVESTMENT TERRITORY – Zīļu Street 10, Cēsis

Owner: Cesis municipality

Cadastral No.: 4201 007 1611

Area: 492,6 m²

Buildings: The construction of the property consists of a heating house with cisterns with a total area of 438,8 m² and a chimney-water tower.

Heating house with cisterns – Built in 1984, partly three-storey, partly one-storey industrial production building with a total construction area of 492,6 m². Total floor area (according to the technical inventory) is 438,8 m², the construction volume of the building is 2601³ m.

The technical condition of the building is satisfactory.

Main construction elements:

Foundation – band-shaped, concrete

Outside walls – brick wall

Frame – reinforced concrete/concrete columns and beams

Covering – reinforced concrete/concrete panels

Roofing – bonded

Window openings – some windows can be opened, some not, in wooden frame constructions

Doors – wooden, metal

Floor – concrete



Chimney – water tower – 30 m high engineering structure, built in 1984. Technical condition of the building is good.

Main construction elements:

Foundation – band-shaped, concrete

Walls – brick wall

The construction has no commercial value. Absolute economical and functional depreciation – surrounding buildings are connected to city water supply, is not applicable for different purposes.

Fire fighting reservoir doesn't exist.

Location: The real estate is situated in the outskirts of Cesis, in Cīrulīši, in a mixed construction zone, industrial buildings, blocks of flats, dormitories of a vocational school are near, Žagarkalns is not far. Driveway is from Kovārņu Street and is unladen.

Characteristics of the construction:

The real estate has been inspected and evaluated, according to its actual technical condition on 7th March 2013, the information in the Land Register, land border plan and the information about the construction on the land – technical

inventory. The evaluation of the technical condition of the object was done visually and comparing the evaluated property to similar real estate that were sold recently or now are being offered in the real estate market. The chosen properties and compared to the evaluated property and the sale price or the rate is being corrected according to the factors that influence the market price. The calculations are done for the total area of the buildings of 438,8².

The best and the most effective use: by analysing the situation in the real estate market and the characteristics, technical condition, planning of the evaluated object, as well as functional importance within the context of its location, evaluators of the property relate the best way of using the evaluated property with commercial functions (warehouse).

Utilities: All utilities are available – centralized city water supply and sewerage, connection to electrical power network, local centralized heating.

Aim of use: Territory for mixed construction – construction of blocks of flats, construction of business institutions and commercial objects, and construction of units of social importance.

Permitted use:

- construction of blocks of flats;
- construction of blocks of flats for temporary housing;
- construction of single-family of 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 Cesis that is located in the territory and protected area of the national town planning monument 'Historical centre of Cesis 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.

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

Factors influencing the value of the property:

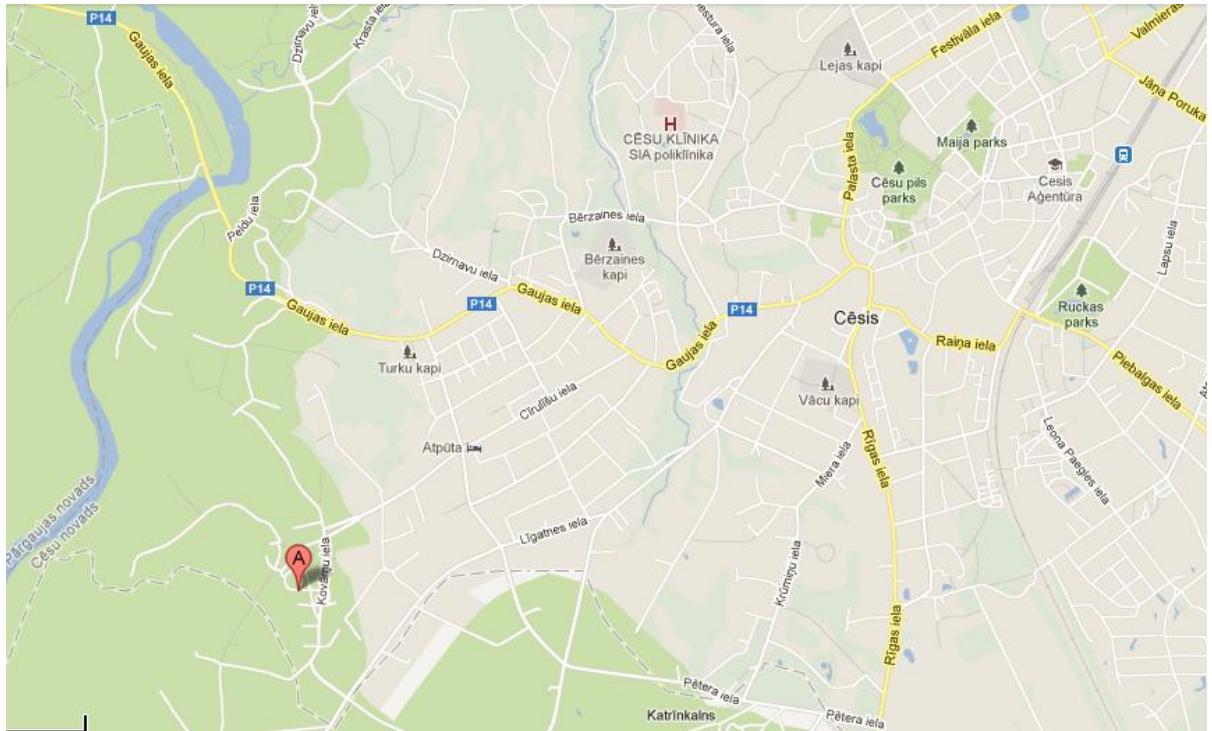
Value enhancing :

- all city utilities are available.

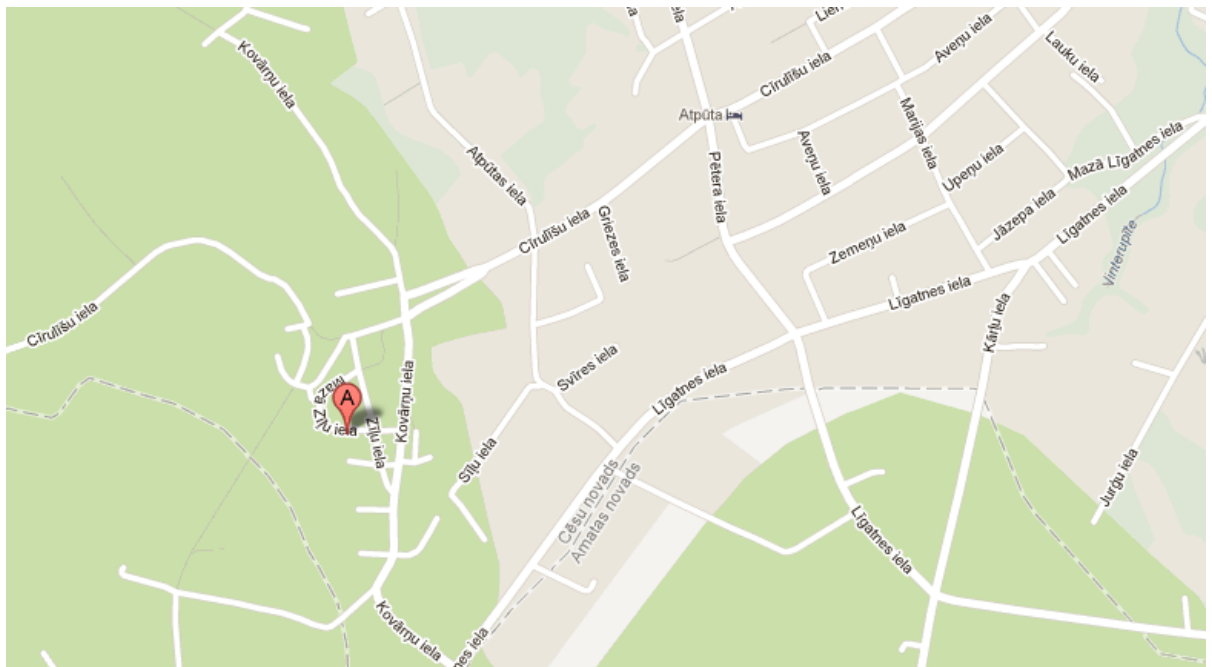
Value reducing :

- technical depreciation;
- the land is not a part of the property;
- a commercial object – relates with an economic activity.

The preliminary (initial) price of the object is LVL 11 400,00 (eleven thousand four hundred lats, 00 santims) without VAT.

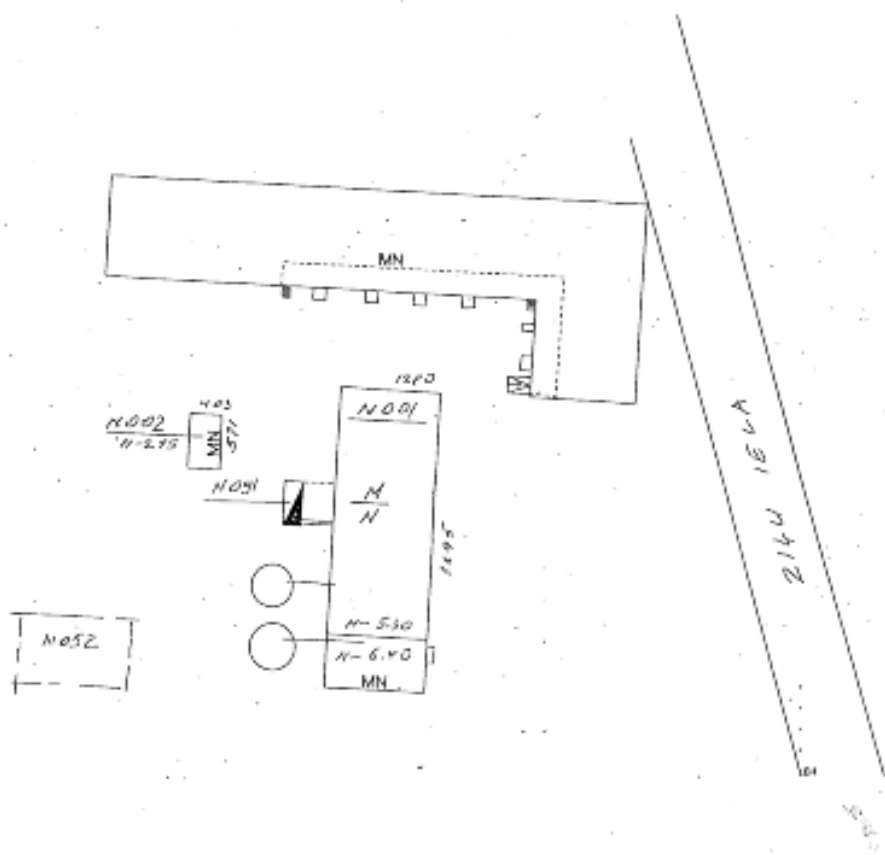


Zīļu Street 10



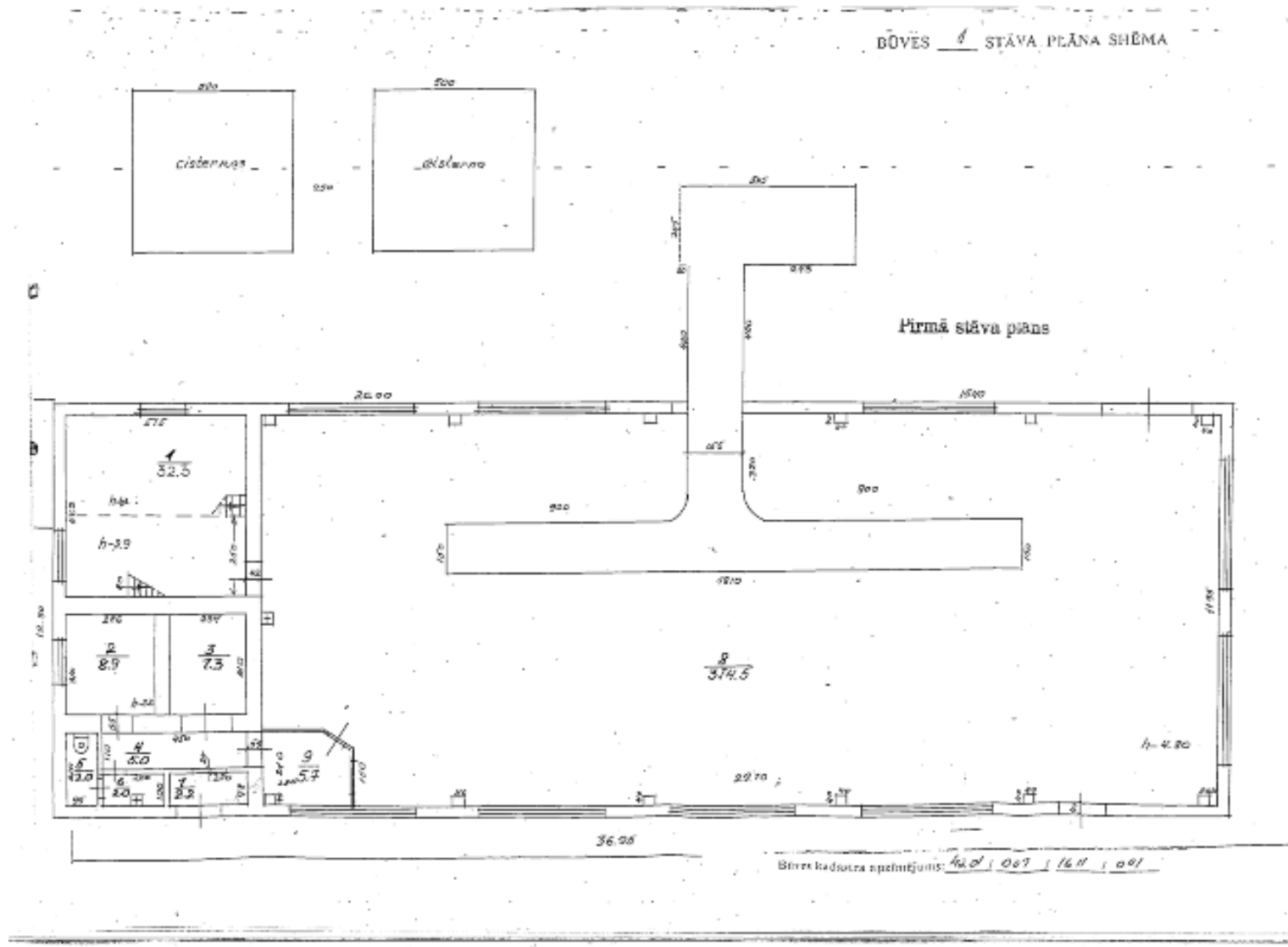
Zīļu Street 10

BŪVES NOVĪETNES SHĒMA

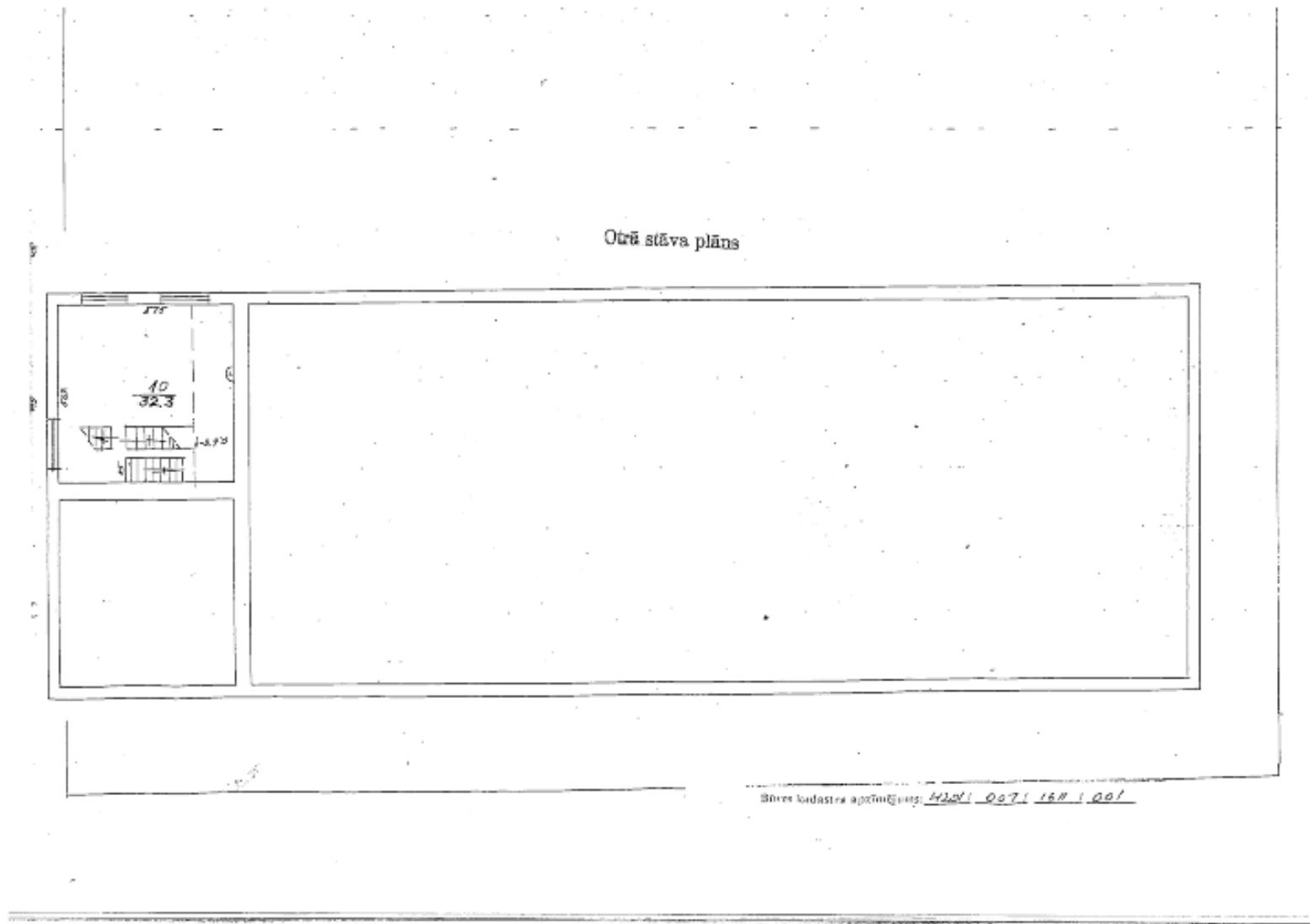


Būves kadastra apzīmējums: 4401.007.1611.052

Zīļu Street 10 – Location diagram

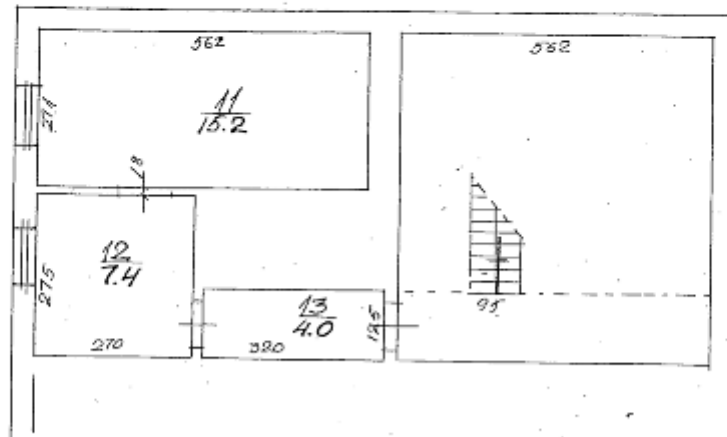


Zīļu Street 10 – Diagram of the layout of the ground floor of the building



Zīļu Street 10 – Diagram of the layout of the 1st floor of the building

BŪVES 3. STĀVA PLĀNA SHĒMA.



Zīļu Street 10 – Diagram of the layout of the 2nd floor of the building



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