

## Baltezers, Āku iela 2, Latvia

180 000 € 47.11 EUR/m<sup>2</sup>

### Basic information

Property type: Land

Land area: 3821.0 m<sup>2</sup>

Land use: Mixed type buildings



### Additional information

For sale: a unique land plot in one of the most sought-after areas of Baltezers, located directly next to the Baltezers Canal, offering excellent potential for private residential or development projects. This is a property where nature, proximity to water, and a strategic location create a combination of high added value.

#### Development and Building Potential:

Approximately 74% of the plot is located in a **Mixed Central Development Zone (JC1)**.

**Designated use:** individual residential housing.

**Permitted development:** detached private houses, terraced (row) houses, low-rise residential buildings (up to 2 storeys).



#### Development Vision:

A terraced housing development concept "**Ziemeļkrasts**" has already been prepared for the property, confirming the site's strong development potential and suitability for high-quality residential construction near the water.



#### Location Advantages:

Direct proximity to the Baltezers Canal — a rare and valuable feature.

Fast and convenient access to Riga via the A1 highway.

Surroundings include quality private housing, nature, water, and tranquillity.

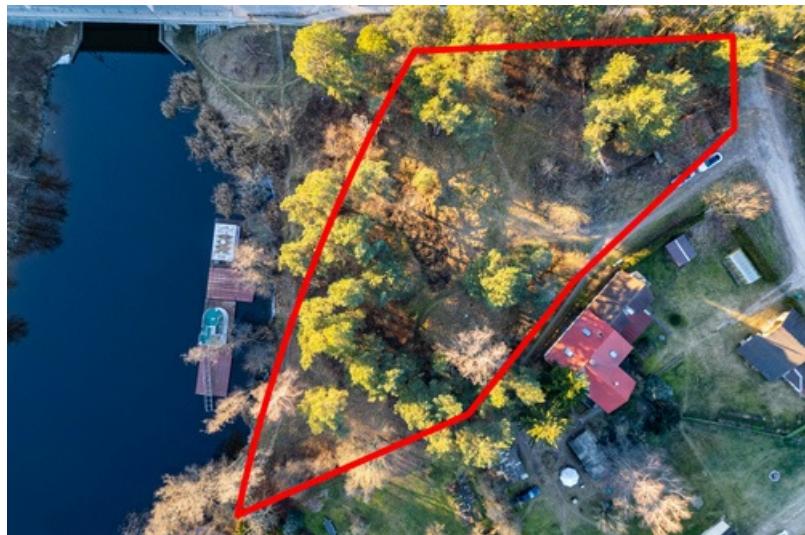
An excellent location for both a premium private residence and a small-scale development project.

#### Suitable for:

Private buyers looking for a distinctive waterfront land plot. Developers seeking potential for a terraced or low-rise residential project in a high-value location.

Investors focused on long-term value growth in the Baltezers area.

**Additional information, documentation, and viewings available upon request.**



**“ZIEMEĻKRASTS”  
APBŪVES PRIEKŠLIKUMS  
ĀĶU IELĀ 2, BALTEZERĀ, ĀDĀŽU NOVADĀ**





Skats no Baltezera kanāla



Skats no Baltezera kanāla



