

Business Proposal for Residential Development at Sigulda, Rožu Street 1B

Executive Summary

We present a unique investment opportunity for the development of a residential building on a prime land plot located at Sigulda, Rožu Street 1B. This land offers an exceptional development potential with a ready sketch design for a residential building consisting of 16 apartments. The property is strategically located next to the Sigulda Market and within a 10-minute walking distance from the Sigulda Railway Station, ensuring ease of access to transportation and amenities. The land is free from any obstructions and is fully equipped with all necessary utilities, making it immediately ready for development.

Additionally, the owner is offering to sell the land plot together with the sketch design, which expedites the construction process, saving time and costs for the future development project.

Property Overview

- **Location:** Sigulda, Rožu Street 1B, Latvia
- **Land Area:** 5350 sq. m.
- **Current Status:** Vacant and ready for development
- **Proximity:**
 - Next to Sigulda Market (5 minute walking distance)
 - 10-minute walk to Sigulda Railway Station and main Bus Station
- **Utilities Available:** Water, electricity, sewerage, and gas connections are readily accessible
- **Design:** A ready sketch design for a residential building with 16 apartments
- **Owner's Offer:** The land plot is being sold together with the design sketch for a residential building or willing to look into offers of co-development.

Location Advantages

Sigulda is a highly desirable location in Latvia, known for its natural beauty and proximity to key urban centers. The plot's strategic location, close to the Sigulda Market and the railway station, ensures a steady demand for residential properties in the area, especially among young professionals and families who seek easy access to transportation, shopping, and recreational activities.

- **Transportation:** The property is well-connected to the broader transportation network, with Sigulda Railway Station just a short walk away. This provides residents with convenient access to both local and regional travel routes, increasing the appeal of the location for daily commuters.
- **Amenities:** The Sigulda Market, a popular destination for residents and visitors alike, is just steps away, providing access to groceries and services.
- The surrounding area offers a variety of recreational activities, parks, and cultural sites, including the famous Sigulda Castle and Gauja National Park.

Development Potential

The land plot is a prime candidate for a residential development project, with a ready design for a building consisting of 16 apartments. This configuration offers an attractive investment proposition due to its combination of affordability and desirable location.

- **Ready Design:** The provided sketch design enables a streamlined development process, reducing the time spent on planning and architectural work. This allows investors and developers to quickly proceed with the construction phase.
- **No Obstructions:** The land is currently vacant and free from any encumbrances or obstructions, making it an ideal plot for immediate construction without delays.
- **Utilities:** All necessary communications, including water, electricity, sewage, and gas, are already available on the plot. This eliminates the need for expensive and time-consuming infrastructure development, ensuring faster and more cost-efficient development.

Financial Summary

Land Sale Price: 1`000`000 EUR

Potential Revenue from Development:

- 16 apartments can generate significant returns on investment, with the possibility of either selling or renting the units upon completion.
- Market conditions in Sigulda suggest that newly developed apartments in this location are in high demand, particularly with families, professionals, and retirees.

Construction Costs: Estimated based on the available sketch design and anticipated market rates for residential development in the Sigulda area. These estimates can be adjusted based on the developer's preferred construction standards and finishes.

Return on Investment (ROI): With the combination of a prime location, a ready-to-go development plan, and access to utilities, the potential for a strong ROI is high. A detailed financial forecast can be provided upon request, taking into account construction, marketing, and operational costs.

Conclusion

The land plot at Sigulda, Rožu Street 1B presents an exceptional opportunity for developers looking to capitalize on the growing demand for residential properties in Sigulda. The ready sketch design for a 16-apartment building, combined with the fully available utilities and prime location, ensures that this project can be brought to fruition quickly and efficiently.

We invite potential investors and developers to consider this unique opportunity and take the next steps toward developing a modern residential building in one of Latvia's most sought-after locations.

For further details or to arrange a site visit, please contact us:

Andris Rubins, Dr.hab. med.

Dr. Honoris Causa of Latvian Academy of Sciences

Professor, University of Latvia, Department of Dermatovenerology

President of Latvian Association of Dermatovenerologists (LDVA)

President of Baltic Association of Dermatovenerologists(BADV)

Former Parliamentarian of Latvia

Kr. Valdemara 76-75, Riga, LV-1013, Latvia

Mob.ph.: **+ 371 29481725**

E-mail: **arubins@apollo.lv**