

## Investment Opportunity in Sigulda, Latvia

Unique Plot of Land in Sigulda, Latvia (8239 sq.m.) with Development Potential

An exciting investment opportunity in Sigulda, Latvia—a prime, undeveloped plot of land offering vast potential for a variety of real estate projects. Situated in one of the most picturesque and rapidly growing regions of Latvia, this 8,239 square meter plot is ideally positioned for both residential and commercial development.

### Location: Sigulda, Latvia

Sigulda is a charming town nestled in the heart of the Gauja National Park, known for its natural beauty, rich history, and growing tourism sector. With its proximity to Riga (approximately 50 kilometers), Sigulda is rapidly becoming a sought-after location for both leisure and residential living. The area offers excellent transport links, a serene environment, and a range of cultural and recreational activities, making it an attractive destination for both locals and tourists alike.

### Plot Overview

- **Total Land Area:** 8,239 sq.m.
- **Location:** Sigulda, Latvia (in city center, next to Sigulda Music School)
- **Zoning:** The land is zoned for mixed-use development, allowing flexibility for residential, commercial, or recreational projects.
- **Current Status:** The land is undeveloped, providing a blank canvas for a variety of construction possibilities.

### Preliminary Project: Rehabilitation Center

A preliminary sketch for a rehabilitation center has already been developed, offering a strong base concept for the plot. The center would cater to the growing demand for wellness and health-related tourism in Latvia, especially with Sigulda's increasing reputation as a destination for relaxation and natural healing.

This project would include modern medical and therapeutic facilities, accommodations for patients and visitors, as well as extensive green spaces and wellness amenities. There is significant market potential in the growing wellness and healthcare tourism sectors in Latvia and the wider Baltic region.

### Alternative Development Opportunities

While the rehabilitation center is a compelling option, the land offers multiple avenues for development, making it a versatile investment opportunity:

1. **Residential Buildings:** Given the rising demand for high-quality housing in Sigulda, this plot is ideal for the construction of residential buildings or a small housing community. The surrounding natural beauty and proximity to Riga make it an attractive area for both year-round residents and seasonal inhabitants.
2. **Tourism and Leisure Facilities:** With Sigulda's appeal as a tourist destination, the land could be developed into hotels, boutique lodges, or a mixed-use

complex combining retail, dining, and leisure activities, capitalizing on the influx of tourists year-round.

3. **Commercial Complex:** The land can also be developed into a commercial property offering office space, retail outlets, or co-working facilities, catering to the growing local business ecosystem and the influx of remote workers.
4. **Specialty Projects:** Given the increasing demand for alternative spaces like coworking hubs, boutique hotels, or wellness resorts, the land could accommodate a variety of specialized projects catering to niche markets.

### Why Invest in Sigulda?

1. **High Growth Potential:** Sigulda is emerging as one of Latvia's most desirable areas for development, attracting both domestic and international interest due to its scenic beauty and proximity to Riga. This makes the land a valuable long-term investment.
2. **Demand for Real Estate:** There is a growing demand for both residential and commercial real estate in Sigulda, as the town's population and tourist numbers continue to increase. This ensures that any development on this plot is likely to see strong demand.
3. **Economic and Infrastructure Growth:** Latvia's stable economy, favorable investment climate, and ongoing infrastructure projects in the region ensure that Sigulda is well-positioned for future growth. The area benefits from improved transportation links, including the development of roads and rail connections to Riga and other major centers.

### Investment Structure

We are seeking investment for the development of this unique plot, with the potential for both short-term returns (through residential or commercial projects) and long-term value appreciation (as Sigulda continues to grow as a regional hub). Investment options include:

- **Equity Investment:** We are open to discussing equity investment opportunities, where investors will have the chance to become part-owners of the project and share in the long-term profits generated from the development.
- **Joint Venture:** We are also open to joint venture partnerships, where investors can collaborate on the planning, financing, and execution of the development project in exchange for a proportion of the returns.
- **Buying the Plot:** For investors interested in a more independent investment structure and working further themselves, we are open to sell the land plot.

### Next Steps

We would be delighted to discuss this opportunity further and provide you with additional details regarding the land's potential, project sketches, and financial projections. A site visit can be arranged, and we would be happy to facilitate any due diligence processes.

We believe that this plot in Sigulda offers an excellent opportunity for strategic growth and would make an outstanding addition to any investor's portfolio. We look forward to the possibility of partnering with you and bringing this exciting vision to life.