

## Berģi, Ropažu prospekts , Latvia

**96 000 EUR/Month 32.07 EUR/m<sup>2</sup>**

### Basic information

Property type: Land

Land area: 2993.0 m<sup>2</sup>

Land use: Residential development land



### Additional information

#### LAND PLOT FOR SALE

**Cadastral No.:** 80600060296

**Area:** 2,990 m<sup>2</sup>

A land plot for sale located in an individual residential development zone (DzS). The entire territory is designated for residential construction.

#### Permitted construction:

- Private single-family house
- Two-family (duplex) house
- Auxiliary buildings (garage, etc.)



#### Building parameters:

- Maximum building coverage: 30% (up to approx. 897 m<sup>2</sup>)
- Maximum height of the main building: up to 10 m (2 floors + attic)
- Auxiliary buildings: up to 6.5 m
- Minimum plot size for a house: 1,200 m<sup>2</sup>
- Plot frontage: minimum 15 m



#### Additional information:

- Approx. 45% of the plot is located in a scenic zone (TIN5)
- TIN5 status does not prohibit residential construction
- Quiet private residential area, green surroundings
- Suitable for living or investment

The land plot is fully approved for the construction of an individual residential house, with the possibility of adding small service (ancillary) functions.

The plot contains pine tree stands, which may be cleared and the area adapted according to the owner's needs.



