

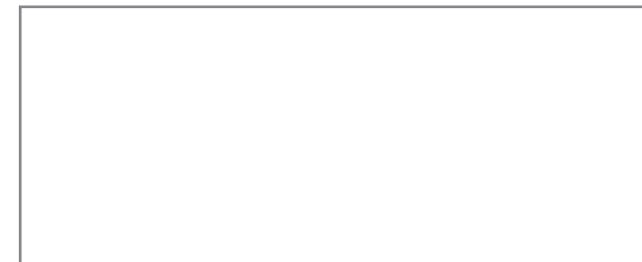


FOR SALE

Exclusive Land Plot in Jurmala

Dzintaru Prospekt 14, Jurmala. **Land plot– 3,459 m²**

The territory includes **4 buildings - 1200 m²**. 150m to the Dzintari Beach



Key Highlights

We are pleased to offer a unique real estate opportunity in the heart of Jurmala— located at Dzintaru Prospect 14, just minutes from the beach, Dzintari Concert Hall, and Jurmala Central park. The property includes 4 existing buildings on a spacious land plot, offering exceptional potential for conversion into a boutique hotel, apartment complex, or a private high-end residence.

Location:

Directly across from the Dzintari Concert Hall, just a 3-minute walk to the beach. Exceptionally well-positioned in the central part of Jurmala, offering high added value.

Property:

Total land area – 3,459 m²

Cadastral Nr13000081501

The territory includes 4 administrative or residential buildings:

Historic wooden villa (~135 m²)

Two administrative buildings (~290 m² and ~599 m²)

Utility building / garage (~45 m²)

Utilities: Heating – gas connection possible. Electricity, water, and sewage connections are available.

Development potential 2800 m²

Zoning JC7: mixed-use development zone (hospitality, wellness, residential potential with the underground parking)

The property is owned by a Latvian company.



SCENARIO A

Renovation and development into apartments or houses while preserving existing structures and building volumes

No new building volumes are constructed

On-site parking arrangement

Land Plot 3459 m2

Price per square meter of land:

433 EUR/m2

Buildings 1300m2

Price per gross floor area

1153 EUR/m2

SCENARIO B

Maximum permissible area for the new building, preserving only the heritage building. All other buildings, except the heritage one, are to be demolished and entirely new building volumes are constructed

Potential for building an underground parking facility”

Land Plot 3459 m2

Price per square meter of land:

433 EUR/m2

Buildings 2883 m2

Land cost per gross floor area

520 EUR/m2

SCENARIO C

The project envisions the demolition of buildings No. 2 and No. 6, replacing them with a new three-storey building with underground parking, while buildings No. 1, 3, and 4 are preserved, renovated, and integrated into the overall development.

Potential for building an underground parking facility”

Land Plot 3459 m2

Price per square meter of land:

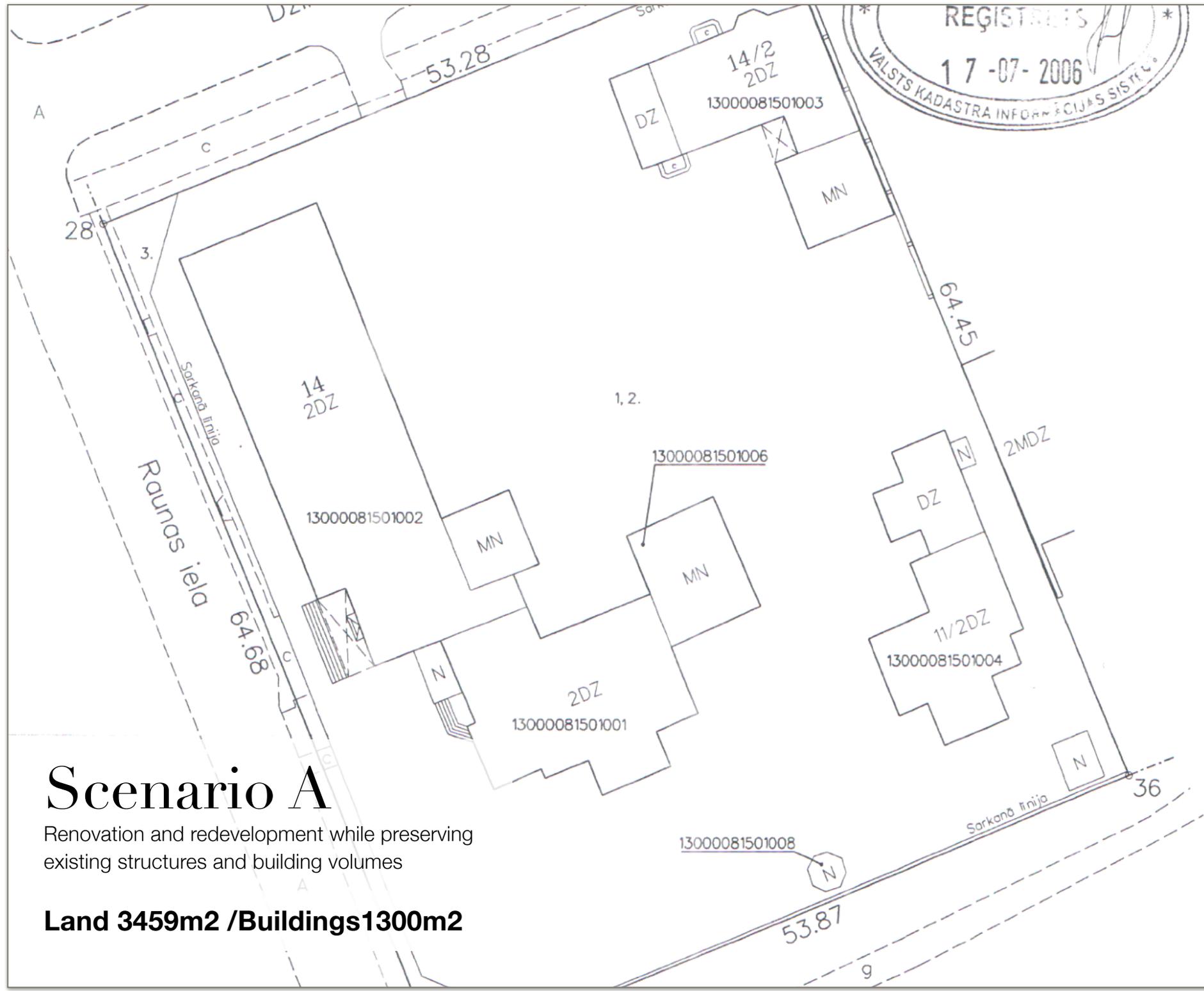
433 EUR/m2

Buildings 2228 m2

Land cost per gross floor area

673 EUR/m2

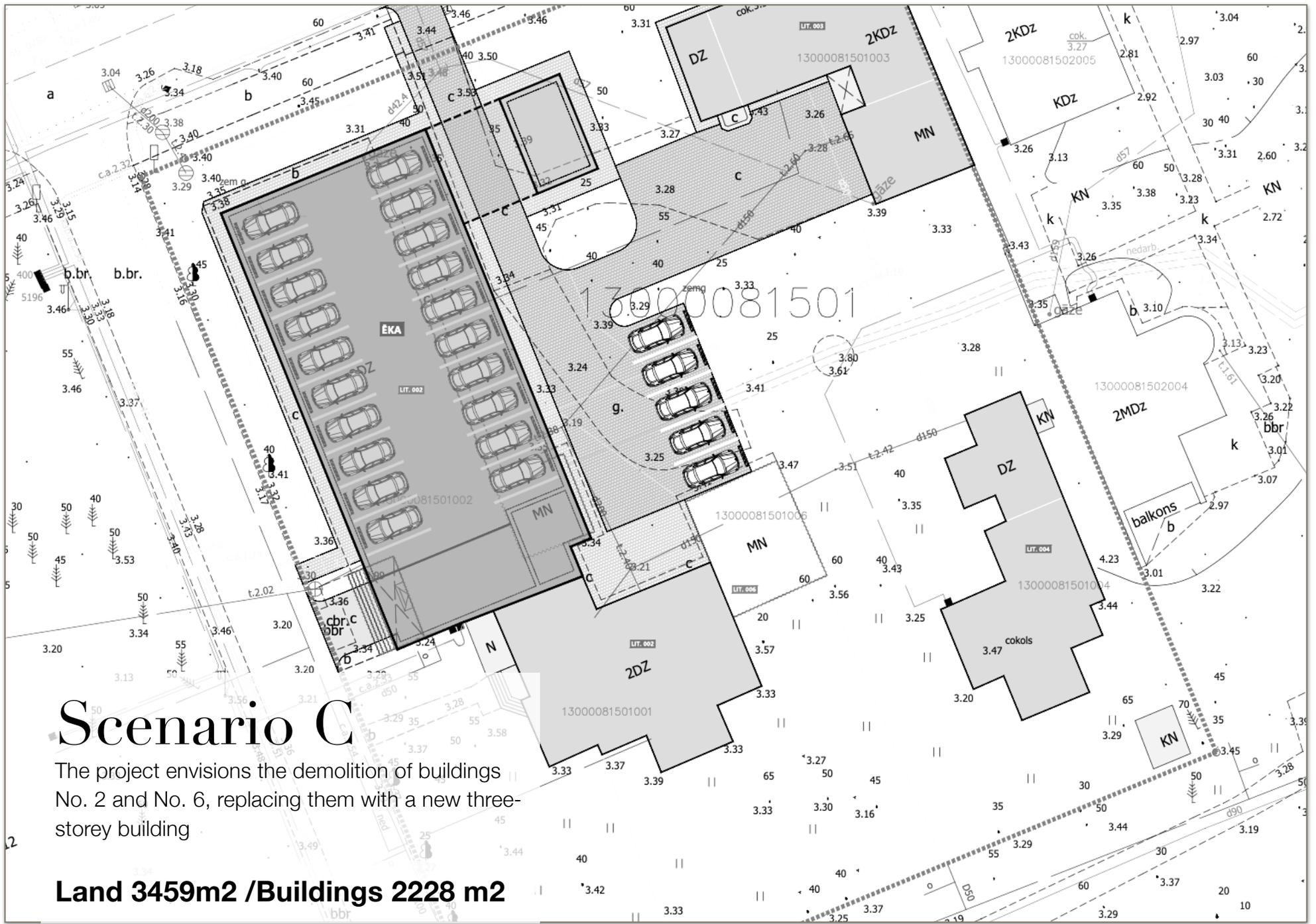
Development Potential



Scenario A

Renovation and redevelopment while preserving existing structures and building volumes

Land 3459m² /Buildings1300m²



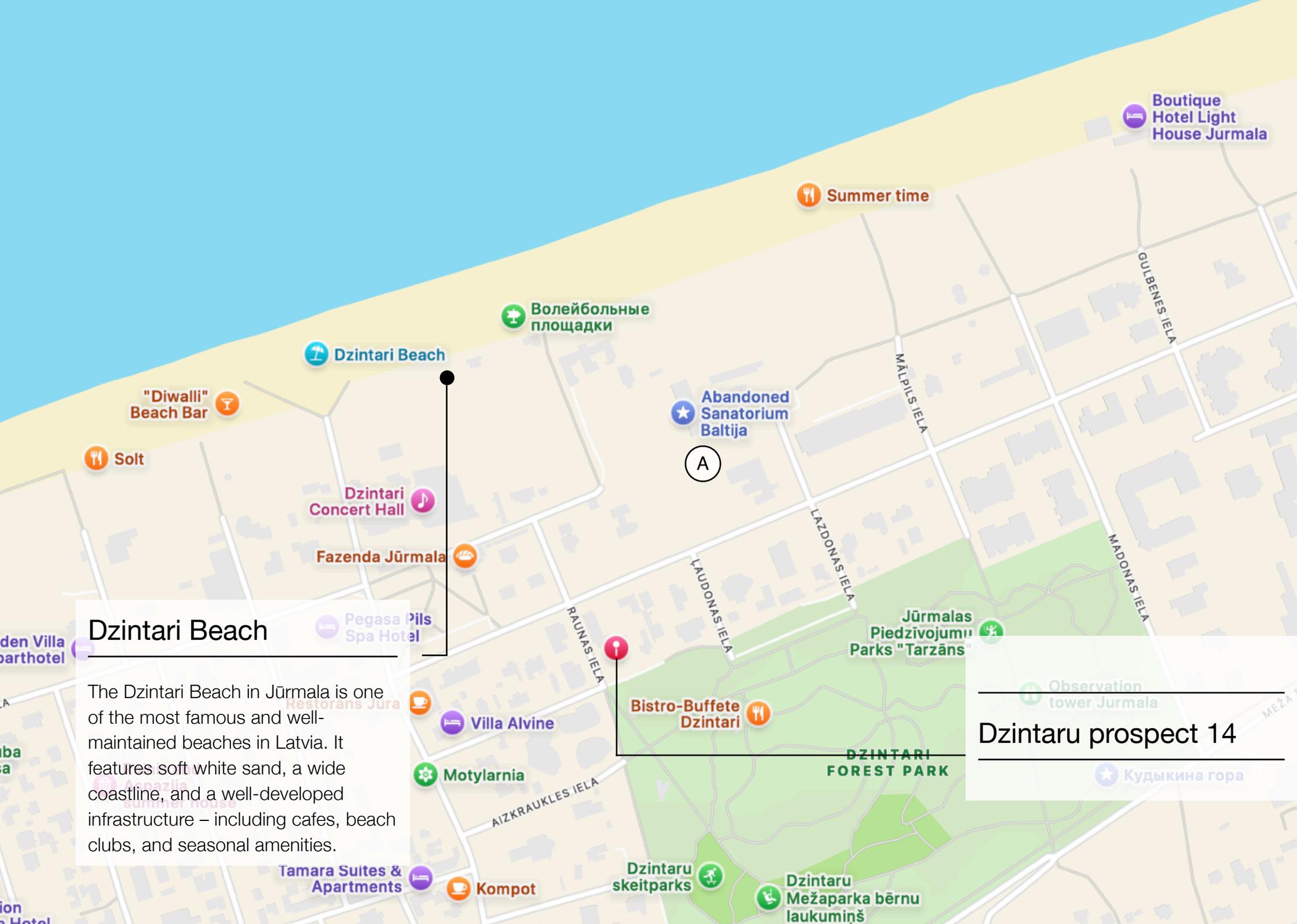
Scenario C

The project envisions the demolition of buildings No. 2 and No. 6, replacing them with a new three-storey building

Land 3459m2 /Buildings 2228 m2







Dzintari Beach

The Dzintari Beach in Jūrmala is one of the most famous and well-maintained beaches in Latvia. It features soft white sand, a wide coastline, and a well-developed infrastructure – including cafes, beach clubs, and seasonal amenities.

Dzintaru prospect 14



Exclusive Investment Opportunity in Jūrmala – Dzintaru Prospekts 14

This unique property in Jūrmala offers **exceptional development potential** in one of the most prestigious and ecologically clean areas of Latvia. Surrounded by pine forests and just a short walk from the Baltic Sea, the location combines the **healing climate of Jūrmala** with modern infrastructure and close proximity to Riga (only 20 minutes by car).

The area is renowned for its **world-class SPA and wellness centers**, high-end restaurants, and cultural attractions, including the famous **Dzintari Concert Hall**, hosting international music festivals. This environment creates a perfect foundation for developing a high-value, premium-class project.

Versatile development potential:

- An exclusive residential complex with a private pool
 - A boutique SPA & wellness retreat or medical recovery clinic
 - A premium gated multi-apartment complex
 - A luxurious private residence
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- **Remarkable 19th-century wooden architecture** and large, beautifully landscaped grounds with pine trees.
 - **High appreciation potential** – the property is in one of the most desirable locations on the Baltic coast.

Contacts

LNK Properties, a developer with extensive experience, will accompany the entire process – from transaction support to full-scale design and construction. All documentation can be provided upon request.

Aleksandra Strode
Member of the Board

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This is an exceptional opportunity to invest in a unique location at an attractive market price.