



1. General parameters

Address: Mangalsala, Riga

Cadastral number: 01001201523

Total area: 420 300 m²

Overall length of the coastline: 1000 m

2. Permitted use of the area

Zoning: Seaport building area

The construction and use of the following structures is permitted in the territory:

- object of a commercial nature;
- transport infrastructure object;
- general manufacturing company;
- navigation and hydraulic engineering;
- wholesale object;
- fuel and gas filling station;
- 110 kW and 330 kW substation;
- sorted waste collection area, used packaging acceptance point;
- the structure necessary for outdoor (open) storage;
- storage of soil obtained as a result of cleaning and dredging of surface water objects;
- motor vehicle repair service (including car wash);
- land infrastructure of boat and yacht harbors and berths.

Zoning: Seaport building area

The construction and use of the following structures is permitted in the territory:

- object of a commercial nature;
 - object of trade and services (including maintenance station);
 - light manufacturing company;
 - wholesale object;
 - sorted waste collection area, used packaging acceptance point;
 - transport infrastructure object;
 - navigation and hydraulic engineering;
 - land infrastructure of boat and yacht harbors and berths.
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3. Technical parameters of the berth – none

4. Railway

Not possible.

5. Roads

A paved access road in the territory.

6. Gas pipeline

Parameters: Medium pressure

Distance from the territory: 0 m

7. Electricity

- It is necessary to build a connection of the respective capacity.
 - Currently 0.5 MW
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8. Water supply/sewerage

Local networks.

9. Ground

Suitable for construction.

10. Distance to the nearest residential area

Distance to the nearest residential area: 0 m

11.Type of operations of the bordering port companies

- Warehouses and port terminals.
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12.Special remarks

- Part of the territory is occupied by cultural and historical monuments (fortification of Tsarist Russia Daugavgriva).
 - Communication connections are possible from the existing warehouse complex in the southern part of the territory.
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- It is necessary to carry out local planning in order to determine the territories to which the Law of the Republic of Latvia “On the Protection of Cultural Monuments” applies, and which territories are to be developed for the use of port services. The estimated costs of the local planning are 60,000 EUR (according to the estimates made by LLC “ELLE” in 2020).

13.Pictures



MANGALSALA DESCRIPTION OF THE TERRITORY

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Darba laiks: darbadienās no 08:30 līdz 17:00.

LPP 4

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LPP 5

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LPP 6