

LAND BUYER REPORT · HOUSE PLOT

Baronu iela 10, Berģi, Garkalnes pag., Ropažu nov.

Zone DzS (detached housing) · registered as water bodies in private ownership or use

LAND UNIT	AREA	LAND REGISTER FOLIO	FOLIO READ
80600111276	1 841 m ²	100000621515	12 September 2026

What Latvia's public registers, planning documents, survey maps and the Land Register say about this plot, each fact with its source and date. It compares the asking price with registered sales nearby and lists what to settle before buying. It is not a valuation.

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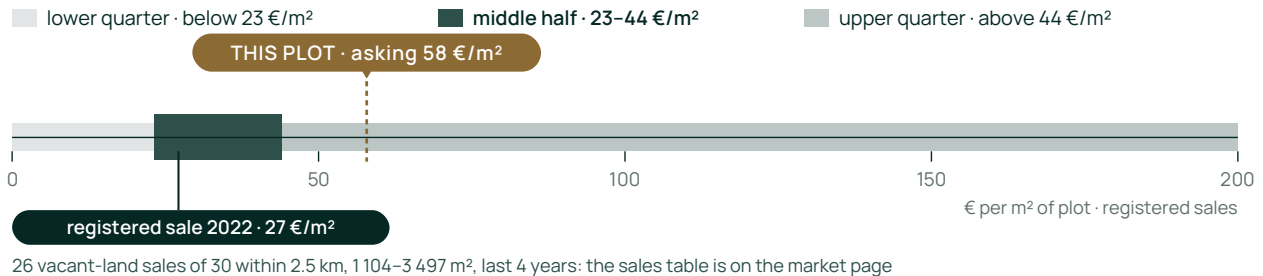


IN ONE MINUTE

The plot at a glance

Baronu iela 10, Berģi, Garkalnes pag., Ropažu nov. is a 1 841 m² land unit registered for water bodies in private ownership or use, 13.6 km from Rīga, zoned DzS (detached housing). The cadastre records no building on it. It is on the market at **€106 500**.

Where the price sits



The middle half of comparable registered plot sales is **23-44 €/m²** (€42 500-€81 000 for this plot's 1 841 m²); the upper quarter runs above 44 €/m², the lower quarter below 23 €/m². The asking price of €106 500 (58 €/m²) sits in the upper quarter of comparable registered sales. The plot last sold on 24.03.2022, from the developer SIA [redacted] for €50 000; the resale ask is more than double that. None of the band's sales lies in this estate. A lakeside plot at Ābeļu iela 52, 1.6 km away, sold for 45-46 €/m² twice in 2025. Baronu iela 2, a lakeside resale offer in the estate, asks 64 €/m².

THREE THINGS TO KNOW

1

A water channel takes 27 % of the plot

A channel that the 2015 detailed plan does not draw covers 504 m² of the east part. The house must keep 10 m from the shoreline. A surveyor's plan and the municipality's reading of the setback decide how much dry ground is left for building.

2

Only access is a company-owned estate street

The plot's only frontage is 24 m onto Baronu iela, which a company owns, and company land continues to Ziedu iela. No road servitude is registered, so the right of way and a driveway depend on the street owner until one is entered.

3

The developer must approve the house

Under the detailed plan, SIA [redacted] must agree the design in writing and sign off before the house is used. Its criteria are in an unpublished agreement. Its site asks for design approval within two years of purchase, and this plot was bought on 24.03.2022.

RISK SCORE

68 / 100

Moderate risk

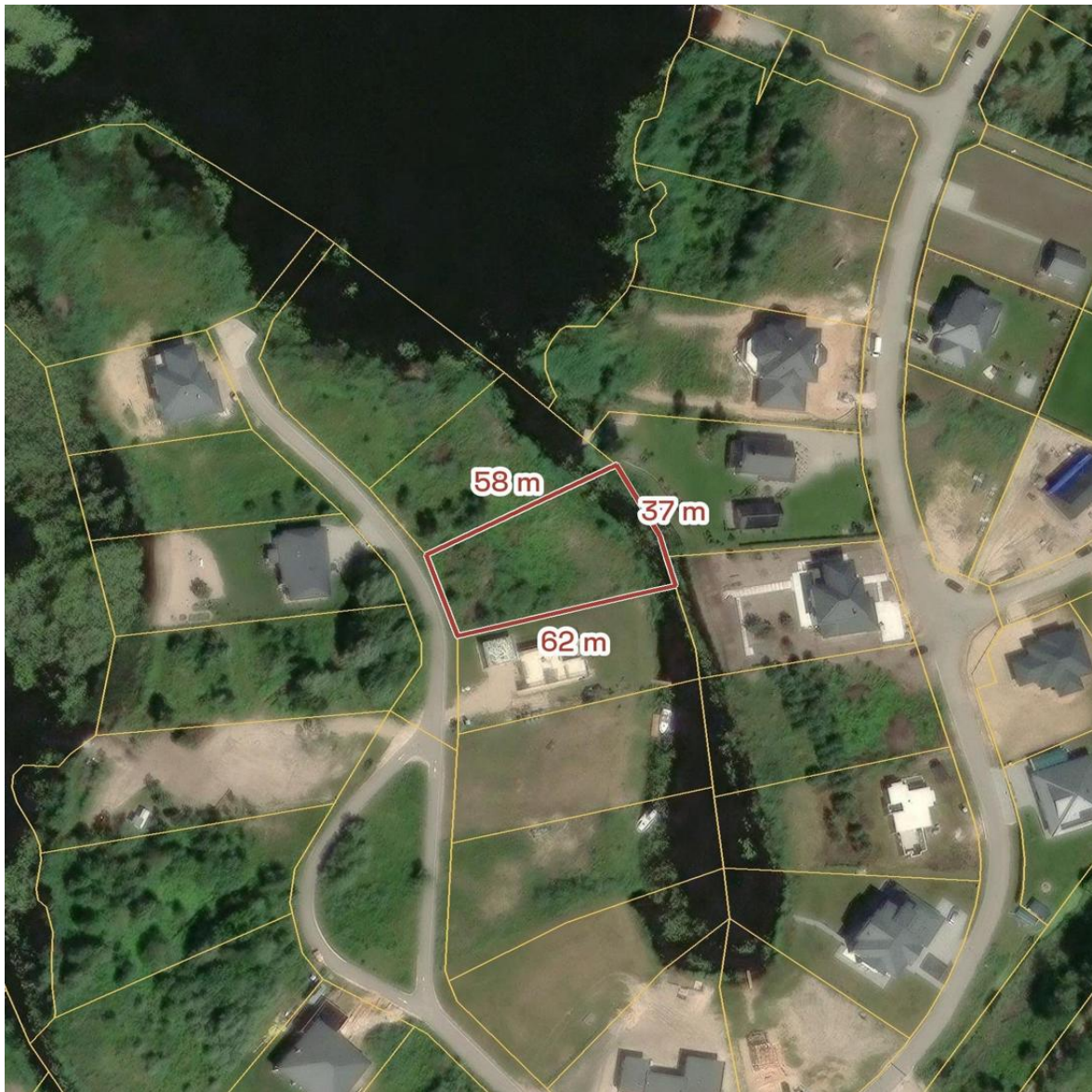


■ MATERIAL · ■ MANAGEABLE · ■ OPEN · ■ NOTE · ■ STRENGTH

0 to 100, higher is safer: 85 and above low, 65 to 84 moderate, 40 to 64 elevated, below 40 high.

Three material findings each have a known route: a survey and the municipality's reading of the channel setback, a registered servitude from the estate streets' owner, and SIA [redacted] design consent. The last two depend on a private party's agreement, which the estate's finished houses have had. A sanction in the 2022 purchase contract for the two-year design term, or a refused servitude, would move the score to the elevated band. Two open questions could still move where the house stands: the detailed plan's building lines for the former plot 18, and the draft plan's 340 m² water zone. Each finding, and what settles it, is on the risk page.

The plot and its boundaries



■ the plot · ■ cadastre parcel boundaries · satellite image of 03.07.2025 at a source resolution of 0.34 m · Esri, Maxar, Earthstar Geographics, and the GIS User Community · frame 300 m · side lengths in metres

In July 2025 the plot is unbuilt. Young conifers stand in the west part, and rough grass runs down to the dark channel that cuts through the east part. The estate street runs along the west side. Neighbours have houses built or under way.

Dimensions

Sides (4)	62 m, 58 m, 37 m; 1 shorter side totalling 24 m
Perimeter	181 m
Area	1 841 m² registered; the cadastre map agrees
Longest extent	69 m between two corners · bounding box 69 × 47 m (east–west × north–south)
Road frontage	24 m on Baronu iela on the west side (street land, parcel 80600111273)

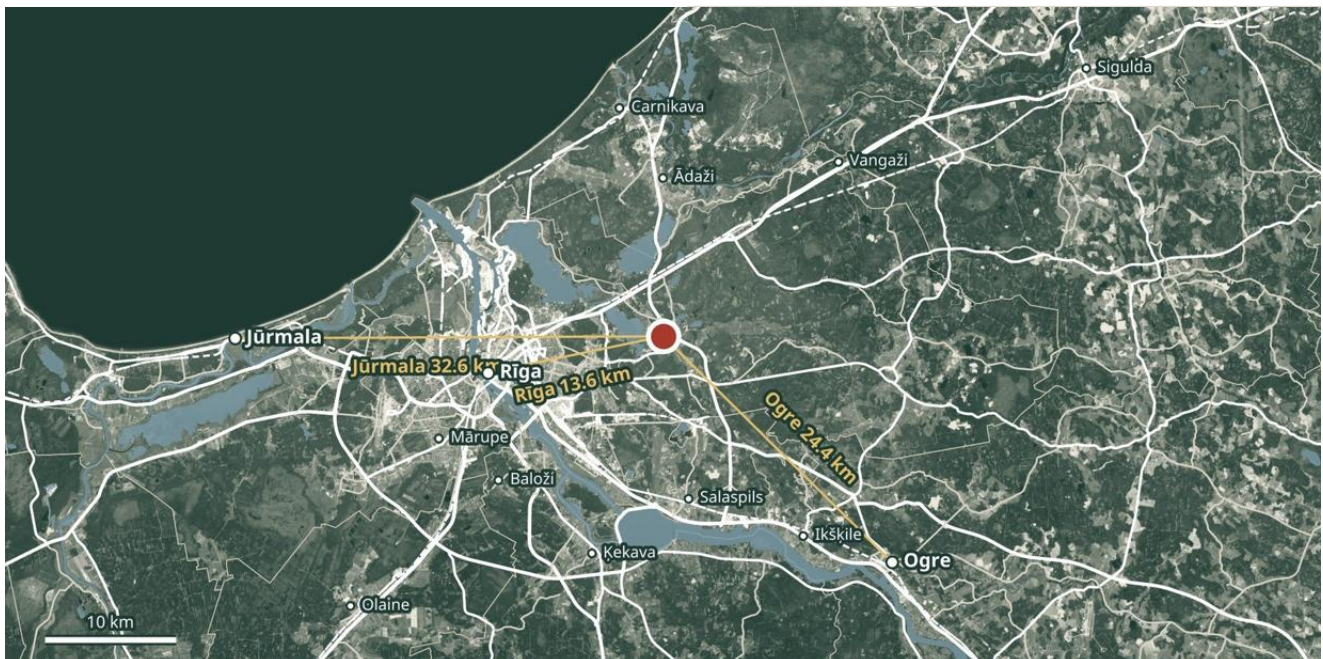
Side lengths from the cadastre map; the boundary plan (zemes robežu plāns) is the legal measure; sides under 25 m are listed but not labelled on the map.



01 · THE PLOT

What is being bought

LAND UNIT	80600111276	CADASTRAL VALUE	€15 220
CADASTRE AREA	1 841 m ²		the value the tax is charged on; the market-based (universal) value is €21 400
REGISTERED USE	water bodies in private ownership or use Fizisko un juridisko personu īpašumā vai lietošanā esošo ūdeņu teritorijas differs from the zone; the risk assessment says what that means, and Before signing names the step	PROPERTY TAX	≈ €228 / year at the 1.5 % rate Ropaži municipality applies to land (binding regulations No. 14/21, 15.09.2021); 1 % for land owned by companies registered, or people with declared residence, in the municipality on 1 January of the tax year; on the cadastral value
FUNCTIONAL ZONING	DzS Savrupmāju apbūves teritorija · detached housing	LAND CLASSES	Zeme zem ūdeņiem (water) 504 m ² · 27 % Pārējās zemes (other land) 1 337 m ² · 73 % the cadastre's class for land that is not farmland, forest, scrub, water, a road or a yard; on a building plot it is the usual class until a building is registered, and it neither allows nor limits building; the registered purpose and the plan do
BUILDINGS ON IT	none registered the cadastre records no building on the unit; it types the property Zemes un būvju īpašums (land and buildings), but the folio's section I lists land only, so the type is a classification, not a building record	CADASTRE ENCUMBRANCES	3 registered surface-water protection belt; gas protection strip; electricity protection strip. Each with its area on the Land Register page.
OWNER	  natural person, whole title · Land Register folio 100000621515		



● the plot · towns, the state cities in bold · main roads and railways in white · frame 100 km wide · imagery Esri, Maxar, Earthstar Geographics; roads, water and railways OpenStreetMap; boundaries VZD

The plot sits where Riga's built-up east gives way to forest and lakes, between Juglas ezers and the Lielā Jugla. Main roads east of the city run north towards Ādaži and south towards Salaspils without crossing the centre.

The plan and the zone

IN FORCE

Garkalnes novada teritorijas plānojums 2013.-2024.gadam ar 2015.gada grozījumiem
approved 22.12.2015 · TAPIS document 432.

IN FORCE: DETAILED PLAN

Detālplānojums zemes vienībām Ziedu ielā 35, Ziedu ielā 45, Ziedu ielā 65 un "Mašēni", Bergos, Garkalnes novadā
approved 25.08.2015 · TAPIS document 7054.

IN DEVELOPMENT

Ropažu novada teritorijas plānojums

TAPIS document 27939. Work on it started on 24.07.2023. TAPIS shows no public consultation running.

The draft divides the plot:

DzS 81.5 %; Ū 18.5 %. A draft binds nothing until the plan is approved. The record last changed on 18.08.2026.

Thematic plans, which do not bind a permit: Garkalnes, Ulbrokas, Upesciema, Ropažu un Vangažu identitātes, ainavas un publiskās ārtelpas attīstības tematiskais plānojums (Thematic plan for the development of identity, landscape and public outdoor space of Garkalne, Ulbroka, Upesciems, Ropaži and Vangaži); Ropažu novada ūdenssaimniecības attīstības tematiskais plānojums (Water management development thematic plan of Ropaži Municipality); Ropažu novada ainavu tematiskais plānojums (Landscape thematic plan of Ropaži Municipality).



- TR, TR1, TR10 transport infrastructure
- Ū, Ū1 water
- DA, DA1, DA2 nature and plantings
- DzS, DzS8 detached housing
- DzM1 low-rise housing

The whole plot lies in the detached-housing zone (DzS). The nature and greenery zone (DA) along the bay stops at its north corner, and the pond's water zone (Ū) begins just beyond its east corner. The channel dug inside the plot is not drawn.

Functional zoning (TAPIS, official palette) · the plot outlined in red · cadastre boundaries in grey · frame 320 m wide

One detached house with outbuildings is allowed. The estate's 2015 detailed plan includes the plot in its lakeside plot 18 but draws only detached housing (DzS) here, neither its nature (DA) nor its water (Ū) zone. Limits: 2 storeys plus attic, 10 m high, a footprint up to 552 m², 6 m behind Baronu iela's red line (a category D street in Ropažu's transport thematic plan, red lines 10–12 m), 4 m from other boundaries, 10 m from the shoreline. Whether that 10 m runs from the channel dug inside the plot decides the building area. SIA must approve the design in writing. The draft Ropažu plan zones 340 m² as water.



What zone DzS allows here

Permitted uses

KIND	USES LISTED BY THE PLAN (VERBATIM · GLOSS · §)
Main uses	not read from the plan: its chapter for the zone lists them
Secondary uses	not read from the plan: its chapter for the zone lists them

The limits, and what they mean on this plot

LIMIT	WHAT THE PLAN SAYS	ON THIS PLOT
Building density	at most 30 % (§130)	up to 552 m² of building footprint on the 1 841 m ² plot
Height and storeys	2 storeys plus attic · 10 m (§132–133)	the plan's words apply; there is no figure to work out here
Minimum new plot	1 200 m ² ; 600 m ² for a semi-detached house (§129)	too small to divide: two plots would need 2 400 m ²
House on the building line	Buildings stand on the building line, except where a functional reason justifies a larger setback from the street's red line. (§25)	the street facade stands on the detailed plan's 6 m line behind Baronu iela's red line unless the building board accepts a reason to set it back
Height against distance to a neighbour	A facade may be at most 1.5 times as high as its distance to the neighbour's boundary. The neighbour can allow more by signing the design's site plan, up to the zone's maximum height. (§23)	at the 4 m setback a facade may rise 6 m, so the full 10 m needs more distance or the signature of the neighbour on that side
Protection belt along water	Lakes and artificial water bodies keep minimum protection belts. In a village the plan sets 20 m for Mašēnu ezers and 10 m for other water bodies, with a 4 m towpath. (§98)	the pond's belt covers 137 m ² at the east corner; whether the channel inside the plot takes a belt of its own depends on where the design fixes the shoreline (§100)
Raising the ground	Where the ground is raised on one property only, drainage must keep the groundwater level of the neighbouring land as it is. (§86)	raising this low, wet plot for a house needs drainage that leaves the four neighbours' groundwater unchanged
Raising the ground near a boundary	Raising the ground by more than 0.3 m within 1 m of a neighbour's boundary needs that neighbour's written consent. (§87)	raising the ground by more than 0.3 m within 1 m of a boundary needs that neighbour's written consent
Rainwater kept on the plot	Building on unbuilt land must provide for surface runoff and hold all or part of the rainwater on the plot itself. (§85)	the design shows where the roof and yard water is held or led on the plot

Garkalne territorial plan 2013–2024 (2015 amendments), building regulations (TIAN), zone DzS; TAPIS document 432.

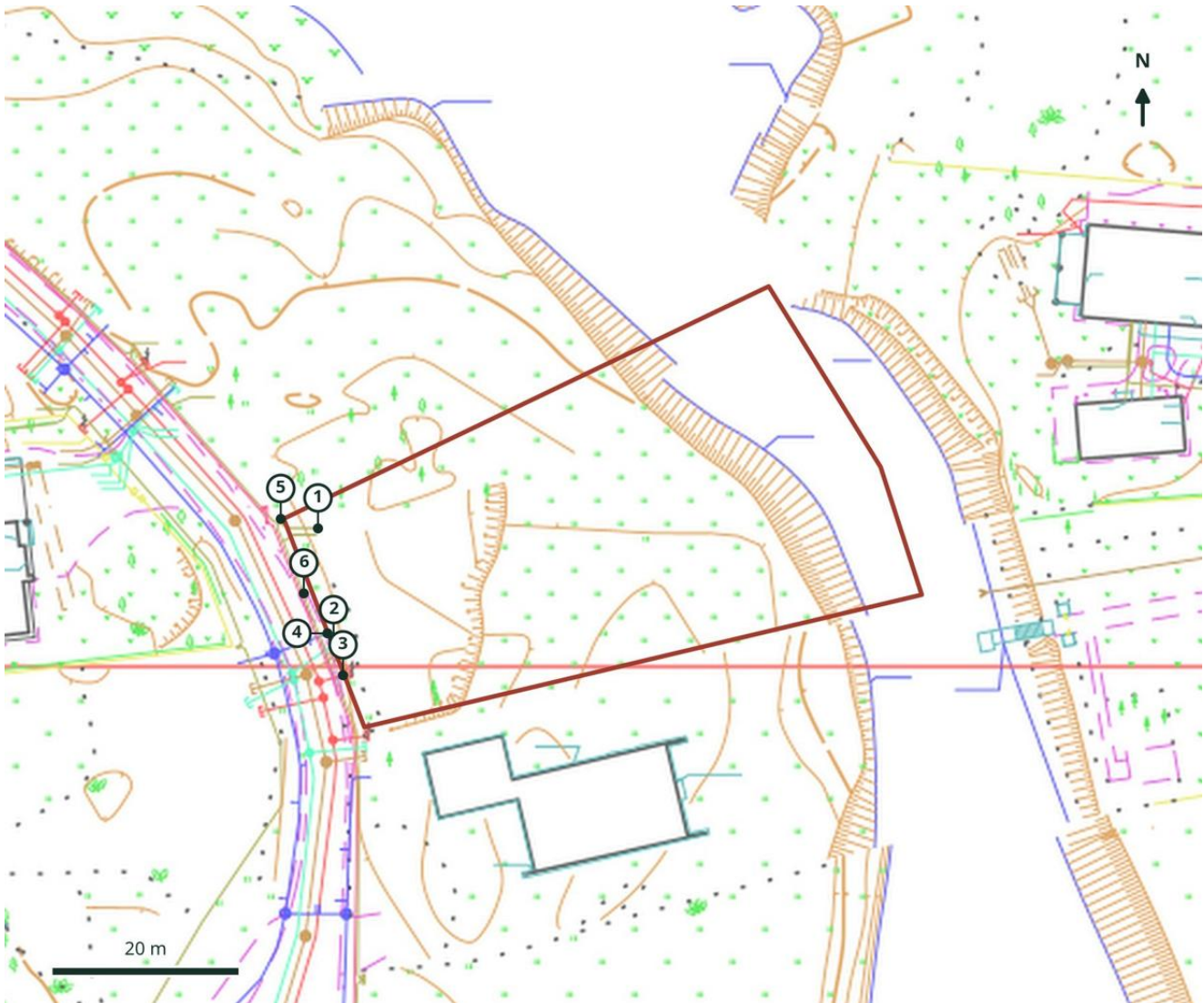
Zones over the plot

ZONE (VZD CADASTRE)	ON THE PLOT	WHAT THE LAW RESTRICTS IN IT, AND WHO DECIDES
Protection belt around a lake dabiskas ūdenstilpes vides un dabas resursu aizsardzības aizsargjoslas teritorija pilsētās un ciemos	134 m ² (7 %)	The register records the zone; this report holds no reading of its rules, which the zone's holder and the municipality confirm.

The zones from the cadastre's encumbrance list (VZD); their rules from the Protection Zone Law (Aizsargjoslu likums) and its Cabinet regulations, read on likumi.lv on 12.10.2026. Where zones overlap, the strictest rule applies (Aizsargjoslu likums, Art. 34). A zone takes no land; the plan in force may add its own limits.

Survey and protection strips

The state 1:500 survey covers the whole plot. The sheets were last changed on 31.08.2026 and 08.09.2026. Water, gas, telecom and 0.4 kV power networks in Baronu iela reach the west boundary. Their protection zones take 26 m², leaving 1 815 m² outside the network strips; the 504 m² of registered water and the 10 m shoreline setback come off that before any building ground is known. The water main and the telecom duct end there as branches: likely connection points, which the operators confirm. No metering cabinet is drawn. A bank slope and the water's edge cross the east part from north to south, but nothing fixes them in metres. A licensed surveyor's levelled topographic plan would fix the shoreline, the 10 m setback and the pipe depths.



The state 1:500 survey (VZD ADTI) over the plot, lightened · numbers: the objects in the survey table

Survey and protection strips (continued)

NO.	WHAT THE SURVEY DRAWS	WHERE	PROTECTION STRIP (BY LAW)	IN THE REGISTER
1	power line pole or cabinet	on the plot, 3 m in from the north-west side	–	–
2	water main	a branch ends at the west boundary	3 m each side of the pipe (5 m if deeper than 2 m)	not registered on the street parcel 80600111273 (Baronu iela)
3	gas pipeline (low or medium pressure)	along the west boundary	1 m each side of the axis (up to 0.4 MPa)	on the plot: 3 m ² (under 1 % of the plot); registered on the street parcel 80600111273 (Baronu iela)
4	telecom cable duct	a branch ends at the west boundary	1 m each side of the line or duct	not registered on the street parcel 80600111273 (Baronu iela)
5	0.4 kV power cable ending at the boundary	on the north-west boundary	1 m each side of the cable	on the plot: 1 m ² (under 1 % of the plot); registered on the street parcel 80600111273 (Baronu iela)
6	0.4 kV power cable ending at the boundary	0.8 m outside the west boundary	1 m each side of the cable	on the plot: 1 m ² (under 1 % of the plot); registered on the street parcel 80600111273 (Baronu iela)

Objects as the state database classes them; distances from the cadastre-map boundary; an object outside the plot is checked against the register of the parcel it lies in.



Protection strips at their legal widths, coloured as in the key · the plot outlined in red · frame 108 m · VZD ADT1 1:500 survey, VZD encumbrance layer

The protection strips sit only at the west boundary, mostly the water main's zone where its branch ends. Together they cover 26 m², and the rest of the plot is free of network strips. The registered 134 m² water protection belt is not drawn here.

- gas pipeline (low or medium pressure)** · 1 m each side of the axis (up to 0.4 MPa) · drawn: 2 m² (under 1 % of the plot) · registered: 3 m² (under 1 % of the plot) agrees with the register
- power cable** · registered: 1 m² (under 1 % of the plot) registered; not drawn on the survey
- water main** · 3 m each side of the pipe (5 m if deeper than 2 m) · drawn: 25 m² (1 % of the plot) not in today's cadastre; the zone applies by law
- telecom cable duct** · 1 m each side of the line or duct · drawn: 2 m² (under 1 % of the plot) not in today's cadastre; the zone applies by law

Outside the strips the survey places: 1815 m². The register also records the power line's strip (1 m²), which the survey does not draw; without them about 1814 m² stays clear, before the building line from the street and the distances to neighbours, which leave less for a house.

A dashed swatch: a registered strip the survey does not draw.



Detailed plan, Berģi (2015)

This is the estate's own detailed plan: it is named after the streets it was first drawn for, and it covers the whole estate, this plot included (TAPIS document 7054, in force since 25.08.2015). Its conditions for plot group Nr. 12–15, 18–24 (the lakeside plots, zones DzS + DA + Ū), §29–32, refine the territorial plan and prevail where stricter. Attachments (regulations, permitted-use sheet, utilities plan, land-survey plan): tapis.gov.lv/tapis/lv/documents/7054.

PERMITTED	a detached house (savrupmāja) plus the necessary outbuildings and ancillary structures (§32.1)
ZONES INSIDE THE PLOT	detached housing DzS, nature and plantings DA, and water Ū (§29); the boundaries are drawn on the plan's graphic sheet, not in the cadastre (§30); on this parcel the drawing (sheet 2, laid over today's cadastre) shows only DzS; the nature zone and the pond meet it at its north and east corners, and the channel dug through its east part after 2015 is not drawn
MINIMUM NEW PLOT	1 200 m ² : the plot may not be split below this (§31)
BUILDING DENSITY	30 % maximum (§32.2)
STOREYS · HEIGHT	2 storeys plus attic (§32.3) · 10 m, and 8.5 m at the building line (§32.4)
BUILDING LINE	6 m from the street's red line (§32.5)
SETBACKS	4 m from the plot boundary · outside the gas main's protection strip · 10 m from the shoreline of the water body (§32.6)
FENCING	along the red line, along the plot boundary, and no closer than 10 m to the shoreline (§32.7)
SERVICES REQUIRED	every dwelling must be connected to electricity, water supply, wastewater collection and telecommunications (§32.8)

Developer's consent is written into the plan (§4). The design must be agreed in writing with the implementer, SIA [redacted] and its sign-off is needed again before the house is taken into use: a private consent on top of the municipal permit. The plan sets no criteria for it: its only design clauses are noise insulation for facades and windows (§5), superstructures exempt from the height limit (§6), flags on masts only (§7) and the fence lines (§32.7). What the implementer judges is in the administrative agreement on implementation (§32.9), held by the municipality and the implementer, not in TAPIS.

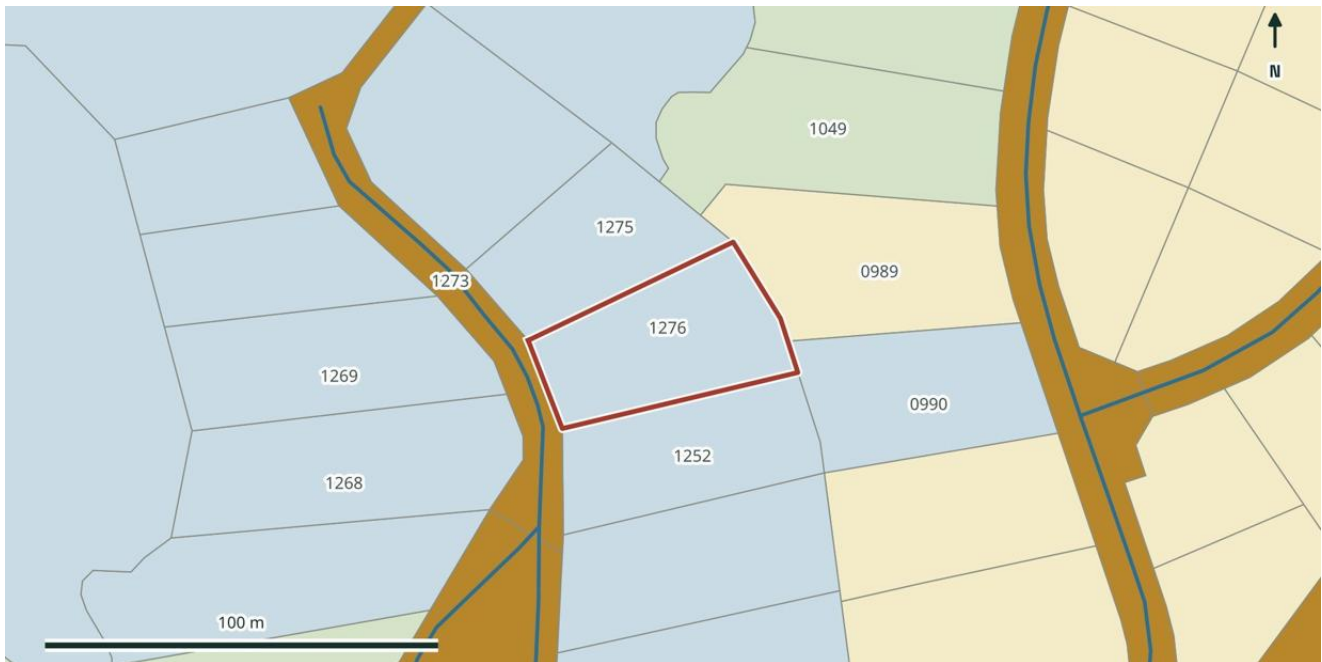
What the documents allow here

STEP	FROM THE DOCUMENTS	RESULT
Title area	cadastre	1 841 m²
Water in the plot	cadastre explication	504 m ² , counted in the area for density (Cabinet Regulation No. 240, points 114–115)
Maximum building density	30 % (detailed plan §32.2; territorial plan §130)	≈ 552 m² of footprint
Storeys · height	2 storeys plus attic · 10 m (territorial plan §132–133)	2 storeys plus attic
Splitting the plot	minimum 1 200 m ² per new unit (detailed plan §31; territorial plan §129)	1 whole unit by area only

Area calculations illustrate the stated ratios; they are not approved building or subdivision capacity. The plan's calculation basis, use-specific conditions, building lines, setbacks, access and protection belts determine the usable envelope. Storeys are not inferred from a height limit.

How the plot is reached

No public land touches the plot. Its only road frontage is 24 m on the west side, onto Baronu iela (parcel 80600111273). This is an estate street that a company owns as the property „Baronu iela” (80600110953). About 240 m of company streets, Baronu iela and then Promenādes iela, lead out to Ziedu iela. The municipality holds Ziedu iela as legal possessor: it manages the land, but its ownership is not entered in the Land Register. The Land Register records no road servitude for the plot, and a servitude binds only once it is entered there. A driveway onto Baronu iela needs the owner’s written permission. No record shows a handover of the estate streets to the municipality.



■ road land · ■ housing land · ■ other built-up land · ■ water (as registered) · ■ forestry, nature / recreation · ■ other registered purposes (farmland among them) · — street (solid) or track (dashed) on the map (OpenStreetMap) · — the plot · colours show the cadastre’s registered land purpose · labels are the end of each parcel’s cadastre number, as in the boundary table · frame 334 m wide

The plot (1276) and its lakeside neighbours 1275, 1252 and 0990 are still registered as water. The only road land at the boundary is 1273 to the west: Baronu iela, a company’s estate street. Housing land 0989 adjoins the north-east side.

How the plot is reached (continued)

The boundary, parcel by parcel

PARCEL	REGISTERED AS	HELD BY	SHARED BOUNDARY	WHERE
8060011252	water bodies in private ownership or use Fizisko un juridisko personu īpašumā vai lietošanā esošo ūdeņu teritorijas	a private person	62 m	south side
8060011275	water bodies in private ownership or use Fizisko un juridisko personu īpašumā vai lietošanā esošo ūdeņu teritorijas	a private person	58 m	north-west side
80600110989	undeveloped single-family housing land Neapgūta individuālo dzīvojamo māju apbūves zeme	a private person	29 m	north-east side
8060011273 Baronu iela	road and railway right-of-way land, here a street: Baronu iela Zeme dzelzceļa infrastruktūras zemes nodalījuma joslā un ceļu zemes nodalījuma joslā	a company	24 m	west side
80600110990	water bodies in private ownership or use Fizisko un juridisko personu īpašumā vai lietošanā esošo ūdeņu teritorijas	a private person	9 m	east side

VZD cadastre and ownership-status register; a holder is the owner unless marked.

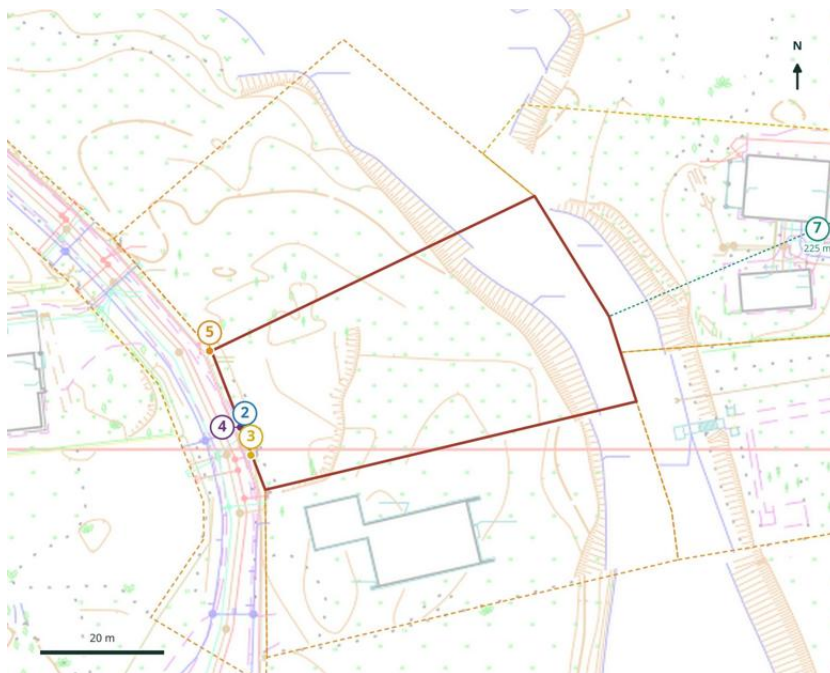


Main and regional roads ·
 Local streets ·
 The street touching the plot ·
 Service roads, tracks, paths ·
 The plot · © OpenStreetMap contributors

The estate fills a peninsula in Mašēnu ezers, so every trip out uses its own streets: Baronu iela south from the plot's west side, then the Promenādes iela loop to Ziedu iela beyond the estate.



Connections: what reaches the plot, and where



Water, gas and a telecom duct reach the west boundary from Baronu iela, at the south-west corner. Water and the duct are branches that end there; gas runs along the boundary. The survey draws no sewer at the plot. A 2021 case laid sewer pipes in Baronu iela, so a short run from the street is likely; the water operator's technical conditions fix the point. Tet offers fibre at the address.

Numbered dots: the nearest point of each network the 1:500 survey names (1–6 as in the survey table, higher numbers beyond the survey plan's frame) a dashed leader to the boundary when outside; a number at the frame's edge with a distance points to a network farther away · dashed outlines: parcels nearby whose cadastre record carries that network's strip · the plot outlined in red · VZD ADTI survey, VZD cadastre

NETWORK	NEAREST POINT ON THE SURVEY	WHO TO ASK
● Electricity	5 0.4 kV power cable ending at the boundary: on the north-west boundary	Sadales tīkls
● Water	2 water main: a branch ends at the west boundary	Pašvaldības SIA „Garkalnes inženiertīkli” or SIA „Rīgas ūdens”
● Sewer	none named on the survey in this frame	Pašvaldības SIA „Garkalnes inženiertīkli” or SIA „Rīgas ūdens”
● Storm water	none named on the survey in this frame	the municipality
● Gas	3 gas pipeline (low or medium pressure): along the west boundary	Gaso
● District heating	7 district heating pipe: 225 m beyond the north-east side	the heat utility
● Telecom	4 telecom cable duct: a branch ends at the west boundary	Tet
● Broadband	Tet offers a fixed line at the address (checked 13.10.2026)	Tet

Where each network's protection strip is registered is in the survey table in chapter 02.

The survey draws no electricity cabinet or line at the boundary (sheet changed 08.09.2026); the nearest 0.4 kV line is the 0.4 kV power cable ending at the boundary on the north-west boundary.

Sadales tīkls connects a house on application, normally at a cabinet on the street side; the owner chooses the main fuse, usually 3 × 16–32 A.

Schools, kindergartens and daily needs



■ the plot · ● Grocery · ● Doctor · ● Bus stop · numbers as in the table · base © OpenStreetMap contributors

No school or kindergarten appears around the plot. The kindergarten the listing calls 'minutes away' is in Langstiņi, beyond this frame. The plot, boxed, sits in Berģu Skati on Mašēnu ezers. The grocery (1) is in Upesciems, reached via Ziedu iela; the A4 runs beyond the Lielā Jugla.

#	WHAT	NAME	STRAIGHT LINE
● 1	Grocery	AIBE - Pārtikas, dzērienu un tabakas veikals	1 km
●	Pharmacy	Euroaptieka	3.6 km
● 3	Doctor	Osteopātiskas Medicīnas Attīstības Centrs	2.3 km
●	Park	Krēgermuižas parks	4 km
● 5	Bus stop	Berģuciems	975 m
●	Railway station	Jugla	5.8 km

Schools and kindergartens within 2.5 km, the nearest of the rest; Google Places (a place is kept only when its main business is the kind asked for), bus stops and stations from the state registers. Straight lines from the plot, not routes.

The surroundings

The plot sits in a gated estate of new houses on the east shore of Mašēnu ezers, with no industry nearby. Houses stand on the adjoining plots at Promenādes iela 22 and 24. Baronu iela 8 next door and several plots along the street are being built or about to start, so construction traffic will continue. Road noise reaches 45–49 dB at most.



Construction records around the plot

WHERE · CASE	DIST.	RECORDED WORK	STAGE
Promenādes iela 22 BIS-BL-238591-1244	adjoins	New construction · outbuilding; Savrupmāja Jauna būvniecība · Palīgēka; Savrupmāja	Ekspluatācija (in use, commissioned)
Promenādes iela 24 BIS-BL-378957-1674	adjoins	New construction · dwelling house Jauna būvniecība · DZĪVOJAMĀ MĀJA	Ekspluatācija (in use, commissioned)
Baronu iela 8 BIS-BL-639432-7533	adjoins	New construction · Savrupmāja Jauna būvniecība · Savrupmāja	Būvdarbi (construction works)
Promenādes iela 20 BIS-BL-332098-1434	10 m	New construction · dwelling house Jauna būvniecība · DZĪVOJAMĀ MĀJA	Būvdarbi (construction works)
Baronu iela 13 BIS-BL-488719-5501	10 m	New construction · dwelling house Jauna būvniecība · Dzīvojamā māja	Ekspluatācija (in use, commissioned)
Baronu iela 15 BIS-BL-697149-8207	26 m	New construction · dwelling house Jauna būvniecība · DZĪVOJAMĀ MĀJA	Būvdarbi (construction works)
Baronu iela 6 BIS-BL-875418-12192	26 m	New construction · Semi-detached house Jauna būvniecība · Dvīņu māja	Būvdarbu uzsākšanas nosacījumu izpilde (fulfilment of construction-start conditions)
parcel 80600110929 BIS-BL-378486-1704	27 m	New construction · Construction of sewerage in Promenādes iela and Baronu iela; Construction of water supply pipeline in Promenādes iela and Baronu iela Jauna būvniecība · Kanalizācijas izbūve Promenādes un Baronu ielā; Ūdensvada izbūve Promenādes un Baronu ielā	Ekspluatācija (in use, commissioned)
Promenādes iela 21 BIS-BL-398296-4752	27 m	New construction · Installation of electricity supply connection Jauna būvniecība · Elektroapgādes pieslēguma ierīkošana	Ekspluatācija (in use, commissioned)
parcel 80600110929 BIS-BL-441570-4871	27 m	New construction · Distribution gas pipeline Jauna būvniecība · Sadalošais gāzes vads	Ekspluatācija (in use, commissioned)
Baronu iela 9 BIS-BL-850183-12031	28 m	New construction · dwelling house Jauna būvniecība · Dzīvojamā māja	Būvdarbi (construction works)
Baronu iela 7 BIS-BL-821649-10834	57 m	New construction · dwelling house Jauna būvniecība · Dzīvojamā māja	Būvdarbu uzsākšanas nosacījumu izpilde (fulfilment of construction-start conditions)

BIS, edition 06.10.2026; 12 of 30 cases within 120 m shown; the 18 farthest are not listed. Distances run to the case parcel, not to the works; a stage is not proof of a permit or of work on site.

Relief, water and trees

The plot's mean elevation is 2.0 m above sea level, level with the adjoining parcels; the terrain model behind these figures is a 20 m grid, so they describe the plot, not a building pad.

The plot is level and low, practically the same height as the ground around it. The laser relief shows no bank, hollow or ditch inside the boundary. It was scanned before the water channel was dug through the east part, so it shows neither the channel nor any ground moved in digging it. A levelled survey would give today's heights and the line of the channel bank.

Coastal storm surge: 0.1 % of the plot in the 1-in-200-year extent.

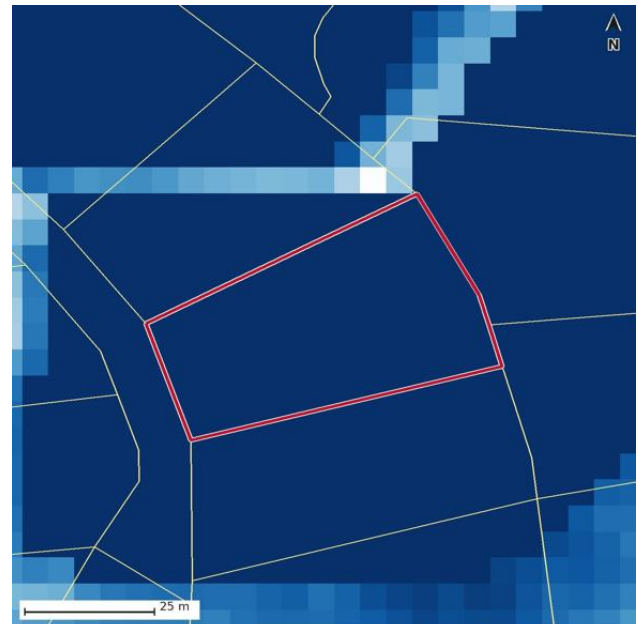
A 1-in-100-year extent is the area with a 1 % chance of flooding in any one year (LVGMC flood maps).

Only the rarest sea storm surge, the 1-in-200-year one, reaches the plot, over the small share shown above; the maps do not show where. Every spring, ice-jam and more frequent surge scenario leaves it dry, and no flood-prone land is registered. The depth-to-water model (a model, not a measurement) places the whole plot at or near water level; the wetness model reads most of it as dry. Both predate the channel now bringing open water into the east part. A groundwater reading on site settles how high water stands.



Relief (LIDAR shaded relief) · Shaded relief from the national laser scan: light faces the north-west, dark faces the south-east; the smoother the tone, the flatter the ground · the plot outlined in red · neighbouring parcel boundaries in yellow · frame 120 m · LVM GEO

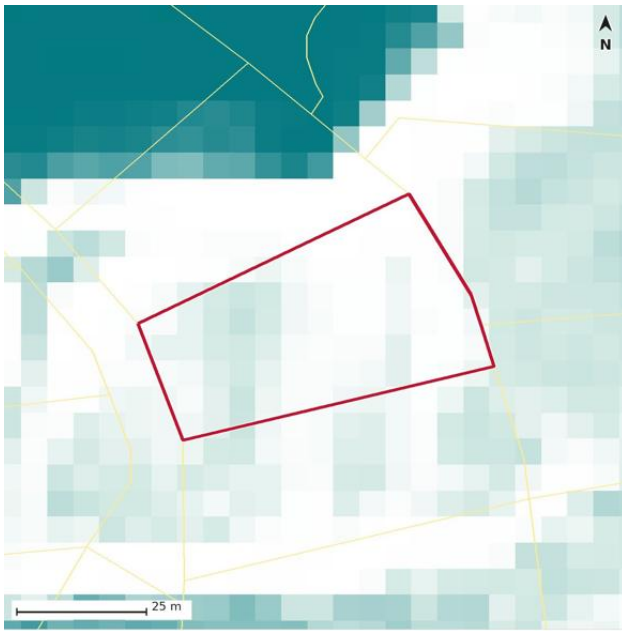
The laser relief shows the plot smooth and level, with no bank or hollow inside it. The scan predates the channel, so the east side still appears as unbroken ground. The low ridge to the north-west is on the neighbouring parcel.



Depth-to-water index (30 ha model, sandy soils) · Silava's depth-to-water index for sandy deposits: the height of the ground above the nearest modelled flow path, 5 m cells; dark blue means water is likely at or near the surface, pale means higher and drier: a model, not a groundwater measurement · the plot outlined in red · neighbouring parcel boundaries in yellow · frame 120 m · LVM
GEO · key: water at the surface 1 m or deeper · the 30 ha model, the one for sand and gravel, since the sheet maps gravel over 100 % of the plot

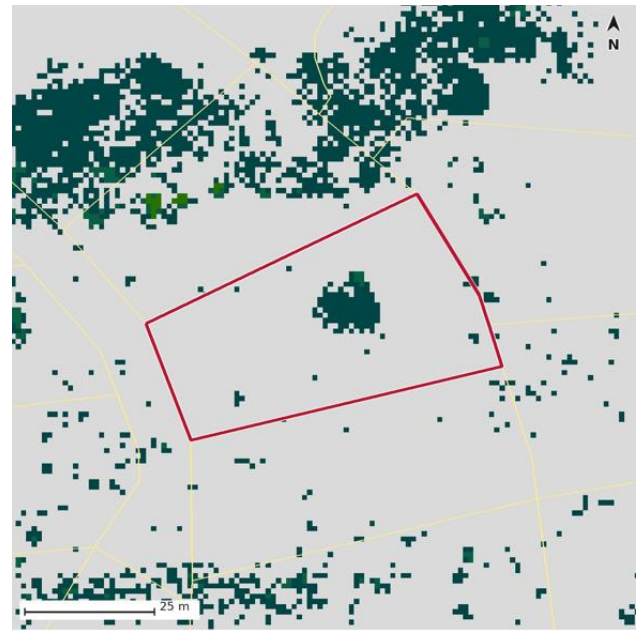
The sandy-soil depth-to-water model shades the whole plot and its surroundings dark blue, at or near modelled water level. It predates the channel, and its values are an index, not a groundwater depth. A borehole reading settles it.

Relief, water and trees (continued)



Wet areas (SILAVA model) · Modelled surface wetness in a normal year: white is dry, the deeper the teal the wetter the ground: a model, not a measurement · the plot outlined in red · neighbouring parcel boundaries in yellow · frame 120 m · LVM GEO · key: dry wet

The wetness model reads the plot as mostly dry, with faint patches in its west and middle. The lake to the north is deep teal. The model predates the channel, so the open water now in the east part is absent.



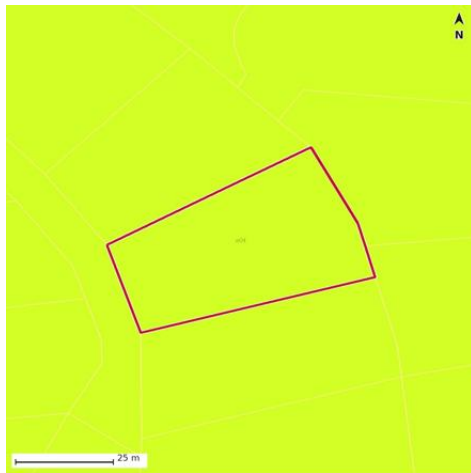
Canopy height (LIDAR) · Vegetation height from the laser scan: white is open ground, dark teal the lowest vegetation, green medium trees, pale green and yellow the tallest crowns; light grey: no canopy height in the model (open ground or not modelled) (85 % of the frame) · the plot outlined in red · neighbouring parcel boundaries in yellow · frame 120 m · LVM GEO

On the scan date the plot was open, with one clump of low growth near its middle. The conifers that now stand in the west part are missing, so this scan predates them and does not show today's trees.

A group of young conifers fills the west part of the plot. The rest is rough grass down to the channel. The forest inventory lists no stand here. The laser canopy model is older than these trees and does not show them. The municipality confirms whether felling them needs a permit.



Geology and contamination



Quaternary geology 1:200 000 · Surface deposits by origin (LVĢMC map); the deposit at the plot is read from the ĢEOLatvija WFS · the plot outlined in red · frame 120 m · LVM GEO · key: gravel

The plot lies on Holocene river alluvium (aQ4): sand, gravel, pebbles and silt left by flowing water. The state's lithology record names gravel. Such ground usually has a shallow water table and may hold organic layers. Gravel drains freely and bears well, but excavations stand poorly in water. The 1:200 000 map shows only the top layer and no made ground. A geotechnical investigation under LBN 005-15, with boreholes and a groundwater level, settles the foundation.

Contamination

REGISTERED SITE (POTENTIALLY CONTAMINATED SITE)	FROM THE BOUNDARY
Zs 19.bataljons, Stopiņu pag., Aizsardzības ministrijas valdījuma objekts Zs 19.battalion, Stopiņi parish, site held by the Ministry of Defence	2 966 m

No contaminated or potentially contaminated site is registered on the plot or within about 3 km of it. The nearest is a potentially contaminated site (potenciāli piesārņota vieta), one that may hold pollutants on unverified information: „Zs 19.bataljons” in Stopiņu pagasts, held by the Ministry of Defence. Its entry in LVĢMC's register of contaminated sites says what was there; groundwater flow and land use decide whether it matters here. The nearest protected nature areas are the Ķivuļurga and Jaunciems reserves, more than 5 km away.

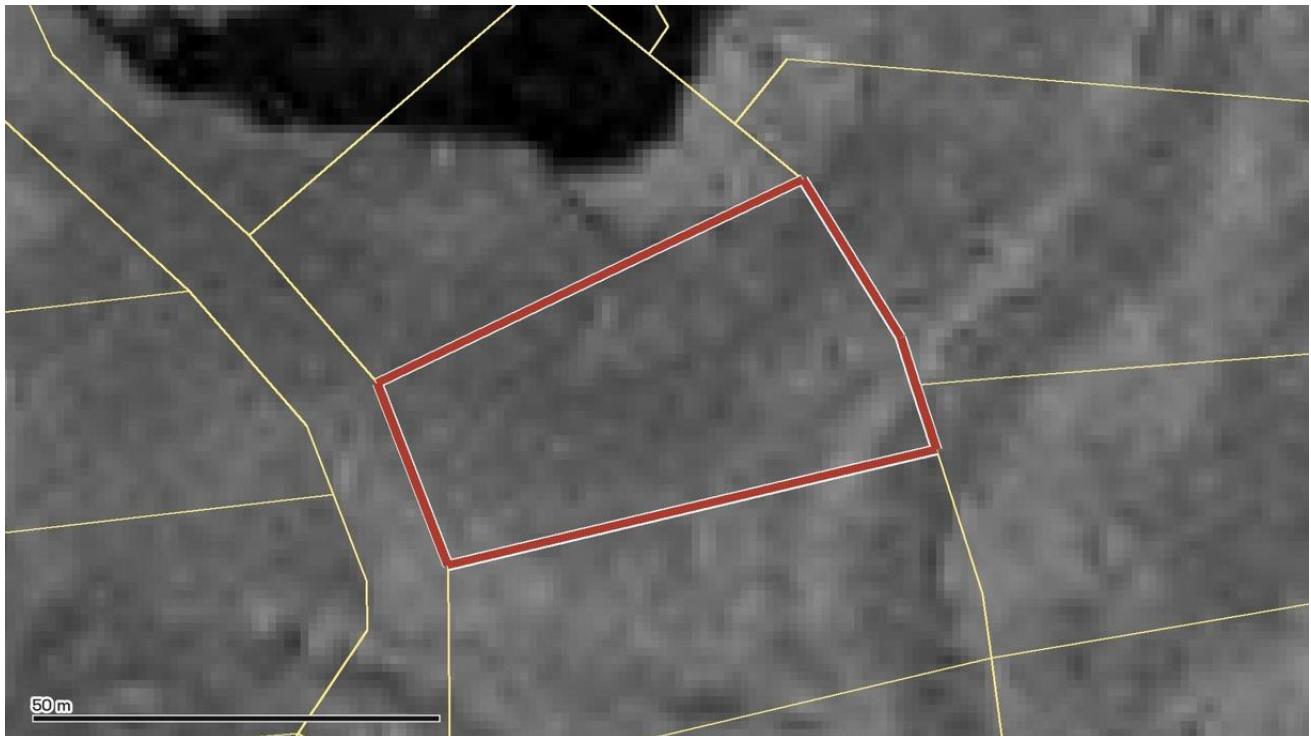
The ground over time

Until at least 2008 the plot was open grassland on the lake's east shore. The 1994–1999 and 2007–2008 photographs show unbroken meadow, with the shore just to the north. By 2019–2021 a channel had been dug from the lake through the east part, and a group of conifers stood in the west part. By 2022–2024 the channel's far bank is edged and houses stand beyond it. In July 2025 the plot is still unbuilt.

All images: the plot outlined in red · neighbouring parcel boundaries in yellow · frame 160 × 90 m · each panel's source under it

The newest image, 03.07.2025, is the plot page's photograph.

The ground over time (continued)



Orthophoto, first cycle (1994–1999) · Black-and-white aerial photograph from the first national cycle, 1994–1999 · LĢIA via LVM GEO
In 1994–1999 the plot is open grassland with an even tone. The lake shore lies just beyond its north corner. No building, track or channel crosses it.



Orthophoto, third cycle (2007–2008) · Colour aerial photograph from the third national cycle, 2007–2008 · LĢIA via LVM GEO
In 2007–2008 the plot is still unbroken meadow, with no channel and no trees. A pale, disturbed strip runs along the lake shore just to the north. A sandy strip crosses the field to the south-east.

The ground over time (continued)



Orthophoto, seventh cycle (2019–2021) · Colour aerial photograph from the seventh national cycle, 2019–2021 · LĢIA via LVM GEO

By 2019–2021 a channel has been dug from the lake through the plot's east part. It matches the 504 m² registered as water. A group of conifers has grown in the west part, and the rest is rough grass.



Orthophoto, eighth cycle (2022) · Colour aerial photograph from LĢIA's eighth national cycle, flown 2022–2024 by region · LĢIA via LVM GEO

In 2022–2024 the channel's far bank is edged, but the plot's own bank stays a grassed slope. Houses stand east of the channel, and foundations are being laid on the southern neighbour. The plot is unbuilt.



What the evidence adds up to

68 / 100

Moderate risk



■ MATERIAL · ■ MANAGEABLE · ■ OPEN · ■ NOTE · ■ STRENGTH

0 to 100, higher is safer: 85 and above low, 65 to 84 moderate, 40 to 64 elevated, below 40 high.

Three material findings each have a known route: a survey and the municipality's reading of the channel setback, a registered servitude from the estate streets' owner, and SIA [redacted] design consent. The last two depend on a private party's agreement, which the estate's finished houses have had. A sanction in the 2022 purchase contract for the two-year design term, or a refused servitude, would move the score to the elevated band. Two open questions could still move where the house stands: the detailed plan's building lines for the former plot 18, and the draft plan's 340 m² water zone.

Moderate risk: material findings, each with a known route, or an open question that could still change what may be built.

Planning what the plan allows and what limits it



MATERIAL

A dug channel takes 27 % of the plot

The cadastre books 504 m² (27 %) as water: a channel that the 2015 detailed plan does not draw. Buildings keep 10 m from the shoreline (§32.6). If that is measured from the channel, much of the dry ground is lost.

What settles it: A licensed surveyor's levelled plan fixing the channel's shoreline; the municipality: whether the detailed plan's 10 m setback (§32.6) runs from the channel's edge.

MATERIAL

SIA [redacted] must approve design and occupation

The detailed plan (§4) requires SIA [redacted] written agreement to the design and its sign-off before the house is used. The criteria are in an unpublished agreement. The developer's site asks for design approval within two years of purchase.

What settles it: SIA [redacted] and the municipality: the implementation agreement (§32.9), its design criteria, whether its two-year term binds this owner.

MANAGEABLE

The 30 % cap allows 552 m²; the setbacks may allow less

The density cap allows a footprint of up to 552 m². The house also keeps 6 m behind Baronu iela's red line, 4 m from the other boundaries and 10 m from the shoreline. No drawing yet shows how much ground those lines leave.

What settles it: An architect's layout sketch on a licensed surveyor's plan: the house area left inside the red-line, boundary and shoreline setbacks.

MANAGEABLE

The cadastre lists water land; the plan allows a house

The registered use is privately held water land (Fizisko un juridisko personu īpašumā vai lietošanā esošo ūdeņu teritorijas). A permit is tested against the plan, not this code. A use that does not match the plan is a legal ground for changing the code.

What settles it: The municipality's land-management unit: whether a change to the housing use is pending, and its effect on cadastral value.

OPEN

Building lines drawn for the former plot 18

The detailed plan's sheet 2 draws building lines around an indicative house position inside plot 18 (0.5434 ha). This parcel was cut from plot 18 later. Whether those lines fall on it, and where, is not shown.

What settles it: The municipality's building board: which of the detailed plan's sheet 2 building lines apply to this parcel after plot 18 was divided.

OPEN

Draft Ropažu plan zones 340 m² as water

The new municipal plan's first draft, now past consultation, keeps 1 499 m² (81.5 %) as detached housing and zones 340 m² (18.5 %) as water (Ū). A draft binds nothing; a permit under today's plan keeps today's rules.

What settles it: The municipal planning department: whether the Ropažu plan's improved draft keeps the 340 m² water zone, and when approval is due.



What the evidence adds up to (continued)

Planning continued

NOTE

Pond's protection belt covers the east corner

The plan's Berģi village boundary covers the whole plot. The plan draws the pond's protection belt over 137 m² at the east corner, and the cadastre registers 134 m², so they agree.

What it means: The east corner stays free of buildings and fences.

STRENGTH

Whole plot zoned for one detached house

The whole plot is detached housing (DzS). The estate's 2015 detailed plan allows one detached house with outbuildings, 2 storeys plus attic and 10 m high. Any division would leave a part under the 1 200 m² minimum.

What it means: One detached house is the plot's use, under the detailed plan's lakeside rules (§29–32).

Access and title who owns it, what burdens it, how it is reached



MATERIAL

Only access is a company-owned estate street

The plot's only frontage is 24 m onto Baronu iela, which a company owns. About 240 m of company streets, Baronu iela and Promenādes iela, lead to Ziedu iela, which the municipality holds. No road servitude is registered. The estate's finished houses are reached over the same streets.

What settles it: The owner of „Baronu iela” (80600110953) and „Promenādes iela” (80600110955): a road servitude for this plot entered in the Land Register.

OPEN

Estate fee and barrier rest on unregistered terms

The listing puts the estate fee at €200 a year. The developer's site says €10 a month, for barriers and CCTV only. No register holds the fee, the barrier access or road upkeep, or says whether they bind a buyer.

What settles it: The seller and SIA [redacted] the 24.03.2022 purchase contract and the estate agreement, its fee and what it covers.

NOTE

Two utility strips cover about 4 m² of the plot

The cadastre registers a gas pipe strip of 3 m² along the west boundary, where the survey draws the pipe. It also registers a power cable strip of 1 m²; the survey does not draw it, so where it lies is not shown. The plan keeps a house outside the gas main's protection strip (§32.6).

What it means: Together the strips cover about 4 m² of a 1 841 m² plot.

STRENGTH

One private owner, no mortgage, folio matches cadastre

A private person has owned the plot since 04.04.2022, after buying it from SIA [redacted] Folio 100000621515 holds only this 1 841 m² unit and carries no mortgage, prohibition or live note.

What it means: No creditor's consent is needed. A fresh folio extract just before payment confirms nothing new has been entered.

Services what reaches the plot and what connecting it takes



OPEN

Sewer point and connection fees not on record

The survey draws no sewer at the plot. A 2021 case laid sewer pipes in Baronu iela, and the developer's site says every plot has its own connection point. No record shows whether this plot's connections were paid for, or what remains to pay.

What settles it: Pašvaldības SIA „Garkalnes inženiertīkli” and SIA „Rīgas ūdens”, both registered for Berģi (ask both): water and sewer technical conditions and any connection already paid; Sadales tīkls: any connection agreement.

STRENGTH

Water, gas, power and telecom reach the boundary

The 1:500 survey shows a water branch and a telecom duct ending at the west boundary, a gas pipe along it and 0.4 kV cables just outside. Tet offers fibre at the address, and a 2021 power-supply case lists Baronu iela 10.

What it means: Connections should be short runs from Baronu iela; each operator's technical conditions fix the exact point.



What the evidence adds up to (continued)

Ground and environment flood, water, the ground, its history, contamination



MANAGEABLE

Low, wet ground on river alluvium

The plot lies about 2.0 m above sea level, on river alluvium, with open water in its east part. A depth-to-water model (not a measurement) puts it at or near water level.

What settles it: Geotechnical investigation under LBN 005-15: boreholes at the house site, the groundwater level and the stability of the channel bank.

MANAGEABLE

Young conifers stand in the west part

A group of conifers has grown in the west part since 2008. That is the dry ground nearest the street, where a house would most likely stand. The forest inventory lists no stand.

What settles it: The municipality: whether felling the young conifers in the west part needs a permit.

NOTE

Nearby radar points sink about 5 mm a year

Three satellite radar points within 250 m sank 5.4 mm a year on average between 2020 and 2024. None is on the plot, and the cause is not known.

What it means: The geotechnical boreholes would show whether soft layers lie under the house site.

STRENGTH

Flood maps keep all but 0.1 % of the plot dry

No spring, ice-jam or storm-surge flood up to the 1-in-100-year extent reaches the plot, and no flood-prone land is registered on it. The 1-in-200-year sea storm surge covers 0.1 % of the plot; the maps used do not show where.

What it means: Flood maps place no legal limit on building here; the 1-in-200-year sliver is a residual risk only.

STRENGTH

The nearest registered contaminated site is about 3 km away

The nearest registered site, potentially contaminated, is about 3.0 km away and held by the Ministry of Defence. The nearest protected nature areas are more than 5 km away.

What it means: No register places a contamination or nature-protection limit on this plot.

Market comparable sales and the surroundings



NOTE

Asking €106 500, above ordinary house-plot sales nearby

The plot has been listed at €106 500 (58 €/m²) for 201 days, unchanged. The middle half of nearby house-plot sales is 23–44 €/m². The one lakeside sale nearby, Ābeļu iela 52, sold at 45–46 €/m² twice in 2025. The developer's last estate plot asks €119 500 for 1 228 m².

What it means: The ask sits above the nearby lakeside sale and well below the rate the developer asks for its last estate plot.

NOTE

Seller bought from the developer for €50 000

The current owner paid SIA [redacted] €50 000 on 24.03.2022. The developer now reports 29 of 35 estate plots sold, so most plots that come up here will be resales.

What it means: The 2022 price was the developer's, four years ago; it does not measure today's market.

NOTE

The listing says 'free of encumbrances'; the cadastre registers three zones

The advert calls the plot 'bez apgrūtinājumiem' (free of encumbrances), yet the cadastre registers three protection zones. It also says a topographic plan has been made, which would help fix the shoreline.

What it means: Ask the seller for the topographic plan the advert mentions, and rely on the registers, not the advert.

NOTE

A quiet setting; which school serves it is to confirm

Neighbours are house, water and nature plots, and road noise reaches 45–49 dB at most. The places search found no school within 2.5 km, though several estate listings name the new Berģu Mūzikas un mākslas pamatskola about 1 km away; the nearest kindergarten found is in Langstiņi, about 3.3 km away.

What it means: The municipality's education department confirms which school and kindergarten serve this address.



Who owns it, and what the title carries

Folio 100000621515, Rīgas rajona tiesa (Riga District Court), property 80600111366, extract of 12.09.2026; the extract is appended at the end of the report, after the appendix.

One private owner [REDACTED] holds the whole title, bought from the developer SIA [REDACTED] soon after the plot got its own folio. The folio carries no mortgage, prohibition, note or servitude, and none secures the way in over the estate streets (chapter 03).

What the property consists of

- Zemes vienība (kadastra apzīmējums 80600111276).
Land unit (cadastre designation 80600111276).
- Zemes vienība atdalīta no nekustamā īpašuma, kas ierakstīts Garkalnes pagasta zemesgrāmatas nodalījumā Nr.100000613250.
Land unit separated from the real estate registered in Garkalne Parish land register folio No. 100000613250.

The land unit was split off from the property in folio 100000613250 and given its own folio on 10.01.2022.

Owner

OWNER	SHARE	BASIS	REGISTERED	PAID
[REDACTED] (natural person)	the whole	Pamats: 2022.gada 24.marta pirkuma līgums. Basis: 24 March 2022 purchase agreement.	04.04.2022	€50 000

One earlier owner, with the basis and any price, is in the appended extract (section II).

The sold-price register carries the same transaction: 24.03.2022, €50 000 for 1 841 m² (27 €/m²). The folio and the register agree.

Charges, prohibitions, servitudes

None. The folio carries no live prohibition (Part II, section 2) and no live entry in Parts III and IV: no mortgage, no prohibition on sale, no servitude for or against the plot.

Cadastre encumbrance layer

ENCUMBRANCE (VERBATIM, WITH ITS ENGLISH READING)	AREA	ENTERED
dabiskas ūdenstilpes vides un dabas resursu aizsardzības aizsargjoslas teritorija pilsētās un ciemos Protection zone territory of a natural water body for environmental and natural resource protection in cities and villages	134 m ²	01.02.2025
eksploatācijas aizsargjoslas teritorija gar gāzesvadu ar spiedienu līdz 0,4 megapaskāliem operational protection zone along a gas pipeline with a pressure of up to 0.4 MPa	3 m ²	09.08.2026
eksploatācijas aizsargjoslas teritorija gar elektrisko tīklu kabeļu līniju operational protection zone along an electric network cable line	1 m ²	01.02.2025

The VZD encumbrance layer for this unit. What each network's strip means is under 'Survey and protection strips' in chapter 02.

Documents the buyer can order

Zemes robežu plāns (land boundary plan) - Izziņa par zemes vienības atļauto izmantošanu (the municipality's statement of permitted use): VZD e-services and the municipality.

Before signing

1. Fresh extract on the day of signing (this one is dated 12.09.2026).
2. The municipality's land-management unit: whether a change of the registered use to match the zone is pending (the use sets the cadastral value and the tax; the plan decides what may be built).
3. A licensed surveyor's levelled plan fixing the channel's shoreline; the municipality: whether the detailed plan's 10 m setback (§32.6) runs from the channel's edge.
4. The municipality's building board: which of the detailed plan's sheet 2 building lines apply to this parcel after plot 18 was divided.
5. SIA [REDACTED] and the municipality: the implementation agreement (§32.9), its design criteria, whether its two-year term binds this owner.
6. The municipal planning department: whether the Ropažu plan's improved draft keeps the 340 m² water zone, and when approval is due.
7. The owner of „Baronu iela” (80600110953) and „Promenādes iela” (80600110955): a road servitude for this plot entered in the Land Register.
8. The seller and SIA [REDACTED] the 24.03.2022 purchase contract and the estate agreement, its fee and what it covers.
9. Pašvaldības SIA „Garkalnes inženiertīkli” and SIA „Rīgas ūdens”, both registered for Berģi (ask both): water and sewer technical conditions and any connection already paid; Sadales tīkls: any connection agreement.



What comparable plots sold for, and what is on offer

How this is calculated

Registered land sales within **2.5 km** of the plot, plots of **1 104–3 497 m²**, over the last **4 years** in the **housing** class, chosen by the plan's zone DzS; the registered purpose names no sales class. Sales below 10 €/m² are listed separately and left out of the band: price alone does not show whether they were ordinary sales. The rest are sorted by rate (€/m²) into the **lower quarter**, the **middle half** and the **upper quarter**. Prices are as registered, without time adjustment; size, access, services and the terms of a sale all move a rate.

Land, not buildings. The band is a rate for land: the middle half of the 26 sales of vacant land. The 4 sales the register flags as carrying buildings stay in the table, marked, outside the band, since their prices include what stood on the land. This unit carries no registered building.

What the search found. Its 30 sales lie 363 m–2.5 km from the plot, registered as single-family housing (Individuālo dzīvojamā māju apbūve), undeveloped single-family housing land (Neapgūta individuālo dzīvojamā māju apbūves zeme).

DATE	STREET	M ²	PRICE	€/M ²	DISTANCE
17.08.2026	Kalna Mašēnu iela 11 WITH BUILDINGS Garkalnes pag., Ropažu nov.	1 506	€21 000	14	1.9 km
26.03.2026	Brekšu iela 8 Rīga	1 504	€43 500	29	2.2 km
20.11.2025	– Rīga	1 317	€30 600	23	1.2 km
06.10.2025	Ābeļu iela 52 Garkalnes pag., Ropažu nov.	2 216	€103 000	46	1.6 km
29.09.2025	Sunīšu iela 12 Garkalnes pag., Ropažu nov.	1 430	€33 500	23	2.1 km
25.09.2025	Ābeļu iela 52 Garkalnes pag., Ropažu nov.	2 216	€100 000	45	1.6 km
25.09.2025	Mādaru iela 8 Rīga	1 210	€56 000	46	1.9 km
17.07.2025	Brekšu iela 9 Rīga	1 601	€73 000	46	2.3 km
28.05.2025	Juglasciema bulvāris 77 Rīga	2 022	€35 000	17	396 m
18.03.2025	– Rīga	1 864	€50 668	27	1.7 km

The 10 most recent of 30 sales in the window, newest first; every sale is listed in Appendix A.

Low-price screen: 1 transaction below 10 €/m² set aside: „Lāstekas” (Garkalnes pag., Ropažu nov.) 4.29 €/m² (26.05.2023). Price alone does not establish the transaction type.



Plots on the market now

THIS LISTING

On the market since **26.03.2026**, **201 days** before this report (13.10.2026). City24 since 26.03.2026. No price change seen since tracking began on 12.06.2026. Earlier listings of a plot of the same size on this street: ss.com €106 500 from 10.06.2026 to 22.09.2026.

STREET	M ²	ASKING	€/M ²	LISTED	DISTANCE	SOURCE
Baronu iela THIS PLOT	1 841	€106 500	58	26.03.2026	–	City24 2411091
Baronu iela WITH BUILDINGS	1 630	€165 000 up from €138 000	101	02.11.2025	34 m	City24 2204218
Baronu iela 2	2 002	€129 000	64	20.09.2026	109 m	ss.com 56266321
Ābeļu iela 52	2 216	€110 000	50	17.09.2026	1.6 km	ss.com 58087043
Berģu iela	1 202	€59 500	50	10.10.2026	158 m	ss.com 55341745
Promenādes iela 7	1 250	€100 000	80	16.07.2026	221 m	City24 2463437
Divupes iela 16	1 241	€54 000	44	27.04.2026	271 m	City24 2444013 also ss.com 57599564
Divupes iela 7	1 209	€64 999 down from €70 000	54	27.07.2026	286 m	City24 2449814 also ss.com 57571825
Divupes iela	1 248	€88 000	71	17.08.2026	326 m	ss.com 57972036
Divupes	3 450	€155 000	45	24.03.2026	374 m	City24 2430066
Divupes iela 1D	1 529	€99 500	65	09.10.2026	423 m	ss.com 54491727
Līgo	1 209	€110 000 down from €120 000	91	29.09.2026	851 m	ss.com 57530131

12 of the 69 offers of 1 104–3 497 m² within 5 km (offers are searched farther out than sales, as there are fewer of them): those most like this plot, and nearest, first.

Listings are offers, not sales; the use is as the seller describes it, not checked against the cadastre. On 14.09.2026 the Lakeside Club page listed 35 plots: 29 sold, 5 reserved, 1 for sale (Promenādes iela 37, 1 228 m², €119 500 after a cut from €135 500). Baronu iela 10 is marked sold there: the current portal listing is a resale by the 2022 buyer. (<https://www.berguskati.lv/>, read 14.09.2026.)

WHERE THE PRICE SITS

The asking price of €106 500 (58 €/m²) sits in the upper quarter of comparable registered sales. The highest comparable registered sale in the window is 162 €/m² (a sale that carried buildings); the middle half is 23 €/m²–44 €/m². The current owner paid 27 €/m² in 2022. The closest offer is the adjoining lakeside plot on Baronu iela. Nothing shows a building on it, and it asks a higher rate than this plot, as does Baronu iela 2 with its agreed house design. Neither has sold. Ābeļu iela 52, a lakeside plot, sold twice in 2025 and is back on offer above both sale prices.



Method, sources, coverage

Register editions

- LVĢMC flood-hazard maps · 11.10.2026
- LVĢMC register of contaminated sites · 11.10.2026
- Municipal binding regulations (TIAN) · 30.08.2026
- TAPIS functional zoning · 13.10.2026
- VZD cadastral-value register · 01.06.2026
- VZD cadastre: encumbrance layer · 28.09.2026
- VZD cadastre: land-unit register · 11.10.2026
- VZD ownership-status register · no edition date given by the source
- VZD sold-price register · 12.10.2026
- VZD state address register · 11.10.2026
- Zemesgrāmata folio 100000621515 · 12.09.2026
- LVĢMC strategic noise maps · 2022 round
- Copernicus EGMS ground motion, Ortho vertical · 2020–2024

The property-tax figure is derived from the VZD fiscal value of 22.12.2025; it is not a register.

How the risk score is set. The score is a judgment, not a tally: each finding is weighed for the uses the plan permits. A deal-breaker makes the plot unusable for what its zone allows; a material finding limits the use or needs a decision whose outcome is uncertain; a manageable one needs a known step; a note asks for no action. 85–100 low (nothing material); 65–84 moderate (material findings, each with a known route); 40–64 elevated (an outcome that could go either way, or findings that together change the use); below 40 high.

Source coverage

SOURCE	RESULT	DETAIL
VZD ownership status	owner in the Land Register	VZD's layer names a holder only where the Land Register has no owner; at the boundary it names the holders of all 5 parcels
the territorial plan's building regulations (TIAN), read for this plot's zone	read	
LVĢMC strategic noise maps over the plot (2022 round) (optional)	read	Lden up to 45–49 dB
Copernicus EGMS ground movement within 250 m (satellite radar) (optional)	read	3 points, mean -5.4 mm a year (2020–2024)
Land units of the property (folio section I, cadastre registers, map)	no further units	the property is this one land unit (folio section I, VZD property composition)
Rules for all mapped zones intersecting the parcel	read	

Searched, nothing registered on or at this plot: VZD building register (buildings on the unit); VMD forest inventory: stands over the unit; NKMP monuments; BIS construction cases on the subject.

Also read, with nothing further to note. The State Land Service (VZD): the State Land Service's registers: address, land unit, buildings, cadastral value, ownership status and encumbrances (VZD); VZD land-unit register (parcels); VZD cadastral values; VZD encumbrance layer; Road parcels at the boundary (cadastre, ownership status); each network's nearest registered protection strip (VZD encumbrance layer); Parcel dimensions from the cadastre polygon; VZD sold-price register: this plot's own sales; VZD sold-price register: comparable plot sales; Land Register folio; VZD property composition (open text data): units, buildings, register lag. **Planning:** TAPIS planning documents; TAPIS functional zoning. **Ground, water and imagery:** LVĢMC flood-hazard maps; LVĢMC flood extents over the plot (area share per scenario); terrain from the national elevation model (LĢIA), contaminated sites and protected nature; the state's 1:500 topographic survey of the plot (the exact wires, buried lines and levels); Esri World Imagery (recent satellite, Maxar): capture date per tile; ĢEOLatvija quaternary map; ĢEOLatvija quaternary units over the parcel; distance to the coast (LVĢMC highest-wave line). **Transport and places:** roads and distances (OpenStreetMap); Street route to the nearest public road (OpenStreetMap); Official stop registers (ATD, Rīgas satiksme, rail); Official list of cities: Rīga and the nearest state cities. **Market:** Live listings (ss.com, City24); Developer's sales site (registry; only if the listing names the estate); This listing: publication, days on the market, price changes. **Other:** schools, shops and services nearby (Google Places); BIS construction-case register; Fixed broadband at the address (Tet; Balticom not queryable); maps and images drawn for this report from the sources above.

Appendices. A: every comparable registered sale in the window; the Land Register folio extract, 1 page, at the very end. · Indicative, not a certified valuer's opinion, not legal advice. Site Radar is a trading name of SIA MOOSE. Report date 13.10.2026.

What was not checked

- Ground conditions on site (no borehole, levelling survey or groundwater reading)
- the detailed plan's other graphic sheets (networks, land arrangement) and the implementation agreement (Detailed plan, Berģi (2015)), held by the municipality
- the thematic plan's content (Garkalnes, Ulbrokas, Upesciema, Ropažu un Vangažu identitātes, ainavas un publiskās ārtelpas attīstības tematiskais plānojums: in development; Ropažu novada ūdenssaimniecības attīstības tematiskais plānojums: in development); a thematic plan does not bind a permit
- the draft territorial plan's regulations (Ropažu novada teritorijas plānojums, TAPIS document 27939, public consultation closed): its zoning map is read, its limits are not, and they can change the rules here once it is adopted
- connection quotations from the electricity, gas and water operators
- anything that needs a visit: the access on the ground, the surface of the plot, the shoreline and the neighbours' works



APPENDIX A

All 30 comparable registered sales

Registered land sales within 2.5 km, 1 104–3 497 m², the last 4 years, identical rows removed; newest first. The one transaction below 10 €/m² set aside by the low-price screen follows the list.

DATE	STREET	M ²	PRICE	€/M ²	DIST.
17.08.2026	Kalna Mašēnu iela 11 WITH BUILDINGS Garkalnes pag., Ropažu nov.	1 506	€21 000	14	1.9 km
26.03.2026	Brekšu iela 8 Rīga	1 504	€43 500	29	2.2 km
20.11.2025	– Rīga	1 317	€30 600	23	1.2 km
06.10.2025	Ābeļu iela 52 Garkalnes pag., Ropažu nov.	2 216	€103 000	46	1.6 km
29.09.2025	Sunīšu iela 12 Garkalnes pag., Ropažu nov.	1 430	€33 500	23	2.1 km
25.09.2025	Ābeļu iela 52 Garkalnes pag., Ropažu nov.	2 216	€100 000	45	1.6 km
25.09.2025	Madaru iela 8 Rīga	1 210	€56 000	46	1.9 km
17.07.2025	Brekšu iela 9 Rīga	1 601	€73 000	46	2.3 km
28.05.2025	Juglasciema bulvāris 77 Rīga	2 022	€35 000	17	396 m
18.03.2025	– Rīga	1 864	€50 668	27	1.7 km
06.02.2025	Upesgrīvas iela 14 Garkalnes pag., Ropažu nov.	3 080	€70 000	23	1.9 km
28.01.2025	Mašēnu iela 7 Garkalnes pag., Ropažu nov.	2 060	€62 000	30	1.1 km
11.12.2024	Mazā Juglas iela 41A Rīga	3 113	€119 000	38	2.5 km
31.10.2024	Dzintaru iela 6 Garkalnes pag., Ropažu nov.	1 201	€60 000	50	2.2 km
18.10.2024	Upesgrīvas iela 12 Garkalnes pag., Ropažu nov.	3 015	€50 000	17	1.9 km
15.08.2024	Juglasciema bulvāris 87 Rīga	3 232	€142 500	44	363 m
19.07.2024	Jaunibas iela 17 WITH BUILDINGS Garkalnes pag., Ropažu nov.	1 385	€62 000	45	2.3 km
07.05.2024	Laiviņu iela 3 Stopiņu pag., Ropažu nov.	2 724	€36 000	13	2.0 km
09.04.2024	Taku iela 32 Garkalnes pag., Ropažu nov.	1 461	€50 000	34	2.4 km
28.03.2024	Sunīšu iela 12 Garkalnes pag., Ropažu nov.	1 430	€36 500	26	2.1 km
24.01.2024	Mednieku iela 15 Garkalnes pag., Ropažu nov.	1 272	€56 000	44	2.1 km
19.12.2023	Mazā Juglas iela 47 WITH BUILDINGS Rīga	3 287	€66 800	20	2.2 km
07.11.2023	Upesgrīvas iela 13 WITH BUILDINGS Garkalnes pag., Ropažu nov.	1 417	€230 000	162	1.9 km
11.08.2023	Upesgrīvas iela 10 Garkalnes pag., Ropažu nov.	2 858	€84 220	29	1.9 km
13.07.2023	Brekšu iela 8 Rīga	1 504	€30 000	20	2.2 km
31.05.2023	Griezes iela 14 Garkalnes pag., Ropažu nov.	1 878	€74 000	39	2.5 km
03.03.2023	Līgo iela 42 Garkalnes pag., Ropažu nov.	1 624	€57 500	35	1.7 km



DATE	STREET	M ²	PRICE	€/M ²	DIST.
23.02.2023	Juglasciema bulvāris 65 Rīga	3 419	€145 000	42	500 m
04.11.2022	Kalna Mašēnu iela 11 Garkalnes pag., Ropažu nov.	2 640	€30 000	11	1.9 km
21.10.2022	- Rīga	1 317	€35 000	27	1.2 km
Set aside by the low-price screen					
DATE	STREET	M ²	PRICE	€/M ²	DIST.
26.05.2023	„Lāstekas” Garkalnes pag., Ropažu nov.	1 468	€6 300	4.29	2.3 km

Nodalījuma noraksts

Rīgas rajona tiesa

Garkalnes pagasta zemesgrāmatas nodalījums Nr. 100000621515

Kadastra numurs: 80600111366

Baronu iela 10, Berģi, Garkalnes pag., Ropažu nov.

I daļas 1.iedaļa Nekustams īpašums, servitūti un reālnastas, pievienotie zemes gabali	Domājamā daļa	Platība, lielums
1.1. Zemes vienība (kadastra apzīmējums 80600111276).		0.1841 ha
1.2. Zemes vienība atdalīta no nekustamā īpašuma, kas ierakstīts Garkalnes pagasta zemesgrāmatas nodalījumā Nr.100000613250. <i>Žurn. Nr. 300005503432, lēmums 10.01.2022., tiesnese Sandra Breča</i>		

II daļas 1.iedaļa Nekustama īpašuma īpašnieks, īpašumtiesību pamats	Domājamā daļa	Summa
1.1. Īpašnieks: SIA [redacted] reģistrācijas numurs 40103759630.	1	
1.2. Pamats: SIA [redacted] 2021.gada 9.decembra nostiprinājuma lūgums nekustamā īpašuma atdalīšanai. <i>Žurn. Nr. 300005503432, lēmums 10.01.2022., tiesnese Sandra Breča</i>		
2.1. Persona: SIA [redacted] reģistrācijas numurs 40103759630. Īpašuma tiesība izbeigusies.	0	
2.2. Īpašnieks: [redacted] personas kods [redacted]	1	
2.3. Pamats: 2022.gada 24.marta pirkuma līgums. <i>Žurn. Nr. 300005572981, lēmums 04.04.2022., tiesnese Jolanta Līvena</i>		50000.00 EUR

Citu ierakstu daļās un iedaļās nav.

Informācija par apgrūtinājumiem, kas attiecas uz īpaši aizsargājamām dabas teritorijām vai mikroliegumiem – pieejama dabas datu pārvaldības sistēmā OZOLS <https://ozols.gov.lv/pub>

Informācijas prasītājs: [redacted] Pieprasījums izdarīts 12.09.2026 23:34:53.

Piezīme. Saskaņā ar Eiropas Parlamenta un Padomes 2016.gada 27.aprīļa Regulu Nr.2016/679 par fizisku personu aizsardzību attiecībā uz personas datu apstrādi un šādu datu brīvu apriti un ar ko atceļ Direktīvu 95/46/EK (Vispārīgā datu aizsardzības regula) katrs informācijas pieprasījums no datubāzes tiek reģistrēts.