



Valmoniras Commercial Farm for Sale in Kekava Latvia



Info Agente

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Property Type:	Apartments
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Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 2,000,000

Ubicación

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Zilgas, Kekavas municipality, Ķekava, Latvia, LV-2113

Investment Opportunity: Valmoniras Commercial Farm & Event Complex

A Premier 50-Hectare Estate in Ķekava, Latvia

Positioned in the strategic heart of Latvia, just a 35-minute drive from the capital city of Riga, lies 'Valmoniras'—a sprawling 50-hectare commercial estate that harmonizes industrial-scale event hosting with vast natural resources. Located within the Ķekava municipality, this property offers a rare combination of secluded forest tranquility and high-capacity infrastructure. Whether viewed as a turnkey hospitality business, a strategic land bank, or a site for renewable energy development, Valmoniras represents a multifaceted investment in one of Latvia's most economically vibrant regions.



A Proven Track Record in Hospitality

Valmoniras is not merely a plot of land; it is a seasoned business entity with over 15 years of operational excellence. The estate has established itself as a cornerstone of the Latvian event industry, having collaborated extensively with the nation's largest event organizers and corporate agencies. This professional lineage ensures that a new owner inherits not just the physical assets, but a brand synonymous with reliability and large-scale logistical capability.

The complex is expertly designed to host a diverse array of functions, including:

- * Corporate Team-Building: Large-scale 'Sports Games' and outdoor seminars.
- * Private Celebrations: High-end weddings, anniversaries, and retreats.
- * Educational Summits: Banquets and indoor seminars.
- * Public Festivals: The infrastructure supports thousands of attendees for open-air concerts or rallies.

Unrivaled Infrastructure & Capacity

The estate's physical layout is meticulously divided to facilitate multiple events simultaneously or one massive gathering. The architectural centerpiece is the Great Hall, a versatile indoor space suitable for up to 120 guests. For overnight stays, the hall can accommodate 30 guests indoors, supplemented by a capacity for 200 additional guests in luxury bell tents.

Outdoor Amenities & Event Spaces:

- * Versatile Shelters: A large pond-side canopy accommodates 80 guests, while two additional expansive canopies provide covered space for up to 300 people.
- * Recreation & Sport: The grounds feature two professional-grade volleyball courts and two football fields, complemented by a unique obstacle course built across artificial hills.
- * Water Features: A large swimming pond and a dedicated canal provide scenic backdrops and recreational outlets for summer guests.
- * Logistical Support: The site includes an outdoor stage, a permanent outdoor bar, shared shower/toilet facilities, and an administrative fleet of eight smaller tents for event management.
- * Scale: With an unlimited number of electricity connection points for tent sites and a parking capacity for 500 vehicles, the property is built for high-volume throughput.

Financial Performance & Revenue Streams

The business model at Valmoniras is characterized by strong margins and seasonal versatility. Historically, the owners have focused on high-value corporate tenders and private bookings.

Event Type	Average Turnover	Average Profit
Corporate Project	€10,000	€5,000
Private Event	€5,000	€2,000

While the summer season is dominated by large-scale corporate 'Sports Games,' the winter months



remain productive through smaller, intimate gatherings and seminars. The profit margins—consistently reaching the 40–50% range—reflect an efficient operational structure and the benefit of owning the catering and management teams in-house.

Forestry and Resource Management

Beyond the hospitality sector, Valmoniras offers significant value through its 15 hectares of managed forest (Cadastral No. 80700150021). The forest has been professionally maintained, with a recent sanitary cut performed in 2021 and a clear-cut of 2.67 hectares in 2020.

Current estimates suggest a harvestable timber volume of approximately 2,000 m³ in the coming years. While a fresh inventory is recommended to update the 2004 records, the existing maintenance record points to a healthy, productive woodland that provides both a buffer of privacy for the event complex and a secondary source of capital.

Future Development: Renewable Energy & Growth

The 50-hectare footprint provides ample 'white space' for diversification. The owners have identified substantial potential for renewable energy projects, such as solar parks, which are increasingly supported by Latvian state initiatives and EU grants. The flat topography and existing high-capacity electrical infrastructure make this a logical next step for the estate.

Furthermore, the proximity to Riga International Airport (RIX)—just 23 km away—makes Valmoniras an attractive destination for international corporate retreats. As Ķekava continues to grow as a logistical powerhouse, the land value of a 50-hectare plot this close to the capital is poised for significant long-term appreciation.

Valmoniras is a unique commercial proposition: it offers the immediate cash flow of a successful event business, the tangible security of 15 hectares of timber, and the speculative upside of green energy development. For an investor looking to capture the essence of Latvian nature without sacrificing proximity to the Baltic's most important city, Valmoniras is an unmatched opportunity.

ABOUT THE AREA

Located just 17 km south of Riga, Ķekava is a dynamic town and the administrative center of the Ķekava Municipality. Historically known for its fertile lands along the Daugava River, it transitioned from a small village into a significant economic hub during the late 20th century. Today, it is recognized as one of the most active industrial and logistical centers in Latvia, balancing its rapid development with a commitment to becoming one of Northern Europe's greenest regions.

The local economy is famously anchored by the 'Ķekava' poultry factory, which produces the vast majority of Latvia's poultry products. Beyond agriculture and manufacturing, the town benefits from its strategic position along the Via Baltica (A7), a major international highway. This connectivity has spurred the growth of over 2,800 companies in sectors ranging from metal processing and construction to high-tech logistics and finance.



For visitors, Ķekava offers a blend of industrial heritage and natural recreation. The Daugava River provides opportunities for boating and water sports, while the nearby Baldone area features scenic 'Story Trails' for hikers and the Riekstukalns hill, which serves as a popular skiing destination in winter. Cultural landmarks like the Ķekava (Dole) Lutheran Church, built in 1783, and several restored manor houses offer a glimpse into the region's long architectural history.

The nearest major airport is Riga International Airport (RIX), located approximately 23 km (about a 25-minute drive) from the town center. While there are no direct buses from the airport to Ķekava, travelers can easily reach the town via a quick transfer in central Riga or by using rideshare and car rental services available at the terminal.

MAIN FEATURES:

- * 500000m2 plot
- * 1 Bathroom
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Latvia
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Común

Pies cuadrados terminados: 500000 m2
Tamaño del lote: 500000 m2

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