



Excellent Plot of land for sale in Adazi city Latvia



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Listing details

Property for:	Sale
Price:	EUR 650,000

Location

Country:	Latvia
ZIP code:	LV-2164
Posted:	Sep 28, 2026
Description:	Excellent Plot of land for sale in Adazi city Latvia

Esales Property ID: es5555213

Ādaži, Ādažu pagasts, Ādažu novads, LV-2164, Latvia

This premium 32,500 m² (3.25-hectare) plot of land offers an outstanding investment opportunity in Ādaži, one of Latvia's fastest-growing and most desirable suburban municipalities. Situated just 20 kilometers northeast of central Riga, Ādaži seamlessly combines quiet suburban charm with excellent connections to the capital, making it a prime destination for modern residential developments. Offered at an asking price of €650,000 (approx. €20/m²), this parcel represents a turnkey venture for real estate developers, investors, or construction firms looking to capitalize on high demand for regional housing.

What truly elevates this property is its approved detailed planning for residential development. Detailed planning approval in Latvia can often be a complex, multi-year administrative process involving environmental impact assessments, infrastructure alignment, municipal sign-offs, and public consultations. Having this critical step fully completed drastically reduces development risk and shortens your time-to-market. A developer can proceed almost immediately into architectural design, site



engineering, and sales marketing—saving significant capital, carrying costs, and project time.

The scope of the 32,500 m² land area allows for a versatile, master-planned residential community. The detailed planning allows to build also 2 apartment buildings with 3 floors each, alongside flexible options for a neighborhood of single-family detached homes, a private gated enclave of modern twin houses, or a low-density townhouse complex. The layout gives planners freedom to integrate generous green buffers, wide internal roads, community parks, or playgrounds—key features that resonate strongly with young families and professionals relocating from central Riga.

Ādaži's economic and demographic context makes this offering particularly compelling. Officially granted city status in 2022, the town has experienced consistent population growth driven by families seeking space, high safety standards, and proximity to nature without sacrificing urban accessibility. The municipality boasts strong financial health, fueled by major local enterprises—including Latvia's famous food production hubs—and the strategic presence of the Ādaži Military Base, a vital international NATO facility that ensures continuous economic stability and demand for long-term residential housing.

Location is a cornerstone of the land's value. Ādaži is nestled alongside the scenic Gauja River, surrounded by pine forests, pristine lakes, and extensive hiking and cycling trails. Added value comes with the proximity of the Gauja-Baltezers canal, which serves as a great option not only for recreational activities, but also for the implementation of modern sustainable technologies like water-water type heat pumps. Future residents of this development will enjoy a balanced lifestyle: peaceful weekends exploring nature, paired with weekday convenience. The town is fully equipped with modern educational infrastructure—including state-of-the-art schools, sports academies, and cultural centers—alongside medical facilities, supermarkets, and dining options.

Logistically, the property benefits from easy access to major transportation arteries. The nearby VIA Baltica (A1 highway) ensures a swift, direct commute into Riga's city center, usually taking under 25 minutes. For international transit, Riga International Airport (RIX)—the Baltic region's primary aviation hub—is located approximately 35 kilometers to the southwest via the Riga bypass system, allowing direct travel across Europe for international executives and frequent flyers.

With its competitive pricing of €650,000, substantial footprint, favorable location, and crucial approval status already secured, this property represents a rare, low-risk opportunity in the Pierīga real estate market. Whether you aim to build out a phased housing project or acquire land in a high-growth corridor for strategic resale, this Ādaži plot delivers exceptional potential and immediate readiness for development.

About the Area

Ādaži is a growing town situated in the Pierīga region of Latvia, located roughly 20 kilometers northeast of the capital city, Riga. Nestled along the banks of the scenic Gauja River, the town officially gained city status in 2022 due to its steady population growth and expanding local infrastructure. It serves as an attractive residential hub for commuters working in Riga, blending suburban convenience with rich surrounding natural landscapes.



Economically, Ādaži is best known across Latvia as an industrial center for food manufacturing, most famously housing the factory that produces Ādažu Čipsi, the country's most iconic potato chip brand. Additionally, the municipality is strategically significant on an international scale because it houses the Ādaži Military Base, one of the largest military training facilities in the Baltic states and a key operational hub for NATO multinational battle groups in the region.

Beyond its commercial and defense roles, Ādaži offers immediate access to diverse outdoor activities. Residents and visitors frequently utilize the nearby pine forests, lakes, and the Gauja River for canoeing, fishing, hiking, and cycling. The town features modern educational facilities, cultural centers, and recreational parks, making it a highly desirable area for families seeking a balance between active living and peaceful nature.

For air travel, the nearest major commercial hub is Riga International Airport (RIX), situated approximately 30 to 35 kilometers southwest of Ādaži. Drivers can reach the airport via the A1 highway and Riga's central bypass road system in about 35 to 45 minutes, connecting the town directly to international destinations across Europe and beyond.

Main Features

- * 32500 m2 of land for development
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Latvia fast online.

Tenanted: Yes

Common

Finished sq. ft.: 32500 sq m
Lot Size: 32500 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX9.028.294

