

"AuRoom"

The first apartment hotel in the very centre of Jurmala!



Learn more:

+371 27 175 475

info@redevelopment.lv



- profitability from lease of 12% euros
- profitability from the growth in the value of 1 m² of 22%*

* Forecasted profitability after commissioning of the facility



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JURMALA

Jurmala is the largest resort city on the Baltic Sea coast. It is a real oasis of health, boasting an almost unbelievable concentration of nature's healing powers, unlike anywhere else on the shores of the southern sea



57.4 thousand residents



20 minutes by car to Riga



The beach is 25 km long



15 minutes to the airport



>270 000 overnight travellers in 2022



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About project



"AuRoom" is the first apartment hotel project in Jurmala with a wide range of revenue-generating investment programmes generating a stable lease flow.



Top location, historical part of the city, promenade and proximity to the Baltic Sea undoubtedly make this investment very attractive.



Three-storey building:

- 18 apartments with residential status: 26-45 m²;
- One-room apartment - 4 apartments;
- One-bedroom apartment - 14 apartments.



The project commissioning - in the third quarter of 2024.

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Current state



2-3 floors: Apartments under reconstruction



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Reconstruction plan: Render



2-3 floors:
Apartments



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PROFITABLE INVESTMENT - DISCOVER RESORTS-HOLIDAY APARTMENTS

The concept of the apartment hotel "AuRoom" was created especially for tourists and guests of the resort town of Jurmala, the number of which is growing every year by about 7%.



Apartment-hotel complex in the very centre of Jurmala, offering a wide range of profitable property investment opportunities.



Property investment:

- High quality property of an EU member country;
- **Stable lease income of 12% per annum;**
- Management company will ensure maximum occupancy of the apartments;
- Guaranteed lease income option;
- **Profitability from the growth of the value of 1m² - from 22%;**
- Investments from 91 000 euros (from 26 m²);
- Possibility of obtaining a residence permit (for purchases totalling 250,000 euros or more).



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Location

Jurmala is the most popular resort in the Baltic States.

Top location, historical part of the city, promenade and proximity of the Baltic Sea undoubtedly make this investment very attractive.



25 minutes by taxi to Riga



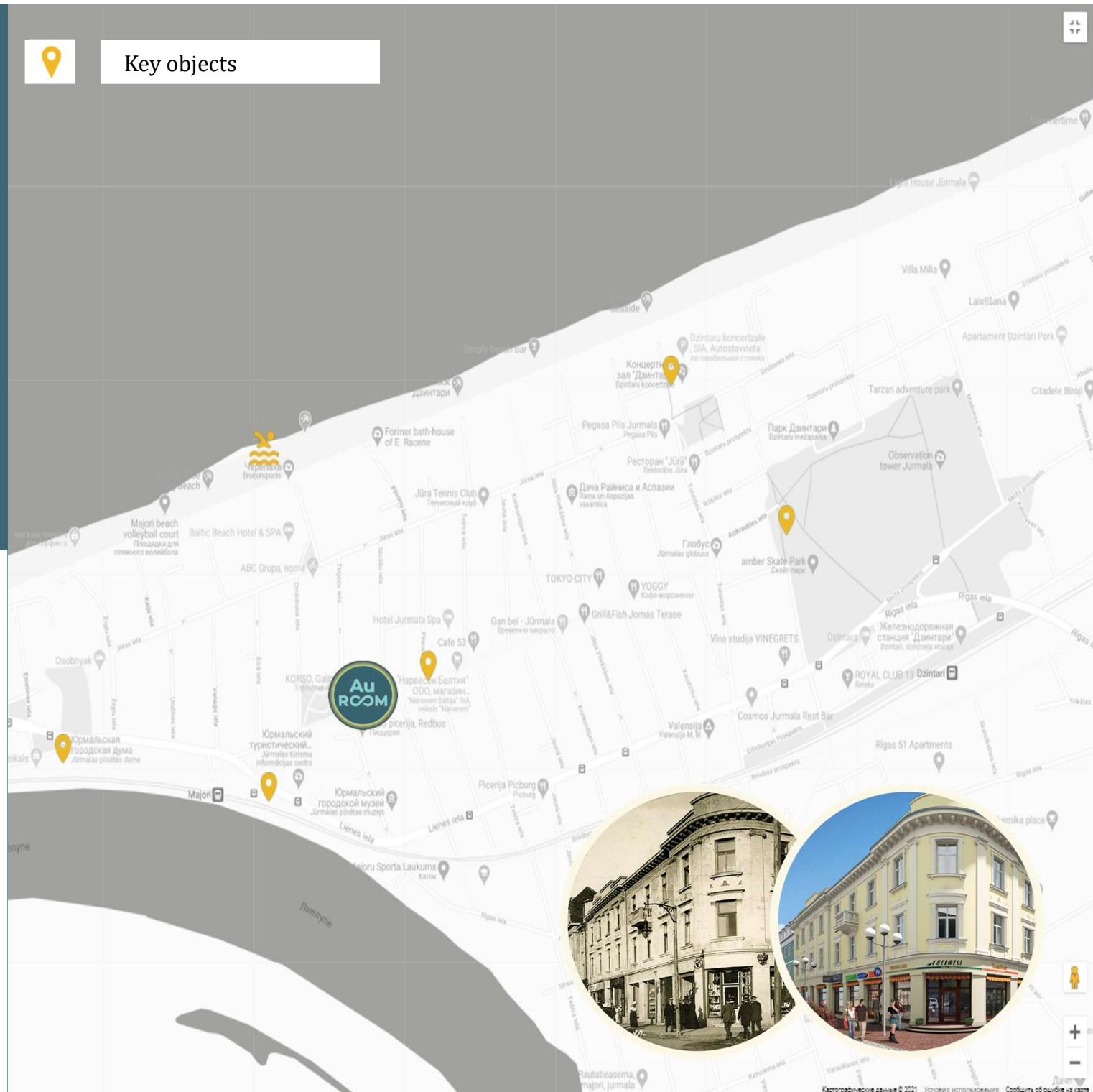
10 minutes to the beach

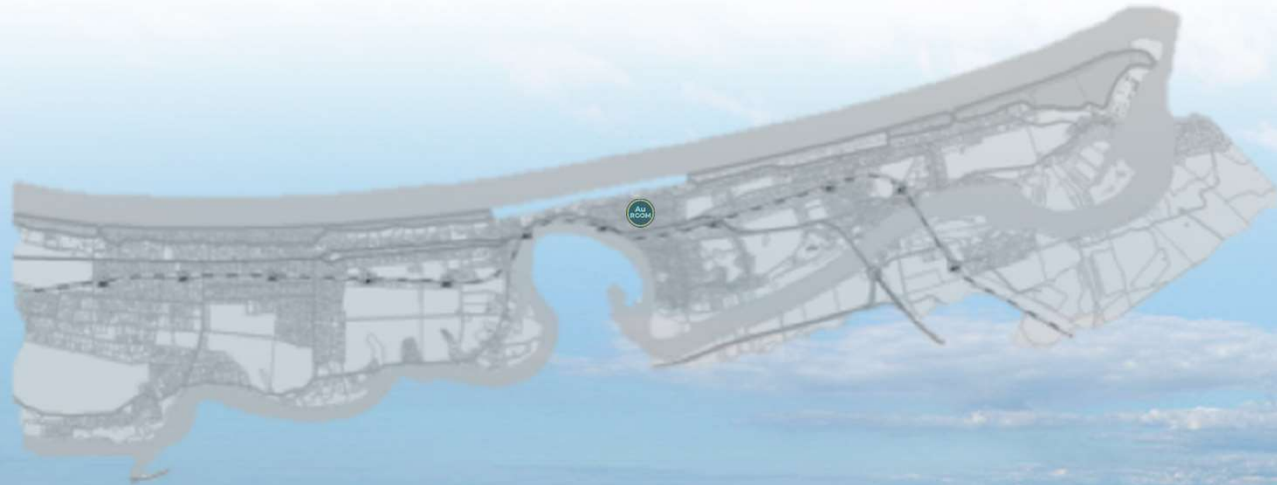


15 minutes by car to Riga airport



25 minutes by train to Riga (regularly)





Riga

Dzintari Concert Hall

Jurmala Spa hotel

Majori Beach

AuRoom Apartments

Culture House



Horne Park



All for a comfortable accommodation



Complete finish



Business class



Developed area



High safety



Ceiling height –
3 metres



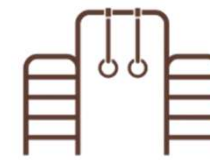
Top location



Energy efficiency
class A



Increased noise
insulation



A place for
sport



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Finishing and Filling



Vertical radiators
(Denmark)



Sanitary ware
(Germany)



BOSCH

Household appliances
(Germany)



Furniture and accessories
(Sweden)



Vinyl flooring
(Italy)



Ceramic tiles
(Spain)



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Apartment interior



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Apartment interior



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Apartment interior



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Apartment interior



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Apartment interior



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Revenue programmes



At AuRoom Service Apartments, you can get guaranteed or maximum income, and you can make money on rising prices per square metre.

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Condominium

The profitability is divided among all owners according to the number of acquired square metres. It can reach of up to 12% per annum.

Guarantee

The property owner receives fixed payments regardless of the occupancy of the apartments. The profitability is 5% per annum.

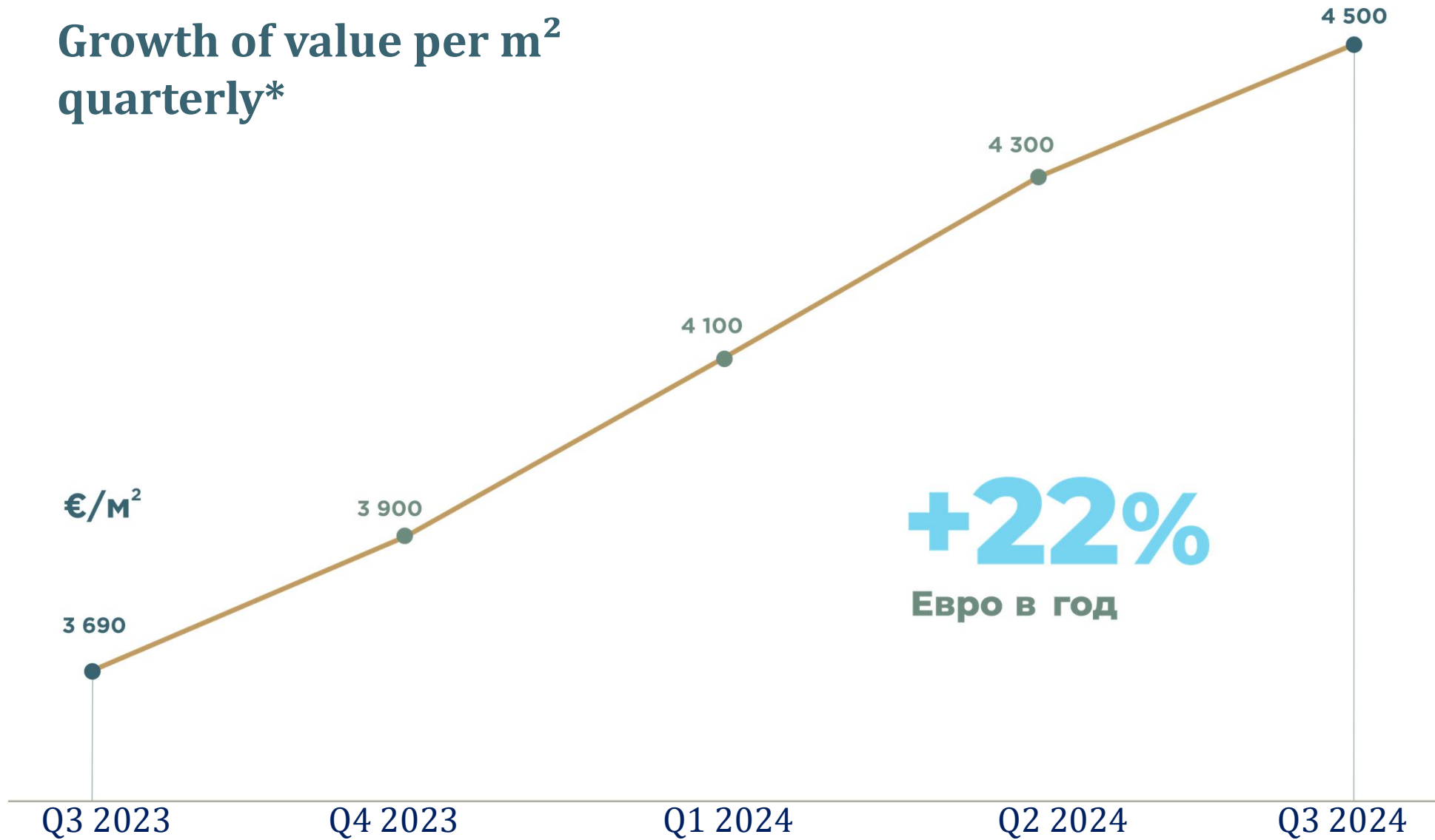
Reselling

The programme is for investors focused on quick revenue at early entry into the project, at the design or construction phase, with subsequent resale at commissioning.





Growth of value per m² quarterly*



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* Forecasted profitability after commissioning of the facility

Layout 2nd floor: apartments



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Title	Area, m ²
Apartment 4A	45.00
Apartment 4B	36.50
Apartment 7A	35.50
Apartment 7B	41.00
Apartment 8A	32.90
Apartment 8B	48.90
Apartment 9A	28.50
Apartment 9B	26.00
Apartment 9C	46.90



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Layout 3rd floor: apartments



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Title	Area, m ²
Apartment 10A	60.50
Apartment 10B	41.00
Apartment 11A	32.90
Apartment 11B	48.90
Apartment 12A	28.50
Apartment 12B	26.00
Apartment 12C	46.90
Apartment 5A	45.00
Apartment 5B	36.50



Payment options:

Option #1

5% off

Payment is made in 100% of the transaction amount within one month after signing the purchase agreement

Option #2

No discount

Payment shall be made in instalments:

1. 50% of the transaction amount within one month after signing the purchase agreement
2. 25% of the transaction amount immediately before the commencement of construction works
3. 25% of the transaction amount before the object is commissioned



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REDEVELOPMENT.lv

Experts in the development of profitable property projects in Riga and Jurmala.



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