VALUATION REPORT

No. LV-14-03-26-0388

DEVELOPMENT PROJECT “BIŠUMUIŽA”
Kometas street 2 and 4, Riga, Latvia

2014 03 31

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VALUATION CERTIFICATE

Summary

The purpose of this Valuation report is to present and appraise the property (in DEVELOPMENT PROJECT “BIŠUMUIŽA”), that consists of 14 apartments and to them applying land and buildings parts situated on the adress Kometas street 4 in Riga as well as two apartments No 13 and No 14 and to them applying land and buildings parts, situated at the address Kometas street 2. All real estate objects are currently owned by SIA "ARCO DEVELOPMENT" tax pay No: 40003672044.

Within the framework of this assignment, NEWSEC VALUATIONS LV is acted for the client as in the capacity of external valuators (IVS).

The valuation required for the purposes of the Secondary Public Offering of the shares of AS Arco Vara on OMX Tallinn Stock Exchange (the IPO). The valuation is to be undertaken on basis of Market Value in accordance with the RICS valuation standards, International valuation Standards (IVS) and Latvian Valuation Standards (LVS-401) as an equivalent for the valuations on the local market.

Valuation Certificate contains general information regarding methodology, limitations and disclaimers of the valuation, also legal characteristics of the property.

Estimated Market Value of the property on the date of valuation (March 21st 2014) is EUR 770,000 (seven hundred and seventy thousand euro)

The value opinion reported above is qualified by certain assumptions, limiting conditions, certifications, and definitions, which are set forth in the report.

Property under valuation is located in Pārdaugava - part of Riga on the left bank of river Daugava. Property refers on possible future sales income, constructional and other expenses on the property, also with valuators’ conclusions and presumptions. Residual method was used for estimation of Market Value of the property, detailed calculations of the Market Value by this method are set in the appendixes of the report.

The property was inspected and report was prepared by Dace Rozentāle, report was overseen by Linas Daukus, MRICS.

Our valuation is exclusive of any Value Added Tax.

Objective

In accordance with instructions received from SIA "ARCO DEVELOPMENT", we have been instructed to do a valuation of the 14 apartments apartments and to them applying land and buildings parts at the address Kometas street 4 and 2 apartments and to them applying land and buildings parts at address Kometas street 2.

On date of valuation real estate located at Kometas street 4 is not devided into housing estates yet, bui it is registered in Land Book as following:

1. **The Building** and to it applying land plot at Kometas street, Riga, cadastre No. 0100 052 0096 registred in Riga Land Book folio No.100000151385 owned by SIA "ARCO DEVELOPMENT" tax pay No: 40003672044. The **land plot** (2 192 m²) cadastre No. 0100 052 0077. divided from real estate located at Kometas street, in Riga. Riga Land Book division No. 100000151385.
2. **Apartment No 13** (with area 142,6 m²), cadastre No. 0100 927 8856 located at Kometas street 2, registered in Riga Land Book folio No. 100000488351 13, building ownership share 1426/11723 and land plot ownership share 1426/11723 owned by SIA "ARCO DEVELOPMENT" tax pay No: 40003672044.
3. **Apartment No 14** (with area 143,1 m²), cadastre No. 0100 927 8857 located at Kometas street 2, registered in Riga Land Book folio No. 100000488351 14, building ownership share 1431/11723 and land plot ownership share 1431/11723 owned by SIA "ARCO DEVELOPMENT" tax pay No: 40003672044.

Client

The client of the valuation is SIA "ARCO DEVELOPMENT", (Status – Limited liability company; address – Brīvības iela 39 LV-1010, Rīga, Latv; company reg. code – 40003672044; data collected in Latvian Enterprise Register).

Valuer

The valuation has been carried out by certified valuator Dace Rozentāle certificate No.111 issued by the Latvian Association of Property Appraisers.

Valuer Linas Daukus is approved by Royal Institution of Chartered Surveyors (RICS) as Chartered Surveyor (Membership No. 6510302).

Valuer confirms that is in a position to provide an objective and unbiased valuation and is competent to undertake the subject valuation assignment; Valuer confirms that has sufficient current local, national and international (as appropriate) knowledge of the particular market and the skills and to undertake subject valuation competently.

Valuer is acting as External valuer.

Valuer hereby declares that subject valuation is carried out in line with the ethical standards of the Royal Institution of Chartered Surveyors (RICS) and Valuer has no direct interest in the property or the company owning it.

SIA "Newsec Valuations LV"

Status – Limited liability company; address – Zaļā iela 1, Rīga, LV-1010, Latvia; company code – 40103216919; data collected in Data bases of enterprises of Latvia.

"Newsec Valuations LV" Certificate of registration Nr. K093738.

Date of the valuation and date of report

Date of valuation is 21st March, 2014 and the date of report is 31st March, 2014.

Purpose of the valuation

The purpose of this valuation is based on the client's valuation instructions as follows - The valuation required for the purposes of the Secondary Public Offering of the shares of AS Arco Vara on OMX Tallinn Stock Exchange (the IPO).

Compliance with Valuation Standards

Valuer has prepared a full valuation of the property in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation – Professional Standards 2014 – including the International Valuation Standards and Latvian Valuation Standards (LVS-401) as an equivalent basis on the local market, including inspection of the property and a detailed market survey.

Basis of the valuation

We as assessing the Market Value of the property in accordance with the Practice Statements and Relevant Guidance Notes of the RICS Appraisal and Valuation and approved by both the International Valuation Standards Committee (IVSC) and The European Group of Valuers' Association (TEGoVA) as follows:

> *"**Market Value** – The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion" (RICS, 2014, IVS 2013)*

Extent of investigation and inspections

This valuation report contains market overview and detail analysis with estimation of Market Value of the subject Property.

Property valuation by Residual method refers on possible future sales income (development of the residential buildings – blocks of flats), constructional and other expenses on the property based on valuators' conclusions and presumptions that were based to market conjuncture.

Each of the property specific factors that influence respective cash flows, sale comparison adjustment analysis and market value were evaluated.

Residual method and Sale comparison method were used for estimation of Market Value of the property. Detailed calculations of the Market value by these methods are set in the appendixes of the report.

Property was inspected on **21st March, 2014**. Property was inspected by certified valuator Dace Rozentāle certificate No.111 issued by the Latvian Association of Property Appraisers certificate with presence of the representative of the Client.

Nature and source of information

For the purpose of this report we have been provided by Client with the following documents / information:

- Estimate;
- Plans;
- Cadastre survey file;
- Land Books;
- Cadastre data;
- Information from development project's web page: www.bisumuiza.lv

We have in general relied on this information to be accurate and have generally not found any reason to believe otherwise. Our report is therefore using this information as basis for our valuation.

Valuer has in general relied on this information to be accurate and has generally not found any reason to believe otherwise, using this information as basis for our valuation. Our report is therefore using this information as basis for our valuation.

Conflict of Interest

Hereby valuators declare that they, nor Newsec as legal entities, do not have any conflict of interest while performing valuation of the subject property, and benefit from the valuation process only through receiving a fixed pre-agreed fee from the Client. Fee received by the valuator for valuation procedure is not related to the valuation results.

Valuation methodology and selection of valuation approach

Methods generally used for estimation of value:

1. Replacement value (cost) approach
2. Comparative value (sales comparison) approach;
3. Operating income (income capitalization or discounted cash flows) approach.
4. Residual method.

Replacement value (cost) approach is based on an assumption that a knowledgeable buyer will not pay for the same substitute property more than the amount necessary to create such property. This approach is particularly applicable when the subject property is related with relatively new buildings/constructions that reflect the highest or best use of the land lot or when the buildings/constructions on the land lot are relatively unique or specialized and the market has a limited supply of comparable properties.

Under the replacement approach to value, the value of land is established by considering comparable sales transactions. The replacement value of buildings/constructions is determined on the basis of typical

sources, first of all details supplies by local professional construction companies and accepted national price-fixing measures. In some cases, the application of this approach is based on the construction cost of the subject property and information about the construction costs of similar buildings, less the accrued depreciation amount calculated with reference to data obtained from all sources. Then the additional value of land is added to the replacement value of buildings/constructions less depreciation amount to reflect the value of the subject property under the replacement value approach.

Comparable value (sales comparison) approach relies on search for recent sales transactions involving comparable property and analysis of data related to the subject property. This approach is based on the price paid in actual market transactions over comparable properties to derive the market price of the subject property. This property valuation approach relies on data on fully comparable sales transactions concluded over a relatively long period of time that reflect the market conditions related to the subject property. Applying the sales comparison approach to value, the data interrelation allows determining the value of the subject property considering certain adjustments in view of the physical and economical characteristics of the property. The sales comparison approach is used to determine the specified sales price of a comparable unit.

Operating income (income capitalization of discounted cash flow) approach is normally applied to establish the value of income-generating properties to be acquired by an investor. This approach also relies on market data that are used to determine the current economical volumes of rent rates and expenses that form the basis of the estimated net income.

Depending on the purpose of the subject property, the specifics of its operation and the character of cash flow as well as the typical expectations of buyers and sellers on the market, the appraiser may adopt the capitalization approach to value. Under the direct capitalization approach, the value is calculated by dividing the net income (profit) by a capitalization rate. When the discounted cash flow approach is applied, the value of the property is calculated by summing up the present values of future cash flows, discounted at a discount rate. Both the direct capitalization and the discounted cash flow approach are used to determine the market value.

Using the operating income (income capitalization or discounted cash flow) approach to value, first of all, one must consider the overall income, from which the respective amounts are subtracted considering the losses for vacancies and levies, expenses and provisions. The resulting net income is capitalized or discounted at a specific rate, which is proportional to the risks related to the title to the subject property.

Under the direct capitalization approach, income and expenses of one year are stabilized and the net resulting operating income is capitalized at a capitalization or return rate in proportion to the title to the subject property.

Residual method. For the purpose of evaluation of projects under development, the residual value method is used. This method is applied to establish the value of a vacant land site or of a land site and buildings that are prepared for redevelopment. Market Value according to Residual method generally is used to evaluate properties with possible future development. According to this method construction costs and other expenses for development of property together with assumed allowance for developer's profit, sale incomes after development are being calculated.

To evaluate the subject property Valuer is taking into account Detail planning basic figures and applied the Residual Valuation Approach. Detailed calculations of the Market Values by these methods are set in the appendixes of the report.

Valuation assumptions

That valid unconditional confirmation is granted by all relevant authorities including planning, building and user permits/ licenses and tenant approvals have been granted.

For estimation of Market Value following assumptions were provided by Client:

- Developer is SIA "ARCO DEVELOPMENT"
- Development and sales periods / timing of the project.

Property valuation refers on possible future sales income (sale of completed premises (apartments) and parking spaces), constructional and other expenses on the property based on Client's provided information and valuators' conclusions and presumptions. In case of lack of any sensitive information needed for assignment, we rely on market data.

Tenure and Tenancies

We have received general title information from SIA "ARCO DEVELOPMENT" and our valuation has been based on the information supplied to us.

There are no mortgages registered on the property.

The property is owned freehold.

Servitudes and other encumbrances

There are some encumbrances registered on the property (listed in the Report), but they are assumed not to have any effect on our valuation of the property.

Our valuation is on the above basis and assumes that there registered on the property that may affect the value so that the property possesses a good and marketable title, free from restrictions, covenants or other encumbrances.

Town Planning, Site and Contamination

Town planning situation is not checked or verified by the valuators. Our valuation is on the basis that the property is not affected by proposals for road widening or Compulsory Purchase. We have in our investigations not found any evidence of any plans.

We have assumed that the property has been erected in accordance with valid planning permissions and are being occupied and used without any breach of that.

We have assumed, that property has been approved by local authorities and is used in accordance with existing legislation and planning.

We have not investigated ground conditions/stability and, unless advised to the contrary, our valuation is on the basis that all buildings have been constructed, having appropriate regard to existing ground conditions.

Possible contaminated or polluted ground or substances are nto taken into account in the valuation.

We have not carried out any investigations or tests, nor been supplied with any information from you or from any relevant expert that determines the presence or otherwise of pollution or contaminative

substances in the subject or any other land (including any ground water). Accordingly, our valuation has been prepared on the basis that there are no such matters that would materially affect our valuation. Should this basis be unacceptable to you or should you wish to verify that this basis is correct, you should have appropriate investigations made and refer the results to us so that we can review our valuation.

Restriction on use, distribution or publication

Our valuation is on the basis that the property is not affected by proposals for road widening or Compulsory Purchase. We have in our investigations not found any evidence of any plans.

We have assumed that the property has been erected in accordance with valid planning permissions and are being occupied and used without any breach of that. We have not had access to detailed planning of the Municipality but have assumed, that property has been approved by local authorities and are used in accordance with existing legislation and planning.

We have neither carried out a structural survey of the property, nor tested any services or other plant or machinery. We are therefore unable to give any opinion on the condition of the structure and services. However, our valuation takes into account any information supplied to us and any defects noted during our inspection. Otherwise, our valuation is on the basis that there are no latent defects, wants of repair or other matters which would materially affect our valuation.

We have not investigated the presence or absence of High Alumina Cement, Calcium Chloride, Asbestos and other deleterious materials. In the absence of information to the contrary, our valuation is on the basis that no hazardous or suspect materials and techniques have been used in the construction of the property. We have not investigated ground conditions / stability and, unless advised to the contrary, our valuation is on the basis that all buildings have been constructed, having appropriate regard to existing ground conditions.

We have not carried out any investigations or tests, nor been supplied with any information from you or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water). Accordingly, our valuation has been prepared on the basis that there are no such matters that would materially affect our valuation. Should this basis be unacceptable to you or should you wish to verify that this basis is correct, you should have appropriate investigations made and refer the results to us so that we can review our valuation.

General Principles

Our valuation is based on the information, which we have obtained from the Client. We have relied on this being correct and complete and on there being no undisclosed matters which would affect our valuation.

No allowances have been made for any expenses of realization or any taxation liability arising from a sale or development of the property.

Where grants have been received, no allowance has been made in our valuation for any requirement to repay the grant in the event of a sale of the property.

Our valuation is exclusive of any Value Added Tax.

Valuation

Subject to the foregoing, and based on values current as at 21st March, 2014, we are of the opinion that the **Market Value** of the property, as set out in Report, is the total sum of

EUR 770,000

(seven hundred and seventy thousand euro).

Based on recent market situation, as well as discussion with market participants, a sale of the subject property at the above statement opinion of market value would have required an exposure time of approximately 8 - 12 months. Furthermore, a marketing period of approximately month (4) months is currently warranted for the subject property.

The contents of this Valuation Report are intended to be confidential to the addressees and for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents. Before the Valuation Certificate or Report or any part of its contents are reproduced or referred to in any document, circular or statement or disclosed orally to a third party, our written approval as to the form and content of such publication or disclosure must first be obtained. For avoidance of doubt, such approval is required whether or not this firm is referred to by name and whether or not our Valuation Certificate or Report is combined with others.

Probability of changes

The losses valuated in this report were estimated as of the presumptive data. Constantly changing market situation, country mortgage politic, economic, social, political and physical conditions have varying effects upon real property value. Even after the passage of a relatively short or mid-term period of time, property value may change substantially and require a review based on differing market conditions.

Signature(s)

The date of Valuation Report: 31st March, 2014

Dace Rozentāle
(Report compiler)
Certified Valuer (Certificate No.111 real estate valuation)

Linas Daukus, MRICS
(Report inspector)
Valuer / Head of International Valuations, Baltics

Valdis Mitenbergs

Managing Director
Newsec Valuations LV, SIA

APPENDIX 1: MACRO REPORT – LATVIA

General outlook

Latvia has shown a strong recovery from the decline of recent years. The macroeconomic situation has a good potential for a smooth recovery in the upcoming years also. The economic growth in Latvia continued throughout of 2013, mainly driven by growth in consumption and the recovery of the success of export-oriented industries in the local market. Latvia may show the most significant growth trends in the region during the following two years. The GDP growth for 2013 is 4.1%.

In 2013 the expansion of economic activity contributed to the recovery in the labor market – employment and wages increased, but prices have been rising very slow. Manufacturing industry's output and exports are also expected to continue to increase. Activity will increase in real estate, and recovery in the construction sector will continue, although at a more moderate speed, whereas financial and insurance sector will continue to adapt to the post-crisis circumstances.

GDP

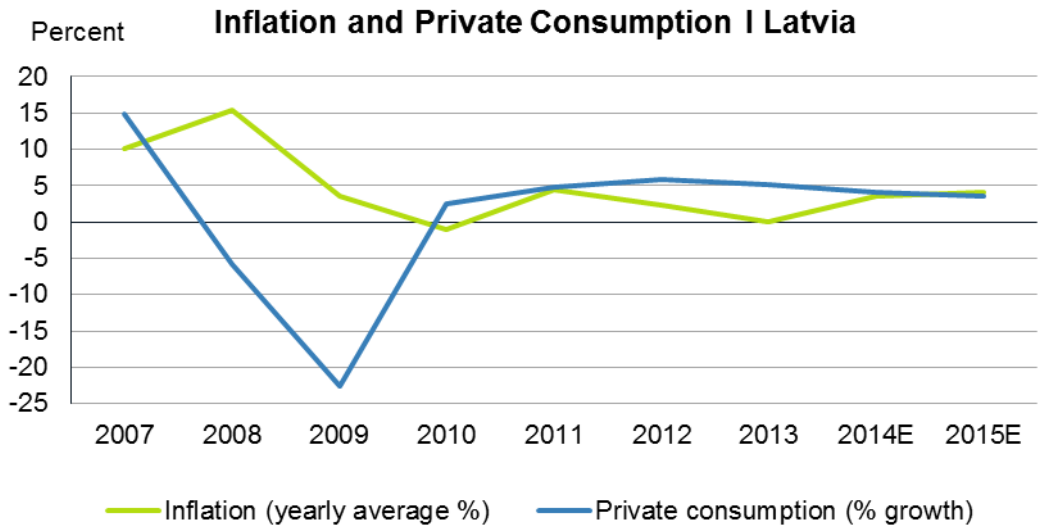
Latvia may show the most significant growth trends in the region during the following two years. It is forecasted that part of the factors that detained growth this year, next year will be lost and the economy will grow. Gradually there is improving economic situation in the euro area and the Nordic countries, which are significant markets for Latvian companies. Next year, shall take effect on the number of changes in tax laws that will increase household income. The forecasted GDP growth for 2014 is 4.5%.

Although the Latvian economy is showing the first signs of economic improvement and forecasts for the next 2 years are relatively optimistic, the situation is still uncertain due to financial instability in the Euro zone and Northern Europe.

Private consumption and Inflation

In 2013 the private consumption continued to increase and stimulated GDP growing nearly estimated 5.2% annually. The growth in the private consumption was mostly influenced by the increase in the average salary rate and reduction of previous savings.

In 2013 the inflation continued to decrease, reaching the lowest level since September 2010. The annual inflation is at level of 0.0% in 2013.



Source: Statistics Latvia, European Commission, Newsec

Due to economic sentiments and rising inflation, the increase in private consumption is expected to slow down its pace in the following years, however retail trade growth is still ahead of the growth in the earnings and the amount of the consumers' savings is relatively low. Private consumption is expected to maintain stable nearly 4.5% annual growth during 2014 and 3.5% in 2015.

During the 2013 consumers continued to buy more long-term use goods. The inflation factor is very important for the forecast of private consumption for the next year. The domestic supply factors, e.g. higher excise tax on tobacco, delayed rising of electricity tariffs for households, etc., will also affect inflation in 2014. Private consumption is expected to maintain stable nearly 4.1% annual growth during 2014.

Consumers' confidence

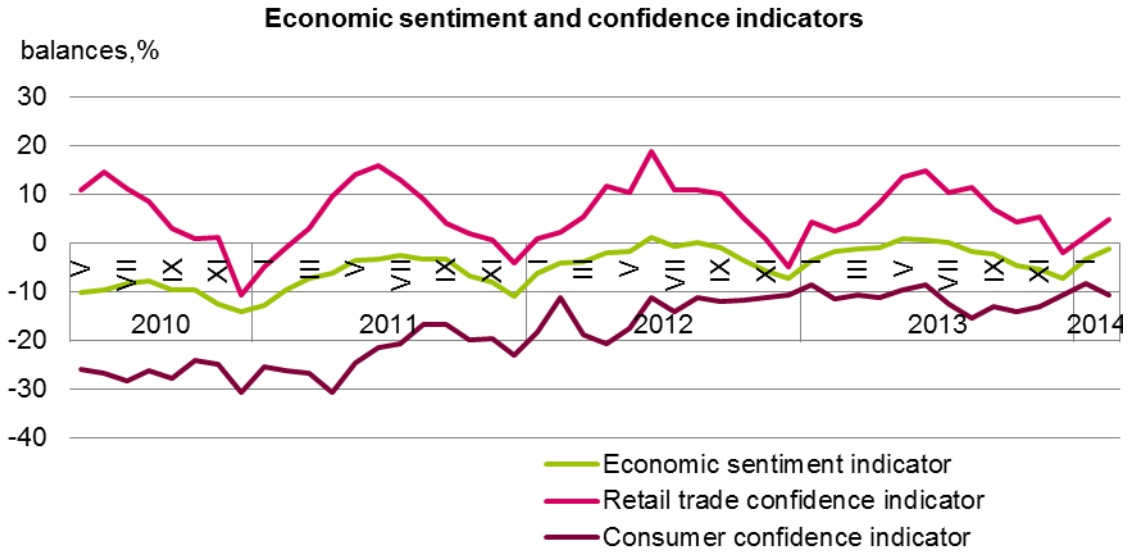
In 2014, Consumer Confidence in Latvia averaged -17.77 from 2010 until 2014, reaching an all time high of -8.30 in January of 2014 and a record low of -30.80 in December of 2010. The level of optimism about the performance of the economy was increased during the 1HY of 2013; however, if we compare the results of the January of 2011 and January of 2014, the trend is optimistic.

Also, consumer confidence and household spending has increased during 1Q of 2014 as compares with the period of 4Q of 2013. Consumer confidence index also will remain low in 2014 and many Latvians still are burdened with paying back numerous loans and mortgage credits, which will have a downward pressure on consumer consumption in the forthcoming years and their willingness to evolve in new liabilities towards banks.

In Latvia, consumer confidence indicator characterizes population's assessment of the socio-economic situation in the country and changes to the household's financial situation. Measures of average consumer confidence can be useful indicators of how much consumers are likely to spend. Economic sentiment index is average weighted value from manufacturing, construction, retail trade, services sector and consumer confidence indicators.

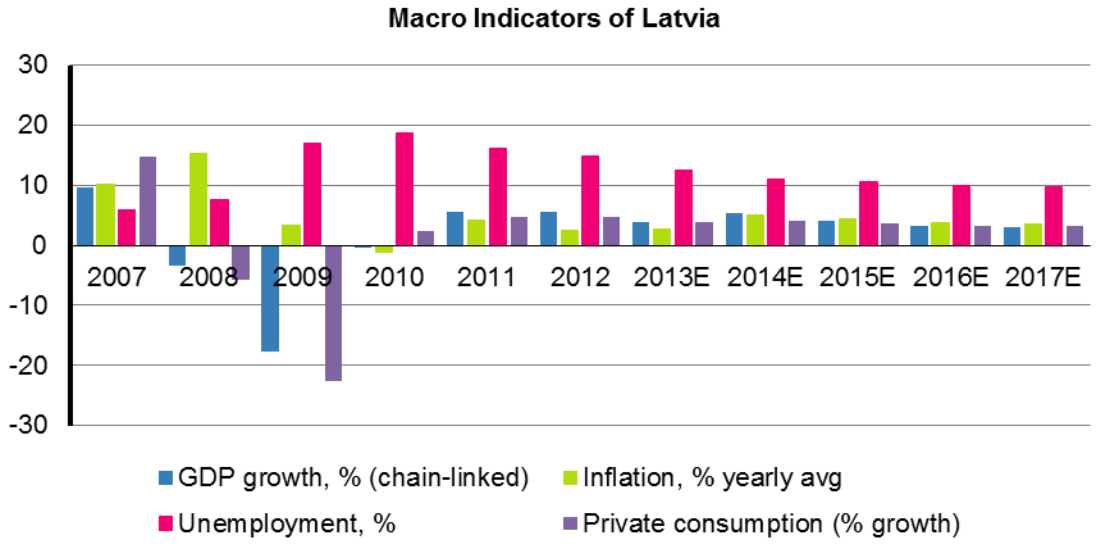
Due to economic sentiments, a slow-down is expected in retail trade and tenants' performance. As a result, the weakest shopping centres might suffer, and the difference between the best shopping centres and other shopping centres will be more distinctive.

Latvia has met the Maastricht criteria in spring 2013, and joined the euro zone in January 2014. The adoption of Euro usually results in so called "Euro shock" with a relatively high inflation and economic growth caused by prices being rounded up; high expectations for increasing private consumption and growth of salaries etc.



Source: Statistics Latvia

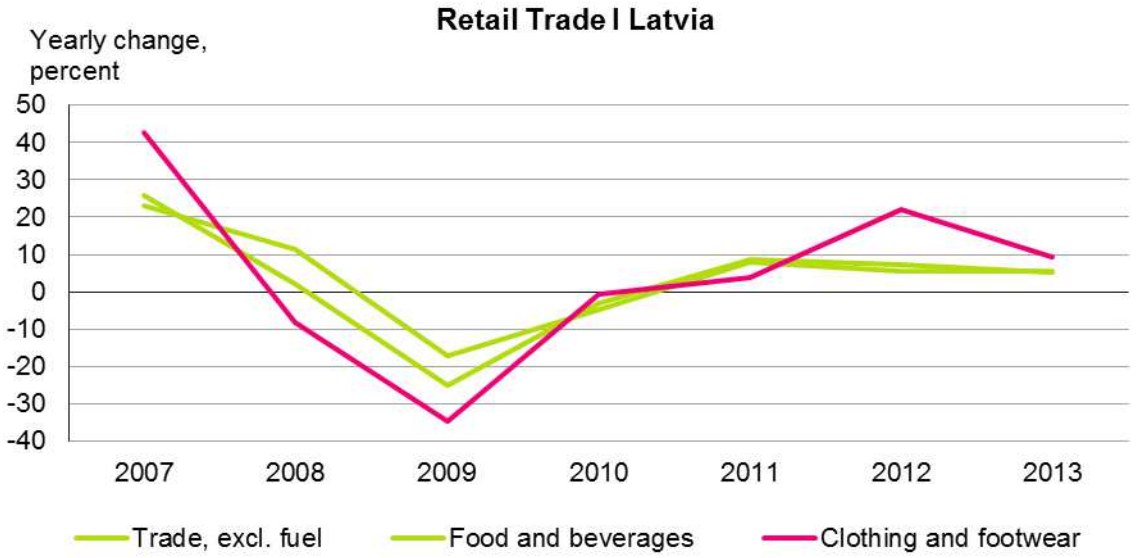
Macro forecast



Source: Central Statistical Bureau of Latvia / Newsec forecast

Retail trade

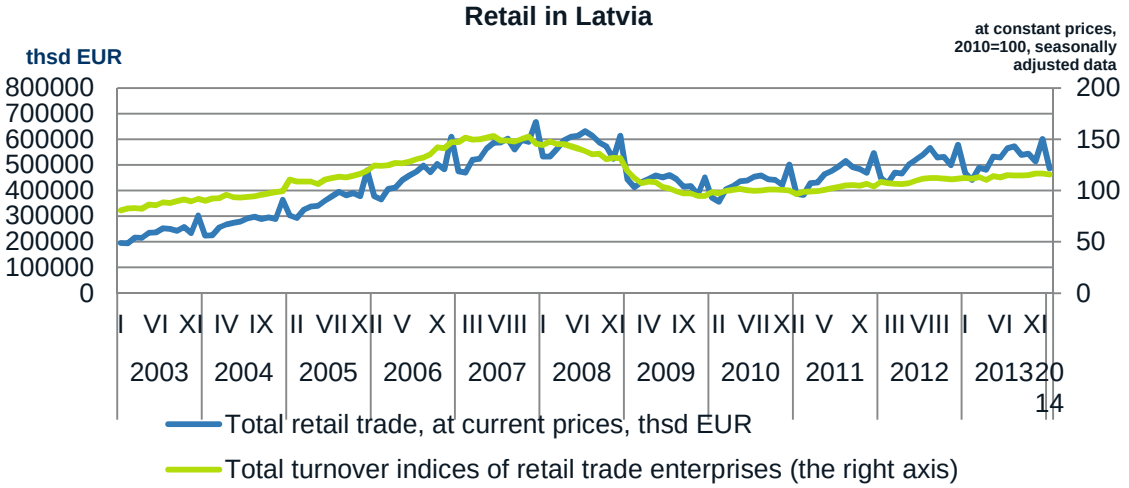
In 2013 retail trade, except of automotive fuel continued to grow by estimated 6%. The fastest growth by 25-35% was in retail sale of carpets, rugs, wall and floor coverings, furniture, lightning equipment and other household. Due to economic sentiments and rising inflation, the increase in private consumption is expected to slow down its pace in the following years, however retail trade growth is still ahead of the growth in the earnings and the amount of the consumers' savings is relatively low.



Source: Statistics Latvia/Newsec

The recovery of Latvian retail trade continued accelerating in 2013, but still remained below the pre-crisis level. A notable and relatively persistent improvement in consumer purchasing power led to an increased activity in retail. Due to this, the performance of shopping centres located in Riga has improved significantly.

Private consumption has a more significant role in economic development and the retail trade in Latvia continues accelerating the fourth year in a row. Retailing is expected to record a stable and constant value growth over the next twelve months. Similarly to earlier periods, the key driving factor for grocery retailers in the future will be the overall economic situation in Latvia. Turnovers of the most succesfull shopping centres grew by 8-15% per annum and current occupancies are at 97% -99%. Entry of new retail chains, like H&M, IKEA, Debenhams, shows the confidence of the Baltic markets and accelerates interest from other solid international players.



Source: Central Statistical Bureau of Latvia

Retail trade turnover is an indicator that shows the percentage of total retail sales in the country. As compared to 2012, total retail trade turnover (excl. fuel) in 2013 increased by 6%. According to Eurostat it is one of the largest increases across the European Union (EU).

Latvian consumer spending, total retail trade, economic sentiment indicators and retail trade confidence indicators show positive increase while consumer confidence indicator show slight decrease in 2014.

Economic outlook

- Latvia joined the Euro area in January 2014.
- Unemployment tended to decline from 15% in 2012 down to estimated 11.9% in 2013
- Average net monthly salary in 2013 has grown in private sector by approx. 3.8%. In 2014 the household income will increase due to effect on the number of changes in tax laws.
- Further economic growth of Latvia will be highly influenced by global financial environment, and especially performance of European countries, Nordic Countries and political situation.
- The largest GDP growth (4.1%) during 2013 among the Baltic states and is forecasted that Latvia will retain the leading position in 2014. Although we still expect global economy to improve this year, we will most likely revise Latvian GDP growth downwards due to the turmoil in Ukraine. The negative impact will come more from trade with Russia and other economies in the region that are closely linked to Russia and Ukraine.
- Although credit institutions have restarted issuing credits to businesses and an increase in amount of private credits has followed, banks strengthened their loans issuing policy and became much less risk-tolerant, comparing to the pre-crisis period.
- In 2013, domestic consumption was the main driving force behind growth – domestic consumption increased as a result of higher wages and purchasing capacity and a comparatively steady public mood.
- Manufacturing industry's output and exports and also expected to continue to increase. However, the growth of exports will be determined by the situation in the global economy and companies' success on rapidly-growing markets. Problems at the Liepajas Metalurgs metallurgical company may make the situation more complicated, as the company's problems can affect industrial and export indices of Latvia.

- In the transit sector, growth pace may decelerate as a result of increasing competition. Activity will increase in real estate, and recovery in the construction sector will continue, although at a more moderate speed, whereas financial and insurance sector will continue to adapt to the post-crisis circumstances.
- At the end of 2013 Standard & Poor's raised its credit rating for Latvian outlook from stable to positive while maintaining the current rating of BBB + level. This is an important assessment of the development of the Latvian economy and an important signal to foreign investors.

Residential Market Overview

Introduction

The activity in the overall real estate market has grown, but still below the pre-crisis level. There were no speculative projects putted into operation for the last three years. The industrial market, which although has suffered the most, has shown the fastest recovery in 2013. The most active was residential market.

The Latvian residential market has split into two segments: the local population market and non-residents' market. In the first market segment, there has been no significant increase in the activities observed with the minimum price upward correction, while the non-resident market has demonstrated a sharp increase in prices in a short period of time. At the moment, management companies of bank-owned property, such as Ektornet Management Latvia, Latectus, Pillar, etc., play an important role in the housing market ensuring to their clients favourable credit terms and lower apartment prices.

The annual number of transactions increased by 32% in 2012, compared to 2011, and comprised more than 8,000 deals. The annual number of transactions increased by 16% in 2013, compared to 2012, and comprised more than 9,400 deals.

Activity of developers, especially in the residential segment has grown in Latvia. Construction activity is still very low, however much more significant projects were put into commission during 2013.

Economic outlook

Latvia has shown a strong recovery from the decline of recent years. The macroeconomic situation has a good potential for a smooth recovery in the upcoming years also. The economic growth in Latvia continued throughout of 2013, mainly driven by growth in consumption and the recovery of the success of export-oriented industries in the local market. Latvia may show the most significant growth trends in the region during the following two years. The forecasted GDP growth for 2013 is 4.1% and 4.5% for 2014.

In 2013 the expansion of economic activity contributed to the recovery in the labor market – employment and wages increased, but prices have been rising very slow. Manufacturing industry's output and exports are also expected to continue to increase. Activity will increase in real estate, and recovery in the construction sector will continue, although at a more moderate speed, whereas financial and insurance sector will continue to adapt to the post-crisis circumstances.

At the end of 2013 Standard & Poor's raised its credit rating for Latvian outlook from stable to positive while maintaining the current rating of BBB + level.
Latvia is invited to join the euro in January 2014. Such invitation might result in increased overall market activity in the 2st half of 2013 followed by the slowdown in 2014, mainly caused by expected price shock.

Proposed classification of apartments

Age of the building	
Old	Built before 2004
New	Built or fully reconstructed (incl. façade) after 2004
Location	
A+	Premium locations of the city: selected parts of the city centre, old town
A	Rest of the city centre or old town, prime locations in smaller cities or further from the centre
B	Sleeping districts closer to centre, best locations outside the city centre
C	City outskirts, distant sleeping districts, industrial districts
Quality	
A+	Full finishing, premium design and quality of the materials used
A	Full finishing, contemporary, good quality materials used
B	White finishing, simple materials used in the finishing, or insignificant repair works necessary
C	Without finishing (grey or black finishing) or capital repairs needed
Additional Factors	
Size	Over 80 sq.m
Floor	Discount due to the location on the 1st, bonuses due to the location on the top floor

**Classification proposed by Newsec*

Demand

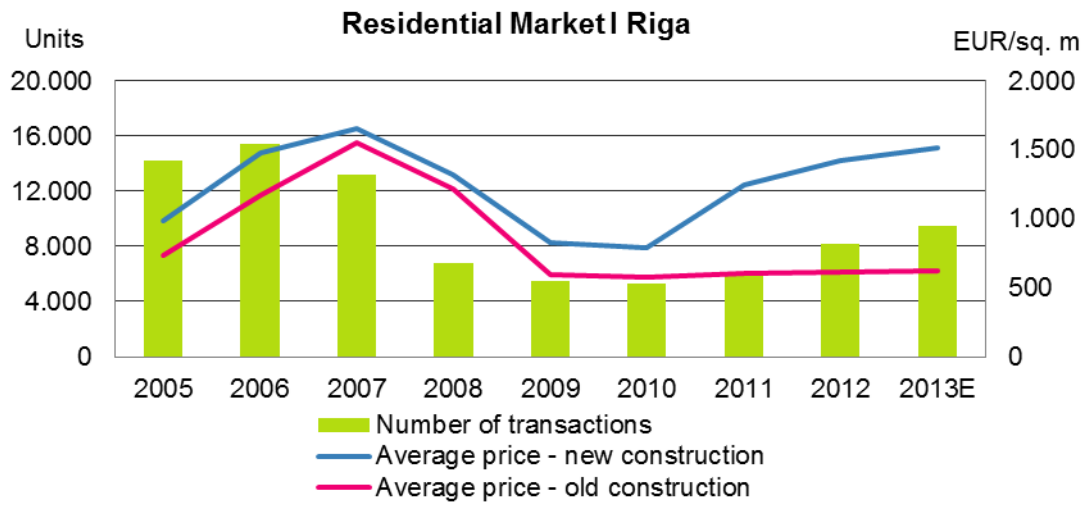
In 2009-2010, residential property market in Latvia went through major stagnation phase. Economic recession, social and political instability, soaring unemployment and low business confidence index resulted in ever-low investor and buyer activity. Number of deals in 2009-2010 was extremely low not only due to very limited demand but also to unwillingness to sell at the market's low by those landlords who are financially capable to hold on to their properties.

In 2011, even though total number of transactions still remained significantly lower than during the pre-crisis period, residential market in Latvia showed a noticeable improvement There were more than 6,100 transactions at residential market and 16% growth in Riga during 2011. Around 15% of transactions took place in Riga's centre.

Further acceleration of market activity followed during 2012. Compared to 2011, annual number of transactions increased by 32% and comprised of more than 8,000 during 2012. There was also a noticeable growth of average prices per sq. m. for new projects in Riga's centre – within the year, these grew by almost 25%. However, new residential projects, both central and non-central, still accounted for just 16-18% of total number of transactions, so remained very sensitive to the supply. High demand for such new projects as, e.g., Riverstone by YIT and Futuris by Larix Property caused short-term increase of average prices in respective categories. Prices in other segments fluctuated around the same level and showed no distinct trends in 2011-2012.

The residential market was very active during. 2013The annual number of transactions increased by 16% in 2013, compared to 2012, and comprised more than 9,400 deals.

Number of transactions and transaction prices, EUR/sq. m. | Riga



Source: Land Book/Newsec

New projects in Riga's centre were also the only segment which showed an upward trend in terms of price per square meter in 2012. In 2013 there were some changes, due to the lack of new residential projects in Riga city centre, the prices for new projects in sleeping districts increased as well. This activity was mainly caused by non-residentials' interest in getting residence permit. This year there has been a slight increase in average prices for new projects for about 5%. At that moment an important role in the housing market plays the real estate management companies of bank's, such as Ektornet Management Latvia, Pillar, etc., providing for its clients favorable credit terms and lower prices for apartments. Price in other segments fluctuated around the same level and showed no distinct trend in 2013.

In terms of financial instabilities in European area, many investors opted for real estate as a safer alternative to stocks, government bonds and bank deposits.

People, who purchased apartments for own needs, still remained very price-sensitive in 2013. Many were burdened with paying back previously taken credits, while banks noticeably tightened their financing standards, so mortgage loan availability was much lower than during the pre-crisis period. However within new projects the overall increase of transactions was caused by the banks subsidiaries selling the apartments packed with mother banks special mortgage offers.

On the whole, the demand can be divided into several clusters:

- economy class residential apartments, with average price per apartment around EUR 30,000;
- upper-scale apartments, mainly close to the city centre;
- Exclusive apartments in the city centre, which are bought also by Russians, other CIS countries' buyers and, by less extent Europeans.

Average prices per square meter in other Latvian towns did not show any distinct trend during 2012 and varied around the same level in 2013.

THE QUIET CENTRE

Based on the transactions executed, the leading project in 2012 was Futuris residential complex in the Quiet Centre at 16 Antonijas Street. The average price in this project was 2,945 EUR/sq. m. in 2012 and

3,140 EUR/sq. m. (excluding the land) in 2013. In 2013, the leading project in the Quiet Centre is Elizabetes Park House with the average transaction price 4,350 Eur/sq. m. (including the land). All prices mentioned include VAT 21%.

OLD TOWN

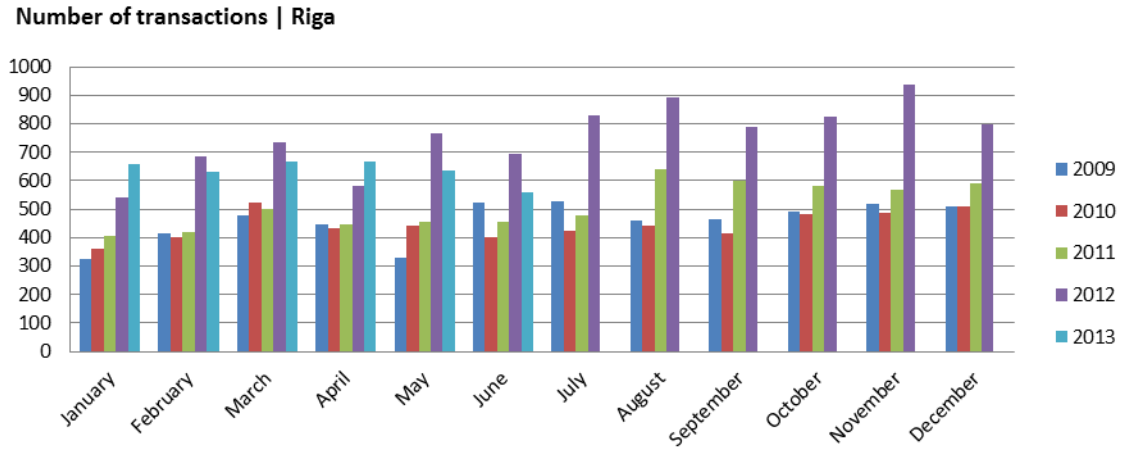
The supply in the Old Town is very limited, just a few new projects launched a few years ago, which were not very popular among byers, reaching just an insignificant amount of transactions in 2012. In 2013, the situation may change due to an increased interest and activity in this segment. The most popular projects in The Old Town still are Avalon Rezidence, 11a Grecinieku Street, 25 Kungu Street and a new project at 2 and 4 Teatra Street. The average transaction price for these projects is 2,300 EUR/sq. m.. During 2Q of 2013 there were two record high transactions of 6,400 EUR/sq. m. for the apartments at 10 Smilsu Street. The demand in 2013 has increased due to raised interest and activities also in this segment. All prices include VAT 21%.

CLOSE CENTRE

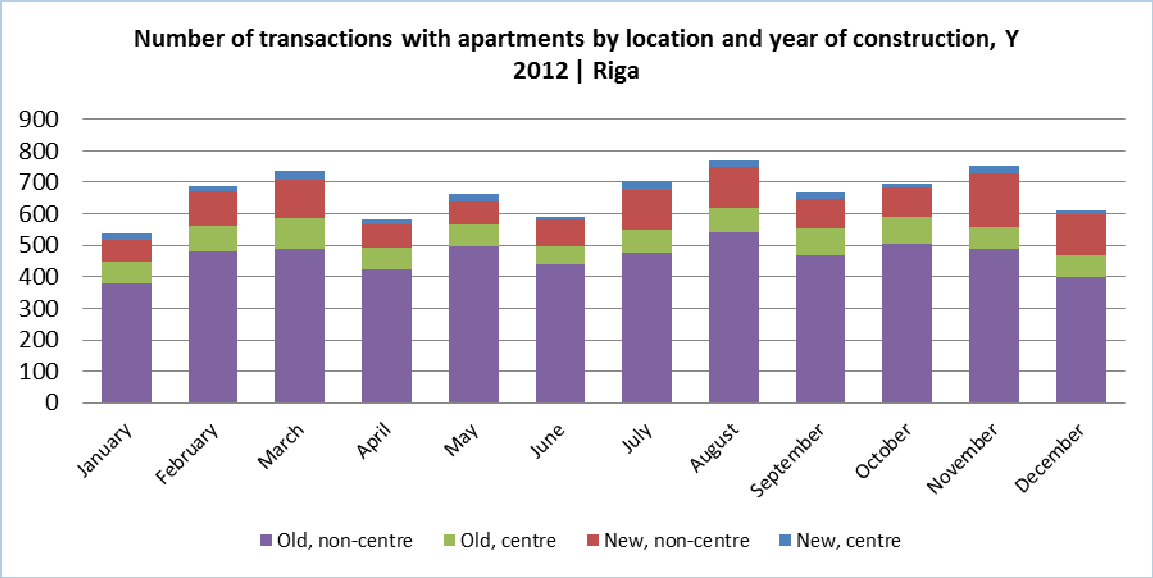
A rapid increase in the amount of transactions was noticed in the close city centre. This area has gained much attention of non-residents who were reluctant to buy the properties at extremely high prices in the Quite Centre or Old Town and preferred more moderately priced central areas of the city. Due to the shortage of new projects in this area, the activity was mostly observed in the renovated buildings.

The most expensive apartments (based on transactions in 2013) are located at 7 Martas Street, Baznicas, Blaumana, Gertrudes, Kr.Barona Street and 15 Marijas Street, reaching the average price for these locations in the amount of about 3,000-4,000 EUR/sq. m.. All prices include VAT 21%.

MONTHLY TRANSACTIONS BY SEGMENT, 2010- 1HY 2013

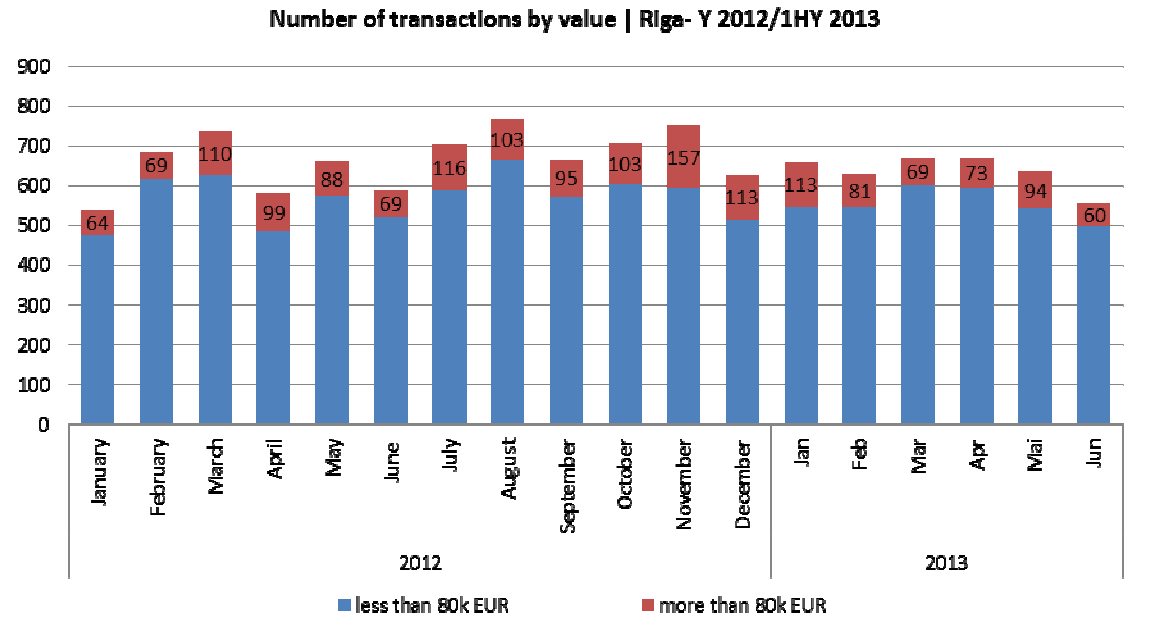


Source: Land Book/Newsec



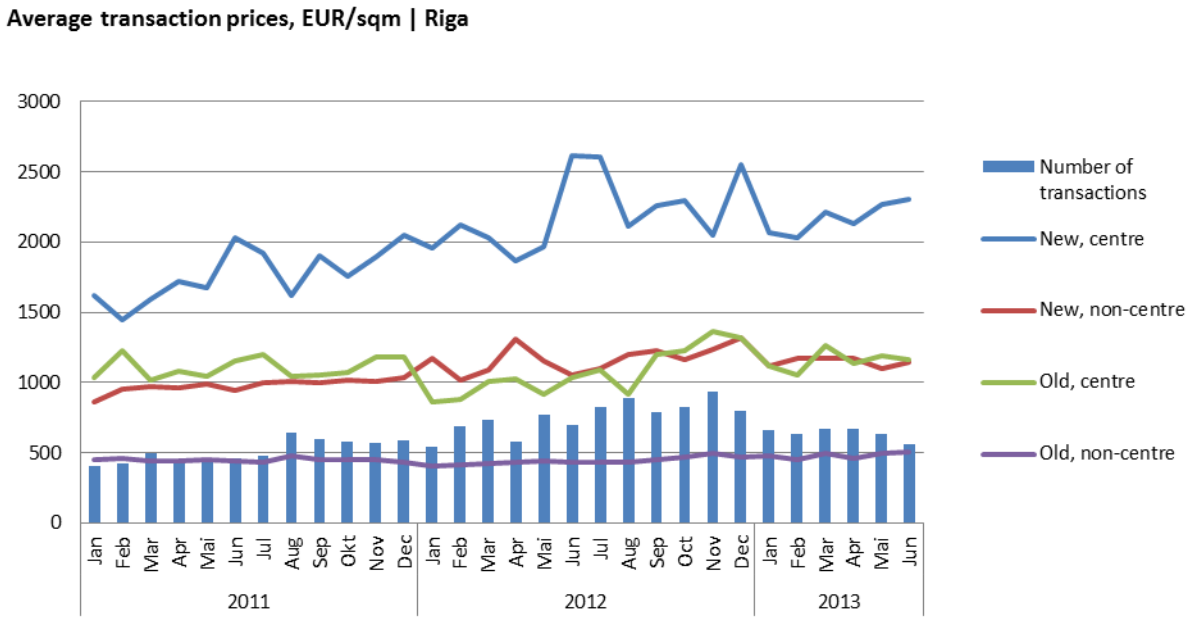
Source: Land Book/Newsec

As you can see in the chart only small part of transactions are above 80k EUR.



Source: Land Book/Newsec

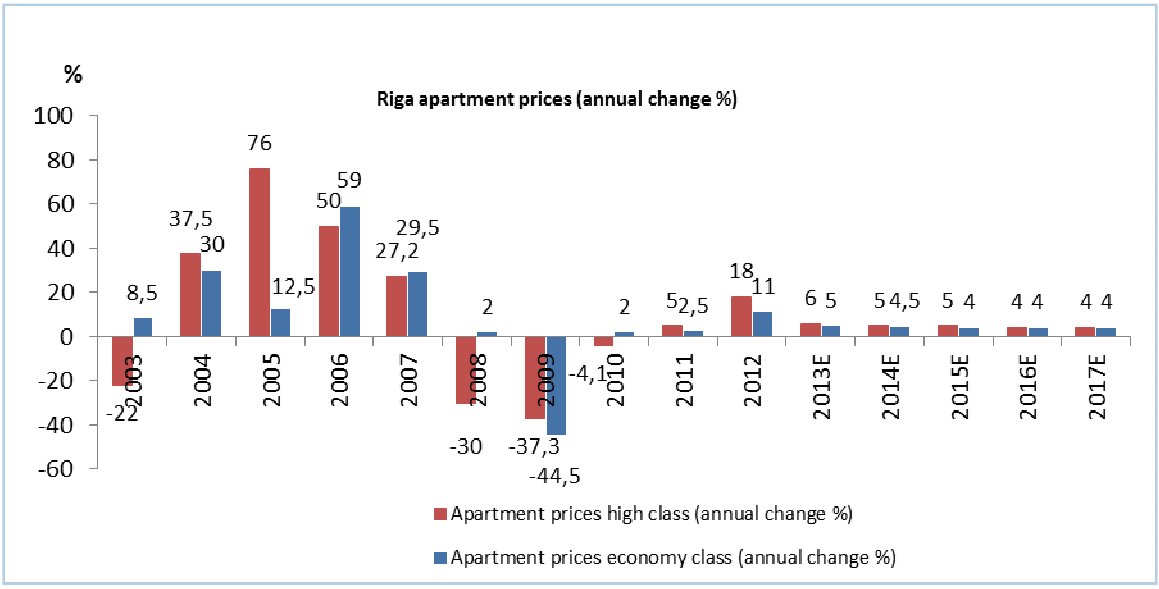
TRANSACTIONAL SALES PRICES BY SEGMENT, 2010- 1HY 2013



Source: Land Book/Newsec

NON-CENTRAL DISTRICTS

- The number of transactions in non-centre districts of Riga has risen. The activity in the housing market has grown rapidly.
- The transaction prices for apartments in new projects are between 850-2050 EUR, depending on the finish level and apartment class provided by developer. The average price for apartments with full finishing in Ziepniekkalns in the beginning of 2013 was 1180 EUR/sq. m.. The average price for new projects at Ziepniekkalns and Zolitude in the end of 2013 is about 1250 EUR/sq. m.. All prices mentioned include VAT 21%.
- This year there has been a slight increase in average prices for new projects for about 5-6%. At that moment an important role in the housing market plays the real estate management companies of bank's, such as Ektornet Management Latvia, Pillar, etc., providing for its clients favorable credit terms and lower prices for apartments.
- Newsec prognoses related on apartments price are not very optimistic, we suppose to think that due to the increase of supply, the prices will not rise extremely high for the next 2 years. The change in the apartment price next years will be up to 5-6% for the new projects.
- It is expected that Latvia joins to the EURO zone next year, this can lead to some changes in the real estate market. As we can learn from the Estonia expierence, the prices of apartments increased after the joining into Euro zone.
- It is expected that prices would remain relative stable over the period. A slight average price increase in 2013 could be expected in prestigious locations for high class properties mainly due to the trend to apply for the permanent residence permit in Latvia for the period of 5 years.



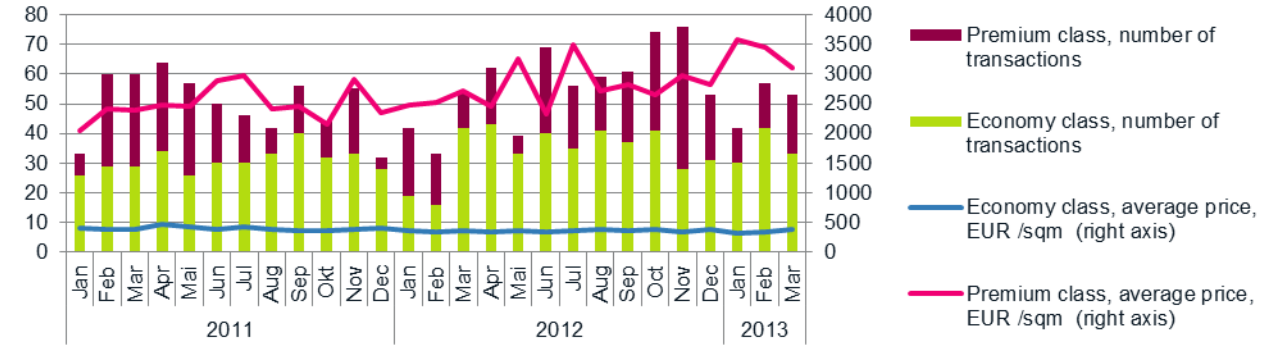
JURMALA

The changes in price of the economy class property in Jurmala are not essential, which characterises the absence of changes in the solvency of the local population. In turn, significant increases in prices, as well as seasonal variations are observed in the so-called business / premium class segment, where the price exceeded 2,000 euros per square meter of space. Bulduru Avenue, Dzintaru Prospect and Juras Street remain the leaders among the districts of exclusive private villas and apartment houses in Jurmala with such projects as Villa 21, Sea Castle, Jurmalas Vilnis, The Home and others.

Given the optimistic forecast for the further development of the market and the ambitions of individual buyers visiting Riga, some developers initiate elite development projects focused exclusively on Russian buyers, such as a residential complex The Legend, including the Villa Hepburn, Villa Churchill, Villa Dietrich, Villa Hemingway, Villa Tiffany, as well as a new project in the heart of the famous Jomas street in Jurmala - E - mas House.
In Jurmala, the demand can be split into two categories:

- economy class, with average price below 1000 EUR/sq. m.
- premium class, with average price above 1000 EUR/sq. m.

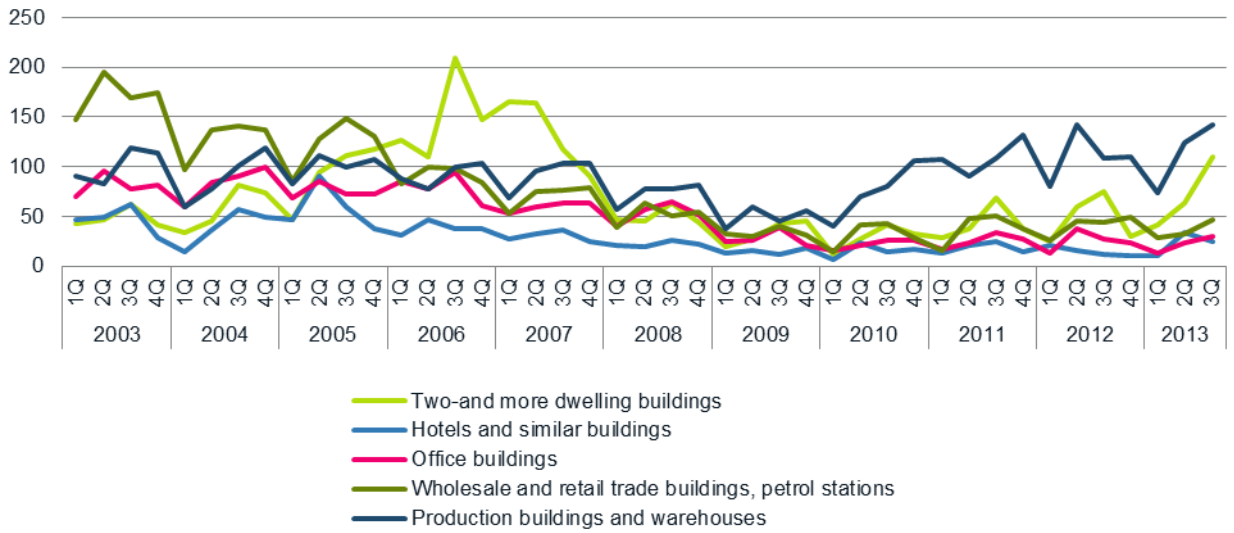
Apartment market | Jurmala



Source: Land Book/Newsec

Supply

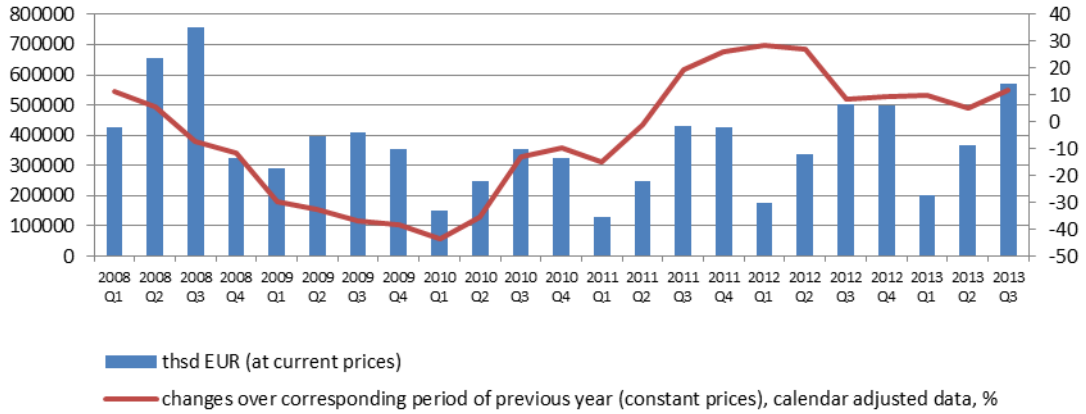
Construction permits | Latvia



Source: Central Statistical Bureau of Latvia

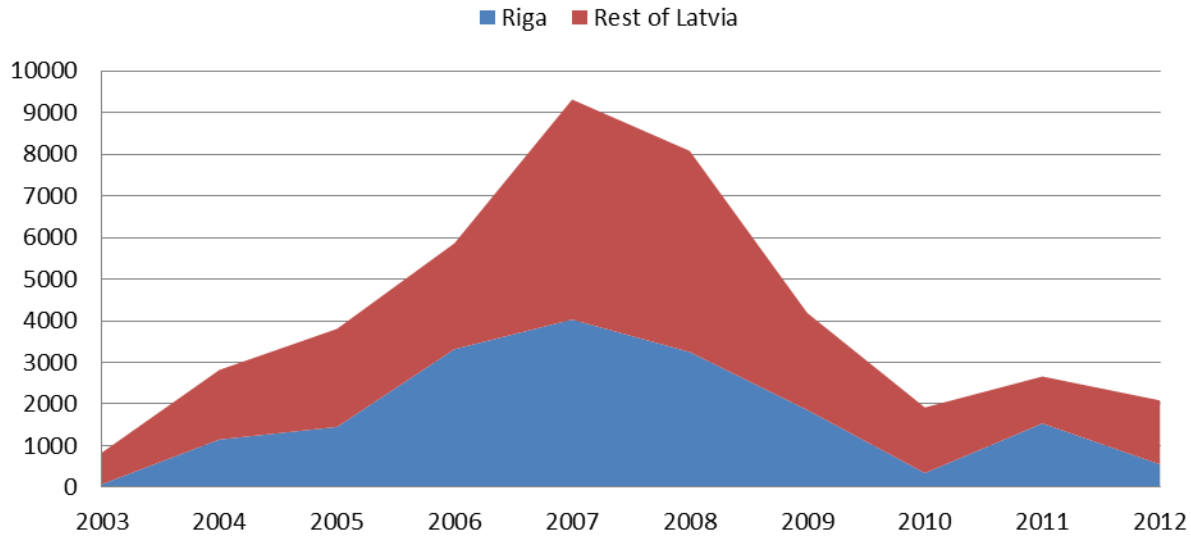
Growing number of construction permits issues in 2013 was a sign of increasing optimism. Number of players, such as YIT and Merks, are expected to commence their current projects. The total construction output during three quarters of 2013 has increased by 12% compared with the same period of 2012.

Construction output | Latvia



Source: Central Statistical Bureau of Latvia

Number of apartments completed, 2003-2012 | Latvia



Source: Central Statistical Bureau of Latvia

Construction activity increased in Latvia in 2013, after its lowest point in 2010. Total number of new apartments completed in Latvia grew by almost 40% in 2011, with Riga's residential market contributing to the bulk of the growth. In 2012 the total number of apartments being completed has decreased by 22% in Latvia and by 75% in Riga. Number of completed apartments in Riga was 550 in 2012, comparing to more than 1500 in 2011.

Asking prices for the apartments offered for sale in December 2013

Riga District	Asked price, EUR/sq. m.
Prime location	
- Old Town and other prestigious locations	4,000 – 6,000 for high quality, exclusive apartments
- Old Town	renovated or newly built, with full finishing: 3,100 – 3,500
	non or partially renovated, various finishing: 1,200 – 2,700
- Silent Center	renovated or newly built, with full finishing: 2,700 – 3,700
	non-renovated, various finishing: 1,100 – 2,400

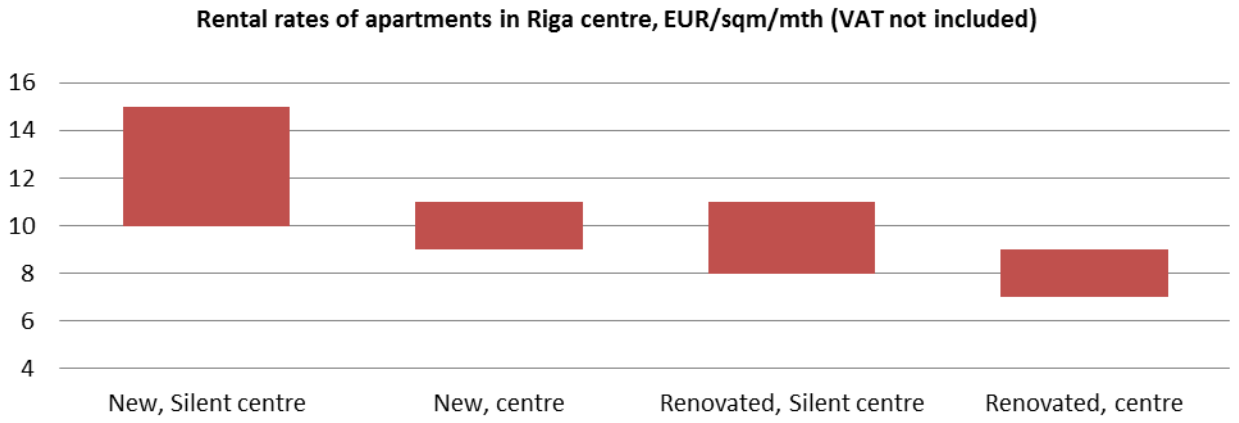
Central part of Riga	
- Renovated, newly- built	1,600 – 4,000 (depending on location and quality of finishing)
- Non-renovated	550 - 1,600 (depending on quality of the building and finishing and location)
Locations close to city centre- Pārdaugava, Pētersala, Maskavas suburb	
- Renovated, newly- built	900 - 2,200 (depending on location and quality of finishing)
- Non-renovated, built before year 2000	500 - 1,300 (depending on quality of the building and finishing and location)
Suburbs of Riga city	
- Renovated, newly- built	850 - 2400 (depending on location and quality of finishing)
- Built before year 2000	230 - 1,050 (depending on quality of the building and finishing and location)

Source: Newsec

Apartment rental market

CHARACTERISTICS / RENTAL RATES

- The rental market has become more active in 2013.
- The most active lesees for apartment rent in the Riga city centre are foreigh students and staff of embassies in Riga.
- The most demanded area for embassy staff still remains the same – Silent Centre, so called Emmbassy District, but at the same time the interest for Riga active centre is increasing.
- Evaluating current trends in the rental market to investment into rental apartments is the best small investment practise. Presently to buy an apartment is more profitable than to rent it, because the bank mortgage payment is still lower than apartment rental rates in the market.
- So at the moment is very profitable to buy more small apartments and to put them into rental market for the profit.
- It is observed that foreign investors which have bought apartments just for obtaining the residence permits presently are offering them as rental apartments.
- The developers who has built some new residential projects in the city centre some years ago and for some reason have not been able to sell apartments, now are offering these apartments actively into rental market, asking about 8-11 EUR/sq. m./month, depending on quality of the building and finishing and location.
- Some developers in order to avoid VAT payments are offering sale with 1 year prior lease.
- Rental payments for aparments in Latvia for inhabitants are not the subject to VAT, but the owner (if he is a private person) must pay 24% income tax. What is the reason for unlegal rental market activities approx. 30%.
- Some developers are practising a good entepreneurship, offering to pay only for 11 months if a tenant concludes rent agreement for one year term.
- Concluding rent agreement for two or more years, the rental payments for all period can be bounted as the first payment in case the tenant is willing to buy this apartment.



Source: Newsec

Outlook

- At the moment there are a lot of new projects launching in the market, some of them were cancelled some years ago. New projects by Merks, Larix Property, Pillar, R.Evolution City, Dekarta Property are expected to be commenced in the forthcoming years.
- The number of transactions in non-centre districts of Riga has risen. The activity in the housing market has grown rapidly.
- This year there has been a slight increase in average prices for new projects in non-central areas for about 5%. At that moment an important role in the housing market plays the real estate management companies of bank's, such as Ektornet Management Latvia, Pillar, etc., providing for its clients favorable credit terms and lower prices for apartments.
- Developers in the city centre and Jurmala are mostly orientated on the most solvent auditory – non residents from abroad countries.
- And if they look at the transactions, we can see that the activities in the Quiet centre of Riga have risen. The non-residents, who buy here in Latvia apartments for living, choose larger flats in more prestigious project and district such as Jurmala and Quiet centre of Riga.
- Newsec prognoses related on apartment's price are not very optimistic, we suppose to think that due to the increase of supply, the prices will not rise extremely high for the next 2 years. The change in the apartment price next years will be up to 5-6% for the new projects.
- It is expected that prices would remain relative stable over the period. A slight average price increase in 2013 could be expected in prestigious locations for high class properties mainly due to the trend to apply for the permanent residence permit in Latvia for the period of 5 years.
- It is expected that Latvia joins to the EURO zone next year; this can lead to some changes in the real estate market. As we can learn from the Estonia experience, the prices of apartments increased after the joining into Euro zone. The fear of price shock caused by Euro being adopted in 2014 might result in some additional activity in all residential market is expected in the H2 of 2013 followed by the slowdown in 2014.

APPENDIX 2: PROPERTY REPORT

General information and Legal status

The Property

At address Kometas street 4

- **14 apartments** and to them applying land plot with total area 2 192 m², cadastre No. 0100 052 0077 registred in Riga Land Book folio No. 100000488406 and buildings parts situated on the adress Kometas street 4. On date of valuation real estate located at Kometas street 4 is not devided into separate housing estates yet, bui it is registred in Land Book as following: the building and to it applying land plot at Kometas street, Riga, cadastre No. 0100 052 0096 registred in Riga Land Book folio No.100000151385 owned by SIA "ARCO DEVELOPMENT" tax pay No: 40003672044.

At address Kometas street 2

- **Apartment No 13** (with area 142,6 m²), cadastre No. 0100 927 8856 located at Kometas street 2, registred in Riga Land Book folio No. 100000488351 13, building ownership share 1426/11723 and land plot ownership share 1426/11723 owned by SIA "ARCO DEVELOPMENT" tax pay No: 40003672044.
- **Apartment No 14** (with area 143,1 m²), cadastre No. 0100 927 8857 located at Kometas street 2, registred in Riga Land Book folio No. 100000488351 14, building ownership share 1431/11723 and land plot ownership share 1431/11723 owned by SIA "ARCO DEVELOPMENT" tax pay No: 40003672044.

Data Source – Extracts from Land Book of Latvia (presented in appendixes to Valuation Report).

Notes:
According to the Land Book there are following marks registered:

For land plot (located at address Kometas street 4)

- the protected area along the aqueduct, the aqueduct is up to 2 m depth 0,0272 ha (12,4% from land plot area);
- the protected area along the gravity sewerage system 0,0367 ha (16,7% from land plot area);
- the protected area along the drains and open ditches 0,0398 ha (18,2% from land plot area);
- the protected area along the underground electronic communications network lines and ducts 0,0037 ha (1,7% from land plot area);
- the protected area along the electrical grid lines in 0,0033 ha (1,5% from land plot area);
- protective area around the electrical network overhead lines in towns and villages with a nominal voltage of 110 kilovolts 0,067 ha (30,6% from land plot area);
- the protected area along the pipeline at a pressure of 0,4 MPa 0,0077 ha (3,5% from land plot area)
- buildings servitude territory 0,0017 ha (0,8% from land plot area);
- the protected area along the underground electronic communications network lines and ducts 0,0012 ha (0,5% from land plot area).

For building located at address Kometas street 4:

No registrations in Land Book or cadastre.

For apartment No 13 and No 14 located at address Kometas street 2:

- the protected area along the aqueduct, the aqueduct is up to 2 m depth 0,0315 ha (16,4% from land plot area);

- the protected area along the gravity sewerage system 0,1014 ha (52,8% from land plot area);
- the protected area along the drains and open ditches 0,0065 ha (3,4% from land plot area);
- the protected area along the electrical grid lines in 0,0117 ha (6,1% from land plot area);
- the protected area along the underground electronic communications network lines and ducts 0,0036 ha (1,9% from land plot area);
- protective area around the electrical network overhead lines in towns and villages with a nominal voltage of 110 kilovolts 0,0475 ha (24,8% from land plot area);
- the protected area along the pipeline at a pressure of 0,4 MPa 0,0111 ha (5,8% from land plot area);
- buildings servitude territory 0,0042 ha (2,2% from land plot area);

Mortgages

There are no mortgages registered.

Lease or other agreement(s)

According to the agreement Nr.014/03 from January 16th year 2014 submitted to valuer, for completing the construction works for real estate located at address Kometas street 4 in Riga and for completing finishing works in two apartments (No 13 and No 14) located at the address Kometas street 2 there are planned expenses in amount of EUR 392 351,58 or ~ 175 EUR per sq.m. The planned completion term is May / June 2014.

The planned project implementation term including the sale of apartments is 1 year.

The appraiser has information that 12 apartments located at Komets Street 2, which was offered for sale with a full finishing, have been sold.

The appraiser assumption is that the development project will be implemented within 1 year.

Estimated number of apartments and the total area

Completed apartments			
Title	**Finish**	**Units**	**Saleable area, sq.m**
Apartments	Full finish	16	1 401,5
TOTAL:		**16**	**1 401,5**

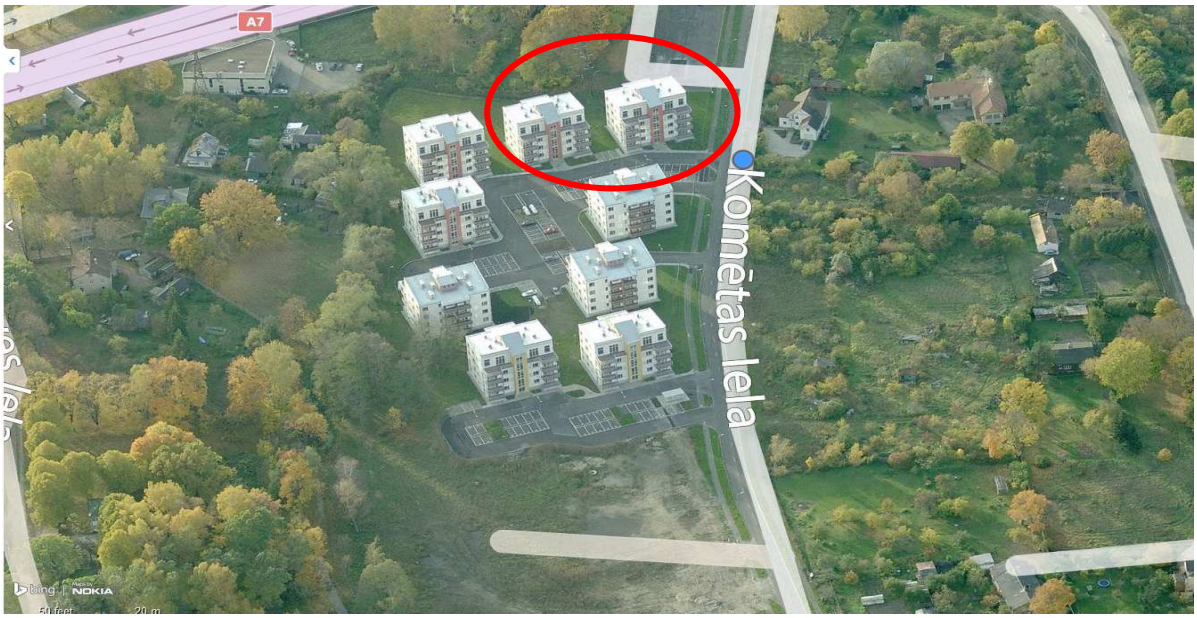
Location

Macro location

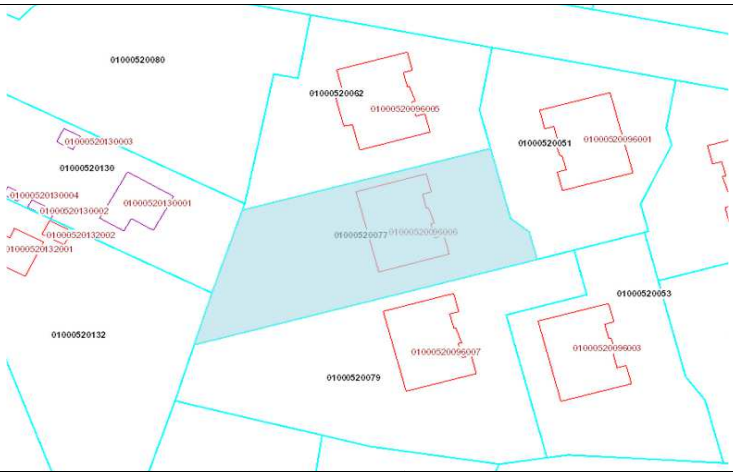
Valuated object is located in the capital city of the Republic of Latvia, Riga. The City of Riga is considered to be a geographical centre of the Baltic States, and a main pathway connecting Russia and Central and Eastern Europe. Riga is the industrial centre of the country both in terms of industrial input, number of registered enterprises and number of people employed. Capital Riga is the largest city of Latvia with the estimated population of ~660,000 inhabitants or approx. one third of the total country population. The city covers the territory of 307 sq.km. The city has become the major engine of the economic development in Latvia, having the highest GDP level per capita and the fastest speed of growth, which aims to turn Riga into the centre of business and cultural tourism. Unemployment in Riga region is one of the lowest in the country.

Micro location

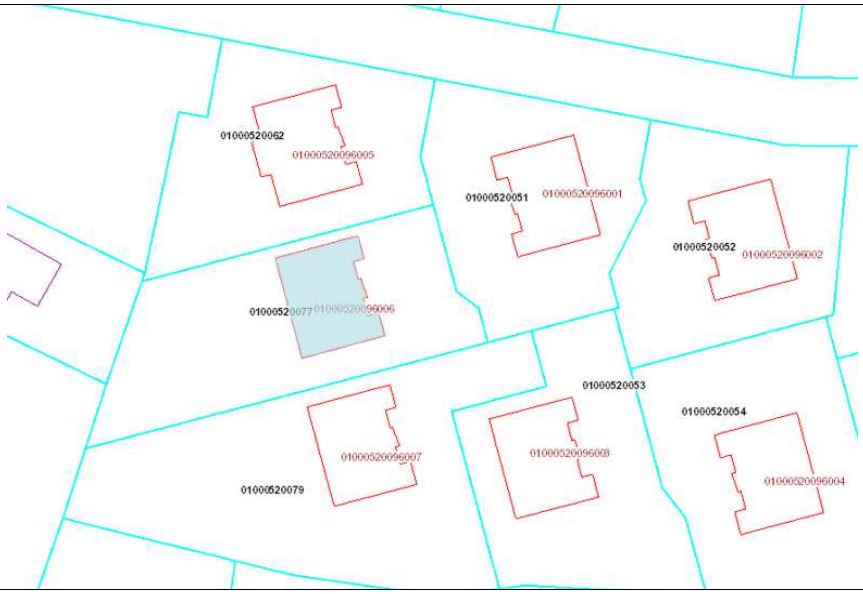
The valuated real estate is located in Pārdaugava - part of Riga on the left bank of river Daugava. Real estate is located between two bridges that connect both parts of the city: The Island Bridge and The Southern Bridge (constructed between 2004 and 2008). The infrastructure that surrounds valuated object is very good. The Old city, International bus station, International train station and Riga Passenger Port are achievable in approx. 10 km radius what is approx.15 minutes long journey with personal car. Riga international airport is located in ~12 km from valuated property. The nearest public transport (Tram station on Bauskas street) is achievable in 5 min. walking. The nearest stores for daily needs covering (Shopping Centre Riga Plaza, and other smaller stores) can be met in ~2-3 km radius. The location for residential building in total is good.



Land description

Address	**Kometas street 4, Riga, Latvia**
Total size	0,2192 ha
Cadastre identifier	0100 052 0077
Cadastral No.	0100 052 0081
Plan	
Purpose	Residential
Current usage	Build-up with five storey residential buildings
Encumbrances	According to Cadastre there are following restrictions registered: • the protected area along the aqueduct, the aqueduct is up to 2 m depth 0,0272 ha (12,4% from land plot area) • the protected area along the gravity sewerage system 0,0367 ha (16,7% from land plot area) • the protected area along the drains and open ditches 0,0398 ha (18,2% from land plot area) • the protected area along the underground electronic communications network lines and ducts 0,0037 ha (1,7% from land plot area) • the protected area along the electrical grid lines in 0,0033 ha (1,5% from land plot area) • protective area around the electrical network overhead lines in towns and villages with a nominal voltage of 110 kilovolts 0,067 ha (30,6% from land plot area) • the protected area along the pipeline at a pressure of 0,4 MPa 0,0077 ha (3,5% from land plot area) • buildings servitude territory 0,0017 ha (0,8% from land plot area) • the protected area along the underground electronic communications network lines and ducts 0,0012 ha (0,5% from land plot area)

Buildings / premises description

Address	**Kometas street 4, Riga, Latvia**
Year of construction	No information
Type of building	Residential building
Cadastre No.	0100 552 0039
Cadastre identificator	0100 052 0096 006
Registered improvements	According to cadastre data there is only power supply registred.
Photos	
Main construction	Five storey residential building without cellar (On the 5th floor technical facilities are located). Foundation: reinforced concrete Exterior walls and frames: reinforced concrete Covering: reinforced concrete Roof (covering): metal
Dimensions	The total area the building – 1 245,3 sq. m. Volume of building – 3 069,0 cbm
Space layout	The building fits for residential purpose. Real estate is not devided into housing estates yet. Accordin to cadastral survey file there is following apartment space layout:

Row labels	Outdoor space (sq. m.)	Interior spaces (sq. m.)	Total (sq. m.)
1 floor	**35,40**	**268,15**	**303,55**
Apartment No. 1	9,50	55,60	65,10
Apartment No. 2	8,20	67,50	75,70
Apartment No. 3	8,20	67,50	75,70
Apartment No. 4	9,50	55,60	65,10
Staircase		21,95	21,95
2 floor	**35,40**	**267,50**	**302,90**
Apartment No. 5	9,50	54,50	64,00
Apartment No. 6	8,20	66,80	75,00

Apartment No. 7	8,20	66,70	74,90
Apartment No. 8	9,50	54,50	64,00
Staircase		25,00	25,00
3 floor	**35,40**	**267,60**	**303,00**
Apartment No. 10	8,20	66,80	75,00
Apartment No. 11	8,20	66,80	75,00
Apartment No. 12	9,50	54,50	64,00
Apartment No. 9	9,50	54,50	64,00
Staircase		25,00	25,00
4floor	**68,60**	**234,30**	**302,90**
Apartment No. 13	34,30	104,80	139,10
Apartment No. 14	34,30	104,70	139,00
Staircase		24,80	24,80
Total	**174,80**	**1.037,55**	**1.212,35**

Engineering equipment	At the moment of inspection, there were such facilities as centralized electricity supply, gas, centralized water and sewage supply fed to each apartment.
Current use	Residential property that is being developed (at the moment of inspection interior and other works were carried out).
Parking	Open parking space
Functionality	The building is considered functional for the purpose of living.
Expansion / Alternative use	No expansion possibilities estimated
Rating of the building/ premises	Generally the quality of the building and apartments is good.

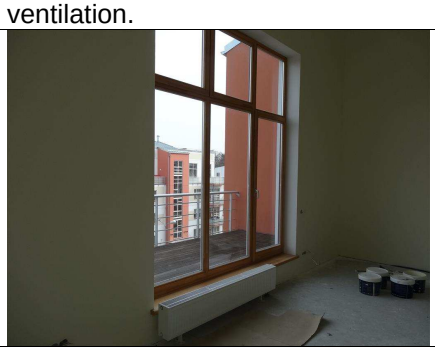
Address	**Kometas street 2 - 13, Riga, Latvia**
Discription of building	
Year of construction	No information
Type of property	Residential building
Building cadastre identificator	0100 052 0096 005
Photos	
Main construction	Five storey residential building without cellar (On the 5th floor technical facilities are located). According to cadastre survey file: foundation: reinforced concrete; exterior walls and frames: reinforced concrete; covering: reinforced concrete; roof (covering): tin sheets with anti-corrosion coating.
Dimensions	The total area the building – 1 245,3 sq. m. Volume of building – 3 069,0 cbm

Discription of apartment

Type of property	Apartment in residential building
Apartment cadastre No.	0100 927 8856
Apartment cadastre identificator	0100 052 0096 005 017
Registered improvements	According to cadastre data there are following inprovementsregistred: central heating, centralized sewerage, cold water, power and gas, supply, rainwater sewerage ,WC/ urinal / bidet, Bath / Shower. Individual hot water supply. Fire protection and alarm system. Elevato., Low voltage networks – other, natural ventilation.
Photos	
Main construction	Five storey residential building without cellar (On the 5th floor technical facilities are located). According to cadastre survey file: foundation: reinforced concrete; exterior walls and frames: reinforced concrete; covering: reinforced concrete; roof (covering): tin sheets with anti-corrosion coating.
Space layout	The building fits for residential purpose. Real estate is not devided into housing estates yet. Accordin to cadastral survey file there is following apartment space layout:

Space group number	Name	Room type	Floor	Cieling hight (m)	Area (sqm.)
1	Corridor	Auxiliary room	4	2,85	11,40
2	Room	Living space	4	2,85	38,30
3	Sanitary space	Auxiliary room	4	2,85	4,50
4	Room	Living space	4	2,85	9,50
5	Room	Living space	4	2,85	16,30
6	Sanitary space	Auxiliary room	4	2,85	7,90
7	Room	Living space	4	2,85	13,30
8	Store-room	Auxiliary room	4	2,85	3,30
9	Loggia	External area	4	-	29,00
10	Balcony	External area	4	-	9,10
				Total:	**142,60**

Engineering equipment	At the moment of inspection, there were such facilities as centralized electricity supply, gas, centralized water and sewage supply fed to the building
Current use	Apartment is being developed (at the moment of inspection interior and other works were carried out).
Parking	Open parking lot
Functionality	The building is considered functional for the purpose of living.
Expansion / Alternative use	No expansion possibilities estimated
Rating of the building/ premises	Generally the quality of the building and premises seems good. The quality of the apartment seems good

Address	**Kometas street 2 - 14, Riga, Latvia**
Discription of building	
Year of construction	No information
Type of property	Residential building
Building cadastre identificator	0100 052 0096 005
Photos	
Main construction	Five storey residential building without cellar (On the 5th floor technical facilities are located). According to cadastre survey file: foundation: reinforced concrete; exterior walls and frames: reinforced concrete; covering: reinforced concrete; roof (covering): tin sheets with anti-corrosion coating.
Dimensions	The total area the building – 1 245,3 sq. m. Volume of building – 3 069,0 cbm
Discription of apartment	
Type of property	Apartment in residential building
Cadastre No.	0100 927 8857
Cadastre identificator	0100 052 0096 005 018
Registered improvements	According to cadastre data there are following inprovementsregistred: central heating, centralized sewerage, cold water, power and gas, supply, rainwater sewerage ,WC/ urinal / bidet, bath / shower. Individual hot water supply. Fire protection and alarm system. Elevator. Low voltage networks – other. Natural ventilation.
Photos	
Space layout	The building fits for residential purpose. Real estate is not devided into housing estates yet. Accordin to cadastral survey file there is following apartment space layout:

Space group number	Name	Room type	Floor	Hight (m)	Area (sqm.)
1	Corridor	Auxiliary room	4	2,85	11,30
2	Storage room	Auxiliary room	4	2,85	3,30
3	Room	Living space	4	2,85	13,30
4	Sanitary connected space	Auxiliary room	4	2,85	7,90
5	Room	Living space	4	2,85	16,40
6	Room	Living space	4	2,85	9,30
7	Sanitary connected space	Auxiliary room	4	2,85	5,60
8	Room	Living space	4	2,85	38,10
9	Loggia	External area	4	-	28,90
10	Balcony	External area	4	-	9,00
				Total:	**143,10**

Engineering equipment	At the moment of inspection, there were such facilities as centralized electricity supply, gas, centralized water and sewage supply fed to the building
Current use	Apartment is being developed (at the moment of inspection interior and other works were carried out).
Parking	Open parking lot
Functionality	The building is considered functional for the purpose of living.
Expansion / Alternative use	No expansion possibilities estimated
Rating of the building/ premises	Generally the quality of the building and premises seems good. The quality of the apartment seems good

Highest and the best use of the property

The highest and best use is the use of an asset that maximises its potential and that is possible, legally permissible and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid (RICS 2014).

According to location in Pārdaugava - part of Riga on the left bank of river Daugava, we evaluate highest and the best use of the property would be development of buildings with residential purposes.

(Expected) rating of property

Type of property	Mostly residential buildings		
	A-class	B-class	C-class
General		X	
Location		X	
Standard		X	
Condition		X	

APPENDIX 3: Valuation

Valuation process and methodology

Residual approach. For the purpose of evaluation of projects under development, the residual value method is used. This method is applied to establish the value of a vacant land site or of a land site and buildings that are prepared for development. Market Value according to Residual method generally is used to evaluate properties with possible future development. According to this method construction costs and other expenses for development of property together with assumed allowance for developer's profit, sale incomes after development are being calculated based on information provided by SIA "ARCO DEVELOPMENT".

For the purpose of this report we have been provided with the following documents/ information by Client:

- Developer is SIA "ARCO DEVELOPMENT"
- Development and sales periods / timing of the project.

Valuation by the Residual method

Market Value according to Residual method generally is used to evaluate properties with possible future development. According to this method construction costs and other expenses for development of property together with assumed allowance for developer's profit, sale incomes after development are being calculated.

Income structure and budget

Income:

1. According to data available on the internet site www.bisumuiza.lv offered sales price per 1 sq. m.. for. apartment located at address Kometas street 4 is 1 050 EUR including 21% VAT. The appraiser considers that the prices offered are in line with situation in local real estate market and the purposes of the calculation - the potential apartment sales price is used to determine value is. the price of 868EUR per 1 sq. m., excluding VAT 21% From selling flats with full finishing. After analysing two apartment transactions occurred nearby at Kometas street 2, appraiser concludes, that selling price for 1 sq. m. was 1 150 EUR including 21% VAT.
2. From selling 2 car parking areas located at Kometas street 2 for 1 000 EUR (including VAT 21%) for each and 11 car parking areas located at Kometas street 4 for 1 500 EUR (including VAT 21%).

Expenses:

1. For completing finishing works in 14 apartments at Kometas street 4 and 2 apartments at Kometas street 2. There were estimate submitted to real estate appraiser about the total amount of work and work done on the moment of 28.02.2014. During the real estate inspection appraiser found that the amount of works done corresponds to the estimate presented. The appraiser has not maintained detailed work records. Within the framework of appraisal, valuer has made an assumption that amount of works done corresponds to the amount of works presented in estimate. Thus, the average costs per certain apartment area is 175 EUR per 1 sq. m. excluding 21% VAT.
2. Project management costs are in amount of 2,5% of the total construction costs.

3. Unforeseen costs are in amount of 5% of the total construction costs.
4. Real estate tax for land plot is calculated as 1,5% from land plot cadastral value according to year 2014 cadastre value. For calculation uses the real estate tax expenses are calculated in amount of 50%, because by selling apartments gradually, real estate tax for apartment should be paid by owner.
5. Real estate tax for apartments located at Kometas street 4 is calculated based on average cadastre value, that is determined for apartments located at Kometas street 2 - EUR 300 per 1 sq. m.. Tax rate of 0,2% as well as for land plot is calculated as 50% of the total cadastral value.
6. State fee of 2% of the sales price.
7. Apartment's registration in local Land Book - 114 EUR per one apartment. Is extended to 14 apartments that are located at Kometas street 4.
8. Management and maintenance costs for unsold apartments - 5 EUR per 1 sq. m.
9. Brokers services - 3% of the sales price.
10. Unexpected costs in amount of 1,5% of total revenue.

The Income and cost structure (based on current market values) are presented below.

CASH FLOW		SUM	1
INCOME	sq.m / pp		
Residential premises sales	1.402	1.216.178	1.216.178
Parking Sale revenue	13	15.289	15.289
TOTAL		**1.231.467**	**1.231.467**
COSTS			
Development costs			
Construction costs	245.864	245.864	245.864
Architectural&project costs, 0%	0	0	0
Project Management Costs (PMC), 2,5%	6.147	6.147	6.147
Contingencies, 5,0%	12.293	12.293	12.293
Subtotal:		**264.304**	**264.304**
TOTAL DEVELOPMENT COSTS		**264.304**	**264.304**
Disposal Costs			
Real Estate Tax (land)	1,5%	44.131	331
Real Estate Tax (flat)	0,2%	420.450	420,45
State fee	2,0%	24.629,34	24.629,34
Registration in Land Book (notary and stamp duty per unit)	114,0	1.596,00	1.596,00
Insurance (EUR/ sqm / p.a.)	0,50	350,38	350,38
Utility Costs, EUR/sqm (unsold; EUR/ sqm / p.a.)	5,00	3.503,75	3.503,75
Sales Agent Fee (incl. lawer's fees)	3,00%	36.485,33	36.485,33
Contingencies	1,50%	18.472,00	18.472,00
Subtotal:		**85.788**	**85.788**
Total		**85.788**	**85.788**

Other assumptions – actual Real Estate / Land Taxes provided by Client, Insurance, Utility Costs and Sales Agent Fee are based on information we have obtained from client and public sources. Costs are in line with market costs.

Market Value according to DCF (Residual method)

DISCOUNT RATE,%	**12,50%**
VALUE OF PROPERTY, EUR	769.854
MARKET VALUE, EUR	**770.000**

	Market Value, EUR	Saleable area, sqm	Value per sqm	Land area, sqm	Value per sqm
Kometas 2 and Kometas 4	770.000	1.402	549	2.192	
	770.000	**1.402**			

MAIN CASHFLOW VARIABLES		
Own funds for acquisition		50,00%
Leverage		50,00%
Loan denominated		EUR
Bank interest rate		5,00%
WACC	**%/year**	**12,50%**
Required Rate of Return (equity)	%/year	20,00%

Estimation of Market Value using Residual method in detail is set up in the appendixes to valuation report.

Valuation Conclusion

Based on the above calculations we therefore estimate the **Market Value** on the date of valuation (21st March, 2014) calculated using Residual Approach method to

EUR 770,000

In letters: EUR seven hundred and seventy thousand 00/100

Based on recent market situation, as well as discussion with market participants, a sale of the subject property at the above statement opinion of market value would have required an exposure time of approximately 8 - 12 months. Furthermore, a marketing period of approximately month (4) months is currently warranted for the subject property.

The contents of this Valuation Report are intended to be confidential to the addressees and for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents. Before the Valuation Certificate or Report or any part of its contents are reproduced or referred to in any document, circular or statement or disclosed orally to a third party, our written approval as to the form and content of such publication or disclosure must first be obtained. For avoidance of doubt, such approval is required whether or not this firm is referred to by name and whether or not our Valuation Certificate or Report is combined with others.

Probability of changes

The losses valuated in this report were estimated as of the presumptive data. Constantly changing market situation, country mortgage politic, economic, social, political and physical conditions have varying effects upon real property value. Even after the passage of a relatively short or mid-term period of time, property value may change substantially and require a review based on differing market conditions.

Signature(s)

The date of Valuation Report: 31st March, 2014

Dace Rozentāle (Report compiler) Certified Valuer (Certificate No.111 real estate valuation)	**Linas Daukus, MRICS** (Report inspector) Valuer / Head of International Valuations, Baltics	**Valdis Mitenbergs** Managing Director Newsec Valuations LV, SIA

APPENDIX 4: DCF – Residual method

Year			1
ASSUMPTIONS			
Saleable / Leasable area:	Premises sq.m	Parking places pp	
	1.402	13	
Sales income growth / Annual price inflation			0,0%
Expense inflation rate, index	0,00%		100,0%
Sales proportion (Residential/Parking)	13,0	100%	100,0%
Sales distribution, sqm	1.402	1.402	1.402
Sales distribution, sqm	1.402	1.402	1.402
Average Sale price, Residential EUR/sqm		868	868
CASH FLOW		SUM	**1**
INCOME	sq.m / pp		
Residential premises sales	1.402	1216178,	1.216.178
Parking Sale revenue	13	15289,	15.289
TOTAL		**1.231.467**	**1.231.467**
COSTS			
Development costs			
Construction costs	245.864	245.864	245.864
Architectural&project costs, 0%	0	0	0
Project Management Costs (PMC), 2,5%	6.147	6.147	6.147
Contingencies, 5,0%	12.293	12.293	12.293
Subtotal:		**264.304**	**264.304**
TOTAL DEVELOPMENT COSTS		**264.304**	**264.304**
Disposal Costs			
Real Estate Tax (land)	1,5%	44.131	331
Real Estate Tax (flat)	0,2%	420.450	420,45
State fee	2,0%	24629,34,	24629,34
Registration in Land Book (notary and stamp duty per unit)	114,0	1.596	1.596
Insurance (EUR/ sqm / p.a.)	0,50	350	350
Utility Costs, EUR/sqm (unsold; EUR/ sqm / p.a.)	5,00	3.504	3.504
Sales Agent Fee (incl. lawer's fees)	3,00%	36.485	36.485
Contingencies	1,50%	18.472	18.472
Subtotal:		**85.788**	**85.788**
Total		**85.788**	**85.788**
Total Income	13	1.216.178	1.216.178
Total Costs	13	-350.092	-350.092
Net Cash Flow		**866.086**	**866.086**
Net Cash Flow	**TOTAL**	**866.086**	**866.086**

MAIN CASHFLOW VARIABLES		
Own funds for acquisition		50,00%
Leverage		50,00%
Loan denominated		EUR
Bank interest rate		5,00%
WACC	**%/year**	**12,50%**
Required Rate of Return (equity)	%/year	20,00%

DISCOUNT RATE,%	**12,50%**
VALUE OF PROPERTY, EUR	769.854
MARKET VALUE, EUR	**770.000**

	Market Value, EUR	Saleable area, sqm	Value per sqm	Land area, sqm	Value per sqm
Kometas 2 and Kometas 4	770.000	1.402	549	2.192	
	770.000	**1.402**			

APPENDIX 5: Photographs of the property

Kometas street 4

The building cadastre No. 0100 552 0039

Entery into the building

Stairs in the staircase

Interior works in one of the apartments

Interior works in one of the apartments

Interior works in one of the apartments

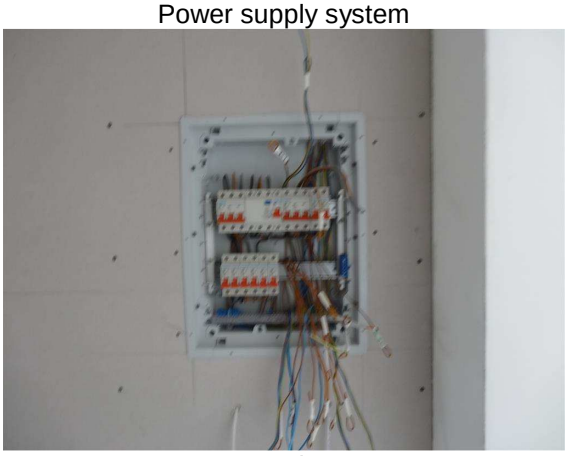
Corridor in one of the apartments

Heating system

Heating system

Power supply system

Power networks fed



Power supply system

Kometas street 2 apartment No. 13

Radiator and window in the room

Interior works in one of the room

Vew from the balcony

Power networks, cold and hot and water fed

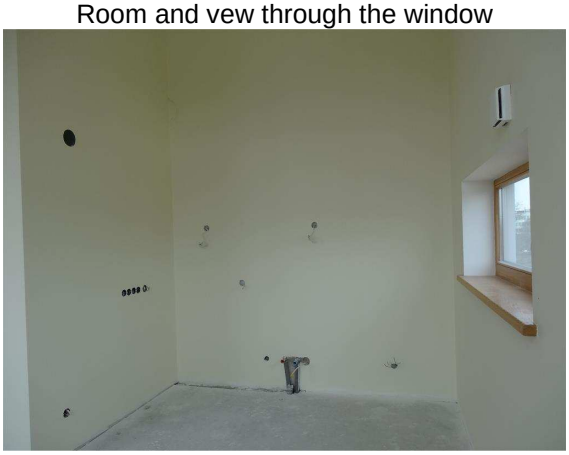
Stairs in the staircase

Counters

Kometas street 2 apartment No. 14

Room and vew through the window

Vew through the window and terrace



Power networks, cold and hot and water fed

Radiator and window in the room

Fire alarm in the building

Counters in the building

APPENDIX 6: Provided documentation

RĪGAS PILSĒTAS VIDZEMES PRIEKŠPILSĒTAS TIESAS ZEMESGRĀMATU NODAĻA
Rīgas pilsētas zemesgrāmatas nodalījums Nr. 100000488406
Kadastra numurs: 0100 052 0081
Adrese: Komētas iela 4, Rīga

Ieraksta Nr.	I daļas 1. iedaļa Nekustams īpašums, servitūti un reālnastas, pievienotie zemes gabali	Daļa	Platība, lielums
1.1.	Zemes gabals ar kadastra apzīmējumu 0100 052 0077. Atdalīts no nekustama īpašuma Komētas iela, Rīga (Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000151385).		2192 m²
	Žurnāls Nr. 300003003735, lēmuma datums: 14.03.2011, tiesnesis Sandra Breča		
Ieraksta Nr.	**I daļas 2. iedaļa Atdalītie zemes gabali, servitūtu un reālnastu pārgrozījumi un dzēsumi**	**Daļa**	**Platība, lielums**
	Nav ierakstu		
Ieraksta Nr.	**II daļas 1. iedaļa Nekustama īpašuma īpašnieks, īpašumtiesību pamats**	**Daļa**	**Summa**
1.1.	Īpašnieks: sabiedrība ar ierobežotu atbildību, "ARCO DEVELOPMENT", nodokļu maksātāja kods 40003672044.	1	
1.2.	Pamats: 2011.gada 3.martą nostiprinājuma lūgums nekustamā īpašuma atdalīšanai, iereģistrēts ar Nr.668.		
	Žurnāls Nr. 300003003735, lēmuma datums: 14.03.2011, tiesnesis Sandra Breča		
Ieraksta Nr.	**II daļas 2. iedaļa Atzīmes un aizliegumi, pēcmantinieku iecelšana, mantojuma līgumi, šo ierakstu pārgrozījumi un dzēsumi**		
	Nav ierakstu		
Ieraksta Nr.	**III daļas 1. iedaļa Lietu tiesības, kas apgrūtina nekustamu īpašumu**		**Platība, lielums**
1.1.	Atzīme - aizsargjoslas teritorija gar ūdensvadu, kas atrodas līdz 2m dziļumā.		272 m²
1.2.	Atzīme - aizsargjoslas teritorija gar pašteces kanalizācijas vadu.		134 m²
1.3.	Atzīme - aizsargjoslas teritorija gar pašteces kanalizācijas vadu.		233 m²
1.4.	Atzīme - aizsargjoslas teritorija gar drenām un atklātiem grāvjiem.		398 m²
1.5.	Atzīme - aizsargjoslas teritorija gar pazemes elektronisko sakaru tīklu līniju un kabeļu kanalizāciju.		37 m²
1.6.	Atzīme - aizsargjoslas teritorija gar elektrisko tīklu kabeļu līniju.		33 m²
1.7.	Atzīme - aizsargjoslas teritorija ap elektrisko tīklu gaisvadu līniju pilsētās un ciemos ar nominālo spriegumu 110 kilovolti.		670 m²
1.8.	Atzīme - aizsargjoslas teritorija gar gāzesvadu ar spiedienu līdz 0,4 megapaskāliem.		77 m²
1.9.	Atzīme - ēku servitūta teritorija.		
1.10.	Atzīme - aizsargjoslas teritorija gar pazemes elektronisko sakaru tīklu līniju un kabeļu kanalizāciju.		12 m²
1.11.	Pamats: 2011.gada 7.janvāra apgrūtinājumu plāns.		
	Žurnāls Nr. 300003003735, lēmuma datums: 14.03.2011, tiesnesis Sandra Breča		

Ieraksta Nr.	III daļas 2. iedaļa Pārgrozījumi pirmās iedaļas ierakstos, šo ierakstu un to pārgrozījumu dzēsumi		Platība, lielums
	Nav ierakstu		
Ieraksta Nr.	**IV daļas 1.,2. iedaļa Ķīlas tiesības un tās pamats**		**Summa**
	Nav ierakstu		
Ieraksta Nr.	**IV daļas 3. iedaļa Ķīlas tiesību pārgrozījumi, pārgrozījumu dzēsumi**		**Summa**
	Nav ierakstu		
Ieraksta Nr.	**IV daļas 4.,5. iedaļa Ķīlas tiesību dzēsumi**		**Summa**
	Nav ierakstu		

Informācijas prasītājs: Santa Blūma. Pieprasījums no IP 80.232.219.17. Pieprasījums izdarīts 11:37:10 2014.03.18.

Piezīme. Saskaņā ar Fizisko personu datu aizsardzības likumu, katrs informācijas pieprasījums no datubāzes tiek reģistrēts

RĪGAS PILSĒTAS VIDZEMES PRIEKŠPILSĒTAS TIESAS ZEMESGRĀMATU NODAĻA
Rīgas pilsētas zemesgrāmatas nodalījums Nr. 100000454104
Kadastra numurs: 0100 552 0039
Adrese: Komētas iela 4, Rīga

Ieraksta Nr.	I daļas 1. iedaļa Nekustams īpašums, servitūti un reālnastas, pievienotie zemes gabali	Daļa	Platība, lielums
1.1.	Ēkas (būves) nekustams īpašums sastāv no jaunbūves (kadastra apzīmējums 01000520096006).		
1.2.	Atzīme - ēka saistīta ar zemes gabalu Komētas iela, Rīga, kadastra numurs 0100 052 0096, Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000151385.Zemes īpašnieks Rīgas pilsētas pašvaldība, nodokļu maksātāja kods 90000064250.		
	Žurnāls Nr. 300002625841, lēmuma datums: 18.02.2009, tiesnesis Vita Vjatere		
Ieraksta Nr.	**I daļas 2. iedaļa Atdalītie zemes gabali, servitūtu un reālnastu pārgrozījumi un dzēsumi**	**Daļa**	**Platība, lielums**
	Nav ierakstu		
Ieraksta Nr.	**II daļas 1. iedaļa Nekustama īpašuma īpašnieks, īpašumtiesību pamats**	**Daļa**	**Summa**
1.1.	Īpašnieks: Sabiedrība ar ierobežotu atbildību "ARCO DEVELOPMENT", nodokļu maksātāja kods 40003672044.	1	
1.2.	Īpašuma tiesība nostiprināta uz zemes nomas laiku.		
1.3.	Pamats: 2009.gada 18. decembra Rīgas pilsētas būvinspekcijas izziņa pzr būves statusa noteikšanu Nr.5-DA-08-3328-iz.		
	Žurnāls Nr. 300002625841, lēmuma datums: 18.02.2009, tiesnesis Vita Vjatere		
Ieraksta Nr.	**II daļas 2. iedaļa Atzīmes un aizliegumi, pēcmantinieku iecelšana, mantojuma līgumi, šo ierakstu pārgrozījumi un dzēsumi**		
1.1.	Noteikts aizliegums bez AS "SEB banka", nodokļu maksātāja kods 40003151743, rakstiskas piekrišanas nekustamu īpašumu atsavināt, dāvināt, sadalīt un apgrūtināt ar lietu tiesībām. Pamats: 2009.gada 8. maija Ķīlas (hipotēkas) līgums Nr. KD07130/2. *Dzēsts*		
	Žurnāls Nr. 300002674899, lēmuma datums: 19.05.2009, tiesnesis Irēna Lavrinoviča		
2.1.	Ieraksts Nr. 1.1 (žurnāla Nr. 300002674899, 14.05.2009) dzēsts. Pamats: 2013.gada 19.novembra nostiprinājuma lūgums Nr.8368.		
	Žurnāls Nr. 300003608985, lēmuma datums: 21.03.2014, tiesnesis Ligita Vecauziņa		
Ieraksta Nr.	**III daļas 1. iedaļa Lietu tiesības, kas apgrūtina nekustamu īpašumu**		**Platība, lielums**
	Nav ierakstu		
Ieraksta Nr.	**III daļas 2. iedaļa Pārgrozījumi pirmās iedaļas ierakstos, šo ierakstu un to pārgrozījumu dzēsumi**		**Platība, lielums**
	Nav ierakstu		

Ieraksta Nr.	IV daļas 1.,2. iedaļa Ķīlas tiesības un tās pamats	Summa
1.1.	Nostiprināta kā pirmā hipotēka. Procentu likme: mainīgā procentu likme, kas sastāv no divām daļām: no pievienotās likmes, kas ir 3% gadā; no bāzes likmes, kas ir vienāda ar 3 mēnešu EURIBOR likmi. Līgumsods: 18% gadā no nokavētā maksājuma par katru nokavēto dienu; 0,4% no summas, kas atmaksāta pirms kredīta līgumā noteiktā termiņa, ja naudas līdzekļi saņemti citās kredītiestādēs. Procentu un līgumsoda samaksas termiņš - katra mēneša 30. datumā. Kreditors: AS "SEB banka", nodokļu maksātāja kods 40003151743. Pamats: 2007. gada 30. maija Kredīta līgums Nr. KD07130, 2009.gada 8. maija Vienošanās par grozījumiem 2007. gada 30.maija Kredīta līgumā Nr. KD07130, 2009.gada 8. maija Ķīlas (hipotēkas) līgums Nr. KD07130/2. Šī hipotēka pilnā apjomā ierakstīta arī nekustamam īpašumam Rīgas pilsētas zemesgrāmatas nodalījumā Nr. 100000244151. *Dzēsts*	5,641,820.93 LVL
	Žurnāls Nr. 300002674899, lēmuma datums: 19.05.2009, tiesnesis Irēna Lavrinoviča	
Ieraksta Nr.	**IV daļas 3. iedaļa Ķīlas tiesību pārgrozījumi, pārgrozījumu dzēsumi**	**Summa**
1.1.	Grozīts 1. un 2. iedaļas ieraksts Nr. 1.1 (žurnāla Nr. 300002674899, 14.05.2009) daļā: Procentu likme - Procentu likme mainīga: 3,5% gadā + 3 mēnešu EURIBOR likme. Pamats: 2010.gada 30. jūlija vienošanās par grozījumiem 30.05.2007. kredīta līgumā Nr.KD07130. *Dzēsts*	
	Žurnāls Nr. 300002897892, lēmuma datums: 30.08.2010, tiesnesis Ilga Neimane	
2.1.	Dzēsts 3. iedaļas ieraksts Nr. 1.1 (žurnāla Nr. 300002897892, 23.08.2010). Pamats: 2013.gada 19.novembra nostiprinājuma lūgums Nr.8368.	
	Žurnāls Nr. 300003608985, lēmuma datums: 21.03.2014, tiesnesis Ligita Vecauziņa	
Ieraksta Nr.	**IV daļas 4.,5. iedaļa Ķīlas tiesību dzēsumi**	**Summa**
1.1.	Dzēsta hipotēka (1., 2. iedaļas ieraksts Nr.1.1, žurnāla Nr. 300002674899, 14.05.2009). Pamats: 2013.gada 19.novembra nostiprinājuma lūgums Nr.8368.	
	Žurnāls Nr. 300003608985, lēmuma datums: 21.03.2014, tiesnesis Ligita Vecauziņa	

Informācijas prasītājs: Santa Blūma. Pieprasījums no IP 80.232.219.17. Pieprasījums izdarīts 10:18:32 2014.03.24.

Piezīme. Saskaņā ar Fizisko personu datu aizsardzības likumu, katrs informācijas pieprasījums no datubāzes tiek reģistrēts

RĪGAS PILSĒTAS VIDZEMES PRIEKŠPILSĒTAS TIESAS ZEMESGRĀMATU NODAĻA
Rīgas pilsētas zemesgrāmatas nodalījums Nr. 100000488351 13
Kadastra numurs: 0100 927 8856
Adrese: Komētas iela 2 - 13, Rīga

Ieraksta Nr.	I daļas 1. iedaļa Nekustams īpašums, servitūti un reālnastas, pievienotie zemes gabali	Daļa	Platība, lielums
1.1.	Dzīvoklis Nr. 13.		142.6 m²
1.2.	Kopīpašuma domājamā daļa no būves (kadastra apzīmējums 01000520096005).	1426/11723	
1.3.	Kopīpašuma domājamā daļa no zemes (kadastra apzīmējums 01000520062).	1426/11723	
	Žurnāls Nr. 300003483171, lēmuma datums: 12.08.2013, tiesnesis Irina Norkusa		
Ieraksta Nr.	**I daļas 2. iedaļa Atdalītie zemes gabali, servitūtu un reālnastu pārgrozījumi un dzēsumi**	**Daļa**	**Platība, lielums**
	Nav ierakstu		
Ieraksta Nr.	**II daļas 1. iedaļa Nekustama īpašuma īpašnieks, īpašumtiesību pamats**	**Daļa**	**Summa**
1.1.	Īpašnieks: ARCO DEVELOPMENT, Sabiedrība ar ierobežotu atbildību, nodokļu maksātāja kods 40003672044.	1	
1.2.	Pamats: 2013.gada 6.augusta nostiprinājuma līgums, reģistrēts ar Nr.5372.		
	Žurnāls Nr. 300003483171, lēmuma datums: 12.08.2013, tiesnesis Irina Norkusa		
Ieraksta Nr.	**II daļas 2. iedaļa Atzīmes un aizliegumi, pēcmantinieku iecelšana, mantojuma līgumi, šo ierakstu pārgrozījumi un dzēsumi**		
1.1.	Ieraksts pārnests no zemesgrāmatas nodalījuma Nr. 100000454244: Noteikts aizliegums bez AS" SEB banka" nodokļu maksātāja kods 40003151743 rakstiskas piekrišanas nekustamu īpašumu atsavināt, dāvināt, sadalīt un apgrūtināt ar lietu tiesībām.Pamats: 2009.gada 8.maija ķīlas (hipotēkas) līgums Nr. KD07130/2. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003412773).* *Dzēsts*		
	Žurnāls Nr. 300003483171, lēmuma datums: 12.08.2013, tiesnesis Irina Norkusa		
2.1.	Ieraksts Nr. 1.1 (žurnāla Nr. 300003483171, 07.08.2013) dzēsts. Pamats: 2013.gada 19.novembra nostiprinājuma līgums Nr.8362.		
	Žurnāls Nr. 300003546425, lēmuma datums: 26.11.2013, tiesnesis Irina Norkusa		
Ieraksta Nr.	**III daļas 1. iedaļa Lietu tiesības, kas apgrūtina nekustamu īpašumu**		**Platība, lielums**
1.1.	Atzīme - aizsargjoslas teritorija gar ūdensvadu, kas		57 m²

	atrodas līdz 2 m dziļumā. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		
1.2.	Atzīme - aizsargjoslas teritorija gar ūdensvadu, kas atrodas līdz 2 dziļumā. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		258 m²
1.3.	Atzīme - aizsargjoslas teritorija gar pašteces kanalizācijas vadu. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		532 m²
1.4.	Atzīme - aizsargjoslas teritorija gar pašteces kanalizācijas vadu. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		482 m²
1.5.	Atzīme - aizsargjoslas teritorija gar drenām un atklātiem grāvjiem. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		65 m²
1.6.	Atzīme - aizsargjoslas teritorija gar elektrisko tīklu kabeļu līniju. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		117 m²
1.7.	Atzīme - aizsargjoslas teritorija gar pazemes elektronisko sakaru tīklu līniju un kabeļu kanalizāciju. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		36 m²
1.8.	Atzīme - aizsargjoslas teritorija ap elektrisko tīklu gaisvadu līniju pilsētās un ciemos ar nominālo spriegumu 110 kilovolti. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		475 m²
1.9.	Atzīme - aizsargjoslas teritorija gar gāzesvadu ar spiedienu līdz 0,4 megapaskāliem. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		111 m²
1.10.	Atzīme - ēku servitūta teritorija. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		42 m²
1.11.	Pamats: 2011.gada 7.janvāra apgrūtinājumu plāns. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		
	Žurnāls Nr. 300003483171, lēmuma datums: 12.08.2013, tiesnesis Irina Norkusa		
Ieraksta Nr.	**III daļas 2. iedaļa** **Pārgrozījumi pirmās iedaļas ierakstos, šo**		**Platība, lielums**

	ierakstu un to pārgrozījumu dzēsumi		
	Nav ierakstu		
Ieraksta Nr.	**IV daļas 1.,2. iedaļa Ķīlas tiesības un tās pamats**		**Summa**
1.1.	Ieraksts pārnests no zemesgrāmatas nodalījuma Nr. 100000454244: Nostiprināta hipotēka. Procentu likme: Mainīga , kas vienāda ar 3 (trīs) mēnešu EURIBOR likmi. Līgumsods 18 % gadā no nokavētā maksājuma par katru nokavēto dienu. Procentu un līgumsoda samaksas termiņš - katra mēneša 30.datumā. Kreditors: AS" SEB banka" , nodokļu maksātāja kods 40003151743. Pamats: 2009.gada 8.maija ķīlas (hipotēkas) līgums Nr. KD07130/2.2007.gada 30.maija Kredīta līgums Nr. KD07130, 2009.gada 8.maija vienošanās par grozījumiem 2007.gada 30.maija kredīta līgumā Nr.KD07130. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003412773).* *Dzēsts*		5,641,820.93 LVL
	Žurnāls Nr. 300003483171, lēmuma datums: 12.08.2013, tiesnesis Irina Norkusa		
Ieraksta Nr.	**IV daļas 3. iedaļa Ķīlas tiesību pārgrozījumi, pārgrozījumu dzēsumi**		**Summa**
1.1.	Ieraksts pārnests no zemesgrāmatas nodalījuma Nr. 100000454244: Grozīts 1. un 2. iedaļas Nr. 1.1. (žurnāla nr.300002674886), 14.05.2009) daļā: procentu likme mainīga 3,5 % gadā + 3 mēnešu EURIBOR likme.Pamats: 2010.gada 30.jūlija vienošanās par grozījumiem 30.05.2007. kredīta līgumā Nr. KD07130. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003412773).* *Dzēsts*		
	Žurnāls Nr. 300003483171, lēmuma datums: 12.08.2013, tiesnesis Irina Norkusa		
2.1.	Dzēsts 3. iedaļas ieraksts Nr. 1.1 (žurnāla Nr. 300003483171, 07.08.2013). Pamats: 2013.gada 19.novembra nostiprinājuma lūgums Nr.8362.		
	Žurnāls Nr. 300003546425, lēmuma datums: 26.11.2013, tiesnesis Irina Norkusa		
Ieraksta Nr.	**IV daļas 4.,5. iedaļa Ķīlas tiesību dzēsumi**		**Summa**
1.1.	Dzēsta hipotēka (1., 2. iedaļas ieraksts Nr.1.1, žurnāla Nr. 300003483171, 07.08.2013). Pamats: 2013.gada 19.novembra nostiprinājuma lūgums Nr.8362.		5,641,820.93 LVL
	Žurnāls Nr. 300003546425, lēmuma datums: 26.11.2013, tiesnesis Irina Norkusa		

Informācijas prasītājs: Santa Blūma. Pieprasījums no IP 80.232.219.17. Pieprasījums izdarīts 9:29:26 2014.03.19.

RĪGAS PILSĒTAS VIDZEMES PRIEKŠPILSĒTAS TIESAS ZEMESGRĀMATU NODAĻA
Rīgas pilsētas zemesgrāmatas nodalījums Nr. 100000488351 14
Kadastra numurs: 0100 927 8857
Adrese: Komētas iela 2 - 14, Rīga

Ieraksta Nr.	I daļas 1. iedaļa Nekustams īpašums, servitūti un reālnastas, pievienotie zemes gabali	Daļa	Platība, lielums
1.1.	Dzīvoklis Nr. 14.		143.1 m²
1.2.	Kopīpašuma domājamā daļa no būves (kadastra apzīmējums 01000520096005).	1431/11723	
1.3.	Kopīpašuma domājamā daļa no zemes (kadastra apzīmējums 01000520062).	1431/11723	
	Žurnāls Nr. 300003483176, lēmuma datums: 12.08.2013, tiesnesis Ieva Zabarovska		
Ieraksta Nr.	**I daļas 2. iedaļa Atdalītie zemes gabali, servitūtu un reālnastu pārgrozījumi un dzēsumi**	**Daļa**	**Platība, lielums**
	Nav ierakstu		
Ieraksta Nr.	**II daļas 1. iedaļa Nekustama īpašuma īpašnieks, īpašumtiesību pamats**	**Daļa**	**Summa**
1.1.	Īpašnieks: ARCO DEVELOPMENT, Sabiedrība ar ierobežotu atbildību, nodokļu maksātāja kods 40003672044.	1	
1.2.	Pamats: 2013.gada 6.augusta nostiprinājuma līgums, reģ. Nr.5372.		
	Žurnāls Nr. 300003483176, lēmuma datums: 12.08.2013, tiesnesis Ieva Zabarovska		
Ieraksta Nr.	**II daļas 2. iedaļa Atzīmes un aizliegumi, pēcmantinieku iecelšana, mantojuma līgumi, šo ierakstu pārgrozījumi un dzēsumi**		
1.1.	Ieraksts pārnests no zemesgrāmatas nodalījuma Nr. 100000454244: Noteikts aizliegums bez AS" SEB banka" nodokļu maksātāja kods 40003151743 rakstiskas piekrišanas nekustamu īpašumu atsavināt, dāvināt, sadalīt un apgrūtināt ar lietu tiesībām.Pamats: 2009.gada 8.maija ķīlas (hipotēkas) līgums Nr. KD07130/2. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003412773).* *Dzēsts*		
	Žurnāls Nr. 300003483176, lēmuma datums: 12.08.2013, tiesnesis Ieva Zabarovska		
2.1.	Ieraksts Nr. 1.1 (žurnāla Nr. 300003483176, 07.08.2013) dzēsts. Pamats: 2013.gada 19.novembra nostiprinājuma līgums Nr.8361.		
	Žurnāls Nr. 300003546422, lēmuma datums: 28.11.2013, tiesnesis Kristīne Anuze		
Ieraksta Nr.	**III daļas 1. iedaļa Lietu tiesības, kas apgrūtina nekustamu īpašumu**		**Platība, lielums**
1.1.	Atzīme - aizsargjoslas teritorija gar ūdensvadu, kas atrodas līdz 2 m dziļumā.		57 m²

	Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).		
1.2.	Atzīme - aizsargjoslas teritorija gar ūdensvadu, kas atrodas līdz 2 dziļumā. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		258 m²
1.3.	Atzīme - aizsargjoslas teritorija gar pašteces kanalizācijas vadu. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		532 m²
1.4.	Atzīme - aizsargjoslas teritorija gar pašteces kanalizācijas vadu. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		482 m²
1.5.	Atzīme - aizsargjoslas teritorija gar drenām un atklātiem grāvjiem. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		65 m²
1.6.	Atzīme - aizsargjoslas teritorija gar elektrisko tīklu kabeļu līniju. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		117 m²
1.7.	Atzīme - aizsargjoslas teritorija gar pazemes elektronisko sakaru tīklu līniju un kabeļu kanalizāciju. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		36 m²
1.8.	Atzīme - aizsargjoslas teritorija ap elektrisko tīklu gaisvadu līniju pilsētās un ciemos ar nominālo spriegumu 110 kilovolti. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		475 m²
1.9.	Atzīme - aizsargjoslas teritorija gar gāzesvadu ar spiedienu līdz 0,4 megapaskāliem. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		111 m²
1.10.	Atzīme - ēku servitūta teritorija. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003003709).*		42 m²
	Žurnāls Nr. 300003483176, iemuma datums: 12.08.2013, tiesnesis Ieva Zabarovska		
Ieraksta Nr.	**III daļas 2. iedaļa Pārgrozījumi pirmās iedaļas ierakstos, šo ierakstu un to pārgrozījumu dzēsumi**		**Platība, lielums**
	Nav ierakstu		
Ieraksta Nr.	**IV daļas 1.,2. iedaļa Ķīlas tiesības un tās pamats**		**Summa**

1.1.	Ieraksts pārnests no zemesgrāmatas nodalījuma Nr. 100000454244: Nostiprināta hipotēka. Procentu likme: Mainīga , kas vienāda ar 3 (trīs) mēnešu EURIBOR likmi. Līgumsods 18 % gadā no nokavētā maksājuma par katru nokavēto dienu. Procentu un līgumsoda samaksas termiņš - katra mēneša 30.datumā. Kreditors: AS" SEB banka" , nodokļu maksātāja kods 40003151743. Pamats: 2009.gada 8.maija ķīlas (hipotēkas) līgums Nr. KD07130/2.2007.gada 30.maija Kredīta līgums Nr. KD07130, 2009.gada 8.maija vienošanās par grozījumiem 2007.gada 30.maija kredīta līgumā Nr.KD07130. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003412773).* *Dzēsts*		5,641,820.93 LVL
	Žurnāls Nr. 300003483176, lēmuma datums: 12.08.2013, tiesnesis Ieva Zabarovska		
Ieraksta Nr.	**IV daļas 3. iedaļa Ķīlas tiesību pārgrozījumi, pārgrozījumu dzēsumi**		**Summa**
1.1.	Ieraksts pārnests no zemesgrāmatas nodalījuma Nr. 100000454244: Grozīts 1. un 2. iedaļas Nr. 1.1. (žurnāla nr.300002674886), 14.05.2009) daļā: procentu likme mainīga 3,5 % gadā + 3 mēnešu EURIBOR likme.Pamats: 2010.gada 30.jūlija vienošanās par grozījumiem 30.05.2007. kredīta līgumā Nr. KD07130. *Ieraksts pārnests no Rīgas pilsētas zemesgrāmatas nodalījuma Nr.100000488351 (žurnāls Nr.300003412773).* *Dzēsts*		
	Žurnāls Nr. 300003483176, lēmuma datums: 12.08.2013, tiesnesis Ieva Zabarovska		
2.1.	Dzēsts 3. iedaļas ieraksts Nr. 1.1 (žurnāla Nr. 300003483176, 07.08.2013). Pamats: 2013.gada 19.novembra nostiprinājuma lūgums Nr.8361.		
	Žurnāls Nr. 300003546422, lēmuma datums: 28.11.2013, tiesnesis Kristīne Anuze		
Ieraksta Nr.	**IV daļas 4.,5. iedaļa Ķīlas tiesību dzēsumi**		**Summa**
1.1.	Dzēsta hipotēka (1., 2. iedaļas ieraksts Nr.1.1, žurnāla Nr. 300003483176, 07.08.2013). Pamats: 2013.gada 19.novembra nostiprinājuma lūgums Nr.8361.		
	Žurnāls Nr. 300003546422, lēmuma datums: 28.11.2013, tiesnesis Kristīne Anuze		

Informācijas prasītājs: Santa Blūma. Pieprasījums no IP 80.232.219.17. Pieprasījums izdarīts 9:30:19 2014.03.19.

Piezīme. Saskaņā ar Fizisko personu datu aizsardzības likumu, katrs informācijas pieprasījums no datubāzes tiek reģistrēts

Informatīvā izdruka no Kadastra informācijas sistēmas teksta datiem

Īpašums

Kadastra numurs	Nosaukums	Kadastrālā vērtība (EUR)	Zemesgrāmatas nodalījuma numurs	Administratīvā teritorija
01009278856	-	45894	100000488351	Rīga

Zemesgrāmatas apakšnodalījuma numurs:	13
Nekustamā īpašuma novērtējums kadastrā (EUR):	45894
Kopplatība:	142.60
Platības mērvienība:	m²

Īpašuma sastāvs

Dzīvokļa īpašumā ietilpstošās telpu grupas

Kadastra apzīmējums	Adrese	Kadastrālā vērtība (EUR)
01000520096005017	Komētas iela 2 - 13, Rīga, LV-1004	41239

Kadastrālā vērtība (EUR):	41239
Kadastrālās vērtības noteikšanas datums:	01.01.2014
Nosaukums:	Dzīvoklis
Lietošanas veids:	1122 - Triju vai vairāku dzīvokļu mājas dzīvojamo telpu grupa
Stāvs (piesaistes):	4
Telpu skaits:	10
Kadastrālās uzmērīšanas datums:	01.06.2012

Kopējās platības sadalījums pa platību veidiem

Kopējā platība (kv.m.):	142.6
Dzīvojamo telpu platība (kv.m.):	142.6
Dzīvokļu platība (kv.m.):	104.5
Dzīvokļu dzīvojamā platība (kv.m.):	77.4
Dzīvokļu palīgtelpu platība (kv.m.):	27.1
Dzīvokļu ārtelpu platība (kv.m.):	38.1
Nedzīvojamo telpu platība (kv.m.):	0.0
Nedzīvojamo iekštelpu platība (kv.m.):	0.0
Nedzīvojamo ārtelpu platība (kv.m.):	0.0
Koplietošanas palīgtelpu platība (kv.m.):	0.0
Koplietošanas iekštelpu platība (kv.m.):	0.0
Koplietošanas ārtelpu platība (kv.m.):	0.0

Telpas

Telpas numurs telpu grupā	Nosaukums	Telpas veids	Stāvs	Augstums (m)	Mazākais augstums (m)	Lielākais augstums (m)	Platība (kv.m.)
1	Gaitenis	Dzīvokļa palīgtelpa	4	2.85	2.85	2.85	11.40

2	Istaba	Dzīvojamā telpa	4	2.85	2.85	2.85	38.30
3	Savienotā sanitārtehniskā telpa	Dzīvokļa palīgtelpa	4	2.85	2.85	2.85	4.50
4	Istaba	Dzīvojamā telpa	4	2.85	2.85	2.85	9.50
5	Istaba	Dzīvojamā telpa	4	2.85	2.85	2.85	16.30
6	Savienotā sanitārtehniskā telpa	Dzīvokļa palīgtelpa	4	2.85	2.85	2.85	7.90
7	Istaba	Dzīvojamā telpa	4	2.85	2.85	2.85	13.30
8	Noliktava	Dzīvokļa palīgtelpa	4	2.85	2.85	2.85	3.30
9	Lodžija	Dzīvokļa ārtelpa	4	-	-	-	29.00
10	Balkons	Dzīvokļa ārtelpa	4	-	-	-	9.10

Reģistrētie labiekārtojumi

Labiekārtojuma veids	Apjoms (ja tāds ir)	Labiekārtojuma noteikšanas veids (ja tāds ir)
Apkure. Centrālā		
Aukstā ūdens apgāde		
Citi, iepriekš neklasificēti, labiekārtojumi. Pods / pisuārs / bidē		
Citi, iepriekš neklasificēti, labiekārtojumi. Vanna / duša		
Elektroapgāde		
Kanalizācija. Nav reģistrēts sadzīves kanalizācijas veids		
Karstā ūdens apgāde		

Pie dzīvokļa īpašuma piederošo zemes vienību domājamās daļas

Kadastra apzīmējums	Adrese	Kadastrālās vērtības daļa atbilstoši nekustamā īpašuma sastāvam	Domājamā daļa
01000520062	Komētas iela 2, Rīga, LV-1004	3287.96	1426/11723

Pie dzīvokļa īpašuma piederošo būvju domājamās daļas

Kadastra apzīmējums	Adrese	Kadastrālās vērtības daļa atbilstoši nekustamā īpašuma sastāvam	Domājamā daļa	FSO
01000520096005	Komētas iela 2, Rīga, LV-1004	1366.88	1426/11723	-

Īpašnieki

Personas kods / reģ. nr.	Vārds, uzvārds / Nosaukums	Domājamās daļas	Personas statuss	Īpašuma kad. nr. / būves kad. apz.	Adrese
40003672044	Sabiedrība ar ierobežotu atbildību "ARCO DEVELOPMENT"	1/1	juridiska persona	01009278856	Brīvības iela 39, Rīga, LV-1010

Informatīvā izdruka no Kadastra informācijas sistēmas teksta datiem

Īpašums

Kadastra numurs	Nosaukums	Kadastrālā vērtība (EUR)	Zemesgrāmatas nodalījuma numurs	Administratīvā teritorija
01009278857	-	46137	100000488351	Rīga

Zemesgrāmatas apakšnodalījuma numurs:	14
Nekustamā īpašuma novērtējums kadastrā (EUR):	46137
Kopplatība:	143.10
Platības mērvienība:	m²

Īpašuma sastāvs

Dzīvokļa īpašumā ietilpstošās telpu grupas

Kadastra apzīmējums	Adrese	Kadastrālā vērtība (EUR)
01000520096005018	Komētas iela 2 - 14, Rīga, LV-1004	41466

Kadastrālā vērtība (EUR):	41466
Kadastrālās vērtības noteikšanas datums:	01.01.2014
Nosaukums:	Dzīvoklis
Lietošanas veids:	1122 - Triju vai vairāku dzīvokļu mājas dzīvojamo telpu grupa
Stāvs (piesaistes):	4
Telpu skaits:	10
Kadastrālās uzmērīšanas datums:	01.06.2012

Kopējās platības sadalījums pa platību veidiem

Kopējā platība (kv.m.):	143.1
Dzīvojamo telpu platība (kv.m.):	143.1
Dzīvokļu platība (kv.m.):	105.2
Dzīvokļu dzīvojamā platība (kv.m.):	77.1
Dzīvokļu palīgtelpu platība (kv.m.):	28.1
Dzīvokļu ārtelpu platība (kv.m.):	37.9
Nedzīvojamo telpu platība (kv.m.):	0.0
Nedzīvojamo iekštelpu platība (kv.m.):	0.0
Nedzīvojamo ārtelpu platība (kv.m.):	0.0
Koplietošanas palīgtelpu platība (kv.m.):	0.0
Koplietošanas iekštelpu platība (kv.m.):	0.0
Koplietošanas ārtelpu platība (kv.m.):	0.0

Telpas

Telpas numurs telpu grupā	Nosaukums	Telpas veids	Stāvs	Augstums (m)	Mazākais augstums (m)	Lielākais augstums (m)	Platība (kv.m.)
1	Gaitenis	Dzīvokļa palīgtelpa	4	2.85	2.85	2.85	11.30

2	Noliktava	Dzīvokļa palīgtelpa	4	2.85	2.85	2.85	3.30
3	Istaba	Dzīvojamā telpa	4	2.85	2.85	2.85	13.30
4	Savienotā sanitārtehniskā telpa	Dzīvokļa palīgtelpa	4	2.85	2.85	2.85	7.90
5	Istaba	Dzīvojamā telpa	4	2.85	2.85	2.85	16.40
6	Istaba	Dzīvojamā telpa	4	2.85	2.85	2.85	9.30
7	Savienotā sanitārtehniskā telpa	Dzīvokļa palīgtelpa	4	2.85	2.85	2.85	5.60
8	Istaba	Dzīvojamā telpa	4	2.85	2.85	2.85	38.10
9	Lodžija	Dzīvokļa ārtelpa	4	-	-	-	28.90
10	Balkons	Dzīvokļa ārtelpa	4	-	-	-	9.00

Reģistrētie labiekārtojumi

Labiekārtojuma veids	Apjoms (ja tāds ir)	Labiekārtojuma noteikšanas veids (ja tāds ir)
Apkure. Centrālā		
Aukstā ūdens apgāde		
Citi, iepriekš neklasificēti, labiekārtojumi. Pods / pisuārs / bidē		
Citi, iepriekš neklasificēti, labiekārtojumi. Vanna / duša		
Elektroapgāde		
Kanalizācija. Nav reģistrēts sadzīves kanalizācijas veids		
Karstā ūdens apgāde		

Pie dzīvokļa īpašuma piederošo zemes vienību domājamās daļas

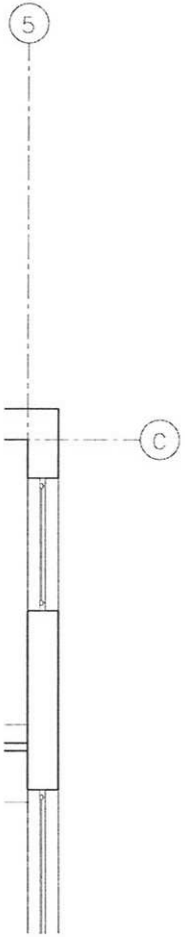
Kadastra apzīmējums	Adrese	Kadastrālās vērtības daļa atbilstoši nekustamā īpašuma sastāvam	Domājamā daļa
01000520062	Komētas iela 2, Rīga, LV-1004	3299.49	1431/11723

Pie dzīvokļa īpašuma piederošo būvju domājamās daļas

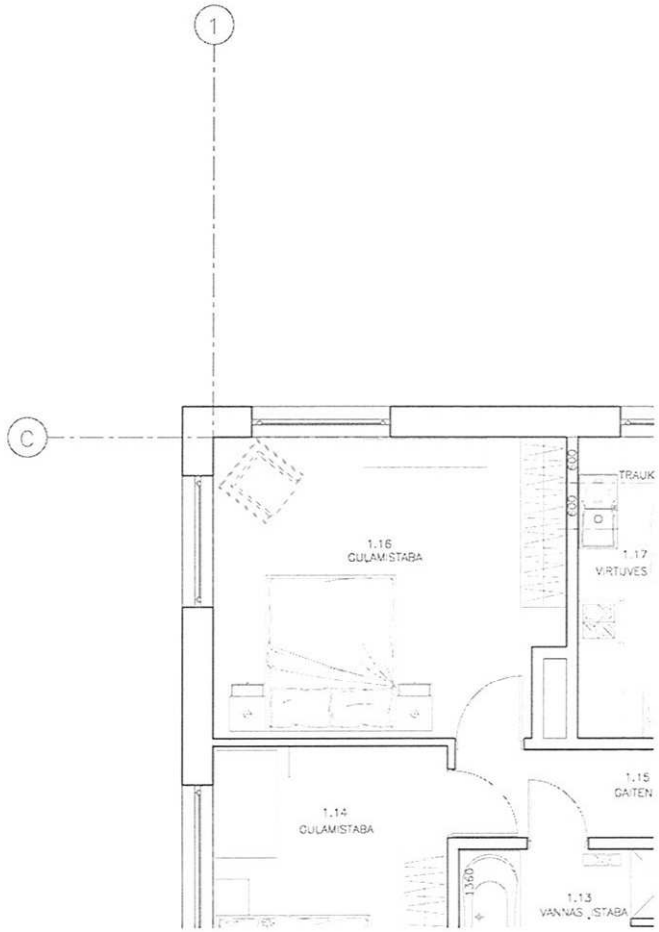
Kadastra apzīmējums	Adrese	Kadastrālās vērtības daļa atbilstoši nekustamā īpašuma sastāvam	Domājamā daļa	FSO
01000520096005	Komētas iela 2, Rīga, LV-1004	1371.68	1431/11723	-

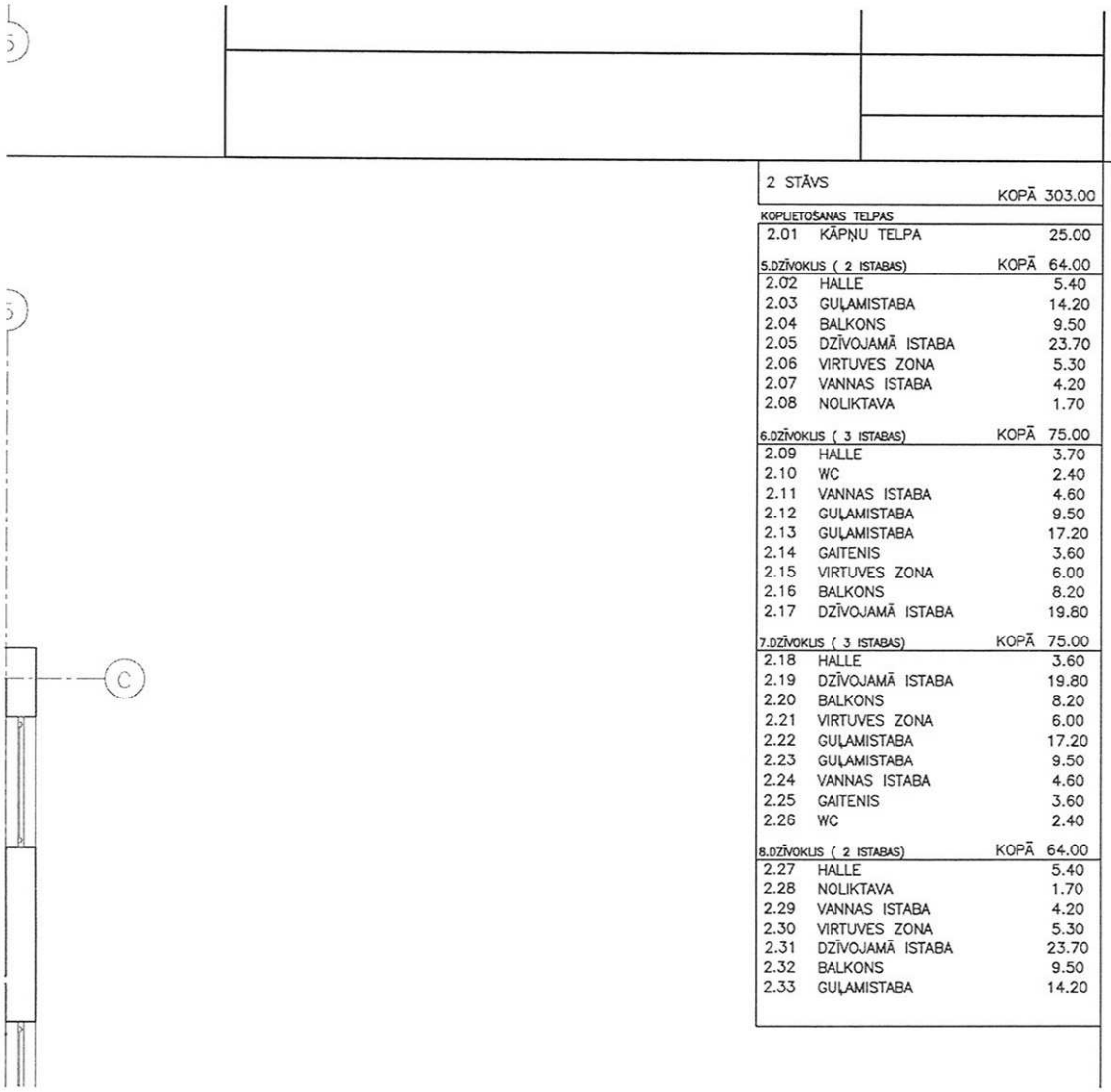
Īpašnieki

Personas kods / reģ. nr.	Vārds, uzvārds / Nosaukums	Domājamās daļas	Personas statuss	Īpašuma kad. nr. / būves kad. apz.	Adrese
40003672044	Sabiedrība ar ierobežotu atbildību "ARCO DEVELOPMENT"	1/1	juridiska persona	01009278857	Brīvības iela 39, Rīga, LV-1010

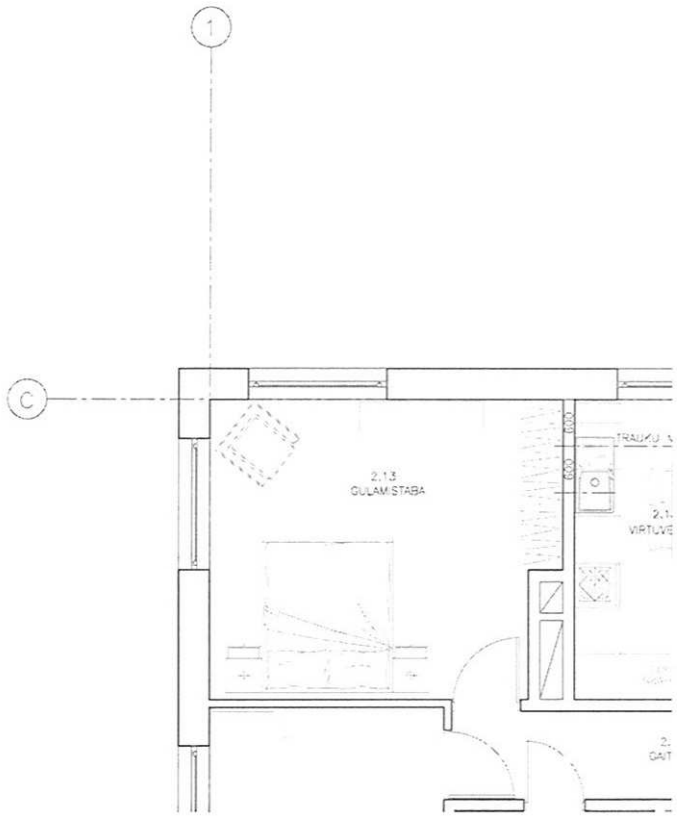


1 STĀVS		KOPĀ 305.95
KOPLIETOŠANAS TELPAS		KOPĀ 24.35
1.01		2.40
1.02	KĀPŅU TELPA	19.50
1.03	SAIMNIECĪBAS TELPA	2.45
1.DZĪVOKLIS (2 ISTABAS)		KOPĀ 65.10
1.04	HALLE	5.40
1.05	GUĻAMISTABA	14.20
1.06	BALKONS	9.50
1.07	DZĪVOJAMĀ ISTABA	23.80
1.08	VIRTUVES ZONA	6.20
1.09	VANNAS ISTABA	4.30
1.10	NOLIKTAVA	1.70
2.DZĪVOKLIS (3 ISTABAS)		KOPĀ 75.70
1.11	HALLE	3.70
1.12	WC	2.40
1.13	VANNAS ISTABA	5.10
1.14	GUĻAMISTABA	9.50
1.15	GAITENIS	3.60
1.16	GUĻAMISTABA	17.40
1.17	VIRTUVES ZONA	6.00
1.18	DZĪVOJAMĀ ISTABA	19.80
1.19	BALKONS	8.20
3.DZĪVOKLIS (3 ISTABAS)		KOPĀ 75.70
1.20	BALKONS	8.20
1.21	HALLE	3.70
1.22	DZĪVOJAMĀ ISTABA	19.80
1.23	VIRTUVES ZONA	6.00
1.24	GUĻAMISTABA	17.40
1.25	GUĻAMISTABA	9.50
1.26	VANNAS ISTABA	5.10
1.27	GAITENIS	3.60
1.28	WC	2.40
4.DZĪVOKLIS (2 ISTABAS)		KOPĀ 65.10
1.29	HALLE	5.40
1.30	NOLIKTAVA	1.70
1.31	VANNAS ISTABA	4.30
1.32	VIRTUVES ZONA	6.20
1.33	DZĪVOJAMĀ ISTABA	23.80
1.34	BALKONS	9.50
1.35	GUĻAMISTABA	14.20

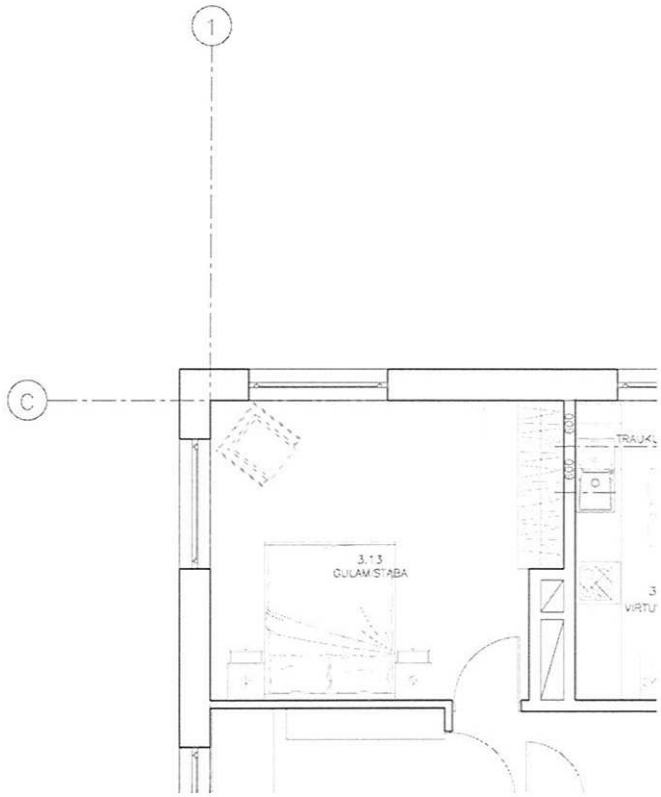




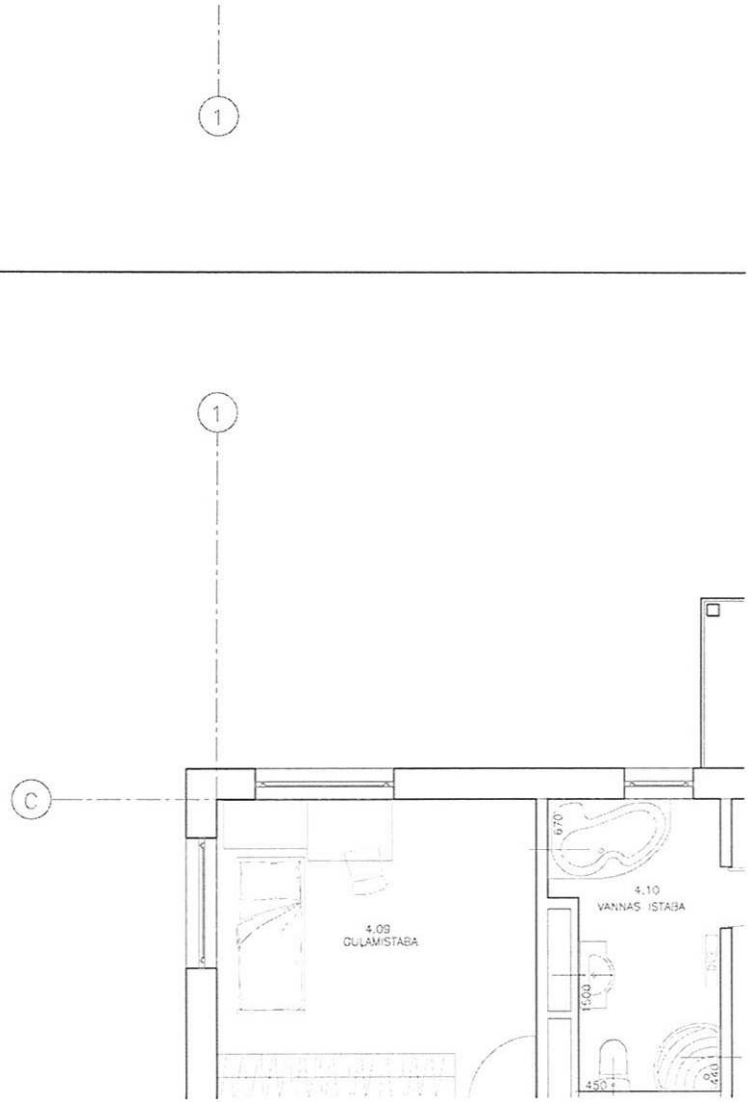
2 STĀVS		KOPĀ 303.00
KOPĪETOŠANAS TELPAS		
2.01	KĀPŅU TELPA	25.00
5.DZĪVOKLIS (2 ISTABAS)		KOPĀ 64.00
2.02	HALLE	5.40
2.03	GUĻAMISTABA	14.20
2.04	BALKONS	9.50
2.05	DZĪVOJAMĀ ISTABA	23.70
2.06	VIRTUVES ZONA	5.30
2.07	VANNAS ISTABA	4.20
2.08	NOLIKTAVA	1.70
6.DZĪVOKLIS (3 ISTABAS)		KOPĀ 75.00
2.09	HALLE	3.70
2.10	WC	2.40
2.11	VANNAS ISTABA	4.60
2.12	GUĻAMISTABA	9.50
2.13	GUĻAMISTABA	17.20
2.14	GAITENIS	3.60
2.15	VIRTUVES ZONA	6.00
2.16	BALKONS	8.20
2.17	DZĪVOJAMĀ ISTABA	19.80
7.DZĪVOKLIS (3 ISTABAS)		KOPĀ 75.00
2.18	HALLE	3.60
2.19	DZĪVOJAMĀ ISTABA	19.80
2.20	BALKONS	8.20
2.21	VIRTUVES ZONA	6.00
2.22	GUĻAMISTABA	17.20
2.23	GUĻAMISTABA	9.50
2.24	VANNAS ISTABA	4.60
2.25	GAITENIS	3.60
2.26	WC	2.40
8.DZĪVOKLIS (2 ISTABAS)		KOPĀ 64.00
2.27	HALLE	5.40
2.28	NOLIKTAVA	1.70
2.29	VANNAS ISTABA	4.20
2.30	VIRTUVES ZONA	5.30
2.31	DZĪVOJAMĀ ISTABA	23.70
2.32	BALKONS	9.50
2.33	GUĻAMISTABA	14.20



3 STĀVS		KOPA 303.00
KOPLIETOŠANAS TELPAS		
3.01	KĀPŅU TELPA	25.00
9.DZĪVOKLIS (2 ISTABAS)		KOPĀ 64.00
3.02	HALLE	5.40
3.03	GUĻAMISTABA	14.20
3.04	BALKONS	9.50
3.05	DZĪVOJAMĀ ISTABA	23.70
3.06	VIRTUVES ZONA	5.30
3.07	VANNAS ISTABA	4.20
3.08	NOLIKTAVA	1.70
10.DZĪVOKLIS (3 ISTABAS)		KOPĀ 75.00
3.09	HALLE	3.70
3.10	WC	2.40
3.11	VANNAS ISTABA	4.60
3.12	GUĻAMISTABA	9.50
3.13	GUĻAMISTABA	17.20
3.14	GAITENIS	3.60
3.15	VIRTUVES ZONA	6.00
3.16	BALKONS	8.20
3.17	DZĪVOJAMĀ ISTABA	19.80
11.DZĪVOKLIS (3 ISTABAS)		KOPĀ 75.00
3.18	HALLE	3.70
3.19	DZĪVOJAMĀ ISTABA	19.80
3.20	BALKONS	8.20
3.21	VIRTUVES ZONA	6.00
3.22	GUĻAMISTABA	17.20
3.23	GUĻAMISTABA	9.50
3.24	VANNAS ISTABA	4.60
3.25	GAITENIS	3.60
3.26	WC	2.40
12.DZĪVOKLIS (2 ISTABAS)		KOPĀ 64.00
3.27	HALLE	5.40
3.28	NOLIKTAVA	1.70
3.29	VANNAS ISTABA	4.20
3.30	VIRTUVES ZONA	5.30
3.31	DZĪVOJAMĀ ISTABA	23.70
3.32	BALKONS	9.50
3.33	GUĻAMISTABA	14.20



4 STĀVS		KOPĀ 303.00
KOPLIETOŠANAS TELPAS		
4.01	KĀPŅU TELPA	24.80
13.DZĪVOKLIS (4 ISTABAS)		139.10
4.02	HALLE	3.30
4.03	VIRTUVES ZONA	4.60
4.04	TERASE	26.10
4.05	DZĪVOJAMĀ ISTABA	34.50
4.06	GUĻAMISTABA	9.50
4.07	VANNAS ISTABA	4.60
4.08	GAITENIS	7.80
4.09	GUĻAMISTABA	16.20
4.10	VANNAS ISTABA	7.70
4.11	BALKONS	8.20
4.12	GUĻAMISTABA	13.30
4.13	NOLIKTAVA	3.30
14.DZĪVOKLIS (4 ISTABAS)		KOPĀ 139.10
4.14	HALLE	3.30
4.15	NOLIKTAVA	3.30
4.16	GUĻAMISTABA	13.30
4.17	BALKONS	8.20
4.18	VANNAS ISTABA	7.70
4.19	GUĻAMISTABA	16.20
4.20	GUĻAMISTABA	9.50
4.21	GAITENIS	7.80
4.22	VANNAS ISTABA	4.60
4.23	VIRTUVES ZONA	5.60
4.24	TERASE	26.10
4.25	DZĪVOJAMĀ ISTABA	33.40



Lokālā tāme Nr.1

Objekta nosaukums: *Mazstāvu daudzdzīvokļu komplekss*

Adrese: *Rīga, Komētas iela 4*

Būvuzņēmējs: *SIA "Newcom Construction"*

Pasūtītājs: *SIA " ARCO DEVELOPMENT "*

Būvlaukuma sagatavošanas darbi

DARBU UN IZDEVUMU NOSAUKUMS	MĒRV.	APJ.	VIENĪBAS IZMAKSAS			KOPĀ
			ALGA	MEHĀN.	MATER.	
Būvlaukuma iekārtošana	apj	1.0	42.60	61.00	-	103.60
Wc īre	mēn	5.0	-	91.35	-	456.77
Pagaidu inženierkomunikāciju pieslēgums	apj	1.0	100.00	50.00	200.00	350.00
Objekta uzturēšanas izmaksas un kancelejas izmaksas	mēn	5.0	-	562.18	-	2 810.88
Lifta palaišana un nodošana ekspluotācijā , dzrošibas sensora uzstādīšana	apj	1.0	180.00	150.00	1 350.00	1 680.00
Gāzes apgādes tīklu nodošana ekspluotācijā	apj	1.0	-	300.00	-	300.00
Objeta tīrīšana pēc darbu pabeigšanas	apj	1.0	1 230.00	50.00	192.03	1 472.03
Izpilddokumentācija un objekta nodošana ekspluotācijā	apj	1.0	250.00	50.00	200.00	500.00
Kopā:						**7 673.27**

kāli tāme Nr.2

...ektonosaukums:	*Mazstāvu dzīvokļu komplekss*
...esa:	*Rīga, Kometas iela 4*
...ņēmējs:	*SIA "Newcom Construction"*
...rītājs:	*SIA " ARCO DEVELOPMENT "*

Celtniecības darbi

DARBU UN IZDEVUMU NOSAUKUMS	MĒRV.	APJ.	VIENĪBAS IZMAKSAS			KOPĀ
			ALGA	MEHĀN.	MATER.	
...īvokļi						
...ontāžas darbi						
...ška...ona konstrukcijas piekārto ...estu izbūve	m2	184.4	7.13	1.34	-	1 561.87
CD profils	m	708.1	-	-	0.51	362.62
UD profils	m	154.9	-	-	0.41	63.46
dībeļi "k" 6/35	100gb	4.0	-	-	3.58	14.28
ātrā enkuriekere	gb	287.7	-	-	0.23	65.47
stieple ar cilpu	gb	287.7	-	-	0.11	32.74
savienojumi	gb	132.8	-	-	0.19	25.69
Ģipškartona loksnes GKB	m2	101.6	-	-	1.16	117.98
Ģipškartona loksnes GKBi	m2	101.2	-	-	1.62	163.54
skrūve TN25	tkst	6.6	-	-	3.64	24.17
...ptās gaismas ģipškartona ...nstrukcijas piekārto griestu izbūve	m2	27.0	10.69	2.01	-	343.04
CD profils	m	136.1	-	-	0.51	69.69
UD profils	m	55.1	-	-	0.41	22.57
dībeļi "k" 6/35	100gb	0.6	-	-	3.58	2.09
ātrā enkuriekere	gb	42.1	-	-	0.23	9.59
stieple ar cilpu	gb	42.1	-	-	0.11	4.79
savienojumi	gb	19.4	-	-	0.19	3.76
Ģipškartona loksnes GKB	m2	35.1	-	-	1.16	40.74
skrūve TN25	tkst	1.0	-	-	3.64	3.54
...ipša starpsienu montāža	m2	697.7	8.91	1.68	-	7 386.90
CW profils 75x50x06	m	1674.5	-	-	0.85	1 429.17
UW profils 75x40x06	m	586.1	-	-	0.74	433.51
UA profils	m	209.3	-	-	4.40	921.81
dībeļi "k" 6/35	100gb	13.4	-	-	3.58	48.02
Paroc 75mm	m2	767.5	-	-	1.54	1 179.06
Komplektēšanas matereāli	m2	697.7	-	-	0.51	357.29
Ģipškartona loksnes GKB	m2	1534.9	-	-	1.16	1 781.70
skrūve TN25	tkst	21.5	-	-	3.64	78.25
...munikāciju šahtu apšūšana ar ...unsdrošo riģipsi	m2	234.1	8.91	1.68	-	2 478.32
CW profils 75x50x06	m	842.7	-	-	0.85	719.23
UW profils 75x40x06	m	196.6	-	-	0.74	145.45
dībeļi "k" 6/35	100gb	4.5	-	-	3.58	16.11
Paroc 75mm	m2	257.5	-	-	1.54	395.58
Komplektēšanas matereāli	m2	234.1	-	-	0.51	119.87
Ugunsdrošais riģipsis	m2	515.0	-	-	1.62	832.18
skrūves TN25	tkst	7.2	-	-	3.76	27.08
skrūves TN35	tkst	7.2	-	-	4.89	35.28
...estu apšūšana ar riģipsi vienā kārtā ...OSB plāksnēm	m2	96.8	1.43	0.27	-	163.98
Ģipškartona loksnes GKB	m2	213.0	-	-	1.16	247.20

skrūve TN25	tkst	3.0	-		3.64	10.86
ju ailu apšūšana ar rigipsi	tm	486.0	2.14	0.47	-	1 234.93
Ģipskartona loksnes GKBi	m2	185.0	-	-	1.19	221.56
lime	kg	2 208.0			0.17	376.41
metāla noņemuma līste	tm	486.0			0.28	136.08
šē jo plodzu montāža	tm	86.0	5.35	1.16	[illegible]	546.32
ākotes masīvkoka paplāte	tm	86.0			[illegible]	682.[illegible]
montāžas materiāli	tm	86.0			1.14	97.87
ng rilas izolācija b=70 mm	m2	920.0	1.65	0.25	1.82	3 423.14
plēves(200mikr.),malu lentas lāšana, nosegplēve	m2	920.0	0.27	0.05	0.55	794.76
las kona grīdas izveide ZE20 65mm	m2	920.0	3.56	1.88	2.85	7 623.05
ipropilēna šķiedra 0.9kg/m³	pakas	64.4	0.09	0.02	4.30	283.84
rsegumu komunikāciju ailu betonēšana	vietas	32.0	21.38	4.03	13.66	1 250.11
kopā						38 416.69

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odares darbi

ivokļa ieejas durvis	gb	14.0	35.64	6.71	-	592.90
ozoloka finierēta koka durvis ar pārfalci	gb	14.0	-	-	216.22	3 027.08
kleidas un furnitūra	gb	14.0	-	-	43.24	605.42
atdures	gb	14.0	-	-	2.85	39.83
montāžas materiāli	gb	14.0	-	-	6.83	95.59
ivokļu iekšdurvju montāža	gb	36.0	26.73	5.03	-	1 143.45
ekšdurvis (pēc specifikācijas -tumšs mahagons)	gb	36.0	-	-	96.00	3 456.00
kleidas un furnitūra	gb	36.0	-	-	36.42	1 310.98
atdures	gb	36.0	-	-	2.85	102.42
montāžas materiāli	gb	36.0	-	-	3.41	122.90
ipšagriestu virsmu špaktelēšana	m2	184.4	3.56	0.67	-	780.93
grunts krāsa	l	18.4	-	-	1.14	20.98
smalkā špaktele	kg	368.8	-	-	0.68	251.82
palīgmateriāli	m2	184.4	-	-	0.17	31.48
b griestu virsmu špaktelēšana	m2	592.7	4.46	0.84	-	3 137.71
grunts krāsa	l	59.3	-	-	1.14	67.45
rupjā špaktele	kg	1180.2	-	-	0.36	429.77
smalkā špaktele	kg	1185.4	-	-	0.68	809.42
palīgmateriāli	m2	592.7	-	-	0.17	101.18
estu virsmu krāsošana	m2	777.1	1.78	0.34	-	1 645.55
grunts krāsa	l	77.7	-	-	1.65	128.23
balta krāsa	l	155.4	-	-	3.19	495.24
ipša sienu špaktelēšana	m2	1629.5	3.56	0.67	-	6 900.85
grunts krāsa	l	162.9	-	-	1.14	185.43
smalkā špaktele	kg	1792.4	-	-	0.68	1 223.87
palīgmateriāli	m2	1629.5	-	-	0.17	278.15
nu apmetums	m2	1567.9	3.85	1.01	-	7 614.60
grunts krāsa	l	156.8	-	-	1.14	178.43
apmetuma java	kg	25870.7	-	-	0.08	2 069.65
palīgmateriāli	m2	1567.9	-	-	0.17	267.64
neļu virsmu špaktelēšana	m2	1567.9	5.35	1.01	-	9 960.21
grunts krāsa	l	156.8	-	-	1.14	178.43
rupjā špaktele	kg	9407.5	-	-	0.36	3 425.84
smalkā špaktele	kg	2665.5	-	-	0.68	1 819.98
palīgmateriāli	m2	1567.9	-	-	0.17	267.64
nu krāsošana	m2	2288.4	1.78	0.34	-	4 845.69
grunts krāsa	l	228.8	-	-	1.65	377.6[illegible]
tonēta krāsa	l	457.7	-	-	2.96	1 354.1[illegible]
nu flizēšana Wc	m2	269.0	10.69	2.01	-	3 417.6[illegible]
hidroizolācija	m2	282.5	-	-	1.71	482.1[illegible]
flizes Harmony 1	m2	29.0	-	-	6.80	197.2[illegible]
flizes Harmony 2	m2	26.0	-	-	6.80	176.8

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flīzes Harmony 3	m2	31.0	-	-	6.80	210.80
flīzes Harmony 4	m2	154.0	-	-	6.80	1 047.20
flīzes Harmony 5	m2	56.0	-	-	7.30	408.80
flīžu līme	kg	1102.9	-	-	0.40	439.29
šuvotājs	kg	121.1	-	-	0.63	75.77
palīgmateriāli	m2	269.0	-	-	0.17	45.92
las flīzēšana virtuves un koridoru āās	m2	145.0	8.91	-		1 291.95
Vermont grīdas flīzes	m2	77.8	-	-	7.60	591.28
Montana grīdas flīzes	m2	77.8	-	-	8.20	637.96
flīžu līme	kg	580.0	-	-	0.40	231.01
šuvotājs	kg	65.3	-	-	0.63	40.84
palīgmateriāli	m2	145.0	-	-	0.17	24.75
das flīzēšana Wc	m2	65.0	10.69	-	-	694.45
hidroizolācija	m2	65.0	-	-	4.55	295.65
Arkansas grīdas flīzes	m2	74.7	-	-	8.15	608.74
flīžu līme	kg	259.8	-	-	0.40	103.48
šuvotājs	kg	29.2	-	-	0.63	18.29
palīgmateriāli	m2	65.0	-	-	0.17	11.09
keta seguma ieklāšana	m2	545.9	3.56	0.67	-	2 311.80
līme	m2	545.9	-	-	3.50	1 910.58
ozolkoka vairogparkets	m2	600.5	-	-	12.90	7 746.04
palīgmateriāli	m2	655.1	-	-	0.34	223.64
keta malu piegriežšana	tm	567.7	1.10	0.10	-	681.63
segumu savienojumu korķa līstes	tm	38.0	-	-	0.34	12.97
korķa līstes pa perimetru	tm	624.5	-	-	1.30	811.83
palīgmateriāli	tm	567.7	-	-	0.06	32.30
kopā						**84 126.40**

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PLJETOŠANAS TELPU APDARES DARBI

			0.00	0.00		
lesti			-	-		
estu apšūšana ar riģipsi vienā kārtā OSB plāksnēm	m2	18.0	1.43	0.27	-	30.44
Ģipškartona loksnes GKB	m2	39.5	-	-	1.16	45.88
skrūve TN25	tkst	0.6	-	-	3.64	2.02
ņu laidu špaktelēšana	m2	38.5	5.35	1.01	-	244.57
grunts krāsa	l	3.9	-	-	1.14	4.38
rupjā špaktele	kg	138.6	-	-	0.36	50.47
smalkā špaktele	kg	42.4	-	-	0.68	28.92
palīgmateriāli	m2	38.5	-	-	0.17	6.57
stu virsmu špaktelēšana	m2	67.9	5.35	1.01	-	431.07
grunts krāsa	l	6.8	-	-	1.14	7.72
rupjā špaktele	kg	244.3	-	-	0.36	88.96
smalkā špaktele	kg	74.6	-	-	0.68	50.97
palīgmateriāli	m2	67.9	-	-	0.17	11.58
ipša virsmu špaktelēšana	m2	18.0	3.56	0.67	-	76.10
grunts krāsa	l	1.8	-	-	1.14	2.04
smalkā špaktele	kg	19.8	-	-	0.68	13.50
palīgmateriāli	m2	18.0	-	-	0.17	3.07
estu virsmu krāsošana	m2	124.3	1.78	0.34	-	263.26
grunts krāsa	l	12.4	-	-	1.65	20.52
balta krāsa	l	24.9	-	-	3.19	79.23
kopā			0.00	0.00		**1 461.27**

Atl.

enas			-	-		
ipša starpsienu montāža 150mm	m2	6.5	8.91	1.68	-	68.82
CW profils 100x50x06	m	15.6	-	-	0.93	14.56
UW profils 100x40x06	m	5.5	-	-	0.82	4.47
UA profils	m	6.0	-	-	5.01	30.04
dibeļi "k" 6/35	100gb	0.1	-	-	3.58	0.45
Paroc 100mm	m2	7.2	-	-	2.05	14.65
Komplektēšanas matereāli	m2	6.5	-	-	0.51	3.33
Ģipškartona loksnes GKB	m2	14.3	-	-	1.16	16.60
skrūve TN25	tkst	0.2	-	-	3.64	0.73
skrūves TN35	tkst	0.2		-	4.89	0.98

u rikāciju šahtu apšūšana ar nsrošo riģipsi 4.st	m2	11.8	8.91	1.68		124.93
CW profils 75x50x06	m	42.5	-	-	0.85	36.26
UW profils 75x40x06	m	9.9	-	-	0.74	7.33
dibeļi "k" 6/35	100gb	0.2	-	-	3.58	0.81
Paroc 75mm	m2	13.0	-	-	1.54	19.94
Komplektēšanas materiāli	m2	11.8	-	-	0.51	6.04
Ugunsdrošais riģipsis	m2	26.0	-	-	1.62	41.95
skrūves TN25	tkst	0.4	-	-	3.76	1.36
skrūves TN35	tkst	0.4	-	-	4.89	1.78
u rikāciju šahtu apšūšana ar nsrošo riģipsi	m2	24.0	8.91	1.68	-	254.10
CW profils 75x50x06	m	86.4	-	-	0.85	73.74
UW profils 75x40x06	m	20.2	-	-	0.74	14.91
dibeļi "k" 6/35	100gb	0.5	-	-	3.58	1.65
Paroc 75mm	m2	26.4	-	-	1.54	40.56
Komplektēšanas matereāli	m2	24.0	-	-	0.51	12.29
Ugunsdrošais riģipsis	m2	52.8	-	-	1.62	85.32
skrūves TN25	tkst	0.7	-	-	3.76	2.78
skrūves TN35	tkst	0.7	-	-	4.89	3.62
a šahtas apšūšana ar ugunsdrošo psi	m2	61.0	8.91	1.68	-	645.84
CW profils 100x50x06	m	219.6	-	-	1.06	232.41
UW profils 100x40x06	m	51.2	-	-	0.94	48.40
UA profils	m	30.5	-	-	5.01	152.72
dibeļi "k" 6/35	100gb	1.2	-	-	3.58	4.20
Paroc 75mm	m2	67.1	-	-	1.54	103.09
Komplektēšanas matereāli	m2	61.0	-	-	0.51	31.24
MINERIT loksnes	m2	67.1	-	-	16.16	1 084.31
skrūves TN25	tkst	0.9	-	-	5.35	5.02
skrūves TN35	tkst	0.9	-	-	5.92	5.56
u apmetums	m2	289.0	3.85	1.01	-	1 403.53
grunts krāsa	l	43.4	-	-	1.14	49.33
apmetuma java	kg	4768.5	-	-	0.08	381.48
palīgmateriāli	m2	289.0	-	-	0.17	49.33
o sienu špaktelēšana	m2	289.8	5.35	1.01	-	1 840.95
grunts krāsa	l	29.0	-	-	1.14	32.98
rupjā špaktele	kg	3477.6	-	-	0.36	1 266.40
smalkā špaktele	kg	434.7	-	-	0.68	296.81
palīgmateriāli	m2	289.8	-	-	0.17	49.47
u krāsošana	m2	289.8	1.78	0.34	-	613.65
grunts krāsa	l	29.0	-	-	1.65	47.82
tonēta krāsa	l	58.0	-	-	3.41	197.88
u aiu apšūšana ar riģipsi	tm	58.9	2.14	0.40	-	149.56
Ģipškartona loksnes GKBi	m2	21.2	-	-	1.19	25.32
līme	kg	353.2	-	-	0.17	60.28
metāla nobeiguma līste	tm	70.6	-	-	0.51	36.17
kopā			0.00	0.00		**9 697.76**

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das

šeguma betonēšana šahtās. 270mm	m2	2.9	21.38	4.03	20.48	132.17
niksās telpas grīda zema kāpnēm	m2	9.2	12.47	2.35	15.93	282.94
āpienu virsmu sagatavošana	m2	48.7	3.56	0.67	-	206.09
āpienu virsmu gruntēšana	m2	48.7	0.89	0.17	-	51.52
Grunts "Betokontakt"	l	12.2	-	-	3.24	39.46
āpienu virsmu špaktelēšana	m2	48.7	7.13	1.34	-	412.18
Špaktele "Bostik Bygg	kg	97.3	-	-	1.02	99.68
āpienu virsmu krāsošana	m2	48.7	10.69	2.01	-	618.28
epoksīda sastāvs "Peran EPW"	m2	48.7	-	-	13.66	664.56
nu laukumu flizēšana	m2	85.0	10.69	2.01	-	1 080.43
pašizlīdzinošā java	kg	1105.5	-	-	0.48	528.39
grīdas flīzes tips A	m2	17.4	-	-	32.00	557.57
grīdas flīzes tips B	m2	21.0	-	-	8.60	181.01
grīdas flīzes tips C	m2	5.0	-	-	15.60	78.25
grīdas flīzes tips D	m2	49.4	-	-	5.16	254.82

flīžu līme	kg	340.2			0.40	135.49
suvotājs	kg	38.3			0.63	23.95
palīgmateriāli	m2	85.0			0.17	14.52
jslauka montāža	kpl	1.0	35.63	6.71		42.35
kājslaukis	kpl	1.0			187.77	187.77
kopā				-		**5 591.44**
āpņu margas, jumtiņi, pastkastītes un numuri						
āpņu margu montāža	tm	30.5	26.73	5.03	-	968.76
krāsotas tērauda margas ar pulētu lenteri	tm	30.5	-	-	31.86	971.85
palīgmateriāli	tm	30.5	-	-	3.41	104.13
jas umtiņu montāža	kpl	1.0	44.55	22.88	-	67.43
leejas jumtiņš D12 200A-S 1200x2 x1000	kpl	1.0	-	-	263.00	263.00
palīgmateriāli	kpl	1.0	-	-	6.37	6.37
stkastīšu montāža	kpl	1.0	44.55	15.25	-	59.80
paskatsīšu komplekts 15gb	kpl	1.0	-	-	153.63	153.63
palīgmateriāli	kpl	1.0	-	-	6.83	6.83
vokļu numuru montāža	apj	1.0	67.72	15.25	-	82.97
dzīvokļa numuri	gb	14.0	-	-	2.50	35.05
pastkastīšu numuri	gb	14.0	-	-	2.16	30.27
palīgmateriāli	apj	1.0	-	-	13.66	13.66
kopā			-	-		**2 763.73**
kšdurvis			-	-		
gtelpu iekšdurvju montāža	gb	3.0	35.64	6.71	-	127.05
metāla durvis	gb	3.0	-	-	312.95	938.85
montāžas materiāli	gb	3.0	-	-	7.97	23.90
as montāža katlu telpā	gb	2.0	49.90	9.39	-	118.58
lūka	gb	2.0	-	-	96.73	193.46
kāpnes	gb	2.0	-	-	43.24	86.49
montāžas materiāli	gb	2.0	-	-	3.41	6.83
kopā			-	-		**1 495.15**
u telpa			**0.00**	**0.00**		
la			-	-		
eguma betonēšana šahtās. 70mm	m2	3.0	21.38	4.03	20.48	137.68
kopā			-	-		**137.68**
as			-	-		
u krāsošana	m2	41.4	3.03	0.57	-	149.14
grunts krāsa	l	4.1	-	-	1.65	6.84
tonēta krāsa	l	8.9	-	-	3.41	30.38
ju apdare	gb	1.0	17.82	3.36	6.83	28.00
kopā			-	-		**214.36**
ses un balkoni			-	-	-	
as izgatavošana un montāža vā	tm	12.1	31.63	7.91	-	479.99
tēruda konstrukcijas	tm	12.1	-	-	48.30	586.46
palīmateriāli	tm	12.1	-	-	2.88	34.91
demontāža	apj	2.0	50.05	4.58	-	109.25
montāža	apj	2.0	70.07	4.58	-	149.29
jas ierīkošana	m2	53.0	10.01	2.29	-	651.77
rullu hidroizolācijas ierīkošana	m2	73.0	-	-	9.27	676.86
palīgmateriāli	m2	53.0	-	-	1.99	105.40
lāja montāža	m2	53.0	16.02	1.53	-	929.67
brusas 50x100	m3	0.6	-	-	225.70	135.42
terases dēli (egle 120x40)	m2	60.0	-	-	12.00	720.00
ella	l	35.0	-	-	7.69	269.01
palīgmateriāli	m2	132.0	-	-	0.37	48.31

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Lāser montāža	tm	22.0	9.01	4.58	7.69	467.94
kopā						5 364.27
Teritorijas labiekārtošana						
Ģeodēzijas pakalpojumi	gab	1.0	40.00	30.00	30.00	98.00
Augsnes virskārtas izrakšana un izvešana uz blakus grunstgabalu, izlīdzināšana	m2	115.0	1.00	0.66	-	190.90
frontālā iekrāvēja īre	dienas	3.0	-	56.10	-	168.30
kravas mašīnas īre	st	8.0	-	11.88	-	95.04
Dolomīta šķembas 15 cm biezumā	m2	119.0	2.00	0.99	-	355.81
šķembas	m3	17.9	-	-	12.29	219.34
Betona apmaļu montāža	tm	152.0	3.00	0.40	-	516.19
betona klons 25kg	gb	152.0	-	-	2.36	357.99
apmale	tm	152.0	-	-	1.33	202.34
Betona bruģakmens izbūve b=6 cm	m2	106.4	5.00	0.65	-	601.44
smilts	m3	21.3	-	-	9.00	191.52
bruģakmens b=6cm (pelēks)	m2	117.0	-	-	5.00	585.20
Smilts slāņa ierīkošana	m2	21.0	3.00	0.66	-	76.86
ģeotekstīls	m2	27.3	-	-	0.77	20.97
smilts	m3	7.4	-	-	8.19	60.21
Soliņa un atkritumu urnas montāža	gb	4.0	10.24	6.60	-	67.37
soliņš	gb	2.0	-	-	122.88	245.76
urna	gb	2.0	-	-	81.92	163.84
Šūpoļu montāža	gb	2.0	50.00	9.90	-	119.80
šūpoles 4156	gb	1.0	-	-	197.25	197.25
šūpoles 4172	gb	1.0	-	-	197.25	197.25
palīgmateriāli	gb	2.0	-	-	30.72	61.44
Smilšu kaste montāža	gb	1.0	50.00	9.90	-	59.90
smilšu kaste 4242	gb	1.0	-	-	197.25	197.25
palīgmateriāli	gb	1.0	-	-	30.72	30.72
Vingrošanas pilsētiņas montāža	gb	1.0	50.00	9.90	-	59.90
vingrošanas pilsētiņa 6103	gb	1.0	-	-	197.25	197.25
palīgmateriāli	gb	1.0	-	-	30.72	30.72
Apstādījumu ierīkošana	apj	1.0	110.00	20.00	-	130.00
pīlādzis	gb	1.0	-	-	9.22	9.22
dievkociņš	gb	5.0	-	-	25.60	128.00
klajeniskā klintene	gb	4.0	-	-	9.22	36.86
spārnotais segliņš	gb	3.0	-	-	25.60	76.80
olveida forsītija	gb	3.0	-	-	9.22	27.65
lazda	gb	1.0	-	-	25.60	25.60
filadfelfa	gb	3.0	-	-	9.22	27.65
kārkls	gb	6.0	-	-	25.60	153.60
dpirejas	gb	7.0	-	-	25.60	179.20
alpu vērene	gb	46.0	-	-	9.22	423.94
māka ieva	gb	1.0	-	-	25.60	25.60
japānas lapegle	gb	1.0	-	-	9.22	9.22
mizi mulča	gb	5.0	-	-	3.07	15.36
minerālmēsli	gb	1.0	-	-	8.19	8.19
zālāja sēklas	gb	1.0	-	-	4.61	4.61
kopā						6 642.04

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stāvi balkonu margu iklojums un konteineru oro bžojošās koka sienas / th floor balcony railing glazing nd container enclosing ooden walls						
argu istiklošana dzīvokļiem nr.13 nr.1	tm	40.1	5.00	2.00	45.00	2 085.20
iska sts konteineru norobežojošās enas	kpl	1.0	200.00	50.00	350.00	600.00
kopā						**2 685.20**
Kopā:						158 596.00

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Lokālā tāme Nr.3

Objekta nosaukums: *Mazstāvu daudzdzīvokļu komplekss*
Adrese: *Rīga, Komētas iela 4*
Būvuzņēmējs: *SIA "Newcom Construction"*
Pasūtītājs: *SIA " ARCO DEVELOPMENT "*

Elektroinstalācija

DARBU UN IZDEVUMU NOSAUKUMS	MĒRV.	APJ.	VIENĪBAS IZMAKSAS			KOPĀ
			ALGA	MEHĀN.	MATER.	
Spēka tīkls						
evadi uzskaites sadalēs no dzīvokļiem	kompl.	1	168.72	22.60	138.75	330.07
Sadalne (S) 3P, 380/220V, IP44, uzstādīšanai uz sienas ar ievadslēdzi 3P, 32A-1gab., automātslēdžiem 1P, C10A-2gab., 1P,C16A-gab.	kompl.	1	46.90	5.27	66.65	118.82
as pats (SK), IP32, ar automātslēdzi 3P, 25A, r 30mA diferenciālaizsardzību pret strāvas oplūdi-1gab., automātslēdžiem 3P,C16A-gab., 1P, C10A-2gab., kontaktoru 3P, 1,1kW, pole 380V, ar blokkontaktiem N/A-1gab in /N-1gab.	kompl.	1	67.42	6.40	134.44	208.27
zīvokļa sadalne 3P, 380/220V, IP32, zstādīšanai uz sienas, ar ievadslēdzi 3P, 32A n automātslēdžiem 3P, B16A-1gab., 1P, C10A-gab., 1P, C16A-4gab., 3P,25A ar iferenciālaizsardzību pret strāvas noplūdi-1gab.	kompl.	14	61.56	5.78	99.97	2 342.32
Rozete 220V, 1P+N+PE, 16A zemapmetuma (DOMINO)	gab.	280	2.20	0.13	2.32	1 300.70
Kārbas 6 vietām zemapmetuma ar rozetēm 20V, 1P+N+PE, 16A-4gab. (DOMINO)	kompl.	80	9.67	0.75	9.97	1 632.12
Kārbas 3 vietām zemapmetuma ar rozetēm 20V, 1P+N+PE, 16A-2gab. (DOMINO)	kompl.	8	4.40	0.38	4.64	75.33
Kārbas 5 vietām zemapmetuma ar rozetēm 20V, 1P+N+PE, 16A-4gab. (DOMINO)	kompl.	8	9.23	0.63	9.63	155.93
Rozete 220V, 1P+N+PE, 16A IP44 zemapmetum	gab.	32	2.20	0.13	4.84	229.18
Rozete 380/220V, 3P+N+PE, 16A IP44	gab.	12	3.08	0.19	5.50	105.25
Kabelis ar vara dzīslām 3x1,5mm2	m	1500	0.33	0.03	0.33	1 037.02
Kabelis ar vara dzīslām 3x2,5mm2	m	3500	0.33	0.03	0.53	3 103.43
Kabelis ar vara dzīslām 5x4mm2	m	430	0.33	0.03	1.51	801.27
Kabelis ar vara dzīslām 5x2,5mm2	m	15	0.33	0.03	1.06	21.23
Kabelis ar vara dzīslām 5x6mm2	m	200	0.33	0.03	2.07	485.29
Kabelis ar vara dzīslām 1x95mm2	m	10	0.33	0.06	8.27	86.69
Kabela 95mm2 vara dzīslas uzgalis	gab.	10	1.61	0.38	2.11	41.03
Plastmasas caurules d=20-30mm	m	1500	0.33	0.03	0.39	1 123.20
Plastmasas caurule d=110mm	m	5	1.32	0.06	1.02	12.02
Plastmasas caurule d=160mm	m	25	2.05	0.19	1.88	103.12
Palīgdarbi un palīgmateriāli	kompl.	1	388.50	55.50	222.00	666.00

Apgaismojuma tīkli					-	
dzs hermētisks 220V, 1P, 10A, IP44 (DOMINO)	gab	25	1.76	0.06	3.20	127.99
dzs 220V, 1P, 10A, IP20 (DOMINO)	gab.	50	1.76	0.06	1.09	265.82
dzs 220V, 2P, 10A, IP20 (DOMINO)	gab.	2	1.76	0.06	2.22	80.79
slēdzis 220V, 1P, 10A, IP20 apgaismojuma dibināšanai no vairākām vietām (DOMINO)	gab	105	1.76	0.06	1.98	398.80
aisslēdzis 220V, 2P, 10A, IP20 (DOMINO)	gab.	6	2.20	0.06	2.83	30.53
oza rāmja	gab.	250	0.44	0.06	0.34	211.81
aismeklis ar kompakto luminiscento spuldzi 26V, IP44 (zem kāpnēm) Lena light Circle	gab.	1	6.74	0.31	26.66	33.72
aismeklis ar kompakto luminiscento spuldzi 26V, IP20 ar ieslēgšanos uz kustību (kāpņu lpā) detektors IS 180-2 100W balts gaismeklis ena light Circle	gab.	10	12.31	0.31	54.24	668.63
aismeklis ar kvēlspuldzi 1x60W IP44 (uz sādes daļas)	gab.	18	6.74	0.31	25.97	594.46
aismeklis ar luminiscentām spuldzēm 1x36W 44 (ēhniskajā stāvā)	gab.	2	6.74	0.31	16.55	47.21
abelis ar vara dzīslām 3x1,5mm2	m	500	0.59	0.03	0.33	472.33
abelis ar vara dzīslām 4x1,5mm2	m	150	0.59	0.03	0.47	162.38
astmasas caurule d=20mm	m	120	0.44	0.03	0.39	102.66
alīgdarbi un palīgmateriāli	kompl.	1	55.50	55.50	88.80	199.80
Pārsprieguma aizsardzība			-	-	-	-
abelis ar vara dzīslu 1x25mm2	m	85	0.59	0.03	2.00	221.92
rāvas novadītāja jumta/sienas stiprinājumi	gab.	40	0.88	0.06	0.54	59.29
kvipotenciālā kopne	gab.	2	9.97	1.00	21.53	65.01
akandzelzs	m	63	5.28	0.38	3.17	555.98
ārsprieguma aizsardzības sadalne IP32 zstādīšanai uz sienas ar drošinātājiem H2/125A-3gab., pārsprieguma automātslēdzi " klases-3gab., NPE automātslēdzis -1gab.	kompl.	1	79.15	6.53	256.25	341.93
lebūvējamo gaismas ķermeņu montāža	gb	96.0	5.00	0.58	-	534.93
lebūvējamais gaismas ķermenis	gb	96.0	-	-	4.16	399.71
vadi un palīgmateriāli	gb	96.0	-	-	0.89	85.25
lēptās gaismas lampu montāža	gb	18.0	4.44	-	-	79.92
lampa	gb	18.0	-	-	8.72	157.04
palīgmateriāli	gb	18.0	-	-	1.47	26.37
Kopā:						**19 902.62**

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Lokālā tāme Nr.4

Objekta nosaukums: Mezstāvu daudzdzīvokļu ēka
Adrese: Rīga, Komētas iela 4
Būvuzņēmējs: SIA "Newcom Construction"
Pasūtītājs: SIA " ARCO DEVELOPMENT "

Vājstrāvas

DARBU UN IZDEVUMU NOSAUKUMS	MĒRV.	APJ.	VIENĪBAS IZMAKSAS			KOPĀ
			ALGA	MEHĀN.	MATER.	
1.Digtāls domofons						
Ārējā durvju stacija	gab.	1	28.75	4.31	115.00	148.06
Barošanas bloks	gab.	2	2.07	0.31	37.61	79.97
Kabels UTP 4x2x0.5 5e kat.	m	20	0.25	0.04	0.18	9.50
Durvju furnitūra	kompl.	1	6.21	0.93	28.75	35.89
Mehāniskais aizvērējs	kompl.	1	5.18	0.78	33.35	39.30
Elektromagnētiskais sprūds	kompl.	1	9.89	1.48	25.65	37.02
Instalācijas materiāli	kompl.	1	5.75	0.86	8.63	15.24
Iekšējā audiostacija	gab.	14.0	17.25	0.31	34.21	724.87
Iekšējā audiostaciju instalācija	gab.	14.0	9.20	0.31	17.25	374.69
2. Televīzija			-	-	-	-
Kabels 9021/64 W	m	700	0.25	0.04	0.14	300.27
Rozete SAT-TV	kompl.	14	1.27	0.19	6.67	113.75
Reģipša kārba	gab.	14	0.12	0.02	0.40	7.49
Rozešu nosegplāksnes	gb	24	0.23	0.03	0.35	14.63
Stāva dalītājs	gab.	4	3.45	0.52	14.57	74.15
Tv Konektori	gab.	42	0.17	0.03	0.38	24.27
Instalācijas materiāli	kompl.	4	5.75	0.86	8.63	60.95
5. Datoru un telefonu tīkls			-	-	-	-
Datu kabelis UTP cat. 5e	m	650	0.25	0.04	0.17	301.24
Ligzda UTP, cat.5e	gab.	140	0.86	0.13	1.56	357.82
Rozešu nosegplāksnes	gb	224	0.23	0.03	0.35	136.53
Savienojošais kabelis cat 5e, UTP, 3m	gab.	36	0.12	0.02	1.17	46.99
Komutācijas skapis stāviem 10" collu	gab.	4	17.25	2.59	32.59	209.71
Patch panelis tukšs 8 porti 10"	gab.	14	0.23	0.03	3.97	59.25
Panelis LSA modula nostiprināšanai	gab	6	0.23	0.03	3.34	21.60
Telefonu atvienotājmodulis Krone 10 pāru 2/10	gab.	6	3.45	0.52	4.99	53.75
Rāmis 1-viet. balts	gab.	38	0.01	0.00	0.61	23.66
Adapteris	gab.	38	0.01	0.00	1.44	55.13
Centrālā modulārā plate	gab.	38	0.02	0.00	2.62	100.64
Reģipša kārba	gab.	38	0.12	0.02	0.40	20.32
Gofrēts caurulvads d=25mm	m	50	0.25	0.04	0.28	28.35
Instalācijas materiāli	kompl.	3	5.75	0.86	8.63	45.71
Dokumentācija	gab.	3	40.25	6.04	17.25	190.61
Kopā:						3 711.36

lokālā tāme Nr.5

Objekta nosaukums: Mazstāvu dzīvojamo māju komplekss
Adrese: Rīga, Komētas iela 4
Būvuzņēmējs: SIA "Newcom Construction"
Pasūtītājs: SIA " ARCO DEVELOPMENT "

Apakure, katlumāja un iekšējie UK tīkli

DARBU UN IZDEVUMU NOSAUKUMS	MĒRV.	APJ.	VIENĪBAS IZMAKSAS			KOPĀ
			ALGA	MEHĀN.	MATER.	
Siltumapgādes sistēma						
Siltumskaitītāja mezgls bez skaitītāja	gab	14	58.50	1.15	5.36	910.19
PURMO VKO grīdas 30-200-33 tips	gab	2	24.18	1.15	93.86	238.39
PURMO VKO grīdas 30-180-33 tips	gab	2	24.18	1.15	87.16	224.98
PURMO VKO grīdas 50-80-22 tips	gab	26	24.18	1.15	41.57	1 739.35
PURMO VKO grīdas 60-60-22 tips	gab	2	24.18	1.15	42.91	136.48
PURMO VKO grīdas 50-100-22 tips	gab	2	24.18	1.15	52.30	155.25
PURMO VKO grīdas 50-100-11 tips	gab	4	24.18	1.15	32.18	230.05
PURMO VKO grīdas 90-80-33 tips	gab	12	24.18	1.15	130.07	1 864.77
PURMO VKO grīdas 90-70-33 tips	gab	6	24.18	1.15	118.00	859.98
PURMO sānu 90-140-22 tips	gab	1	24.18	1.15	92.52	117.85
PURMO sānu 90-60-33 tips	gab	2	24.18	1.15	64.36	179.39
PURMO sānu 45-120-22 tips	gab	1	24.18	1.15	48.27	73.60
Dubultbloks taisnais	gab	56	3.22	0.58	8.05	663.29
Radiatora ventils	K-ts	4	3.22	0.58	8.05	47.38
Grīdas kāja	gab	5	8.06	0.58	10.73	96.81
Radiatoru demontāža, montāža	gab	57	8.06	0.58	0.67	530.41
Sistēmas uzpilde un presēšana	K-ts	1	161.20	11.50	53.64	226.34
Termoregulators	gab	59	2.60	0.12	7.44	599.26
Caurule PN20, d=20	m	160	2.60	0.12	1.01	595.31
Caurule PN20, d=25	m	140	2.60	0.12	1.31	564.07
Caurule PN20, d=32	m	135	2.60	0.23	1.98	649.96
Caurule PN20, d=40	m	66	1.61	0.12	2.95	308.68
Izolācija «TUBOLIT» 22x9	m	160	0.81	0.12	0.54	233.18
Izolācija «TUBOLIT» 28x9	m	140	0.81	0.12	0.59	211.54
Izolācija «TUBOLIT» 35x9	m	135	0.81	0.12	0.79	231.14
Izolācija «TUBOLIT» 42x9	m	66	0.81	0.12	0.88	119.20
Izolācija «PAROC» 42x30	m	20	0.81	0.12	3.49	88.15
Izolācija «PAROC» 22x30	m	30	0.81	0.12	2.75	110.10
Balansēšanas ventilis DN20	gab	14	1.61	0.58	21.86	336.61
Ventilis DN20	gab	30	1.61	0.58	2.68	146.06
Fitingi un stiprinājumi	K-ts	1	40.30	11.50	268.18	319.98
Katlu māja			-	-	-	-
Katls «Junkers» Cerapumaxx ZBR 90-1A (90kW)	K-ts	1	195.00	28.75	3 821.57	4 045.32
Katls «Junkers» Cerapumaxx ZBR 90-1A (65kW)	K-ts	1	195.00	28.75	2 815.89	3 039.64

Pro gammas bloks TA 270	gab	1	32.24	5.75	241.36	279.3
Slēguma modulis HMM	gab	1	32.24	5.75	100.57	138.5
Slēguma modulis HSM	gab	1	32.24	5.75	93.86	131.8
Tālvadības iekārta TF20	gab	1	32.24	5.75	140.79	178.7
«Grundfos» cirkulācijas sūknis UPE 32-80	gab	1	32.24	5.75	321.82	359.8
«Grundfos» cirkulācijas sūknis UPS 32-80	gab	3	32.24	5.75	402.27	1 320.79
«Grundfos» cirkulācijas sūknis UP 20-30N	gab	1	32.24	5.75	185.04	223.03
Regulējošais vārsts DN40 ar vārstu VMPV20	K-ts	1	16.12	11.50	120.68	148.30
Regulējošais izlīdzinātājs 155kW	K-ts	1	32.24	11.50	244.04	287.76
Izplešanās tvertne V=80L; 3BAR	gab	1	16.12	11.50	123.36	150.98
Izplešanās tvertne V=35L; 10BAR	gab	1	16.12	11.50	53.64	81.26
Boiles «Junkers» SE-1-500	gab	2	96.72	23.00	1 032.49	2 304.43
Drošības vārsts 2,5BAR; DN20	gab	2	3.22	2.30	6.70	24.46
Drošības vārsts 8BAR; DN20	gab	1	3.22	2.30	6.70	12.23
Filtrs DN50	gab	3	8.06	2.30	40.23	151.76
Filtrs DN32	gab	1	6.45	2.30	9.39	18.13
Filtrs DN20	gab	1	4.84	2.30	3.08	10.22
Balansēšanas vārsts DN15	gab	1	3.22	1.15	20.11	24.49
Ārgaisa sensors	gab	1	16.12	5.75	26.82	48.69
Sensors	gab	1	8.06	5.75	26.82	40.63
Vienvrziena vārsts DN50	gab	2	16.12	1.15	12.34	59.21
Vienvrziena vārsts DN32	gab	3	12.90	1.15	5.90	59.84
Vienvrziena vārsts DN25	gab	1	6.45	2.30	4.16	12.90
Ventils DN50	gab	8	16.12	0.46	13.81	243.13
Ventils DN32	gab	5	6.45	0.58	5.63	63.27
Ventils DN25	gab	13	4.84	0.23	4.22	120.77
Ventils DN20	gab	2	3.22	1.15	2.55	13.84
Ventils DN15	gab	23	3.22	0.23	1.88	122.62
Manometrs (0-10BAR)	gab	5	3.22	1.15	6.70	55.39
Manometrs (0-4BAR)	gab	13	3.22	0.23	6.70	132.06
Termometrs	gab	8	3.22	0.23	10.73	113.45
Tērauda caurule DN65	m	20	3.22	0.35	7.51	221.56
Tērauda caurule DN50	m	20	3.22	0.35	5.63	184.02
Tērauda caurule DN32	m	40	2.42	0.23	3.62	250.74
Tērauda caurule DN25	m	10	1.61	0.23	2.82	46.58
Tērauda caurule DN20	m	10	1.61	0.23	1.81	36.52
Tērauda caurule DN15	m	20	1.61	0.23	1.47	66.34
S/izolācija «Paroc» PV-AE 76x30mm	m	20	1.61	0.23	4.69	130.70
S/izolācija «Paroc» PV-AE 54x30mm	m	20	1.61	0.23	3.35	103.89
S/izolācija «Paroc» PV-AE 35x20mm	m	40	1.61	0.23	2.88	189.00
S/izolācija «Paroc» PV-AE 28x20mm	m	10	1.61	0.23	2.82	46.58
S/izolācija «Paroc» PV-AE 22x20mm	m	10	1.61	0.23	2.55	43.90
S/izolācija «Paroc» PV-AE 18x20mm	m	10	1.61	0.23	2.41	42.56
S/izolācija «Paroc» PV-AE 15x20mm	m	10	1.61	0.23	2.37	42.15
Dūmenis DN 150/200	m	1	120.90	5.75	281.59	408.24
Caurumu izveide jumtā	gb	2	120.90	5.75	281.59	816.48
Skārda pieslēgums	gb	2	120.90	5.75	281.59	816.48
Ūdens, kanalizācija						

Ūdens skaitītājs	K-ts	8	19.50	2.30	12.07	270.9
Cauruļu montāža, 4 stāvā	K-ts	18	24.18	1.15	13.41	697.3
Plastmasas kanalizācijas caurule d=110	m	246	0.81	0.58	3.22	1 126.7
Plastmasas kanalizācijas caurule d=50	m	120	0.81	0.23	1.21	269.1
Trapi	gab	*	8.06	3.58	13.41	22.[illegible]
Revīzija d=110	gab	20	1.61	0.58	5.36	151.[illegible]
Kanalizācijas fitingi un stiprinājumi	K-ts	*	110.50	11.50	354.20	476.[illegible]
Ugunsdrošības manžete d-110	gab	18	6.45	2.30	23.53	580.9
Caurule PN20 d=20	m	276	2.60	0.23	0.67	966.1
Caurule PN20 d=25	m	186	2.60	0.23	1.07	725.9
Caurule PN20 d=32	m	162	2.60	0.23	1.68	729.9
Caurule PN20 d=50	m	84	2.60	0.23	5.36	688.2
Izolācija «TUBOLIT» 22x9	m	276	0.81	0.23	0.58	445.0
Izolācija «TUBOLIT» 28x9	m	186	0.81	0.12	0.59	281.0
Izolācija «TUBOLIT» 35x9	m	162	0.81	0.12	0.79	277.3
Izolācija «TUBOLIT» 52x9	m	84	0.81	0.12	1.10	169.7
Ventilis DN50	gab	1	8.06	1.15	13.81	23.0
Ventilis DN32	gab	4	4.84	0.58	5.70	44.4
Ventilis DN25	gab	4	4.84	0.58	4.36	39.0
Balansēšanas ventilis DN15	gab	4	4.84	0.58	19.44	99.4
Fitingi un stiprinājumi	K-ts	1	137.02	40.25	241.36	418.6
Sēdpoda montāža	gb	18	24.18	4.76	-	520.9
sēdpods ar vāku	gb	18	-	-	93.61	1 684.9
pievienojums kanalizācijai	gb	18	-	-	4.41	79.4
skrūves	k-ts	18	-	-	1.51	27.2
ECK ventilis	gb	18	-	-	2.35	42.2
lokanais pievads ar noslēgu	gb	18	-	-	2.71	48.8
Fajansa izlietnes montāža	gb	12	24.18	3.97	-	337.7
fajansa izlietne	gb	12	-	-	27.83	333.9
skrūves	k-ts	12	-	-	1.89	22.7
ECK ventilis	gb	12	-	-	2.22	26.6
maisītājs	gb	12	-	-	27.83	333.9
sifons	gb	12	-	-	7.48	89.7
Stūra fajansa izlietnes montāža	gb	6	24.18	3.97	-	168.8
fajansa izlietne	gb	6	-	-	63.25	379.5
skrūves	k-ts	6	-	-	1.89	11.3
ECK ventilis	gb	12	-	-	2.22	26.6
maisītājs	gb	6	-	-	27.83	166.9
sifons	gb	6	-	-	7.48	44.8
Taisnās vannas montāža	gb	12	32.24	7.94	-	482.1
vanna	gb	12	-	-	123.97	1 487.6
vannas kronšteini	k-ts	12	-	-	16.89	202.6
maisītājs	gb	12	-	-	40.48	485.7
sifons	gb	12	-	-	7.88	94.5
Dušas montāža	gb	6	80.60	7.94	-	531.21
dušas kabīne ar palikni	k-ts	6	-	-	183.43	1 100.5
maisītājs	gb	6	-	-	29.10	174.5
dušas statīvs	gb	6	-	-	15.18	91.0
Dvieļu žāvētāji	gb	12	19.34	5.55	-	298.7
Dvieļu žāvētāji	gb	12	-	-	73.37	880.4
Savienojošā armatūra palīgmateriāli	gb	66	12.90	1.15	5.82	1 311.0
Siltuma skaitītājs Q 0,6 DN15 siltuma	gb.	14.00	28.75	5.20	127.66	2 262.47
Kopā:						**52 522.44**

okālā tāme Nr.6

bjekta nosaukums: *Mazstāvu daudzdzīvokļu komplekss*
drese: *Rīga, Komētas iela 4*
ūvizņēmējs: *SIA "Newcom Construction"*
asūtītājs: *SIA " ARCO DEVELOPMENT "*

Ventilācija (apvienojot vienā stāvvadā dzīvokļu Wc, vannas istabu un virtuvi)

DARBU UN IZDEVUMU NOSAUKUMS	MĒRV.	APJ.	VIENĪBAS IZMAKSAS			KOPĀ
			ALGA	MEHĀN.	MATER.	
Ventilācijas sitēmas ierīkošana	apj	1	1 850.00	438.18	-	2 288.18
Materiāli			-	-	-	-
Vītais cinkotā skārda gaisvads SR 125	m	352	-	-	2.55	898.66
Vītais cinkotā skārda gaisvads SR 250	m	12	-	-	4.08	49.02
Cinkotā skārda gaisvads 400x400	m	4	-	-	15.14	60.56
Droselvārsts IRIS 125	gab.	36	-	-	23.48	845.15
Cinkotā skārda līkums ar gumijām BFU 125/90	gab.	24	-	-	6.99	167.82
T veida savienojums ar gumijām BFU 125/90	gab.	6	-	-	16.21	97.24
Ventilācijas reste 300x300	gab	1	-	-	20.42	20.42
Āra reste PDZ-Z 400x400	gab	1	-	-	32.19	32.19
Droselvārsts UTT 400x400	gab	1	-	-	47.65	47.65
caurumu urbšana paneļos	kompl.	14	12.00	32.00		616.00
Dabīga gaisa pieplūdes ventilis dim 100	kompl.	14	5.00	3.00	35.52	609.28
nosūces ventilatori Silent 100	kompl.	18	6.00	2.00	35.52	783.36
Ventilācijas izvads ar nojumi d=250	kompl.	1	-	-	31.35	31.35
Akmens vate ar follija pārklājumu KIM-AL 30mm	m2	68	-	-	3.61	245.38
Akmens vate ar follija pārklājumu KIM-AL 50mm	m2	6	-	-	3.75	22.50
difuzori	gb	18	-	-	6.66	119.88
Stiprinājumi, montāžas palīgmateriāli	kompl.	1	-	-	166.50	166.50
palīgmateriāli	kompl.	1	-	-	111.00	111.00
Kopā:						**7 212.09**

Lokālā tāme Nr.6

Objekta nosaukums: *Mazstāvu daudzdzīvokļu komplekss*
Adrese: *Rīga, Komētas iela 2, dz.13 un dz.14*
Būvuzņēmējs: *SIA "Newcom Construction"*
Pasūtītājs: *SIA " ARCO DEVELOPMENT "*

Apdares darbi Komētās iela 2 (13 un 14 dzīvoklis)

DARBU UN IZDEVUMU NOSAUKUMS	MĒRV.	APJ.	VIENĪBAS IZMAKSAS			KOPĀ
			ALGA	MEHĀN.	MATER.	
Sagatavošanas darbi						
Dzīvokļa tīrīšana pēc darbu pabeigšanas	m2	210.0	1.62	0.27	1.21	650.66
kopā						**650.66**
Montāžas darbi						
Dzīvokļu iekšdurvju montāža	gb	12.0	40.50	6.71	-	566.52
finierētas iekšdurvis	gb	12.0	-	-	175.00	2 100.00
kleidas un furnitūra	gb	12.0	-	-	38.72	464.64
atdures	gb	12.0	-	-	3.03	36.30
montāžas materiāli	gb	12.0	-	-	3.63	43.56
kopā						**3 211.02**
Apdares darbi						
Griestu virsmu nobeiguma špaktelēšana	m2	216.2	2.43	0.40	-	612.41
grunts krāsa	l	21.6	-	-	1.21	26.16
smalkā špaktele	kg	324.3	-	-	0.73	235.44
palīgmateriāli	m2	216.2	-	-	0.18	39.24
Griestu virsmu krāsošana	m2	216.2	1.62	0.27	-	408.27
grunts krāsa	l	21.6	-	-	1.75	37.93
balta krāsa	l	43.2	-	-	3.39	146.50
Sienu nobeiguma špaktelēšana	m2	682.9	2.43	0.40	-	1 934.31
grunts krāsa	l	68.3	-	-	1.21	82.63
smalkā špaktele	kg	751.2	-	-	0.73	545.34
palīgmateriāli	m2	682.9	-	-	0.18	123.94
Sienu krāsošana	m2	682.9	2.43	0.40	-	1 934.31
grunts krāsa	l	68.3	-	-	1.75	119.81
tonēta krāsa	l	136.6	-	-	3.15	429.67
Sienu flizēšana Wc h=2,1 m	m2	96.7	12.96	2.15	-	1 460.56
hidroizolācija	m2	101.5	-	-	1.82	184.25
flīzes	m2	106.3	-	-	5.00	531.74
flīžu līme	kg	396.4	-	-	0.42	167.87
šuvotājs	kg	43.5	-	-	0.67	28.95
palīgmateriāli	m2	96.7	-	-	0.18	17.55
Grīdas flizēšana ieejas koridors un noliktava	m2	13.3	11.34	1.88	-	175.55
grīdas flīzes	m2	14.6	-	-	5.00	73.04
flīžu līme	kg	53.1	-	-	0.42	22.50
šuvotājs	kg	6.0	-	-	0.67	3.98
palīgmateriāli	m2	13.3	-	-	0.18	2.41
Grīdas flizēšana Wc	m2	17.9	12.96	2.15	-	269.94
hidroizolācija	m2	17.9	-	-	4.84	86.48
Arkansas grīdas flīzes	m2	20.5	-	-	5.00	102.74
flīžu līme	kg	71.5	-	-	0.42	30.27
šuvotājs	kg	8.0	-	-	0.67	5.35
palīgmateriāli	m2	17.9	-	-	0.18	3.24
Vairogparketa seguma ieklāšana	m2	179.1	4.86	0.81	-	1 014.37
līme	m2	179.1	-	-	3.63	649.96
parkets	m2	197.0	-	-	13.00	2 560.44

palīgmateriāli	m2	214.9			0.36	78.30
Grīdlistes montāža	tm	189.8	3.47	0.30	-	537.61
tīmereta grīdliste	tm	208.8		-	2.00	417.55
korka listes	tm	20.0			2.29	45.77
palīgmateriāli	tm	189.8			0.18	34.45
kopa						15 173.48
Ūdens, kanalizācija			-			-
Sēdpoda montāža	gb	4	34.50	4.76	-	157.04
sēdpods ar vāku	gb	4	-	-	115.00	460.00
pievienojums kanalizācijai	gb	4	-	-	4.01	16.05
skrūves	k-ts	4	-	-	1.38	5.50
ECK ventilis	gb	4	-	-	2.13	8.53
lokanais pievads ar noslēgu	gb	4	-	-	2.46	9.86
Fajansa izlietnes montāža	gb	4	34.50	3.97	-	153.87
fajansa izlietne	gb	4	-	-	57.50	230.00
skrūves	k-ts	4	-	-	1.72	6.88
ECK ventilis	gb	4	-	-	2.02	8.07
maisītājs	gb	4	-	-	34.50	138.00
sifons	gb	4	-	-	6.80	27.20
Taisnās vannas montāža	gb	2	46.00	7.94	-	107.87
taisnā vanna	gb	2	-	-	184.00	368.00
vannas kronšteini	k-ts	2	-	-	15.35	30.71
maisītājs	gb	2	-	-	69.00	138.00
sifons	gb	2	-	-	7.16	14.33
Stūra vannas montāža	gb	2	69.00	7.94	-	153.87
stūra vanna	gb	2	-	-	287.50	575.00
vannas kronšteini	k-ts	2	-	-	15.35	30.71
maisītājs	gb	2	-	-	69.00	138.00
sifons	gb	2	-	-	7.16	14.33
Dušas montāža	gb	2	80.50	7.94	-	176.87
dušas kabīne ar palikni	k-ts	2	-	-	483.00	966.00
maisītājs	gb	2	-	-	92.00	184.00
dušas statīvs	gb	2	-	-	13.80	27.60
Dvieļu žāvētāji	gb	4	23.00	5.55	-	114.22
EL-Dvieļu žāvētāji	gb	4	-	-	89.70	358.80
Savienojošā armatūra palīgmateriāli	gb	18	9.20	1.15	10.35	372.60
kopā		0.0				4 991.90
Ventilācija		0.0				
Nosuces ventilatoru montāža Wc	apj	4	28.75	6.33	-	140.30
nosuces ventilators Silent	k-ts	4	-	-	55.20	220.80
kopā						361.10
Elektroinstalācija						
Iebūvējamo gaismas ķermeņu montāža	gb	42.0	5.18	1.14	-	265.17
Iebūvējamais gaismas ķermenis	gb	42.0	-	-	9.20	386.40
vadi un palīgmateriāli	gb	42.0	-	-	1.38	57.96
Slēptās gaismas lampu montāža	gb	12.0	4.60	1.01		67.34
lampa	gb	12.0	-	-	9.04	108.47
palīgmateriāli	gb	12.0	-	-	2.99	35.88
Rozete 220V, 1P+N+PE, 16A zemapmetuma (DOMINO)	gab.	52	4.60	0.13	5.29	521.04
Slēdzis 220V, 2P, 10A, IP20 (DOMINO)	gab.	28	4.60	0.07	5.98	298.06
kopā						1 740.32

Kopā bez PVN, LVL:						26 128.48
Kopā (13 un 14) bez PVN, Euro:						37 177.48

Pielikums Nr.3 pie 2014.gada
16.janvāra līguma Nr.014.03

CONSTRUCTION

Objekta nosaukums: / Object: *Mazstāvu daudzdzīvokļu komplekss*
Adrese: / Adress: *Rīga, Komētas iela Nr.4*
Būvuzņēmējs: /Developer: *SIA "Newcom Construction"*
Pasūtītājs: / Customer: *SIA " ARCO DEVELOPMENT "*

TĀMJU KOPSAVILKUMA TABULA / SUMMARY TABLE OF ESTIMATE

Tāme Nr.	Tāmju nosaukums / name of estimate	Kopā, bez PVN, Ls / Total without VAT, Ls
1	Būvlaukuma sagatavošanas darbi / preperation jobs for building site	7 673.27
2	Celtniecības darbi / construction works	158 596.00
3	Elektroinstalācija / electricity instalation	19 902.62
4	Vājstrāvas / weak current	3 711.36
5	Apkure, katlumāja, iekšējais ūdensvads un kanalizācija / central heating, boiler house, water-supply and sewerage	52 522.44
6	Ventilācija (apvienojot vienā stāvvadā dzīvokļa Wc, vannas istabu un virtuvi) / ventilation (one riser to the apartment by combining the bathroom, kitchen and Wc)	7 212.09
7	Apdares darbi Komētās iela 2 (13 un 14 dzīvoklis) / finishing work Komētas street 2 (flat number 13 and flat number 14)	26 128.48

KOPĀ bez PVN, Ls / Total without VAT, LS **275 746.26**
KOPĀ bez PVN, Euro / Total without VAT, Euro **392 351.58**

Tāmes izmaksas ir spēkā pie iekļautām sekojošām izmaiņām : / The coosts of estimates are valid to include the following changes:

1.apkures radiatori sienas - purmo clasic VKO(pārvieto grīdas radiatorus no vitrīnām uz sienu); / heating radiators - Purmo clasic VKO (floor radiators moved from shop windows to the wall);

2.ventilācija apvienota - viens stāvvads uz dzīvokli, apvienojot vannas istabu, virtuvi un Wc; / ventilation - one riser to the apartment by combining the bathroom, kitchen and Wc;

3.izmainītas UK, apkures, ventilācijas savienojošās armatūras specifikācijas (ventilatori, caurules, podi un izlietnes); / changed water supply and sewerage, heating, ventilation, specification of connecting fittings (fans, pipes, toilet bowls and sinks);

4. nav ugunsgrēka atklāšanas signalizācijas; / no fire detection alarms;

5. nav iekļauti Komētas ielas 4, 4.st.nobeiguma apdares darbi. / finishing works of 4th floor of Komētas street 4 are not included

Uzņēmejs : / Developer:

SIA "Newcom Construction"

Valdes priekšsēdētājs / Chairman of Board of directors _____ Mārtiņš Bubens

NEWCOM CONSTRUCTION

Pasūtītājs : / Customer:

SIA "ARCO DEVELPOMENT"

Valdes priekšsēdētājs/ Chairman of Board of dirrectors _____ Uldis Paņsik

2014.gada 16.janvārī

NEWCOM
CONSTRUCTION

Pielikums Nr.2 pie
2014.gada16.janvāra līguma
Nr.014/03

Objekta nosaukums: / Object: *Mazstāvu daudzdzīvokļu komplekss*
Adrese: / Adress: *Rīga, Komētas iela Nr.4*
Būvuzņēmējs: / Developer: *SIA "Newcom Construction"*
Pasūtītājs: / Customer: *SIA " ARCO DEVELOPMENT "*

DARBU GRAFIKS / SCHEDULE OF WORKING TIME

Tāme Nr.	Tāmju nosaukums	Kalendārie mēneši un nedēļas																					
		janvāris					februāris				marts				aprīlis					maijs			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	Būvlaukuma sagatavošanas dabi / preperation jobs for building site																						
2	Celtniecības darbi / construction works																						
3	Elektroinstalācija / electricity instalation																						
4	Vājstrāvas / weak current																						
5	Apkure, katlumāja, iekšējais ūdensvads un kanalizācija / central heating, boiler house, water-supply and sewerage																						
6	Ventilācija (apvienojot vienā stāvvadā dzīvokļa Wc, vannas istabu un virtuvi) / ventilation (one riser to the apartment by combining the bathroom, kitchen and Wc)																						
7	Apdares darbi Komētās iela 2 (13 un 14 dzīvoklis) / finishing work Komētas street 2 (flat number 13 and flat number 14)																						

Uzņēmējs : / Developer:

SIA "Newcom Construction"

Valdes priekšsēdētājs / Chairman of Board of directors _____ Mārtiņš Bubens

2014.gada 16.janvārī

NEWCOM CONSTRUCTION

Pasūtītājs : / Customer:

SIA "ARCO DEVELPOMENT"

Valdes priekšsēdētājs/ Chairman of Board of dirrectors _____ Uko Pansik

BIŠUMUIŽA
LV EN RU

BIŠUMUIŽA

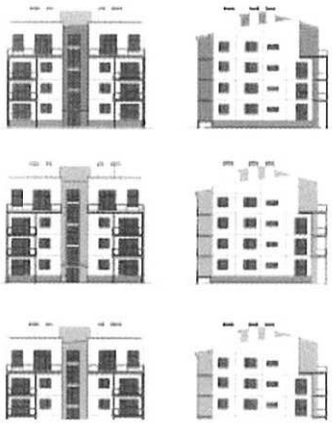
Pārdomājot iespēju iegādāties dzīvokli, jūs vispirms vadāties pēc estētiskiem kritērijiem – patīk piedāvājums vai nepatīk? Skaista, sakopta apkārtne, jauks skats pa logu, iedzīvotājiem draudzīga arhitektūra un patīkami kaimiņi ir obligāti priekšnosacījumi, lai sāktu dzīvi jaunā vietā.

Šodien ne mazāk svarīgi, cik jūsu vēlmes ir reālas, samērojot prasības pēc komforta un materiālās iespējas. Nekustamais īpašums ir arī finanšu ieguldījums, tādēļ būtiski, lai tā vērtība ar gadiem tikai palielinātos.

Projekta apjoms
17 četrstāvu ēkas, katrā 14 dzīvokļi. Projektu realizē pakāpeniski. Pirmā posma - 4 māju būvniecība uzsākta 2005.gada oktobrī, šobrīd nodotas ekspluatācijā 9 ēkas.

Ēkas
Mājas celtas no gataviem dzelzsbetona sendviča tipa paneļiem, kas izgatavoti pēc skandināvu tehnoloģijas. 1., 2., 3. stāvā – pa diviem 2 istabu un diviem 3 istabu dzīvokļiem katrā, ar balkonu. 4. stāvā divi 4 istabu dzīvokļi ar balkonu un terasi.

Komunikācijas
Katras ēkas bēniņstāvā *gāzes apkures katls*, radiatori ar siltuma regulatoriem, katram dzīvoklim atsevišķa siltumuzskaite. *Vēdināšana* caur izbūvētiem katrai telpai atsevišķiem vēdkanāliem



Signalizācija - dzīvokļi pieslēgti apsardzes uzņēmuma komutatoram. Pilsētas ūdensvads, kanalizācija un elektroapgāde. Katrā dzīvoklī atsevišķs ūdens patēriņa skaitītājs.

Teritorija
Klusa un zaļa apkārtne, labiekārtota teritorija – asfaltēti auto lietošanas ceļi, trotuāri ar apmali, zālāji, perimetra apstādījumi un retināti košumkrūmi. Plašas koplietošanas zonas.

Dzīvokļu apdare
Dzīvokļi 1. - 3. stāvos tiek pārdoti ar pilnu iekšējo apdari, 4.stāvā - ar balto apdari.

Atrašanās vieta
Bišumuiža atrodas Komētas ielā, netālu no CSDD Bauskas ielā.

BIŠUMUIŽA
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BIŠUMUIŽA

Pārdomājot iespēju iegādāties dzīvokli, jūs vispirms vadāties pēc estētiskiem kritērijiem – patīk piedāvājums vai nepatīk? Skaista, sakopta apkārtne, jauks skats pa logu, iedzīvotājiem draudzīga arhitektūra un patīkami kaimiņi ir obligāti priekšnosacījumi, lai sāktu dzīvi jaunā vietā.

Šodien ne mazāk svarīgi, cik jūsu vēlmes ir reālas, samērojot prasības pēc komforta un materiālās iespējas. Nekustamais īpašums ir arī finanšu ieguldījums, tādēļ būtiski, lai tā vērtība ar gadiem tikai palielinātos.

Komētas iela 4

Komētas iela 4

Stāvs	Dzīv.	Ist.	Dzīv. platība, m2	Balk./Ter. platība, m2	Kopējā platība, m2	Apdare A Cena eiro	Apdare B Cena eiro	Statuss
1	1A	2	56.50	9.7	**66.20**		**662 00**	**brīvs**
	2A	3	68.70	9	**77.70**		**815 85**	**brīvs**
	3A	3	68.60	9	**77.60**		**768 24**	**brīvs**
	4A	2	56.70	9.7	**66.40**		**661 00**	**brīvs**
2	5A	2	55.70	11.1	**66.80**		**701 40**	**brīvs**
	6A	3	68.30	9.1	**77.40**			**pārdots**
	7A	3	68.40	9.1	**77.50**		**851 40**	**brīvs**
	8A	2	55.50	11.1	**66.60**		**829 25**	**brīvs**
3	9A	2	55.50	11	**66.50**		**724 85**	**brīvs**
	10A	3	67.80	9.1	**76.90**			**pārdots**
	11A	3	68.10	9.1	**77.20**		**841 48**	**brīvs**
	12A	2	61.10	11.1	**72.20**		**728 12**	**brīvs**
4	13A	4	104.50	38.1	**142.60**		**152 582**	**brīvs**
	14A	4	105.20	37.9	**143.10**		**145 962**	**brīvs**

* SIA "Arco Real Estate" patur tiesības mainīt dzīvokļu cenas bez iepriekšēja brīdinājuma

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LATAK - S3 - 290

LATVIJAS
ĪPAŠUMU
VĒRTĒTĀJU
ASOCIĀCIJA

LĪVA VĒRTĒTĀJU SERTIFIKĀCIJAS BIROJS

ĪPAŠUMU VĒRTĒTĀJA PROFESIONĀLĀS KVALIFIKĀCIJAS SERTIFIKĀTS

NR. 111

Dace Rozentāle

vārds, uzvārds

240856 - 11755

personas kods

Nekustamā īpašuma vērtēšana

sertificejama darbība

Darbība sertificēta no

2008. gada 25. jūnija

datums

Sertifikāts piešķirts

2013. gada 25. jūnijā

datums

Sertifikāts derīgs līdz

2018. gada 25. jūnijam

datums

LATVIJAS ĪPAŠUMU VĒRTĒTĀJU ASOCIĀCIJA LĪVA

Dainis Tunsts

LĪVA Vērtētāju
sertifikācijas biroja
direktors

Izsniegts saskaņā ar Latvijas Republikas Ministru Kabineta 09.12.2002. Noteikumiem Nr. 534