

Blue Marine° Residence

Your Yacht. Your Home. One Address..

PROKAPITAL



YOUR NEW HOME IN KLĪVERSALA

Blue Marine^o Residence is the next development phase of Klīversala Neighborhood, which involves the construction of high-quality apartments, large green area and underground parking.

A well-thought-out living environment complemented by modern architecture, carefully selected high-quality materials and interior detail



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ARCHITECTURE

Nordic architectural aesthetics and high-quality materials in a green living space.

Blue Marine^o Residence has the perfect combination of values for a home where you can feel happy. Modern energy-efficient solutions, layouts and architecture, surrounded by a beautiful green landscape where all generations will feel great.





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DESIGN

Nordic chic design, sustainability and elegance

The interior decoration of Blue Marine^o Residence has been selected based on the compatibility of nature and the city, providing people with aesthetic pleasure and comfortable living conditions. The interior decoration materials of the apartments have been selected functionally, qualitatively and in accordance with the latest trends, while maintaining durability and without losing the values of the era. The color of the rooms will perfectly highlight elements of different styles, furniture and art objects for every taste. The selected plumbing equipment from experienced manufacturers create a truly comfortable and relaxing atmosphere in life.

- 7 above-ground floors
- 2 underground floors for parking / storage
- Top-class living environment
- Each apartment has a balcony or terrace
- Water circulation underfloor heating
- Ventilation with heat recovery (recuperation)
- Individual meters for heating, electricity and water with remote reading option
- Class A energy efficiency
- Triple-glazed panoramic windows with tempered glass railings for opening parts
- Territory with video surveillance and on-site administration
- Underground parking and individual storage rooms
- Special room for strollers and bicycles
- Children's playground
- Landscaping recreation areas
- Private marina for motor yachts
- Project implementation time: the building is scheduled for commissioning in the summer of 2027.





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A peaceful and relaxing
environment for modern living

Sunlit peninsula, Āgenskalns Bay and
the vicinity of the Daugava river

Klīversala will be a unified area that will combine the feel of a big city, modern architecture and a well-thought-out living environment. This beautiful district will become the new center of city life!

Blue Marine° Residence is located in Klīversala - one of the most valuable parts of Riga and is located just in a fifteen-minute walk from the Old Town.

◦ SPATIAL PLANNING

KLĪVERSALA IS BECOMING AN ELEGANT, HIGH-QUALITY AND MOBILE CITY QUARTER FOR PEOPLE WHO VALUE SPACE, ENVIRONMENT AND QUALITY. THE DEVELOPMENT INVOLVES THE CONSTRUCTION OF SEVERAL NEW BUILDINGS WITH UNIQUE ARCHITECTURE AND TECHNICAL SOLUTIONS.

◦ RIGA CITY CENTER / OLD TOWN

KLĪVERSALA NEIGHBOURHOOD IS LOCATED JUST IN A 15-MINUTE WALK AND DRIVE FROM THE CENTER OF RIGA AND THE OLD TOWN.

◦ SCHOOLS/KINDERGARTENS

NEIGHBOURHOOD OFFERS A WIDE NETWORK OF SCHOOLS AND KINDERGARTENS IN BOTH ĀGENSKALNS AND THE CENTER, RANGING FROM PRIMARY SCHOOLS TO HIGHER EDUCATION INSTITUTIONS.

◦ PUBLIC TRANSPORT

THE LOCATION PROVIDES AN EXTENSIVE PUBLIC TRANSPORT NETWORK, WHICH IS ONLY A FEW MINUTES AWAY FROM THE KLĪVERSALA NEIGHBORHOOD.

◦ LOCATION

THE PENINSULA IS LOCATED IN A UNIQUE LOCATION JUST A FEW STEPS FROM THE SCENIC BANKS OF THE DAUGAVA RIVER WITH A VIEW TO THE OLD TOWN.

◦ AIRPORT

RIGA INTERNATIONAL AIRPORT IS JUST IN A 18-MINUTE DRIVE DISTANCE.

◦ PARKS AND OUTDOOR SPACE

THE GREENEST, LARGEST AND MOST BEAUTIFUL PARK JUST A FEW MINUTES WALK AWAY

◦ ENVIRONMENT

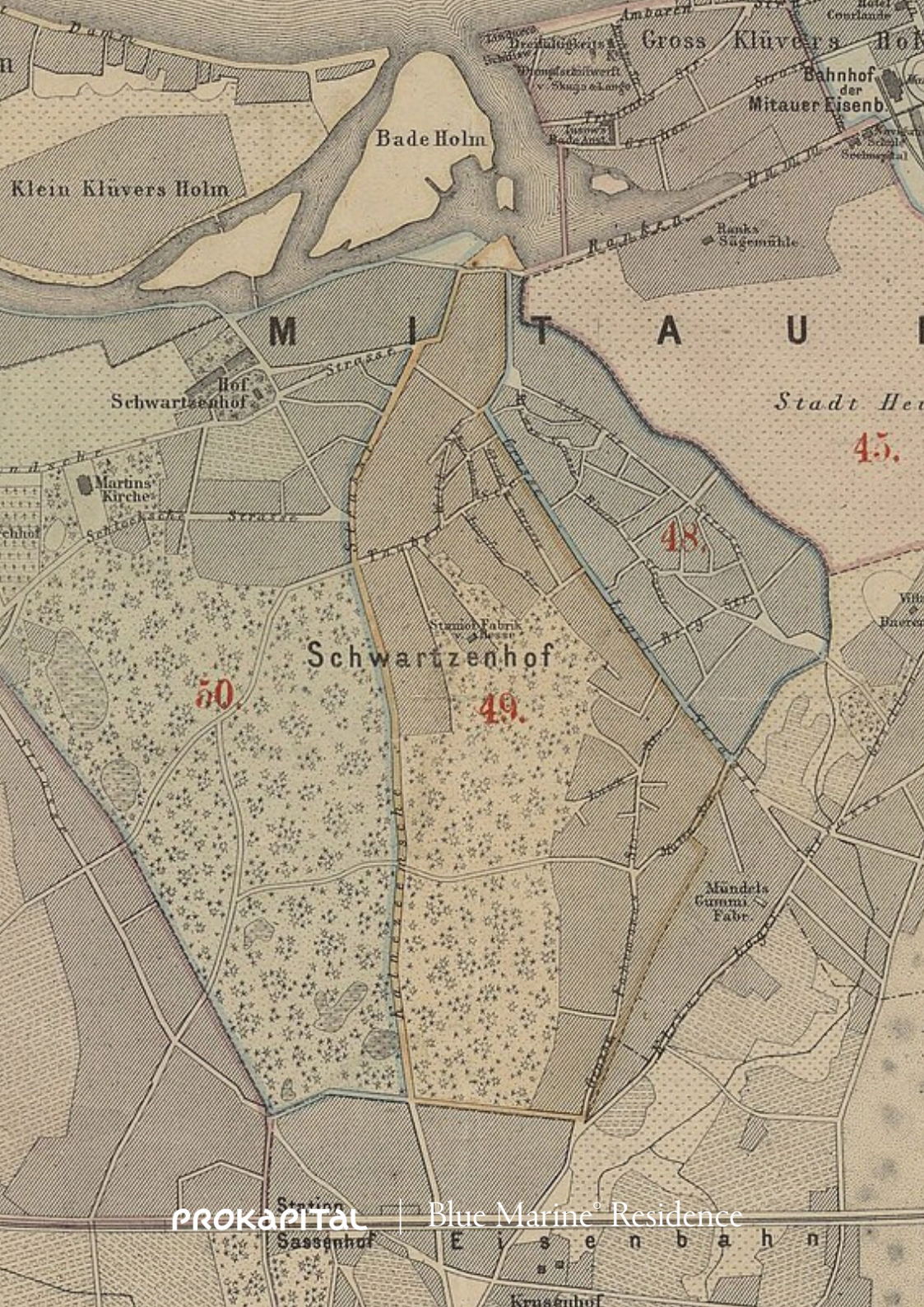
FRESH AIR, PROXIMITY TO THE RIVER, SCENIC SURROUNDINGS WITH MAGNIFICENT VIEWS.



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HISTORY



Kliversala has retained its beauty for centuries and has a rich history. In the 19th century Kliversala was an important transit route with Jelgava railway station and the largest shipyard in Latvia. Kliversala is also known as a peaceful harbor for artists. However, after World War II Kliversala was an industrial area and was fenced off, which is why many people remember this area as inaccessible to the public, instead of it's great history. But it is being revived.



VIDEO SURVEILLANCE

THERE IS VIDEO SURVEILLANCE IN THE PROPERTY AREA, COURTYARD AND AT THE ENTRANCE TO THE UNDERGROUND PARKING LOT. ALL COMMON DOORS ARE DESIGNED TO BE LOCKABLE. ENTRANCES TO THE STAIRWELLS ARE EQUIPPED WITH A REMOTE OPENING FUNCTION. VIDEO INTERCOM IN EACH APARTMENT AND ACCESS CONTROL.



CLASS A ENERGY EFFICIENCY

PA PROJECT WITH HIGH ENERGY EFFICIENCY, WHICH ENSURES SIGNIFICANTLY LOWER ENERGY CONSUMPTION AND REDUCES HEATING AND ELECTRICITY COSTS.



UNDERGROUND PARKING LOTS

A TWO-STORY UNDERGROUND PARKING LOT WILL BE BUILT FOR THE CONVENIENCE OF BLUE MARINE® RESIDENCE RESIDENTS.



WAREHOUSE SPACE

INDIVIDUAL STORAGE SPACES WILL BE BUILT IN FOR MORE CONVENIENT STORAGE OF BELONGINGS.



VENTILATION WITH HEAT RECOVERY

FRESH AND CLEAN AIR CIRCULATION IN APARTMENTS IS PROVIDED BY A PREMIUM VENTILATION UNIT WITH RECUPERATION. IT IS A MODERN AND ENERGY-EFFICIENT SYSTEM THAT RECOVERS HEAT FROM EXHAUST AIR, REDUCES HUMIDITY AND MAINTAINS A PLEASANT MICROCLIMATE IN THE ROOMS.



MARINA

ONE OF THE RARE PROJECTS THAT OFFERS A UNIQUE OPPORTUNITY TO PARK A YACHT ALMOST NEXT TO YOUR RESIDENCE.



PLAYGROUNDS

PLAYGROUNDS IN THE AREA WHERE CHILDREN CAN SPEND TIME OUTDOORS IN THE FRESH AIR AND IN A SAFE ENVIRONMENT



STORAGE AREA FOR BICYCLES AND STROLLERS

BUILDING HAS SPECIALLY DESIGNED SPACE FOR STROLLERS AND BICYCLES, ALLOWING YOU TO LEAVE THEM IN A SAFE PLACE WITHOUT HAVING TO STORE THEM IN THE APARTMENT.





UNESCO HERITAGE

4-HECTARE AREA, WHICH WILL BECOME AN INTEGRAL PART OF THE CITY IN THE FUTURE, IS INCLUDED IN THE UNESCO WORLD HERITAGE LIST.



HISTORICAL VALUE

.DEVELOPMENT AREA BEEN CLOSED TO THE PUBLIC SINCE WORLD WAR II. BUT AS THE QUARTER DEVELOPS, IT WILL REVIVE THE VIBRANT CITY ATMOSPHERE, CULTURE, AND LEISURELY COMMUNITY LIFE.



DEVELOPER WITH 30 YEARS OF EXPERIENCE

PRO KAPITAL GRUPP IS ONE OF THE OLDEST AND LEADING REAL ESTATE DEVELOPMENT COMPANIES IN THE BALTIC STATES. THE COMPANY DEVELOPS LONG-LASTING AND UNIQUE BUILDINGS THAT FULLY MEET PEOPLE'S NEEDS AND MODERN REQUIREMENTS

POGRESS



PROKAPITAL

Pro Kapital Grupp is a company listed on the Tallinn Stock Exchange with over 30 years of experience in real estate development, creating a new architectural and environmental history in the Baltic capitals, thereby enriching the architecture and face of each city.

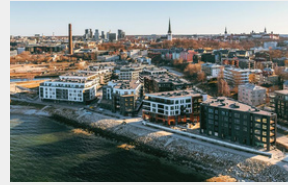
During our years of operation, we have developed more than 300,000 m² of real estate, and approximately the same amount is planned to be built.



DEVELOPER
PRO KAPITAL



PROJECTS IN TALLINN, ESTONIA



Kalaranna Kvartal | Tallinn



Kindrali Houses | Kristiine, Tallinn



Dunte | Kristiine, Tallinn

Kristiine City – Kindrali Houses, Marsi 6, Ratsuri Houses, Kristina

PK Ilmarine Hotel – former Domina Inn Ilmarine Hotel

T1 Mall of Tallinn – shopping centre

Ilmarine Quarter – residential area

Kristiine Shopping Centre – shopping centre

Rüütli 13 – apartment building

Demini – shopping centre

Vene Street 19 – residential building

Jegorov House – luxury apartments

My City Hotel – former Domina City Hotel

Pro Kapital Business Centre – business centre



PROJECTS IN VILNIUS,
LITHUANIA



Šaltiniu Namai Attico | Vilnius



Attico Boutique | Vilnius



Vilos | Vilnius

Šaltiniu Namai| Attico – prestigious residential area in Vilnius

Domina Plaza Luxury Apartments in Vilnius



PROJECTS IN RIGA,
LATVIA



River Breeze Residence, Riga



Domina Shopping, Riga



Pulkveža Brieža street 11/13, Riga

-
- Palasta Street 9 – residential and commercial building
 - Stabu Street 19 – residential building
 - Kuģu Street 26 – residential building
 - Vecpilsētas street 8a – residential and commercial building



Contacts



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Take a look

www.blumarine.lv
www.kliversala.com
www.prokapital.com



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