

Blue Marine° Residence

KLIVERSALA BAY

A PLACE TO LIVE SLOW

BY PROKAPITAL SINCE 1994

Blue Marine° Residence

KLIVERSALA BAY

BLUE MARINE° RESIDENCE IS THE NEXT DEVELOPMENT PHASE OF KLIVERSALA BAY –
AN ELEGANT ARCHITECTURE BUILDING WITH UNIQUE WATERFRONT EXCLUSIVITY.

Kliversala Bay – a new and prestigious residential neighborhood in the heart of Riga: a green peninsula by the Daugava River and Agenskalns Bay. Here, modern architectural form intertwines harmoniously with the natural charm of the peninsula to create an exquisite, peaceful, and visually captivating living space.

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UNESCO

Kliversala Bay covers an area of 5.76 ha and is located within the UNESCO cultural heritage protection zone.

WATER

An area embraced by Agenskalns Bay and the Daugava River.

CITY

Old Riga, cultural venues, parks, and daily conveniences are easily accessible.

RHYTHM

Car-free courtyard.
Two-level underground parking.

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BLUE MARINE° RESIDENCE

CLASS A ENERGY EFFICIENCY

Modern solutions for comfort and
lower energy consumption

LANDSCAPED PROMENADE

For walks and leisure on the Daugava
River bank

92 APARTMENTS

Thoughtful and spacious layouts
for waterfront living

WHITE FINISH

An additional four interior collections
for individual choice

2-LEVEL UNDERGROUND PARKING & STORAGE

Parking spaces and individual
storage rooms

PROJECT COMPLETION: LATE 2027

Planned commissioning of the building

03 || THE PROJECT IN NUMBERS





PEACEFUL LIFE ON THE
BANK OF THE DAUGAVA

PROXIMITY TO WATER

PRIVACY

ARCHITECTURE

QUALITY OF LIFE

VALUE OF THE LOCATION

a daily landscape that changes with the seasons.

a quiet living environment close to the city center.

thoughtful space, natural light, and a connection with the surroundings.

private outdoor space and daily conveniences.

the character of Klīversala and long-term development potential.



PROMENADE FOR WALKS AND PEACEFUL WATERFRONT LEISURE

NORDIC ARCHITECTURAL AESTHETICS

Blue Marine° Residence is characterized by functional architecture, thoughtful layouts, and refined accents that organically blend into the green landscape of Kliversala Bay.



ARCHITECTURE

Nordic architectural and design aesthetics.

COURTYARD

Two-level underground parking keeps the surface area peaceful and green.

ENERGY EFFICIENCY

Modern engineering systems for a pleasant microclimate and optimized resource consumption.

BALCONY OR TERRACE

Private outdoor space provided for every apartment.

DAILY CONVENIENCES

Dedicated areas for safe storage of bicycles and baby strollers.

SECURITY

Video surveillance, remote door opening function for common areas, video intercom in every apartment.

INTERIOR COLLECTIONS

Blue Marine° Residence offers the opportunity to shape your home according to individual preferences. Apartments are available with a white finish, while for full interior finishing, you can choose one of four collections – SAND, RIVERSTONE, AQUARELLE, or FLOW. The collections combine carefully selected materials, restrained aesthetics, and timeless design solutions.

SAND



RIVERSTONE



AQUARELLE



FLOW



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07 | DEVELOPER



PROKAPITAL

30+ YEARS

The developer, AS Pro Kapital Grupp, is one of the most experienced premium real estate developers in the Baltics.

KLIVERSALA BAY

River Breeze Residence – the first development phase – completed and sold out.

Blue Marine° Residence – the next development phase.

COMPLETED PROJECTS

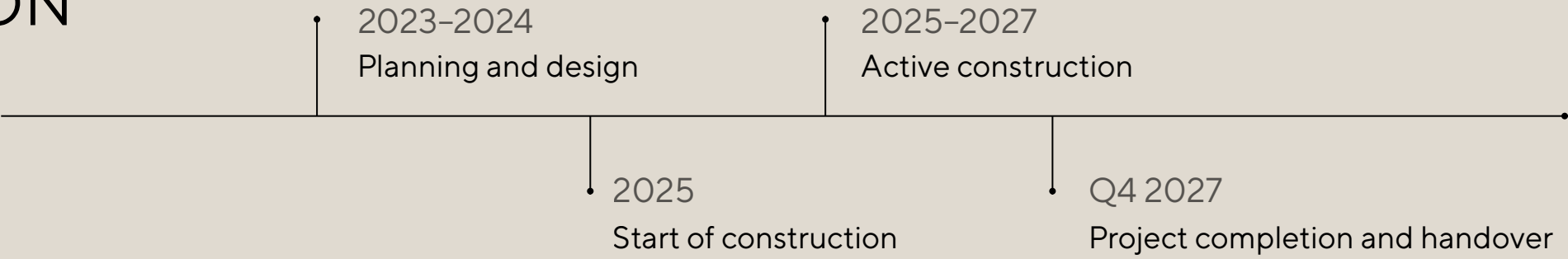
River Breeze Residence in Riga, Kalaranna Kvartal in Tallinn, Šaltinių Namai in Vilnius, with more than 300,000 m² already developed.

INVESTMENT

Project investment of more than 23 million EUR, co-financed by BluOr Bank.



FROM CONSTRUCTION
TO NEW HOMES



PURCHASE PROCESS

PRE-PURCHASE AGREEMENT

During the construction of the project, a pre-purchase agreement is concluded, and a 20% payment of the total purchase amount is made.

PURCHASE AGREEMENT

After the building is commissioned and divided into separate apartment properties, the buyer pays the remaining 80%.

If a pre-purchase agreement is not concluded, a 100% payment is made after signing the purchase agreement.







FROM COMPACT APARTMENTS TO SPACIOUS PENTHOUSES

Blue Marine° Residence offers homes of various areas and layouts with white or full finish, featuring balconies and terraces for every apartment.

STUDIOS

From 30 m²
Compact format for investment
or a second city address.

2-4 ROOMS

Thoughtful two-, three-, and four-
room layouts for convenient daily life.
Balcony/terrace in every apartment.

PENTHOUSES

Up to 7 rooms and 250.5 m² of
total area. Views of Old Riga,
the river, and the green zone.

CURRENT APARTMENT LAYOUTS AND PRICES: bluemarine.lv/apartments

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