

Real estate opportunities in Jurmala

Jurmala is one of the most attractive real estate markets in Latvia. Due to its location, optimized infrastructure, magnificent nature and dazzling wooden architecture of houses and buildings which make this city unique, demand from private investors in real estate products is growing. Latvia's mild summertime (as different as Europe's south heat) as well as its stable socio-political situation and absence of natural disasters, make it a preferred destination for investors.

Jurmala's apartments are in high demand. The price for apartments range between 1900 EUR/m² in the city center and 1700 EUR/m² outside of the city center. Yet, prices in the premium and luxury segment (2 to 3+ bedrooms with areas of 65-150 m²) vary between 2200 and 3500 EUR/m² depending on location and interior design quality. Houses are also considerable in demand among international clients and local residents. Residential and summer houses with areas of 250-350 m² are mostly desired. The prices for such houses vary between 200,000-400,000 EUR. In addition, there is a low real estate tax.

In Latvia, local regional authorities are free to set tax rates on real estate located in their area between 0.2-3% of cadastral value. Residential property is eligible for reduced rates (0.2-0.6%) in cases where the property is rented out and the renting rights are registered within the Land Register of Latvia. All other types of real estate (land and property used for commercial purposes), are set at 1.5%. 3% real estate tax apply to structures that are environmentally degrading or endanger human safety.



For purchasing real estate, it is necessary a purchase contract and registration in the Land Book. For the latter, assistance of a sworn notary is required. It may also be necessary to open a transaction account and transfer the transaction amount. For transferring ownership rights to the new owner of the real estate, it is required to submit documents to the Land Book, and it is completed if the buyer is registered in the Land Book. The new owner may submit other documents to the local government to ensure that a foreigner is allowed to purchase land.

As for the necessary documents for the Land Book, the new owner must submit:

- A notarized application to the Land Book.
- The purchase and sale agreement.
- The agreement of a spouse to sell the property or confirmation that the seller individually owns the property.
- A waiver from the relevant local government or other competent institution of the right of first purchase to the real estate if such rights are enshrined in the law.
- The agreement of a third party to the sale of the real estate if encumbrances in favor of that party are registered in the Land Book;
- Approval from the local government for the purchase of the real estate if the buyer of land faces limitations in regard to laws related to the privatization of rural land and to land reform in the cities of the Republic of Latvia, or a document to show that the person can purchase the land without any limitations;
- A receipt for the state fee related to the registration of the transactions;
- A receipt for the office fee;
- Authorization or a notarized copy of the authorization if the person is signing documents on the basis of an authorization.

In regard to the fees, the state fee for registering ownership rights to real estate is 2% of the cadastral value of the property or the purchase sum. Nevertheless, there is also an office fee for enshrining the ownership rights of the new owner, which is 14.23 EUR, and the fee for preparing a Land Book certification of ownership rights is 7.11 EUR.