

TERRITORY IN LAMPĖDŽIŲ DISTRICT IN KAUNAS

General information

- Location of 4 land plots (sum: **0,6529 ha**) in Lampėdžių district in Kaunas:
 - 0,3223 ha (Ežero str. 1D)
 - 0,1124 ha (Batniavos str. 57)
 - 0,114 ha (Batniavos str. 57A)
 - 0,1042 ha (Batniavos str. 57B)
- The territory is situated in the west part of Kaunas City near Lampėdis lake and Nemunas River
- The territory suitable for commercial building or residential building
- Detailed plan of territory is approved. Existing land purpose-commercial.



Territory Development Alternative

Commercial - residential building

Total possible general building area	8.800 m ² : commerce – 4.450 m ² (51%), residential area – 4350 m ² (49%)
Maximum building height	3 floors
Building intensity	135 %

Territory around real estate (good transport service, picturesque view):





View of land plot

Residential premises

4 land plot areas

0,6529 ha



Possible territory development example making changes of detail plan (increasing building height).

Commercial alternative:



Location: many private houses around.

Desirable Sale Price

