

Ūpju Residence

Residential Development Project in Riga near the Southern Bridge



Key Project Indicators

Address	Ūpju iela 12, Rīga
Cadastral no.	0100 119 0552
Land plot area	1.9771 ha
Planned buildings	4x multi-storey buildings
Number of Apartments	180 (2-4 rooms)
Residential Area	10 375 m² (3 floors)
Above-ground Built Area	12 470 m²
Parking Spaces	187 (96 underground + 118 storage units)
Development Phases	4
Estimated Sales Prices	2500–2800 EUR/m²
Property Acquisition Price	1 400 000 EUR

Ūpju Residence is a fully prepared multi-apartment residential development project in Riga near the Southern Bridge, with utilities already installed and a construction project approved at the minimum design stage. The project предусматривает the construction of four residential buildings with 180 apartments, developed in four phases.

Development Plan by Phases

Phase breakdown	Phase 1	Phase 2	Phase 3	Phase 4
Number of Apartments	62	50	45	24
2 room apartments	35 (56%)	28 (56%)	31 (69%)	6 (25%)
3 room apartments	21 (34%)	18 (36%)	10 (22%)	18 (75%)
4 room apartments	6 (10%)	4 (8%)	4 (9%)	0
Interior area	3 665.83 m²	2 877.55 m²	2 536.08 m²	1 296.36 m²
Exterior area	244.04 m²	180.33 m²	172.27 m²	96.9 m²
Total apartment area	3 909.87 m²	3 057.88 m²	2 708.35 m²	1 393.26 m²
Shared above-ground spaces	470.80 m²	379.33 m²	392.01 m²	160.42 m²
Total above-ground space	4 380.67 m²	3 437.21 m²	3 100.36 m²	1 553.68 m²
Basement storage	151.12 m²/46 gab.	132.29 m²/40 gab.	113.8 m²/32 gab.	-
Basement shared/technical	1551.9 m²	1470.54 m²	1083.8 m²	-
Total area (incl. basement & balconies)	6083.69 m²	5040.04 m²	4297.96 m²	1 553.68 m²
Underground Parking	38	35	23	-
Above-ground Parking	16	13	16	46
Total Parking	54 (87%)	48 (96%)	39 (87%)	46 (192%)

Location Advantages

- Located near the Southern Bridge with fast access to central Riga (~10–12 minutes)
- Nearby area is seeing development of new residential and commercial projects
- A major Riga–Ķekava bicycle highway is being constructed nearby



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