

# SPORTA

KVARTĀLS

SPORTA2.COM





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# 1. LOCATION

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Located on the border between the Historical Center of Riga and rapidly developing Skanste neighbourhood SPORTA 2 quarter is a natural extension of this pure and multifunctional urban vibe. The quarter is situated just one block away from 2 important city transport arteries –

Krišjāņa Valdemāra street and Skanstes street, and is conveniently accessible both by private and public transport, as well as bicycles and on foot. Just a short walk away from the Art Nouveau district, Arena Riga, Olympic Center, hotels and several cultural amenities.





200 m

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# 1. location

## SPORTA 2



**Skanste**  
Business district

**Historic centre**  
Quiet Center  
Art Nouveau district

**Center**

**Old Town**

**Pardaugava**

Daugava

Vanšu tilts

Krišjāņa Valdemāra iela

Akmens tilts

Dzelzceļa tilts

Border of UNSECO World Heritage Site  
"Riga Historical Center"

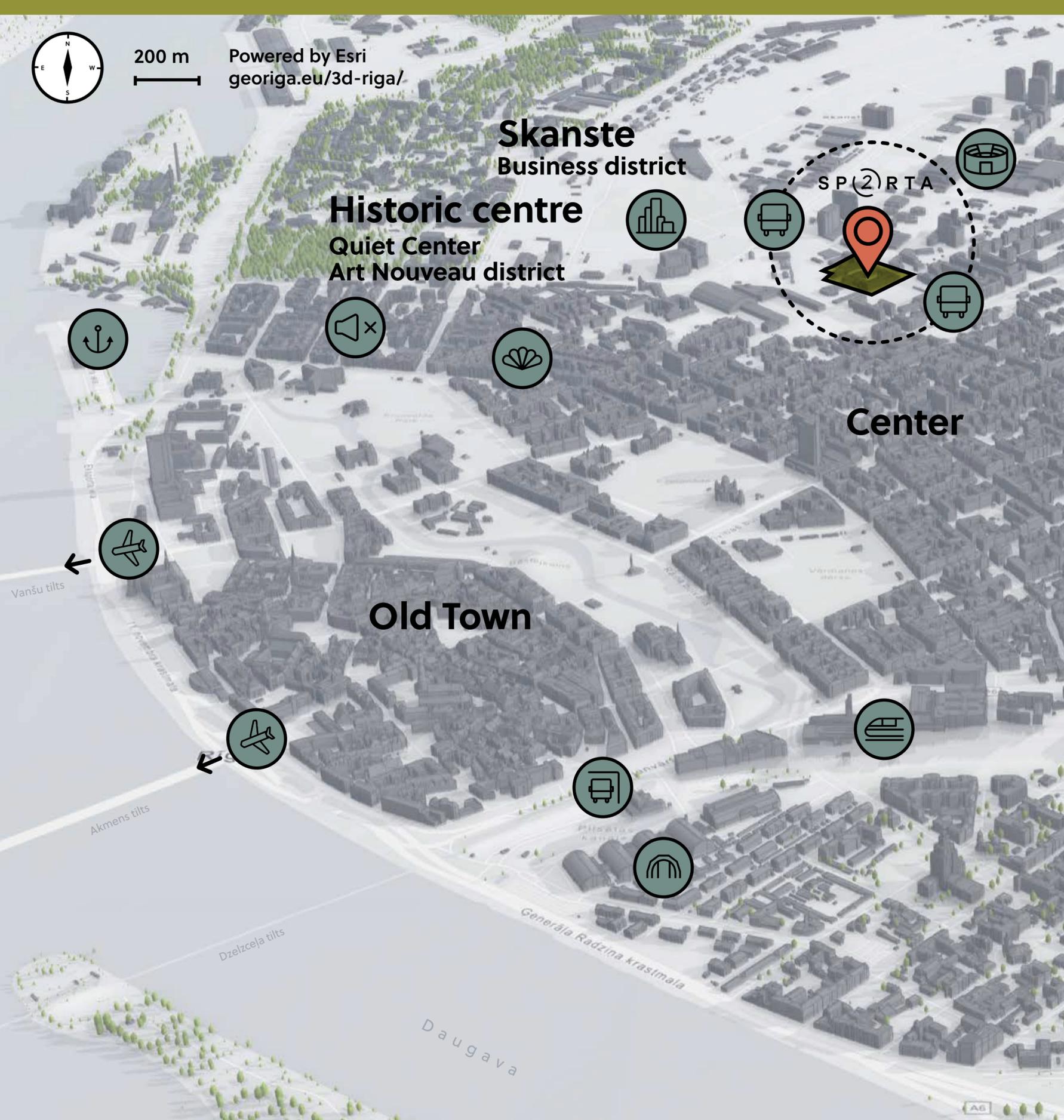
Border of protection zone of UNSECO  
World Heritage Site "Riga Historical Center"

 **SPORTA 2  
KVARTĀLS**



200 m

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# 1. location

Located right on the convergence zone between the Historical Center of Riga and rapidly developing Skanste neighbourhood.



**SPORTA 2 KVARTĀLS**



**International bus terminal**  
2.5 km



**Business district**

Latvia – Riga – Skanste



**Riga International Airport**  
11 km



**Art Nouveau district**

200 m



**Riga Passenger Port**  
2 km



**Quiet Center**

200 m



**Daily shopping**  
On the site and in 5 min reach



**Public transport**

Nearest bus and trolley-bus stops within 250-300 m

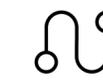


**Riga Central Market**  
2.5 km



**Arena Riga & Olympic Center**

500 m



**Accessibility**  
Conveniently accessible by all modes of private transportation along Hanzas, Vesetas, and Sporta Streets



**Riga Central Passenger Railway Station**

2.2 km



**Old Town**

1.6 km

**Amenities**  
Hotels, conferencing, restaurants, cultural establishments, parks and squares, gym, leisure and medical facilities – on the site and in 5–10 min reach on foot

# 1. location

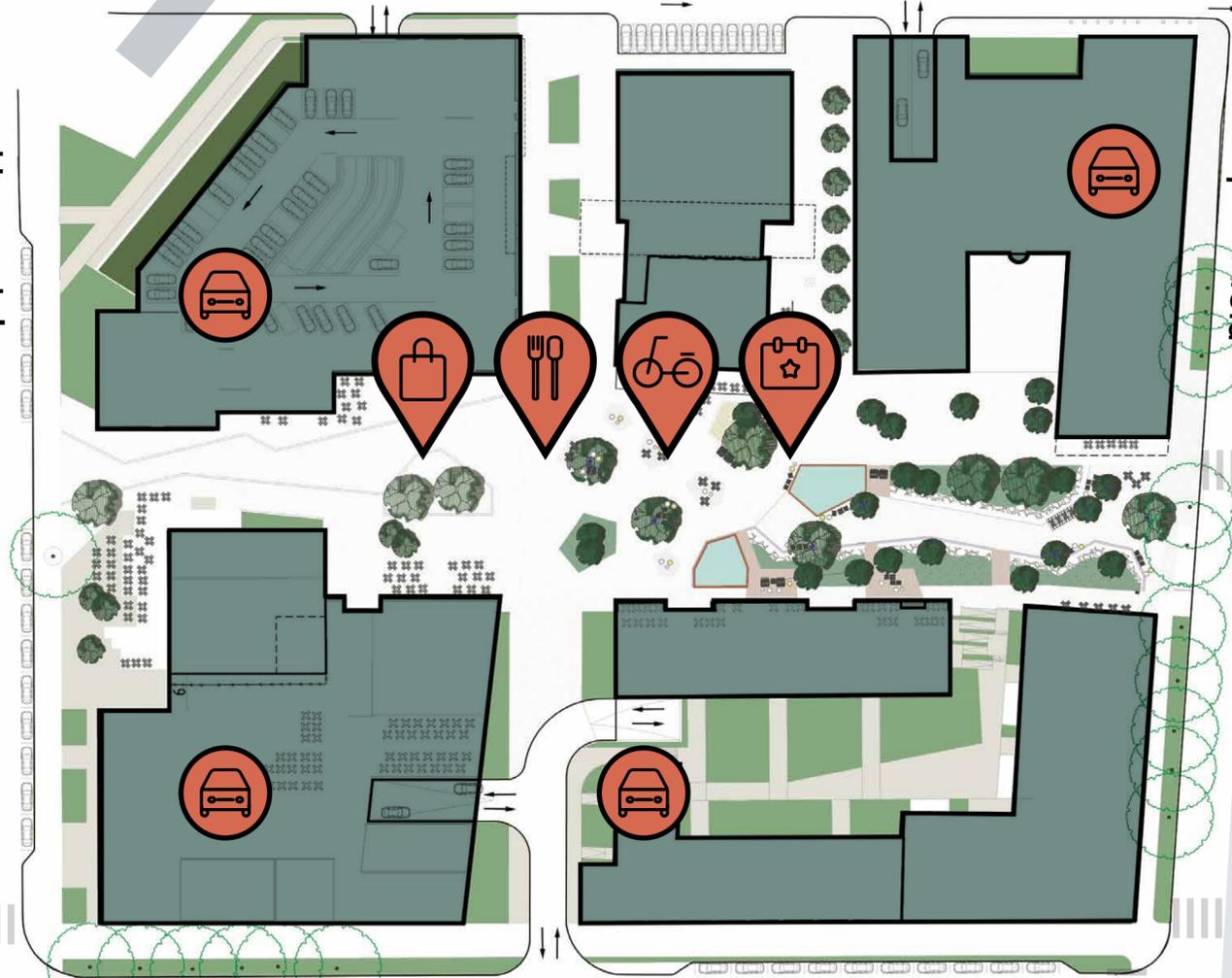


50 m

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Hanzas iela



Sporta iela

Vesetas iela



**Airport**  
11 km



**Passenger Port**  
2 km



**Old Town**  
1.6 km



**Arena Riga &  
Olympic Center**  
500 m



**Railway Station**  
2.5 km



**Public transport**  
250-300 m



**Restaurants**  
SPORTA 2



**Daily shopping**  
SPORTA 2



**Car parking**  
92



**Bicycle parking**  
according to requirements



**Events**  
SPORTA 2

# 2. PROJECT

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# FUTURE DEVELOPMENT POTENTIAL AND COMMERCIAL VISION

**A**t the intersection of the historical centre of Riga and the area that is rapidly growing to be the most modern area of the city, SPORTA 2 quarter offers a dynamic and vibrant environment which fuses its unique historical character with the trends that will shape the future.

**A**t its core, SPORTA 2 is a celebration of the city and street life. It is easily accessible and open to everyone, and the quarter is bustling with life around the clock. It is a place to work and to live in, a place to learn and experience new things, a place where you can have fun and connect with others, in other words – it is a place to be!

**H**ere, the industrial heritage of the quarter serves as the starting point for a modern development that strives for sustainability in many ways.

**W**e use the existing and supplement it with the contemporary, creating an environment that is up to the highest BREEAM standards. The walkable and green urban space will be enjoyed by generations to come, serving as a place to strengthen the community and build a better future.

# KEY FACTS



## Multifunctional urban development



**Total area**  
3 ha



**Bicycle parking**  
Abundance of bicycle parking options



**Building area**  
62 000 m2 above ground



**Car parking capacity**  
400



**Office**  
32 000 m2



**BREEAM**  
New Construction  
Shell & Core, level: Excellent



**Residential**  
11 000 m2



**Opening**  
in Y2027 (Phase I, II)



**Retail / services**  
10 500 m2



**Placemaking & Sustainability**  
Continuous temporary use of the existing buildings



**Hotel**  
6 500 m2



**Development concept authors**  
Linstow Baltic, xcelsior,  
SARMA & NORDE Arhitekti

# 3. MASTERPLAN

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# FUNCTIONAL AREAS

**A**rea of SPORTA 2 offers all you need to lead a healthy and exciting lifestyle comfortably, with everything from everyday conveniences to elevated experiences right there in the neighbourhood. While we strive to preserve history, our residential buildings match the future standard of living.

**S**mart apartments have communal work and recreation spaces that extend beyond their walls, creating a community and serving as the perfect backdrop for modern living. The living areas extend to the outdoor spaces as green courtyards, terraces, and walls. You can do your shopping at the organic products store and the weekly farmers market or skip the cooking altogether to enjoy a beautiful meal at one of the quarters' restaurants.

**W**hether you're craving fresh oysters, a warm bowl of ramen, or a healthy salad, the experience is always satisfying. SPORTA 2 offices continue the idea of an agile lifestyle, bringing together high-ranking professionals, creatives, and innovators. The co-working spaces and the SPORTA 2 business incubator create an environment that encourages exchange of ideas that can be continued over a drink at one of the rooftop terraces offering a spectacular view at sunset.

**W**ith regular events like concerts and art exhibitions, the quarter brings out the creative energy that inspires you to express yourself, whether you want to paint at the artists studio or learn new moves at the dance school. The garden or yoga studio is waiting for you to relax and prepare for your next adventures after the work is done.

# 4. VISUALIZATIONS

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# 5. SUSTAINABILITY

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# SUSTAINABILITY

## BREEAM®

RATING (or star system)	%
PASS	>/= 30
GOOD	>/= 45
VERY GOOD	>/= 55
EXCELLENT	>/= 70
OUTSTANDING	>/= 85

### 1

„Linstow Environmental Directive“ and „Linstow Baltic Sustainability Strategy“ defines that all new buildings, reconstruction and refurbishment projects should be **BREEAM certified with a targeted level „Excellent“**;

### 2

BREEAM (British Research Establishment Environmental Assessment Method) is the world's leading science-based certification system for sustainable built environment. BREEAM concentrates on a building's environmental performance across its life cycle, from design and construction to operation and demolition;

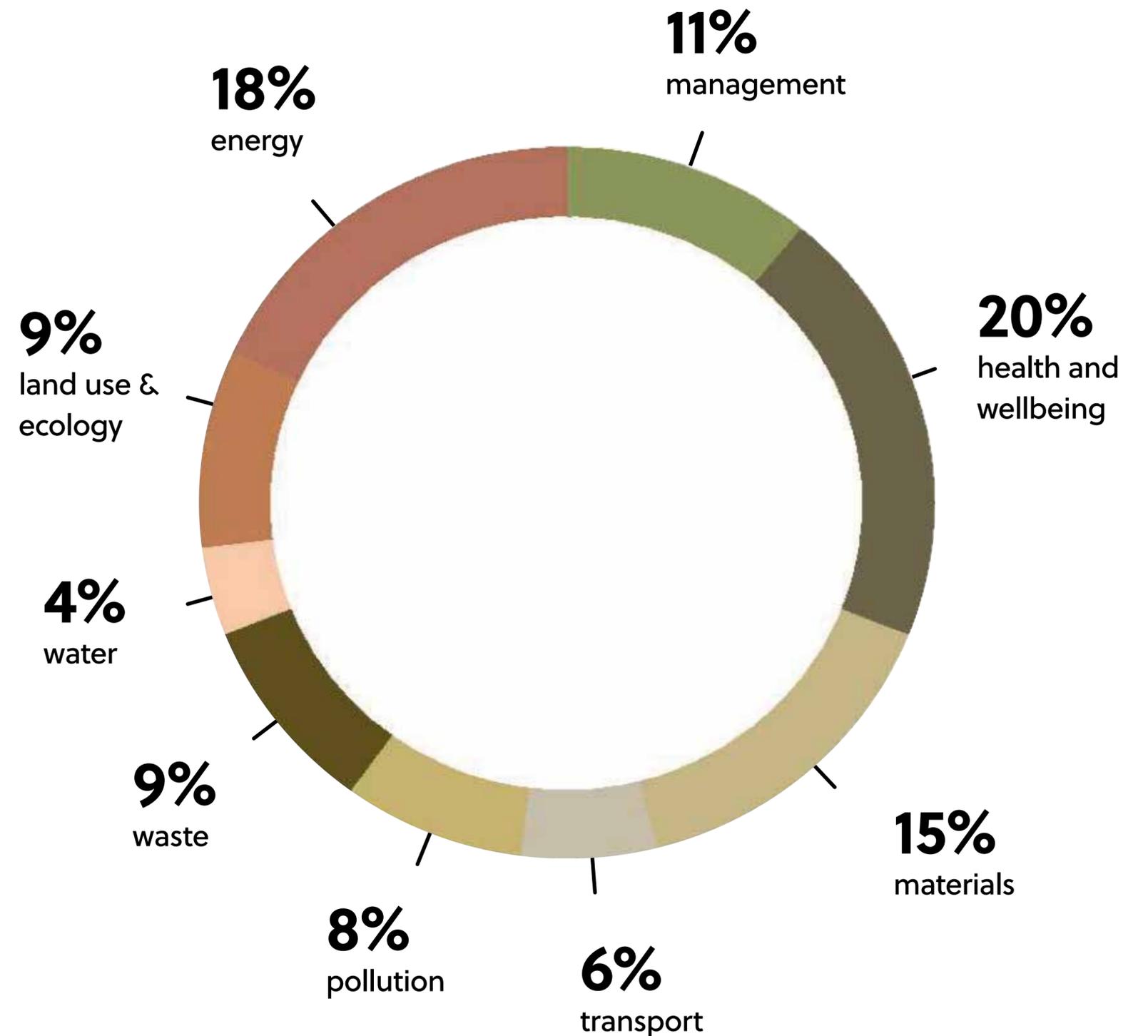
### 3

**Practical goal** for doing the BREEAM certification is **to get verifiable and internationally recognized proofs regarding compliance to a building's sustainability requirements**, deliver reduced common cost levels, higher efficiency while also **better comfort and well-being conditions for all users** (both employees and visitors) of the building.

# BREEAM CATEGORIES & THEIR WEIGHT IN CREDITS

As per BREEAM International New Construction 2016 and BREEAM International New Construction V6 certification system country weightings in the Approved Standards and Weightings List (ASWL) regarding Latvia.

BREEAM scale is 100% plus max. 10% additional credits from Innovation category.



# 6. TIME LINE

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# PHASE I, II

## 6. time line

### SPORTA 2 quarter development

➤ Discover A-class offices designed to foster productivity – from sleek corporate headquarters to dynamic coworking spaces, complemented by rooftop terraces, where breathtaking sunsets provide the perfect backdrop for networking and inspiration.

➤ Unwind in landscaped promenade, where verdant greenery and tranquil spaces provide a welcome respite amidst the urban landscape.

➤ Indulge your palate at the charming restaurant nestled within a historic boiler house, where culinary delights await to tantalize your taste buds.

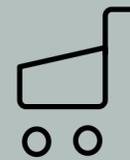
➤ Embrace the therapy with a curated selection of shops and boutiques.

➤ Experience a holistic approach to well-being with health & beauty amenities that rejuvenate the body and nourish the soul.

➤ And when the workday transitions into leisure time, immerse yourself in a world of entertainment, where live performances, cultural events, and recreational activities abound.



**Building area**  
19 000 m<sup>2</sup>



**Retail / Services**  
4000 m<sup>2</sup>

**BREEAM®**

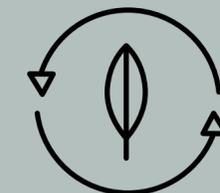
**New Construction Shell & Core, level:**  
Excellent



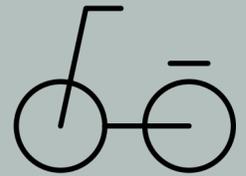
**Office**  
13 200 m<sup>2</sup>



**Car parking**  
200



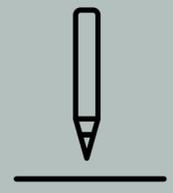
**Placemaking & Sustainability**  
Continuous temporary use of the existing buildings



**Bicycle parking**  
according to requirements



**Opening**  
in Y2027 (Phase I, II)



**Development concept authors**  
Linstow Baltic, xcelsior, SARMA & NORDE Arhitekti

Phase I, II

Phase III–V

2024

2025

2026

2027

2028–2034



1

**Q3–Q4 2024**

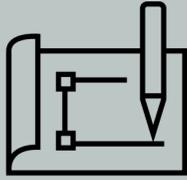
Design in minimum composition



3

**Q1–Q2 2025**

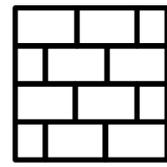
Design&Build tender



5

**Q3–Q4 2025**

Start of preparation works and demolishing of the buildings



7

**Q1 2026–Q3 2027**

Main building construction works



8

**Q1–Q3 2027**

Finishing works



2

**Q3 2024–Q1 2025**

Demolition and arterial infrastructure design projects



4

**Q2 2025–Q1 2026**

Detail design preparation and approval



6

**Q3 2025–Q2 2026**

Installation of arterial utilities



9

**Q2–Q3 2027**

Commissioning

# 7. COMMERCIAL OFFER

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**individual commercial offer for tenant**

# 8. DEVELOPER

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**We aim to make a positive impact on People, Places and Planet.**

# WHERE PEOPLE WANT TO LIVE, WORK AND SOCIALIZE.

**L**instow Baltic is one of the leading developers of long-term real estate projects in various segments in the Baltics, including office buildings, shopping centres, hotels, parking lots and others. Linstow Baltic has been operating in this sector since 1996.

**I**n Latvia, Linstow Baltic manages and develops the "Origo" shopping centre, and in Estonia – "Ülemiste", the country's largest shopping centre. In the centre of Riga, Linstow Baltic is managing a modern, environmentally and socially friendly business centre "Origo One", and also developing a dynamic city quarter "SPORTA 2" and sustainable office complex "SATEKLES BUSINESS CENTER".

[linstowbaltic.lv](http://linstowbaltic.lv)

[linstow.no](http://linstow.no)

# 9. CONTACTS

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