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Real estate in Daugavpils Fortress

Project "Preservation and promotion of the cultural and historical heritage in Latvia and Russia"

This publication has been produced with the financial support of the European Union. SJSC "State Real Estate" is fully responsible for its content and it may not reflect the view of the European Union.



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About SJSC "State Real Estate"

SJSC "State Real Estate" (SRE) is the largest manager of Latvia's greatest assets – land and buildings. Land and cultural heritage, old and modern buildings, state border and customs infrastructure – all of these are national treasures for the people of Latvia.

Our vision is a modern and efficient working environment for public administration. The public sector today is aware of the importance of working efficiently, and this also applies to the use of real estate. The private sector in Latvia keeps pace with the times and respects people's wishes to work in modern offices – in a working environment that matches their values. We aim to offer the same in the public administration environment as well.

SRE currently continues works on 54 different construction sites of national importance, with a total project budget of 223 million euros. SRE provides professional real estate management and administration for approximately 400 real estate properties with 1100 buildings and 1.02 million square metres of space, and more than 3600 land properties of 9.6 million square metres. The company was founded in 1996 and is 100% owned by the Ministry of Finance.

In 2018, the company received the bronze category of the Sustainability Index, but in 2019 and 2020 – the gold category. In 2021 SRE was awarded the platinum category.

Mission

To be a caring owner who preserves and increases the value of the state real estate.

Vision

A smart environment for the general public and modern public administration.



SRE Values



Openness

Our business processes are transparent and we are dynamically evolving to strengthen the future competitiveness at the national, industry and company level. We solve problems openly and explain them to the public. We are open to initiatives by the customers, the general public and employees.



Competence

We are experts and share our knowledge. We offer smart solutions to achieve our customers' goals. We take responsibility for our decisions and achieving our goals.



Cooperation

We build long-term cooperation with our customers, the general public and employees based on mutual trust, keeping promises and openness towards each other. We choose simple, straightforward and convenient ways of communication and cooperation.



Safety

We care about the safety of our employees and society in general. We believe that everyone has the right to come home safely after work. We have set high standards of safety and are creating a safe environment in our offices, construction sites and managed properties. This also applies to the construction of objects of public importance. We are striving for a zero accident culture.



Health

Our employees are our greatest asset, and this is why their health is so important to us. Ergonomic workplaces, smart safety measures, flexible working hours – we do everything possible to minimise the risk of accidents, to prevent occupational diseases and to give people time to take care of their health.

Daugavpils is a city that makes you feel at home

The gates of Daugavpils have three symbolic keys, marked in the coat of arms of the city which was approved in 1925: a river, a Fortress and a lily, or, in other words, a road, a house and a prayer. These are three concepts that are not related to any particular nationality, culture or religion, but confirm the general human values of the peoples living here.

"Is it reward or punishment that Daugavpils has its peculiar and special fate and place in Latvia? This fate is closely linked with the Daugava, the river of fate, the ancient amber route from the Varangians to the Greeks, on the banks of which a city has grown, which, in various variations and at different times, has borne its name: Dūna (Dünaburg), Dvina (Dvinska), Daugava (Daugavpils). According to the ancient etymology, the hydronym Daug-ava means a lot, and Daugavpils is indeed a city rich in waters, rich in languages, culture, denominations, and fates, it is a city where multi-ethnic and multicultural environment has been developed since ancient times, accumulating as in a hope chest experience in how to bring together people of many nationalities and many faiths, how to stay yourself without disparaging and destroying the others."

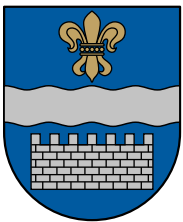
Anna Rancāne



About Daugavpils municipality

The representative of residents of Daugavpils city municipality is ensured by the elected decision-making body of the municipality – Daugavpils City Council. The City Council, in accordance with its competence, shall be responsible for the legal activities of its institutions and for the appropriate utilisation of financial resources.

The council consists of 15 members. The execution of the decisions of the City Council shall be ensured by officials elected or appointed by the City Council, local government authorities and their employees, as well as capital companies. The administration is the executive organ of the local government, which shall ensure the performance of decisions taken by the City Council, as well as the organisational and technical servicing of its work. The head of the administration is the executive director.



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Daugavpils Fortress – a unique tourism facility in the Baltic States

Daugavpils Fortress is a unique 19th century architectural and urban building monument. It is the last bastion-style Fortress constructed in the world. Daugavpils' Fortress area is more than 150ha and is located on both banks of Daugava. Looking at the Fortress from a bird's eye view, it resembles a silhouette of the sun, star, turtle or even a bat.

The construction of the 210-year-old Fortress in Dinaburga began in 1810, in preparation for the war with Napoleon. The construction of the Fortress was only completed in 1878, when the Fortress itself, like the fortifying structure, was already obsolete.

Today Daugavpils Fortress is one of the city's residential areas, with more than 1000 inhabitants. The Fortress is open to visitors free of charge 24 hours a day, every day. Fortress is a favorite place for walks, tours and various photo sessions and video shoots.



View of Daugavpils Fortress in the 1920s

The most interesting sights of Daugavpils Fortress

- Fortress fortifications, main rampart.
- Daugavpils Mark Rothko Art Centre in the former Artillery arsenal.
- Water tower (1865-1866), currently Daugavpils Fortress Culture and Information Centre.
- Fortress gate, especially the neo-gothic Nicholas Gate, the Bat Centre and the souvenir shop.
- Guardhouse or *kordegarde*.
- The open-air art work "Ghost of the Fortress".
- The First World War Museum "Pie Komendanta".
- Art Gallery "White Horse", Salon Antique "Housevintage" and medical exhibition with an exposition of birth control items.
- 9 original 19th century cannons produced in Russian empire.
- Jesuit Collegium building – the oldest stone building in Daugavpils.
- The building of the military hospital built in 1827, a memorial plaque dedicated to General Janis Balodis, etc.
- 7th Bastion Powder Cellar – an exhibition hall of an outstanding Latvian ceramist P. Martinsons created within the project LV-RU HERITAGE.



Real estate in Daugavpils Fortress



1. 4 Mihaila Street (building demolished)

Possession status	Daugavpils city municipality
Cadastral number	0500 011 1516
Property use/type	Road, pavement
Area of land, m ²	56
Area of buildings, m ²	Building demolished
Notes	Daugavpils City Council continues to manage the property
Property Assessment	Good



2. 1 Mihaila Street (guard, farm building)

Possession status	Daugavpils city municipality
Cadastral number	0500 011 1515
Property use/type	Planned to create Daugavpils Fortress Tourism Information Center and a support point for tour guides
Area of land, m ²	478
Area of buildings, m ²	58,2
Notes	Currently used as a Daugavpils Fortress management base
Property Assessment	Good



3. 9 Nikolaja Street (storage)

Possession status	Daugavpils city municipality
Cadastre number	0500 011 1724
Property use/type	Provisions magazine or food storage facility. The heart of the craftsmen town. Spaces for craftsmen, artists, exhibitions, associations and catering sites
Area of land, m ²	5140
Area of buildings, m ²	4853,9
Notes	No utility connections: no heating, electricity, water or sewage
Property Assessment	Satisfactory



4. 17 Nikolaja Street (farm building)

Possession status	Daugavpils city municipality
Cadastre number	0500 011 1721
Property use/type	Craftsmen town. Blacksmith's workshop.
Area of land, m ²	1250
Area of buildings, m ²	88,1
Notes	No utility connections: no heating, electricity, water or sewage
Property Assessment	Satisfactory



5. 23 Nikolaja Street (farm building)

Possession status	SJSC "State Real Estate"
Cadastral number	0500 011 1810 001
Property use/type	Property is merged with property 21 Nikolaja Street (cadastral No. 0500 011 1808) Planned to transfer ownership to Daugavpils City Council.
Area of land, m ²	-
Area of buildings, m ²	155,5
Notes	Infrastructure required for tent camping could be developed in the future
Property Assessment	Bad



6. 21 Nikolaja Street (building demolished)

Possession status	SJSC "State Real Estate"
Cadastral number	0500 011 1808
Property use/type	Property is merged with property 23 Nikolaja Street (cadastral No. 0500 011 1810 001). Planned to transfer ownership to Daugavpils City Council.
Area of land, m ²	5762
Area of buildings, m ²	building demolished
Notes	Infrastructure required for tent camping could be developed in the future
Property Assessment	Building demolished



7. 2 Imperatora Street (artillery forge)

Possession status	Daugavpils city municipality
Cadastral number	0500 011 1507
Property use/type	Intended to be developed as a Museum of Fortress History
Area of land, m ²	1905
Area of buildings, m ²	1152,3
Property Assessment	Satisfactory
Reference from National Cultural Heritage Administration	0500 011 1507 001 – Local architectural monument "Building No. 39 Artillery forge" (State Protection No. 4714)



8. 11 Aleksandra Street (sauna)

Possession status	Daugavpils city municipality
Cadastral number	0500 011 1624
Property use/type	The local government took over the property for the purposes of the Technical and Industrial Design Centre "Arsenal of engineers".
Area of land, m ²	1135
Area of buildings, m ²	303
Property Assessment	Satisfactory



9. 8 Komandanta Street (aircraft hangar)

Possession status	SJSC "State Real Estate"
Cadastral number	0500 011 2019 001
Property use/type	Incorporated in the real estate 5 Konstantīna Street (cadastral No. 0500 011 2019). The property is looking for a new owner, sales auctions are planned*
Area of land, m ²	-
Area of buildings, m ²	1076,4
Notes	No utility connections: no heating, electricity, water or sewage
Property Assessment	Bad

* Information about the auction will be published www.vni.lv



10. 3 2.Oficieru Street (officers' club)

Possession status	SJSC "State Real Estate"
Cadastral number	0500 011 2016 001
Property use/type	Reserved for the Ministry of the Interior of the Republic of Latvia for the location of State Police structural units. Included in the real estate 3 Hospitāļa Street (cadastral No. 0500 011 2015).
Area of land, m ²	-
Area of buildings, m ²	1307,5
Notes	No utility connections: no heating, electricity, water or sewage
Property Assessment	Bad
Reference from National Cultural Heritage Administration	0500 011 2016 001 – Local architectural monument "Building No. 22 Officers' House" (State Protection No. 4701)



11. 1 2.Oficieru Street (officers' house)

Possession status	SJSC "State Real Estate"
Cadastre number	0500 011 2021 001
Property use/type	Incorporated in the real estate 5 Konstantina Street (cadastre No. 0500 011 2019). The property is looking for a new owner, sales auctions are planned*
Area of land, m ²	-
Area of buildings, m ²	1271,3
Notes	No utility connections: no heating, electricity, water or sewage. Collapsed roof.
Property Assessment	Bad
Reference from National Cultural Heritage Administration	0500 011 2021 001 – Local architectural monument "Building No. 21 Residential building" (State Protection No. 4700)

* Information about the auction will be published www.vni.lv



12. 2 Hekeļa Street (barracks)

Possession status	SJSC "State Real Estate"
Cadastral number	0500 011 2018 001
Property use/type	Incorporated in the real estate 5 Konstantīna Street (cadastral No. 0500 011 2019). The property is looking for a new owner, sales auctions are planned*
Area of land, m ²	-
Area of buildings, m ²	2312,4
Notes	No utility connections: no heating, electricity, water or sewage. Damaged roof in some areas.
Property Assessment	Satisfactory
Reference from National Cultural Heritage Administration	0500 011 2018 001 – Local architectural monument "Building No. 155 Soldier Barracks" (State Protection No. 4695)

* Information about the auction will be published www.vni.lv



13. 5A Aleksandra Street (chapel)

Possession status	Daugavpils city municipality
Cadastre number	0500 011 0607
Property use/type	Ownership transferred to Daugavpils city municipality (Cabinet of Ministers 16.04.2020 order No. 183)
Area of land, m ²	739
Area of buildings, m ²	179,8
Property Assessment	Bad



14. 6 Hospitāļa Street (military hospital)

Possession status	Daugavpils city municipality
Cadastre number	0500 011 2006
Property use/type	Multifunctional innovation business center – Academic Park, Business Support Center, Art Gallery, War Medicine Museum
Area of land, m ²	10 889
Area of buildings, m ²	9340,3
Notes	No utility connections: no heating, electricity, water or sewage
Property Assessment	Bad
Reference from National Cultural Heritage Administration	0500 011 2006 001 – National architectural monument "Building No. 40 Military Hospital" (State Protection No. 4715)



15. 1 Imperatora Street (officers' house)

Possession status	Daugavpils city municipality
Cadastral number	0500 011 1715
Property use/type	The property can be adapted for various functions – hotel, catering sites, apartments
Area of land, m ²	847
Area of buildings, m ²	1160,8
Notes	No utility connections: no heating, electricity, water or sewage
Property Assessment	Bad
Reference from National Cultural Heritage Administration	0500 011 1715 001 – Local architectural monument "Building No. 2 Residential building" (State Protection No. 4699)

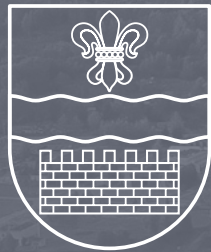


16. 3 Hekeļa Street (building demolished)

Possession status	Ministry of Finance
Cadastral number	0500 011 1805
Property use/type	Building is an object of public interest
Area of land, m ²	8190
Area of buildings, m ²	-
Notes	SJSC "State Real Estate" continues to manage the property*
Property Assessment	Good

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