



LATVIA REAL ESTATE INVESTMENT

# Gaismas *Senior Residence.*

A Latvian real-estate investment opportunity in the redevelopment of Gaismas Senior Nursing and Retirement Home — securing five-year EU residency, with full Schengen mobility, for the entire family.

FROM

€67,000

EU RESIDENCY

5 Years

PROCESSING

2–4 mo.

SENIOR NURSING & RETIREMENT HOME  
REDEVELOPMENT

Gaismas ·  
Spūnciems

## THE OPPORTUNITY

# A Latvian real-estate investment, *with European residency.*

Gaismas is the redevelopment of a flagship senior nursing and retirement residence in Spuņciems, Latvia — and a qualifying real-estate investment for the Latvian residence permit programme.

Investors participate in the redevelopment of Gaismas through Latvian company shares, securing a five-year EU residence permit for the entire family while contributing to a tangible, operating real-estate asset.

The project is located in Spuņciems village — ten kilometres from the resort city of Jūrmala and thirty kilometres from Rīga — set between the Baltic Sea coastline and Babīte Lake.

Two participation routes are offered: a straightforward €67,000 Company Share investment with the option to sell the share after five years, or a €97,000 package that secures full ownership of a private suite within the residence.



5

YEAR RESIDENCE  
PERMIT, RENEWABLE

27

EU SCHENGEN  
COUNTRIES ACCESS

33m<sup>2</sup>

AVG. SUITE SIZE  
(28 – 43 M<sup>2</sup>)

0

DAYS REQUIRED  
PHYSICAL STAY

## THE RESIDENCE

# A flagship address *between sea and lake.*



## Location

Set in Spuņciems village, ten kilometres from the resort town of Jūrmala and thirty kilometres from Rīga. The site sits between the Lielupe river (750 m) and Babīte lake (650 m) — close to the Baltic Sea coastline.

## The Architecture

A modern senior nursing and retirement residence rebuilt with contemporary materials and architectural forms. Insulated façades clad in ceramic panels, raised steel roofing, and balconied living spaces — designed for comfort, light, and accessibility.

## Amenities

The residence includes a pool and spa centre, restaurant and winter garden, gym and yoga studio, library, prayer room, event hall, hobby rooms, on-site pharmacy, full medical centre and therapeutic gardens.

TWO INVESTMENT ROUTES

# Choose the structure *that fits you.*

Both options qualify the principal applicant, spouse, and children under 18 for a five-year EU residence permit. Each is all-inclusive — investment, state fee, and processing combined.

OPTION 01 · COMPANY SHARE

LOWEST ENTRY

## Gaismas Real Estate *Company Share.*

A straightforward business investment in the redevelopment of Gaismas senior retirement home. After five years, your €50,000 share may be transferred or sold to a third party to recover the capital.

€67,000

ALL-INCLUSIVE — FAMILY INCLUDED

Company Share Investment	€50,000
State Fee	€10,000
Associated Expenses	€7,000

- ◆ Instant 5-year EU residency with biometric ID cards
- ◆ Share transferable to a third party after 5 years to recover €50,000
- ◆ Maximum 10 investors per company · company is taxed in Latvia
- ◆ No annual returns paid · capital recovery via share sale

OPTION 02 · SINGLE ROOM OWNERSHIP

ASSET-SECURED

## Full Real Estate *Suite Ownership.*

Ownership of a defined private suite within Gaismas, secured through company shares. Investment is non-refundable as the real estate fully covers the investment value, with projected income once operational.

€97,000

ALL-INCLUSIVE — FAMILY INCLUDED

Direct Investment	€50,000
Real Estate Allocation (post-approval)	€40,000
State Fee	€10,000
Associated Expenses	€7,000

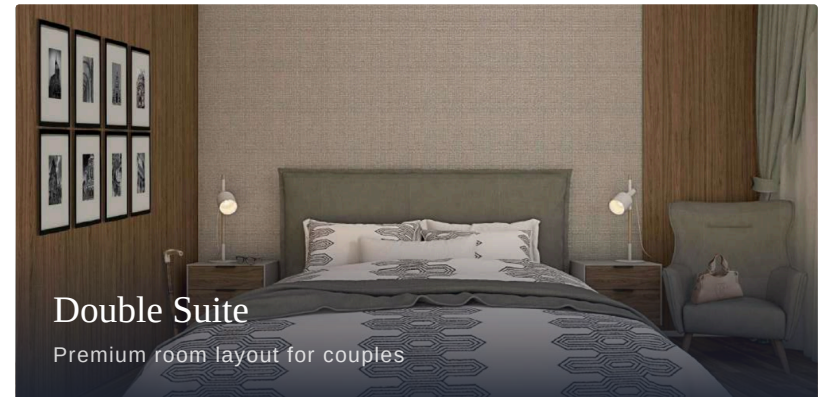
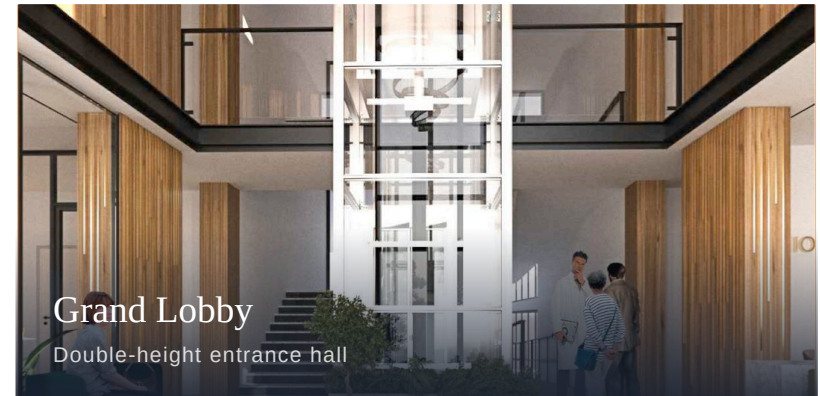
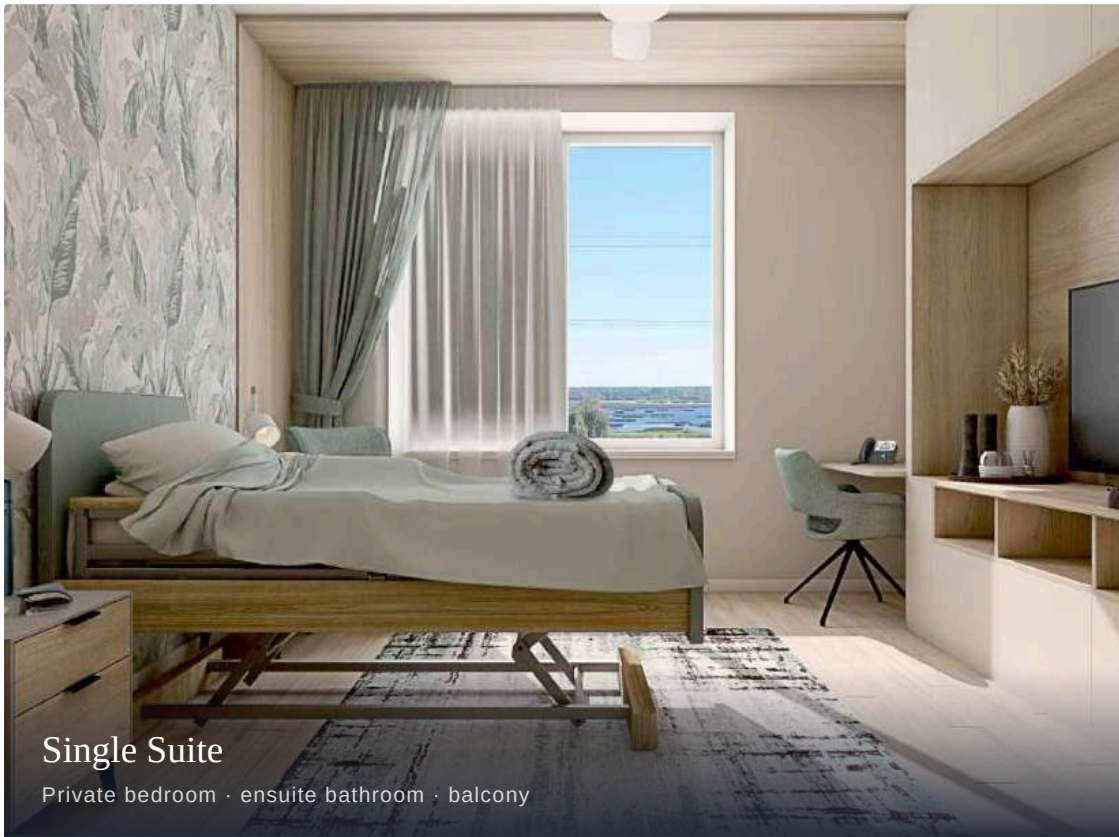
- ◆ Defined suite ownership via company shares (28–43 m<sup>2</sup>, avg. 33 m<sup>2</sup>)
- ◆ Projected returns of 4.5 – 6.5% once fully operational
- ◆ Latvian residential address secured for the family
- ◆ Shares are non-refundable · investment value covered by the asset

Both options · Processing time approximately 2–4 months depending on nationality · 5-year residence permit, renewable · no physical-stay requirement · if no real-estate option is chosen, an annual stay-fee applies (€1,000 main applicant, €800 spouse, €600 per child).

INTERIORS

# Crafted spaces, *quietly elegant.*

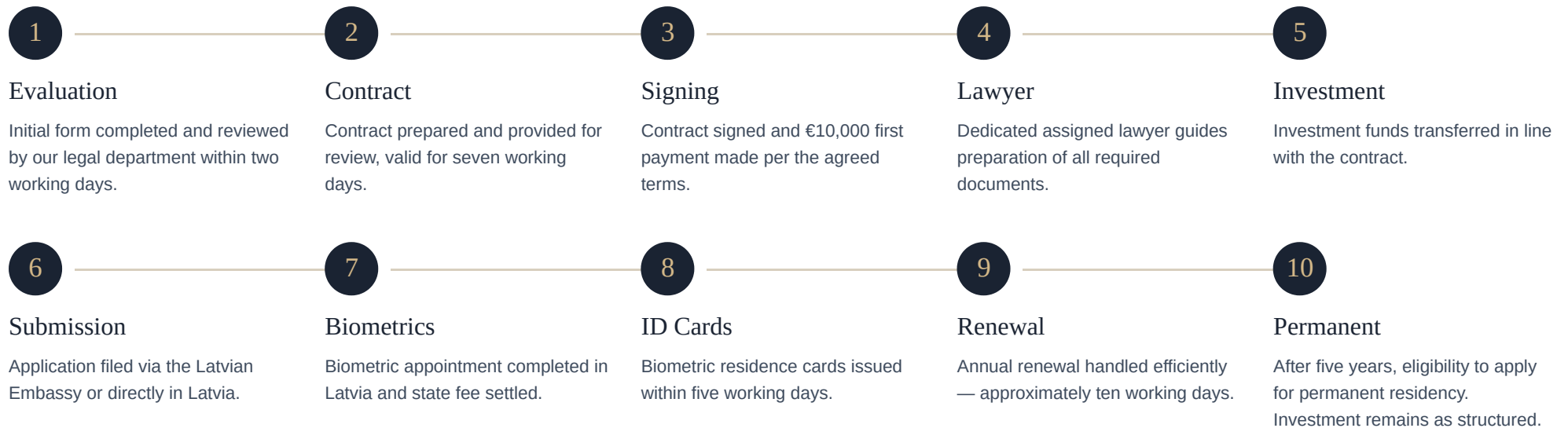
From the double-height lobby to private suites, every interior is designed for warmth, comfort, and timeless appeal — finished to international standards.



THE JOURNEY

# Ten clear steps. *One outcome.*

A structured process managed end-to-end by our Latvian legal team. Typical processing time is two to four months from contract signing, depending on nationality and document readiness.



## Processing time: 2–4 months

From the moment your contract is signed to the issuance of your biometric residence cards. Timeline varies based on nationality, document readiness and embassy scheduling.

## WHY THIS PROGRAMME

Designed for *international families*.**I** No physical-stay requirement

Latvia is one of the few EU jurisdictions where you retain residency without an obligation to live in-country — ideal for global families.

**II** Schengen mobility

Biometric residence cards grant free movement throughout the twenty-seven Schengen member states for the entire family.

**III** Asset-secured structure

Unlike paper-only programmes, your funds are placed against ownership shares in a tangible, operating real-estate asset.

**IV** Future relocation flexibility

Optional relocation to Latvia at any point — your residential address is secured from day one.

**Your *family*,  
included.**

A single application covers the principal investor, their spouse, and dependent children under eighteen years — each receiving a biometric residence card.

Main applicant **Included**

Spouse **Included**

Children under 18 **Included**

Adult children & parents **Separate application**

Adult children, parents, siblings and grandparents may join through a separate qualifying investment under the same programme structure.

# Your European residency, *begins here.*

If you and your family are considering long-term mobility within the European Union, the Gaismas programme offers a structured, lower-entry route to EU residency — with the added security of a tangible real-estate asset.

## Next steps.

- I Request and complete the evaluation form
- II Eligibility review by our legal team within two working days
- III Optional meeting with our Latvian office — by request
- IV Contract review, signing, and onboarding

### CONTACT

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