

Jurmala is the resort that attracts with its originality – the beach, the sea, pine forest – and still it is not all. Jurmala could be easily called the sightseeing of the country.

With the coming of summer season the rental market in Jurmala becomes more active and the supply exceeds the demand. The most provident start thinking about the property rent beforehand – at the end of winter when the potential tenants have wide choice of variants and prices are more comprehensible.

The most demandable objects are the houses and apartments located close to the sea. Usually there are being preferred the objects of 120m² with 2-3 bedrooms.

Property long-term rent prices (1 year and longer) significantly differ from those for summer season. Summer season could achieve 5 months – from May till September and the price would be more accessible. The property owners do not especially like to divide the summer season into months and to have a few tenants during this period. In spite of that if the apartment has been rent just for a month then highest prices would be in July, especially during the New Wave period when the prices could achieve absolutely unbelievable level.

AmatEURs of rest in Jurmala could be divided into 2 categories: those who prefer “parties“, it means maximally close property location to the active life – Majori, Jomas and Dzintari concert hall (usually these are Dzintari, Majori, Dubulti), and those who prefer silence and far from the Center of Jurmala (Lielupe, Jaundubulti, Melluži, Vaivari).

Exclusive houses. Usually the exclusive houses in Jurmala are located on the first line from the sea – it is expensive property with qualified repair, well-groomed garden, sometimes with the swimming-pool. Also the houses that are located along Lielupe, often with their own way out to the river, belong to this category. Besides the location, the benefits of these houses are also the neighbours, silence around and highly developed infrastructure. The rent prices of the exclusive houses in summer season are 5 000 – 12 000 EUR/month. In spite of the prices level, the demand of this property category is high. Predominantly, this type of houses is being preferred by foreigners, often from Russia, public people and celebrities.

Well-equipped house in front of the sea. The location of the property regarding the sea has the significant influence to the price. Relatively, it is important whether the object is located between the sea and rail road or between the rail road and the river. The demand for well-furnished houses is also high and again the supply exceeds the demand. During the summer season houses rent prices could fluctuate from 1 500 to 5 000 EUR/month, depending on area, rooms' quantity, repair quality, garden availability, infrastructure development and location relatively to the sea. Usually the houses in Bulduri, Dzintari and Majori are more expensive. These houses prefer both local inhabitants and middle class visitors, who love to spend summer on the fresh air. Usually these objects are being preferred by families with children.

Wooden houses. Wooden houses in Jurmala predominantly are old, often these are summer cottages where no one lives in winter time. The prices for that type of property are reasonable – depending on the house condition, area and location the prices could fluctuate from 400 – 800 EUR/month for 2-3 rooms house with the area of 80-120m² till 1 500 – 2 000 EUR/month for the house with 130 – 200m². As close the summer house would be located to the sea and Dzintari concert hall, as higher would be the price.

Apartment rent. The prices for the apartments' rent, the same as the prices for the houses rent, highly differ depending on period, location, area and house type. Mostly there are preferred houses in new projects with 2-3 bedrooms, qualitative furnishing, terrace and more often on the sea-side. The supply of this type apartment is limited, but the demand is high. The prices for this type of apartments for long-term rent fluctuate in limits of 700 – 1 300 EUR/month. The owners of the apartments in new project houses, who offer their apartments for summer season, rent their property for the price 1 500 –

4 000 EUR/month. In spite of the prices, the property is being rent very fast and there are almost no offers on the market. The most demandable and expensive are the apartments in the new project houses that are located between the sea and rail road in Bulduri, Dzintari, Majori and Dubulti. The prices are insignificantly lower in Lielupe and Melluži near the sea, where it is quieter. This location is mostly chosen by those who prefer to be in silence and far from "parties", there would be calmly and would be less people on the beach. Apartments in new project houses near the river are chosen a little bit rare. In summer season the rental price for the standard-type house apartment fluctuates in limits of 350-700 EUR/month for 1-room apartment, 500-850 EUR/month for 2-rooms apartment and 450-1 200 EUR/month for 3-room apartment, depending on the apartment's condition, area, location and repair.

Apartment rent in Kauguri. Rental prices in Kauguri are lower than in the Center of Jurmala or Lielupe, Melluži, Vaivari. It is pretty quiet place that is located just in 15-20 minutes far from Center of Jurmala. The demand of apartment rent in Kauguri is temperate, more often Kauguri is being preferred by Latvian inhabitants. A lot of those who live in Jurmala during the summer prefer to buy food exactly on the market of Kauguri, but not in supermarkets. In summer season the rental price for the clean and nicely furnished 1-room apartment in standard-type house in Kauguri could achieve 150 EUR/month, the price for 2-rooms apartment fluctuates in limits of 100 – 200 EUR/month, for 3 rooms apartment - 200 – 300 EUR/month