

# WELCOME TO A BETTER WAY OF LIFE

**O**ur team is genuinely happy that you have chosen Saliena, and we hope that you will enjoy calling Saliena your home. You'll find that Saliena is a welcoming, safe, clean and wonderful place to live. Adults and children already enjoy all that our amazing community has to offer, with three international schools nestled among our manicured parks, forest-park, playgrounds and sporting areas.

A premium golf course, equestrian centre and designer shopping outlet add to the wide range of facilities on offer. On our doorstep we also have big shopping malls, the beaches and coastal resort of Jurmala, and the international airport – all within a 15-minute drive.



JURMALA GOLF ESTATE

**S**aliena has a unique living environment that we are very passionate about. All residents are involved in making Saliena the safest, friendliest and simply best place to live in Latvia. To keep such high standards, we have created some friendly guidelines, with enthusiastic input from our residents. **So, as our new resident, we'd like to introduce you to the Saliena way of life:**



All residents enjoy their privacy, and are therefore careful to stay within their own territory and parking space, and respect their neighbours.



Noisy behavior is prohibited in Saliena **from 21:00 to 07:00** Sunday to Thursday and **from 23:00 to 09:00** on Fridays and Saturdays. It is forbidden to use motorized auxiliary equipment (e.g. lawn mowers) on Sunday.



Saliena is a residential zone area that has a speed limit of **20 km/h**, except in places where other conditions apply in accordance with road signs.



Saliena has built ample parking areas for residents and their guests to use, and these are the only parking areas available. They are managed by **EuroPark Latvia**.

All residents consult Saliena's experienced team before starting any construction work or external property modifications. Project approval is required to ensure that any work doesn't negatively impact the architectural environment and the neighbourhood.



The use of grills and open fires on the terraces and balconies of apartment buildings is prohibited. Saliena apartments residents are invited to use the BBQ and bonfire areas at the **Saliena BBQ Park**.



Terraces and balconies are used by the residents of Saliena for leisure activities. It's prohibited to use them for drying clothes or as a storage.



Our residents enjoy keeping pets, and they take care to not disturb neighbours with excessive barking, aggressive behaviour or invasion into neighbouring property. We require that pet owners clean up immediately after them, dogs outside the house are constantly on a leash, and all dogs and cats wear ID collar.



Occasionally when a resident does not adhere to the community standards, this is quickly stopped by imposing a written warning or appropriate fine.

[Full information about Saliena rules is available here ▶](#)

# JGE Support app

**E**xclusively available to Saliena Residents Club members, this app provides a quick and easy way to communicate with the support team at Jurmala Golf Estate. Designed to make your life easier, the app is both a tool and a valuable resource.

Using the app as a tool, you can report and track any issues or concerns regarding life in Saliena, submit your monthly meter readings, manage and pay your invoices, order various services, and even participate in polls.

Using the app as a resource, you can keep up with the latest news, announcements and information about Saliena, and even obtain pinpointed local weather forecasts. The app also cleverly acts as a virtual Saliena Residents Club card, so the club's great benefits are always available at your fingertips.



# Security service

**S**aliena is protected by its own video surveillance system, which operates 24-hours a day throughout the territory. This security service provides video monitoring of the main roads and Recreation Zones, and provides several weeks of video footage archive and administration.



The idea of 'Neighbourhood Watch' is widely adopted by Saliena residents, ensuring the collective safety of everyone. Neighbours on each street agree to stay vigilant and watch

over their own and neighbouring properties. We advise you to immediately call the **Police (phone 112)** if you have any suspicions that something is amiss.

Saliena also provides a road barrier security system, which operates from **23:00–06:00** daily. At this time, the residential area of Saliena is closed with barriers. Access to the territory is provided from the roundabout on Priedaines iela. Residents can open the barrier with their Saliena Residents Club card. For the convenience of residents, there is also a remote-control system for barriers, which allows to open the barrier remotely, thus providing access for guests, taxis and delivery services during a night if needed. For security reasons, opening the barrier will only be possible when calling from phone numbers registered in the Jurmala Golf Estate database.

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In order to register your phone numbers in the database, please send to the email address [pm@jge.lv](mailto:pm@jge.lv):

- the address of your real estate in Saliena
- mobile number
- full name of the mobile number owner

# Parking in Saliena



**S**aliena's parking facilities are organized with separate zones for residents and for guests. Private parking spaces are provided for residents' use only, and these require a permit to be displayed in the car window (clearly displayed to allow scanning of the bar code).

## Guest carparks are located:

- at Salienas iela next to the Garden Park
- at Jūras iela 1
- next to the playground at Baltā iela
- at the end of Zilā iela, Zaļā iela and Sloku iela
- at Mārtiņa iela



**Guest parking** is operated by Europark, and can be paid for via Mobilly App or SMS using **SE** zone code.



**Parking for motorcycles** is located at Jūras iela 1, with a special zone code **SEM** for motorcycles.

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If your private parking space is occupied by another car, please

- 1) take a photo of the car in your space
- 2) park your car in the Europark guest parking
- 3) send your payment document and photo to email address [pm@jge.lv](mailto:pm@jge.lv)

The parking cost will be reimbursed in your next invoice from Jurmala Golf Estate.

# Public utilities

We kindly request you to contact **Jurmala Golf Estate** or the relevant public utility service provider in regard to problems with the respective service. You will find the relevant contact information divided between apartment and villa owners below.

	Apartments	Villas
Power supply	Jurmala Golf Estate SIA	AS Sadales tīkls
Gas supply	AS Gaso	AS Gaso
Water supply and sewerages	Jurmala Golf Estate SIA	Jurmala Golf Estate SIA
Garbage disposal	Jurmala Golf Estate SIA	SIA Eco Baltia VIDE
Telecommunications (Internet, TV, phone)	SIA Tet	SIA Tet

## Damage and emergency applications

Supplier	Client line	E-mail
Jurmala Golf Estate SIA	<b>+371 2787 1000</b>	<a href="mailto:pm@jge.lv">pm@jge.lv</a>
AS Sadales tīkls	<b>8403</b> For calls from abroad: <b>+371 6772 7403</b>	<a href="mailto:st@sadalestikls.lv">st@sadalestikls.lv</a>
AS Gaso	<b>155</b> For calls from abroad: <b>+371 6704 1818</b>	<a href="mailto:info@gaso.lv">info@gaso.lv</a>
SIA Eco Baltia VIDE	<b>8717</b>	<a href="mailto:babite@ecobaltiavide.lv">babite@ecobaltiavide.lv</a>
SIA Tet	<b>177</b> For calls from abroad: <b>+371 6700 0177</b>	<a href="mailto:tet@tet.lv">tet@tet.lv</a>

# Recycling

Recycling is becoming more common in Latvia, and Saliena has installed containers for glass and clothes, at the locations below:

**Glass** - at Baltā iela and Mežaparka iela

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**Clothes** - at Baltā iela and Jūras iela 1

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**Paper/cardboard/plastic** - located in Pinki at Rīgas iela 1

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Saliena residents can also obtain individual sorting waste containers.

[For detailed information ►](#)

# Local infrastructure

You can find the following infrastructure objects in the centre of Pinki:

- Grocery stores and specialized stores
- Several pharmacies
- Solarium and hairdressers
- ATM
- Florist shops
- Post office
- Health centre “Svīre plus”
- Medical clinic “Good Life Clinic”
- Dentist clinic “Sol Risa”
- Café
- Omniva and DPD Parcel services

# Rescue service

The rescue service phone number is **112** (This phone number provides you with access to all emergency services: police, fire fighting - rescue service, emergency medical service, etc.)

## Sport

**S**aliena residents enjoy a huge range of sporting activities, with something to suit everybody. Our **Forest Park** has been laid with specially designed jogging trails, for fitness training or leisurely walks. We also provide table tennis facilities in our **Saliena Garden Park**, as well as basketball, a training football field and outdoor gym next to the playground on Balta iela. The equestrian centre and the golf course provide additional facilities available to residents, including clubhouse, restaurant and hotel.

Winter sports include ice hockey and ice skating at Inbox.lv. The nearby Pinki sports centre has a swimming pool, volleyball, floorball, football, basketball, aerobics and more. Pinki also has water-skiing and beach volleyball at its reservoir, as well as skateboarding and a BMX skate-park next to the Babites secondary school.

## Municipality

**A**ccording to the administrative territorial division, Saliena is part of the Pinki (Piņķi) residential area located in Babite Parish (Babītes pagasts) of Babite District (Babītes novads). Thus, your new address is: Pinki, Babites pagasts, Babites novads, LV-2107, Latvia. Babite District Council is located in Pinki at Centra iela 4. Its website [www.babite.lv](http://www.babite.lv) provides information about the municipality, topical news, education, cultural activities and sporting events.

All Saliena residents with a Latvian ID number (personal code) must declare their place of residence using their property ownership or rental address. In order to declare your place of residence in Saliena (Pinki), you need to submit your application through [www.latvija.lv](http://www.latvija.lv) or please contact Babite District Council (call **+371 6791 4345**).

# Education

Saliena is home to three new and prestigious international schools, with several Latvian schools and kindergartens within walking distance. Established in 1994, and located in Saliena since 2011, the **International School of Latvia** (ISL), offers lessons in English, following the 'International Baccalaureate' (IB) programme, for children aged 3-19 years. Its international team of teachers originate from countries such as Canada, USA, Austria, and UK.

The **Exupéry International School**, opened in 2016, offers students aged 7-16 the Latvian national curriculum, as set by the Latvian Ministry of Education, combined with the very best practices offered by various European and global educational systems. It also has a preschool for children age 2.5-6 years.

In September 2017, **King's College Latvia** opened, becoming the first British Curriculum School in Latvia. Founded by the international educational institution King's Group, the school caters for children aged 2-18 years.

For a local Latvian education, there is municipal kindergarten '**Saimīte**', private kindergarten '**Vinnijs**', and the municipal secondary school. A new purpose-built music school and sports centre are also located nearby.

## Shopping

Saliena is home to the **'Via Jurmala Outlet Village'**, a superb shopping facility offering the 100 most famous luxury labels at affordable prices. They offer discounts ranging up to 70% on world-famous clothing brands, with a range of price entry points. With a unique concept and architecture, this open-air outlet has vivid Mediterranean style streets, bustling with cozy cafés and restaurants as well as the superb shopping opportunities.

Opportunities for shopping and entertainment are found at **'Spice'** shopping mall, just a 10-minute car or bus ride away. About 200 stores at Spice and Spice Home offer everything you need for fashion, hobbies, home, furniture, gifts, health and more. In addition, Spice offers cafés and restaurants, such as Lido, Vairāk saules, Gan Bei and more. Children can enjoy their time in the amusement area or Lido Play Town.

## Public transport

Saliena is conveniently linked to Riga town centre by public transport. Please take bus route **#4** or **#32**. The closest bus stop is a 3-minute walk from Saliena, and buses run every 15–20 minutes, 3–4 times an hour. Babīte Railway Station is a 10-minute drive away. Saliena is also connected to the bicycle path which runs from Rīga to Jūrmala.

# Property management services

**O**ur property management team 'Jurmala Golf Estate' provides full support to residents with investment properties. We work with top real estate brokers and the three international schools to quickly find fully vetted tenants, who are cross-checked in the Latvian database of debtors. Our lease agreement also firmly protects landlords, offering true peace of mind and healthy return on investment.

We take care of any issue that may arise during the tenancy, by providing a designated contact person, who deals with utilities service providers, as well as any requests, queries, recommendations or complaints. This also includes regular property inspections.

Our landlords are guaranteed to receive their rental income, regardless of whether the tenant has paid. We have a well-established payment control system, and take immediate action in case of non-payment by a tenant. When the tenancy ends, we carry out a full inspection, and any incurred damage costs are recovered from the tenant.

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For services ordering, please, contact us by calling **+371 6714 6321** or via e-mail: [pm@jge.lv](mailto:pm@jge.lv)