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in real

**INREAL** IS A TRADEMARK OF AN IDEA,  
WHICH GIVES SPARK TO UNIQUE PROJECTS,  
BASIS FOR PROFESSIONAL SERVICES,  
AND ADDED VALUE TO BUSINESSES,  
CLIENTS, AND PARTNERS.

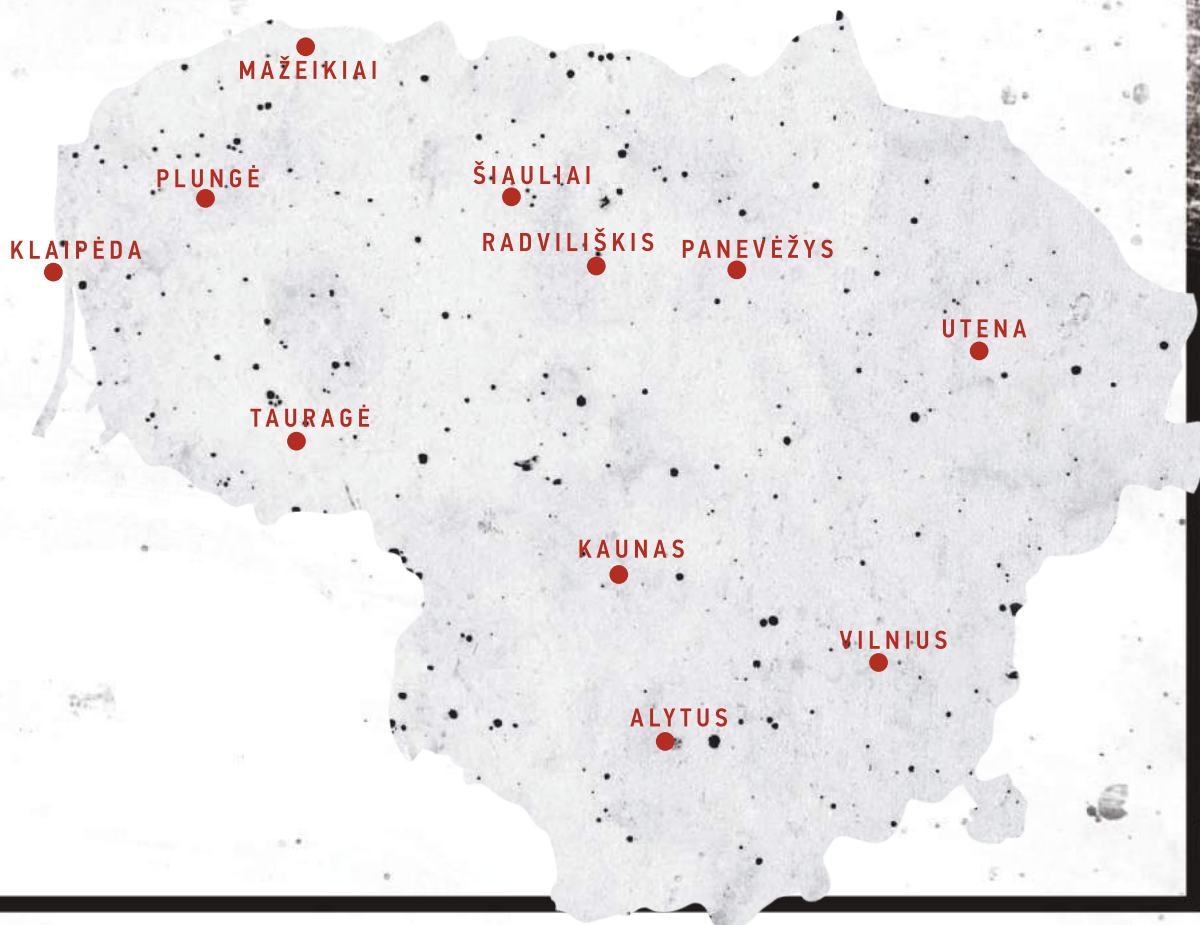
**INREAL** POSITIONS CREATIVITY AS A CORE  
VALUE IN THE DYNAMIC BUSINESS WORLD.



# INREAL SERVICES

**INREAL** GROUP COMPANIES HAVE BEEN OPERATING SINCE 1994 AND CURRENTLY HAVE MORE THAN 20 YEARS OF EXPERIENCE IN THE FIELD OF REAL ESTATE.

THE COMPANY DIVISIONS ARE ESTABLISHED IN **11** CITIES IN LITHUANIA THUS ABLE TO PROVIDE SERVICES ACROSS THE ENTIRE COUNTRY.



# RE MARKET ANALYSIS

## FIND THE BEST SOLUTION

The synergy of the majority of RE competencies accumulated by **INREAL** enables to accomplish reliable and detailed analysis of the market, separate segments or projects. Our competencies and experience allow us to answer the questions of our clients regarding the most successful RE project in each specific case, the direct competitors of the client (current and future), and the most suitable project pricing strategy.

Our clients and partners are state property managers, RE developers, as well as Lithuanian banks and financial institutions.

# CONSULTING AND BROKERAGE

SYNERGY EFFECT, WHEN **2 + 2 = 22**

**Our goal** is to keep our clients satisfied and close real estate deals in a lawful, orderly manner. INREAL team uses an extensive experience of certified professionals, databases which have been accumulated for more than 20 years and continuously updated, as well as a wide range of competencies in the field of RE analysis, development, valuation, sales management, marketing, communication, cadastral measurements, etc.

The synergy of its activities and wide geographical coverage enables INREAL to intermediate in the largest and most complex sale transactions in Lithuania – both in the public and private sectors.

INREAL is a member of the Lithuanian Association of Real Estate Agencies (*lith. Lietuvos nekilnojamojo turto agentūrų asociacija – LNTAA*). Our employees are certified under the LNTAA certification programme.



# VALUATION



## A VIEW THROUGH THE RE MICROSCOPE

**INREAL** team of valuers offers professional, precise, objective, confidential and fast property and business valuation services. We are able to provide reports of various scope and complexity, based on the individual needs of our clients.

Our valuation reports are acknowledged by Lithuanian banks and financial institutions. The annual value of the assets valued exceeds EUR 700 million.

INREAL is actively involved in the activities of Lithuanian valuator associations; our employees are members and chairpersons of the committees and commissions of these organizations, as well as members of the Court of Honour of Property or Business Valuers. Audrius Šešplaukis, the head of valuation department at INREAL, in 2014 and 2017 was elected as the president of the Lithuanian Association of Property Valuers for a three-year term.

# RE MANAGEMENT

## ATTENTION TO DETAILS WHILE SEEING THE WHOLE PICTURE

Our extensive experience and a professional team enables us to offer exceptionally high quality real estate management services to our clients. We recommend the most suitable strategy, help to implement it and make sure that the efficiency and profit of managed property will improve.

Trust the management of your property to us and forget all your worries about tenants, accounting, agreement management, etc.

We manage not only residential and commercial buildings, but also over 2000 ha of land plots. We have many years of experience in the management of land lease, purchase and sale processes.





## SOMETHING WE ARE PROUD OF

We have implemented over 50 various  
real estate projects  
over a period of more than 20 years.

**INREAL** is a member of the Lithuanian  
Real Estate Development Association (LNTPA).





LABAS, JŪRA!

## home by the sea

"Labas, Jūra!" – a unique complex developed in the Curonian Spit (Žaliasis kelias 8, Juodkrantė (Neringa)) in 2016-2018. Six buildings located on the seashore smoothly blend into the natural dune landscape. The 2 and 3-storey buildings include residential and holiday apartments with an area of up to 280 sqm. The total area of the project is 1.9 ha.

The architectural composition of the project "Labas, Jūra!" was inspired by the historical heritage and natural landscape. Most of the ancient villas in the Curonian Spit have typical vertical wooden structural or decorative elements. The vertical structures of the buildings, their rhythm in the natural dune landscape and the waves of the sea have become the architectural "key" of the project. The openwork facades of the buildings have several depths: a wooden net on the surface, a deeper layer of glass and blinds, and the third layer includes the visual plan with terraces and balconies.

Architect – Adomas Šablevičius  
(G.A.L. Architektai).







## Dangės krantinės

*- when the river is so close that you can hear its flow -*



AUTENTIŠKA

Architect Ramunė Staševičiūtė

"Dangės Krantinės" – a conversion project developed in 2016-2018 on the bank of the River Danė (Dangė), in the old town of Klaipėda (Turgaus str. 37A). The 18-19th century warehouses of fachwerk architecture were restored-reconstructed in order to adapt them to the needs of the modern society. The project consists of 13 holiday and residential apartments, as well as 4 commercial premises. "Dangės Krantinės" shares its area with the "Danės Užutėkis" project that was previously also developed by INREAL. This location has a deep and rich history, therefore its conversion completed the restoration of this charming part of the old town of Klaipėda.

The Dangė (Danė) river quay is considered to be the backbone of Lithuania's port city around which the city developed, grew and changed. The internal wood frame structures, which are protected as cultural heritage, were restored in order to bring the old building back to life. They also became unique elements of the interior.

In 2017, INREAL was awarded as the National Winner of the European Business Awards for the project "Dangės Krantinės". On the same year, the project was awarded the Certificate of Authenticity. Authenticity assessment of real estate projects is conducted by the Department of Cultural Heritage under the Ministry of Culture and Lithuanian Real Estate Development Association.







## DANĖS UŽUTĖKIS



*A combination of luxurious life and leisure*

"Danės Užutėkis" – a unique multifunctional project developed in 2012-2014, in the old town of Klaipėda (Turgaus str. 37). The location of this project has special historical, cultural and strategic significance to the port city of Lithuania.

The classically modern building effortlessly blends in with the architecture of the old town of Klaipėda. "Danės Užutėkis" consists of 20 residential and holiday apartments, as well as 5 commercial premises.

The shape of the building replicates the defensive fortifications of the old town. Copper plates were used for the wall decoration of "Danės Užutėkis". The architectural solutions of the building reveal the contours of St. John's Church which stood here in 1562-1706. Darker paving stones recreate the size of the church and its tower. Stairs were formed which descend to the building and create the illusion of a church entrance. The floor colour of the new building replicates the size and contours of the 15-16th century St. John's Church, as well as imitates the foundation of the church tower, well and old floor fragments.

In 2016, INREAL was awarded as the National Winner of the European Business Awards for the project "Danės Užutėkis".



Architect Ramunė Staševičiūtė







## KOPŲ VĖTRUNGĖS

*Watch the sun rise from the lagoon and sunset into the sea...*



Architect Adomas Šablevičius (G.A.L. Architektai)



In 2016, INREAL was awarded as the National Winner of the European Business Awards for the project "Kopų Vėtrungės". According to the readers of the Irytas.lt news portal, "Kopų Vėtrungės" project was the most attractive building in 2014.

"Kopų Vėtrungės" and "Nidos Rytys" projects were developed in 2013-2015, in the beautiful Curonian Spit National Park, protected by UNESCO (Purvynės str. 65 and 67, Neringa). Three two-storey houses with mansards – Rytys (East Wind), Pietys (South Wind) and Vakaris (West Wind), sheltered by the dune slope, harmoniously blend into the subtle and delicate Neringa landscape. The buildings include 50 residential and holiday apartments with an area ranging between 24 and 67 sqm with balconies, terraces and courtyards.

"Kopų Vėtrungės" and "Nidos Rytys" buildings became exemplary projects for the restoration of the northern district of Nida (former public utility area of the town). This area required changes for some time, because warehouses and garages were no longer needed here. One of the main architectural and constructional tasks of the projects was to preserve the style of the old architecture of Neringa.

Larger glass surfaces were covered with wooden beams using vertical forging and shutters typical to the facades of Neringa. In the territory of the project there is a sculpture depicting a weather vane – the cultural symbol of the seaside which was built by the weather vane craftsman Vaidotas Bliūdžius.







Readers of the 15min.lt news portal selected "Marių Verandos" as the best project of 2017.

"Marių Verandos" project was developed by INREAL in 2016-2018, in the Curonian Spit National Park, protected by UNESCO (Pervalkos str. 15, Neringa). The area of "Marių Verandos" is on the very coast of the Curonian Lagoon and consists of four buildings with mansard, named Nagliai, Smiltynė, Agila and Pilkopė. They were named after the old villages of the Curonian Spit whose residents settled in Pervalka in order to escape the shifting sands. The total area of the project is 37 ares.

"Marių Verandos" project consists of 26 residential and holiday apartments with an area ranging between 24 and 80 sqm with balconies, terraces and courtyards.

The idea of "Marių Verandos" is related to the history of the architectural development of Neringa. In the middle of the XIX century, residents of East Prussia and Germany began spending their holidays in this area. In order to increase the attractiveness of the apartments for rent, the residents of Neringa began to ornate their modest little homes, decorate verandas. In this project, however, verandas took on a more modern transformation – as if they had risen off the ground and became skylights-verandas.

The colours of "Marių Verandos" were "borrowed" from nature: moss, sand, water, berries, mushrooms and sea pebbles.



**MARIŲ  
VERANDOS**

*Spacious time by the Curonian Lagoon*



Architect Gintaras Prikockis







*Wishing you FAIR WINDS since 1936*



Smiltynes Yacht Club – a shipping, recreation and entertainment complex established in the Curonian Spit National Park, protected by UNESCO. The complex is located in Smiltynės str. 25, Klaipėda.

The development of Smiltynes Yacht Club was carried out in two stages between 2015 and 2017. The complex has been completely renovated over the period of three years. The former hotel and the small boatyards were reconstructed into a 3\* PLUS APARTMENT HOTEL. Smiltynes Yacht Club can accommodate up to 140 adult guests. The boat storage facilities were transformed into three halls for conferences, entertainment events and concerts. The renovated complex area can hold up to 2000 people. Smiltynes Yacht Club includes a bar and a restaurant, as well as offers various services and entertainment for its guests and visitors.

Smiltynes Yacht Club welcomes and keeps yachts and boats of various sizes in the port throughout the year. Two fully renovated basins offer 65 places for berthing yachts from 3 to 15 meters long. All the additional necessary services are offered for its guests and visitors.

In 2017, INREAL was awarded as the National Winner of the European Business Awards for the Smiltynes Yacht Club project.





HIGHWAY – a business centre located in the developing western part of Vilnius (Savanorių Ave. 178A) and developed-reconstructed by INREAL in 2016. Geothermal heating and cooling technologies, innovative auto-controlled cooling system, modern engineering systems and flexible space division possibilities were implemented in the project. The business centre received an A+/A energy efficiency rating after the reconstruction. The total area of the business centre is 4600 sqm.





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