ECO COZY

Residential development
Investor overview

SIA ECO COZY / 2026



CONCEPT RENDERING

Ozolnieki

Nine homes. Owned land.
Development starts Q1 2027.

Timber homes and villages in Latvia

Residential design & construction

COMPANY HISTORY

2

Years in operation

CORE TEAM

3

Employees

OUTSOURCED CAPACITY

≈20+

Additional outsourced workers

Mārupe / Ādaži / Carnikava / Ozolnieki

Home delivery

2025 / COMPLETED

2

Two homes completed in 2025.

2026 / YEAR-END PLAN

8

Five completed so far.
Three more scheduled by year-end.

The nine planned homes in Ozolnieki are additional to the 2026 programme.





02 / OUR OFFERING

Timber homes. A+ ambition.

Timber-home design, construction and finishing.
Planned homes: 200 m² interiors, fully furnished.

A+ certified on a previous home.
A+ is the target for the new Ozolnieki homes.

Energy-efficient homes may qualify for preferential mortgage terms, subject to building performance and lender assessment.

EXTERIOR + INTERIOR CONCEPT RENDERINGS

Warm interiors. Natural materials.



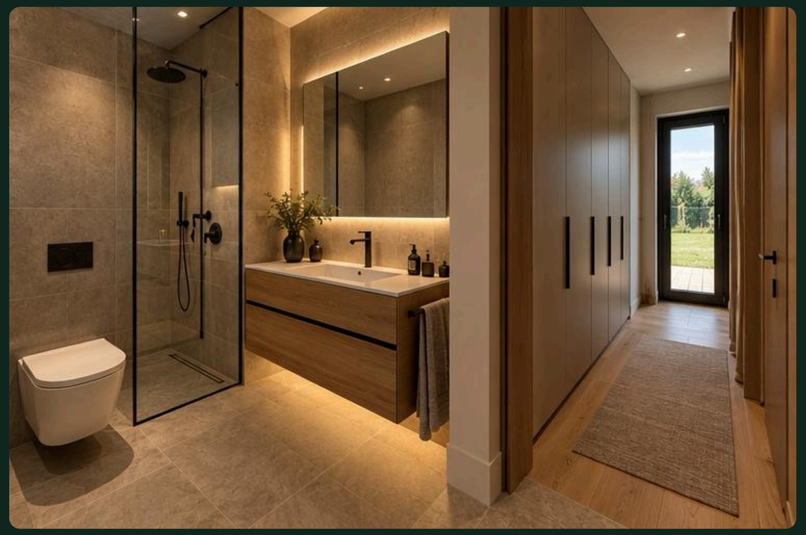
LIVING & DINING

Open-plan spaces and wide glazing bring light into everyday living.



BEDROOM

Timber tones and soft textures create a calm, warm atmosphere.



BATHROOM

Natural finishes and integrated storage continue the interior palette.

INTERIOR CONCEPT RENDERINGS · ILLUSTRATIVE FINISHES

Nine plots. One village.

OZOLNIEKI DEVELOPMENT

Nine planned detached homes on owned land.

200 m² interiors · fully furnished.
A+ energy target.

The parcel overlay shows the proposed village layout.



SITE PHOTOGRAPH WITH PARCEL OVERLAY

Garden residence

A single-storey home opening onto a private garden and timber terrace.

LOCATION / YEAR

Ciemats Rudzi, Carnikava.
Built in 2026

ARCHITECTURE

A pitched roof, vertical cladding and wide glazing shape a simple, modern home.

EVERYDAY LIVING

Direct terrace access connects the home with its landscaped garden and outdoor living space.







PROJECT PHOTOGRAPHS

Two-storey home

Timber warmth meets a distinctive dark-clad volume and garden-facing terrace.

LOCATION / YEAR

Ciemats Rudzi, Carnikava.
Built in 2026

ARCHITECTURE

Vertical timber cladding, contrasting metal finishes and full-height glazed openings.

EVERYDAY LIVING

Two levels of living space paired with a private terrace and a clear connection to the garden.







PROJECT PHOTOGRAPHS

Courtyard home

An L-shaped plan creates a sheltered outdoor setting between two wings.

LOCATION / YEAR

Ciemats Rudzi, Carnikava.
Built in 2026

ARCHITECTURE

Grey vertical cladding, dark pitched roofs and generous glazed openings.

EVERYDAY LIVING

The courtyard-oriented layout brings indoor living spaces into close contact with the garden.





CONSTRUCTION-STAGE PHOTOGRAPHS

Company figures in euros

Financial progress

METRIC	2025 / ACTUAL	2026 / CURRENT	2026 / FULL-YEAR PLAN
Turnover	€200k	€800k	€1.2m
Taxes	€10k	€70k	€120k
Profit before tax	€5k	€80k	€120k

Current reporting date: [add date]. Full-year figures are management forecasts.

€2.5–3m

PROJECTED REVENUE

€400–500k

PROJECTED PROFIT BEFORE TAX

Indicative management forecast for the nine-home Ozolnieki development.



Development milestones

COMPLETED

Land acquired in Ozolnieki.

January 15th 2027

Construction begins

December 15th 2026

Main Construction Materials Order

September 15th 2027

Furnishing begins

15th November 2027

Sale of properties begins

Marcis Zirdzins

Leading Eco Cozy’s next chapter.

Timber-home design and construction, supported by a focused core team and specialist partners.

Next focus: the nine-home development on owned land in Ozolnieki.

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Let’s discuss the Ozolnieki development

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