



|                  |                                  |
|------------------|----------------------------------|
| ID code:         | <b>2280</b>                      |
| Location:        | <b>Riga / Centre / Grostonas</b> |
| Type:            | <b>Apartment</b>                 |
| House type:      | <b>New project</b>               |
| Rooms:           | <b>3</b>                         |
| Floor:           | <b>22/23 Elevator</b>            |
| Size:            | <b>133.00 m<sup>2</sup></b>      |
| Heating:         | <b>Central heating</b>           |
| Sewage:          | <b>Municipal</b>                 |
| Water:           | <b>Municipal</b>                 |
| Internet:        | <b>Yes</b>                       |
| TV:              | <b>Yes</b>                       |
| Parking:         | <b>Yes</b>                       |
| Alarm system:    | <b>Yes</b>                       |
| Alarm system:    | <b>Yes</b>                       |
| Intercom:        | <b>Yes</b>                       |
| Terrace/Balcony: | <b>Yes</b>                       |
| <b>Price:</b>    | <b>To buy: 459 000 EUR</b>       |



## Description

An exclusive ready to live in 2 bedroom apartment with full finishing constructed to the highest standard situated on a quiet residential area in the centre of Riga on street Skanstes with overall area of 133 square meters. Apartment is conveniently located on the 22<sup>nd</sup> floor of the 23-story building. This fantastic apartment consists of 1 master bedroom, large living room with open plan kitchen and dining area, 2 bathrooms, 1 bedroom, corridor, a dressing room and a balcony. Fully equipped and finished with marble bathrooms. The apartment is equipped with modern amenities to ensure a decent quality of life. Exclusive furniture, bathroom fixtures and home appliances.

Project's vision. The future is created here – on Skanstes! Provisionally in the little constructed surroundings of the complex, there are obvious signs of the new centre of Riga City. One after the other, you see appearing the big complexes Rietumu Bank and DNB Nord Bank's new office building, Arena Riga and the Olympic Sports Centre. In the surrounding territory, for the needs of Rigans it is planned to build 2.5 thousand new apartments, and after complete finalization of the living district it will house almost 8000 people. It is forecasted that the district every day will be visited by around five thousand Rigans and guests.

In a distance of a pleasant walk there is all found that is necessary for daily life and leisure time – schools and kindergartens, pharmacy, public transport, food supermarket RIMI, as well as the Olympic Sports Centre, "Arena Riga" and the Old City with the widest cultural, entertainment and night life offer. A choice to go for an apartment in Skanstes Virsošnes is your choice to be in the centre!

Each apartment has a closed, glazed balcony or terrace, from which the city panorama can be watched. An advantage for terrace owners is closed and partially-closed glazing systems – tieback glass walls, which permit to open the terrace fully in warm seasons and furnish additional area for leisure in the cold months of the year. The terraces of the largest apartments are starting from 20 m<sup>2</sup> up to even 100 m<sup>2</sup>. All four houses are mutually connected with two-storied car parking lots, and each apartment owner has a guaranteed place for at least one car. Totally this parking lot plans places for 620 cars. By using the covered parking lot, you will have a possibility to get to job in cold weather, wind or slush without suffering from the weather conditions. By caring about daily needs, a place for temporary parking of a car at the houses is planned. In order to avoid load to interior yards of the houses, entry into the houses both from J. Daliņa, as well as Grostonas Streets are restricted by barriers.

The housing complex has a video surveillance system, which supervises the whole perimeter of the complex, both levels of closed car parking lots and main entries. Barriers on the access roads protect the residents of Peaks from undesired visitors. In the main lobby of the house, there is an In-house Watchman at the central switchboard. All apartments have an inbuilt safety system installation, it remains just to choose the security company. For additional security, the central entry of the house is connected to each apartment by an extension to the watchman's phone. All



four houses are connected to each other by a greened terrace available only to the residents to the houses of 6000 m2 area. There are two children's playgrounds set on them for different age groups – so you do not need to worry, your children will not be able to run out on the street! When buying a property in a high-riser, purchasers naturally may have a question about the fire safety in the building.

**Julia Barsukova**

Sales and Investments Associate

GSM: +37129128323,

E-mail: julia@mgroup.lv