



ID code: **20826**  
Location: **Riga / Centre / Akas**  
Type: **Apartment**  
House type: **Renovated house**  
Rooms: **2**  
Floor: **2/7 Elevator**  
Size: **75.10 m<sup>2</sup>**  
Year built: **1909/2013**  
Maintenance: **0.60 EUR/m2**  
Internet: **Yes**  
TV: **Yes**  
Intercom: **Yes**  
**Price: To buy: 260 000 EUR**



### Description

We offer for sale a nice lux apartment, located on the 2nd floor. Very quiet, as the windows are facing the yard.

The apartment consists of living room connected to the kitchen (in the kitchen there is oven, induction hob, built-in hood, steamer, dishwasher, refrigerator, washing machine - all from MIELE). 1 bedroom with bathroom and a separate bathroom at the entrance of the apartment for guests. Flooring in the entrance hall, living room and bedroom – natural parquet, in the kitchen and bathroom area – collection of «Kerama Marazzi» tiles. Double doors, heated floors. The apartment is furnished and ready to move in.

The corner of Gertrudes and Akas streets, where Gertrudes 23/25 building is located, today is the center of Riga. The central location ensures that anything you need for a comfort of the city-living is just around the corner – schools, kindergartens, several shopping centers and variety of boutique shops, cafés and restaurants. Famous city parks are within 10 minutes walking distance. The city public transport stops are nearby. Buses, trolleybuses and trams will take you to any part of the city within 30 minutes time.

Renowned Riga architect's Eijens Laube building of 1909 are renovated in the scope of this project. The current reconstruction project is built around the Art Modern architectural monument –the 1909 building of renowned Riga architect Eijen Laube. The project includes: Changing old wooden floor construction for reinforced concrete; Construction of new lifts for every entrance; Local modern gas heating station with heat consumption control for each apartment; New engineering net (water supply, sewerage system, electric system, optical internet cable, phone and TV system) ; New wooden frame windows; Facade renovation. The building is equipped with all modern telecommunications, satellite and cable television, as well as security system: coded locks, intercom and surveillance system.

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