

ID code: **5867**
Location: **Riga / Old Town / Peldu (Old Town)**
Type: **House ownerships, Investment projects, Hotels**
House type: **Individual project**
Rooms: **79**
Floor: **1/6 Elevator**
Land area: **902.00 m²**
Year built: **1986**
Sewage: **municipal**
Water: **municipal**
Parking: **Yes**
Price: **Long term rent: 15 840 EUR**



Description

For rent is offered office and apartment building located in the most prestigious area of Riga city - the Old Town.

History:

The building was built in 1986. Construction materials were delivered from all over the Baltic states according to Riga traditions; roof tiles were delivered from Lithuania, cast iron grates from Livani, section bricks for finishing of windows from Lode, windows - from Finland and decorative marble from Karelia. The building blended perfectly in its surroundings representing a link between the modern Soviet period architecture and preserved historical buildings.

Advantages:

- Location - the center of stay for most tourists (historical places, squares, tourist routes, restaurants and cafes);
- Developed floor planning;
- Opposite a large car park.

The proposal for building future use - a hotel.

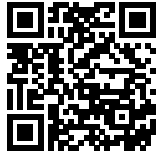
The building is not an architectural monument.

Land plot area - 902 sq.m.

Office rooms from the 2nd up to 6th floor:

1st floor - 376,60 sq.m. - 6 rooms;
2nd floor - 516,20 sq.m. - 17 rooms;
3rd floor - 514,40 sq.m. - 20 rooms;
4th floor - 440,20 sq.m. - 18 rooms;
5th floor - 339,40 sq.m. - 16 rooms;
6th floor - 137,80 sq.m. - 2 rooms.

Basement floor - 314,80 sq.m. Commercial premises of the basement floor could be use as a restaurant



or a coffee shop, (there is an equipped kitchen for the restaurant).

Restaurant premises rental price : 15-20 EUR/sq.m. + VAT + utilities.

All amenities: urban communications, elevator.

Additionally, by using the building on Grecinieku street, the first floor and basement can be fitted with SPA center and floors 2-6 - with 12 luxury suites.

Alina Merca

Rental and Sales Associate

GSM: + 37129642499,

E-mail: alina@mgroup.lv





