



ID code:	<b>10806</b>
Location:	<b>Jurmala and region / Lielupe / Vikingu (Lielupe)</b>
Type:	<b>Private houses</b>
Floor:	<b>1/2</b>
Size:	<b>654.00 m<sup>2</sup></b>
Land area:	<b>2238.00 m<sup>2</sup></b>
Year built:	<b>2021</b>
Internet:	<b>Yes</b>
TV:	<b>Yes</b>
Parking:	<b>Yes</b>
Alarm system:	<b>Yes</b>
Intercom:	<b>Yes</b>
Terrace/Balcony:	<b>Yes</b>
<b>Price:</b>	<b>To buy: 5 500 000 EUR</b>



## Description

We offer for sale an exclusive residential complex, consisting of a modern two-story mansion with a swimming pool, a SPA complex and a guest house, located on a large plot (22.4 acres), where the Lielupe River flows nearby.

The main house was built in the late 1990s around an old building, of which only a wooden tower has survived (today it is an object of architectural heritage). The main and guest houses were reconstructed and rebuilt in accordance with modern requirements for a comfortable and quality life.

A warehouse is located along the left facade of the main house. Here you can store cleaning equipment, bicycles, boats.

The territory is shrouded in excellent landscaping with interesting plants. On the site there is a tall, beautiful spruce - ideal for celebrating Christmas and New Year with a large family.

Main parameters:

- 1 Main house 244.9 m<sup>2</sup>
- 2 Guest house 242.4 m<sup>2</sup>
- 3 Garage for 2 cars 31.52 m<sup>2</sup>
- 4 Building for storage of cleaning and sports equipment 35.4 m<sup>2</sup>
- 5 SPA-complex with swimming pool 132.0 m<sup>2</sup>
- 6 Guest parking for 2 places
- 7 Central courtyard
- 8 Backyard (toward the river)
- 9 Terrace 40.0 m

By alignment:

1st floor

On the ground floor there are areas of the living room, kitchen, dining room, dedicated TV zones, spaces for reading and relaxation.

2nd floor

On the second floor of the house there is a spacious hall with a balcony overlooking into the yard. There are also three comfortable bedrooms and two large bathrooms. The master bedroom is in historic tower of the house, from its large balcony opens great view of the courtyard.

Convenient organization of bedrooms allows for easy refurbishment



them depending on the need: these can be separate spouses' bedrooms, and a common bedroom, and a children's room - and even cabinet.

The guest house consists of two residential floors, a basement and a garage on two cars. From there you can directly get into the building of the SPA complex. A guest house is a comfortable space for guests.

SPA-complex is equipped with a swimming pool (12 x 2.86 m) and an authentic Russian wood-fired sauna. The pool can be accessed both from the guest house and from the backyard. The pool can be made open at any time and turned into an independent part of the site by moving one of the facades of the house.

The decoration of the houses is made by modern European high quality materials: Italian tiles in the bathrooms rooms, German plumbing and Grohe faucets, real portuguese marble, oak floors and modern hypoallergenic paint. Built in furniture made to order from natural wood and veneer by local masters.

Everywhere the ceilings were replaced with steel ones, as well as noise and heat insulation is provided. Installed on windows the latest triple-glazed windows, which also provides maximum level of sound insulation and energy efficiency.

In the decoration of the facades, double insulation was used - from the inside and outside - which makes the house not only as comfortable as possible for living, but also energy-saving. A gas-condensate boiler is used for heating houses. Heated floors are installed in all houses on the first floors, and in the bedroom area, heating occurs through modern radiators. Underfloor heating is also installed in the SPA-complex area.

Solar panels installed in the house electricity, solar collectors for pool heating and hot water, ground pump for maximum self-sufficiency at home and reduction of utility bills. All solar equipment is synchronized with gas boiler for uninterrupted heat supply even in the most extreme weather conditions. This makes it possible to reduce payment for electricity and heat by almost 50% and produce 100% green energy.

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