



|                         |                             |
|-------------------------|-----------------------------|
| <b>ID :</b>             | <b>3289</b>                 |
| <b>Location:</b>        | <b>Riga / Centre /</b>      |
| <b>Type:</b>            | <b>Apartment</b>            |
| <b>House type:</b>      | <b>New project</b>          |
| <b>Rooms:</b>           | <b>5</b>                    |
| <b>Floor:</b>           | <b>6/6 Elevator</b>         |
| <b>Size:</b>            | <b>169.90 m<sup>2</sup></b> |
| <b>Heating:</b>         | <b>central heating</b>      |
| <b>Year built:</b>      | <b>04.10.2012</b>           |
| <b>Sewage:</b>          | <b>municipal</b>            |
| <b>Water:</b>           | <b>municipal</b>            |
| <b>Maintenance:</b>     | <b>0.56 EUR + counters</b>  |
| <b>Internet:</b>        | <b>Yes</b>                  |
| <b>TV:</b>              | <b>Yes</b>                  |
| <b>Parking:</b>         | <b>Yes</b>                  |
| <b>Alarm system:</b>    | <b>Yes</b>                  |
| <b>Alarm system:</b>    | <b>Yes</b>                  |
| <b>Intercom:</b>        | <b>Yes</b>                  |
| <b>Terrace/Balcony:</b> | <b>Yes</b>                  |
| <b>Price:</b>           | <b>To buy: 185 000 EUR</b>  |



## Description

Large and exclusive apartment created in two levels. In wide corridors it is possible to place closets and shelves. Kitchen is combined with living room, which has access to the balcony, looking out onto the Zvaigznu street. In the first level, there are two bathrooms and three bedrooms, two of which have a view on Alauksta street (one of them has a large balcony). Corner bedroom, which is particularly bright thanks to the windows overlooks Alauksta and Zvaigznu streets. The second level corner room can be set up as a bedroom and the lounge area, as well as a work room. From this room you will have a view over the whole city. Ceiling height up to 3.30 m, and thanks to the breadth of the apartment, you will feel especially warm and comfortable.

Residential apartment building has underground car park which residents can buy for an additional fee - 12 500 EUR/parking spot. Facilities courtyard is closed territory with large children's playground and parking spot for bikes too.

Apartment is offered for sale with "white walls" finishing.

Apartment floor plan is attached as a PDF.

The new apartment house Alauksta 9 features an excellent location near the famous park „Grizinkalns”. As such, Alauksta 9 can offer its residents many amenities in terms of its surrounding neighborhood: convenient transport logistics; close proximity to commercial centers; kindergartens and schools; sport complexes; beautiful view of the city.

The building is located in the historic center of the city and this area can boast of a very good infrastructure. Near this home you will find Grizinkalns and Ziedondarzs- tidy and pleasant parks in Riga. There are several pre-schools, schools and sports facilities, as well as shopping centers in walking distance from facility. On Caka street you will find trolleybus and bus stops. The train station and tram lines are very close as well. The area is quiet and peaceful, but finds itself in close proximity to the Old Town and the city center, which offer a variety of possibilities.

Alauksta 9 is a new building with 61 apartments with total area ranging from 40 up to 153 sq.m. located in a landscaped environment. Amount of rooms: 1-5 rooms. It is constructed with load-bearing walls that are made of cast reinforced concrete.

Apartment Building "Alauksta 9" stands out with a number of advantages: underground parking; closed and secured



courtyard with playground; functional plans; balconies and loggias.

**Alina Merca**

Rental and Sales Associate

GSM: + 37129642499,

E-mail: alina@mgroup.lv





