



ID code:	4573
Location:	Riga / Centre / Gertrudes
Type:	Apartment
House type:	Renovated house
Rooms:	2
Floor:	1/7 Elevator
Size:	61.00 m²
Heating:	autonomous gas heating
Year built:	1909/2013
Sewage:	municipal
Water:	municipal
Maintenance:	0,80 EUR/m2
Internet:	Yes
TV:	Yes
Intercom:	Yes
Terrace/Balcony:	Yes
Price:	To buy: 255 200 EUR



Description

Your new apartment will be located in historical centre of Riga. The surroundings are breathing the air of early 20th century national romanticism. Beautiful buildings, catholic and orthodox churches nearby, cobble-stoned streets create the atmosphere specific to this part of the town.

Gertrudes 23 is one of a few apartment buildings in the city centre equipped with an autonomous heating and hot water supplying system. Thanks to that the heating expenses in the cold seasons are considerably lower than in the nearby buildings, connected to the central heating system. And heat consumption control for each apartment let us to make the heating control be the most efficient. All water, electricity, heating and low-power net mains situated in the stair enclosure, allowing to control and maintain this nets more effectively.

All front-side façade window-frames have been recreated keeping the decorative elements, but using modern technologies from thickened squared beam (78mm) and double glass packet for additional noise and heat insulation. All outward and inward facades have been insulated and reconstructed.

Apartments of different size and planning are looking for their new owners! The choice is yours! Apartments are offered for sale with full finishing: from 42 sqm. up to 140 sq.m.

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. Some 5 minutes more will bring you to the gem of Latvian and European heritage - Riga Old Town. Theatres, museums, movie theatres and other entertainment... You won't have to worry how to get to the Opera on time or where to park your car. Every theatre, Opera and other famous Riga places are within a 10-15 minutes' walk from your porch. 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 Eijens 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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