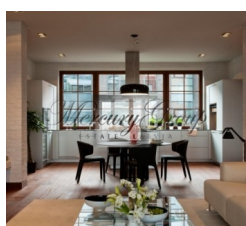




ID code:	5942
Location:	Riga / Kipsala / Balasta dambis
Type:	Private houses
House type:	New project
Rooms:	4
Floor:	1/3 Elevator
Size:	327.00 m²
Heating:	gas heating
Year built:	2013
Sewage:	municipal
Water:	municipal
Maintenance:	1 EUR/sq.m. + utility bills
Internet:	Yes
TV:	Yes
Parking:	Yes
Alarm system:	Yes
Intercom:	Yes
Terrace/Balcony:	Yes
Price:	To buy: 2 355 000 EUR



Description

For sale is offered absolutely stunning, modern style, ready to live in villa, located on the bank of river Daugava.

This wonderful three-level (327 sq.m., including balconies and terraces 46 sq.m.) riverside villa with fabulous views of the Daugava River is designed to comfortably house several family generations. The underlying concept—living on several levels—advocates maximizing the entire space of the villa by optimizing the use of each floor to match the needs of your family. Villa is equipped with a private elevator that runs from the underground parking garage to each floor.

Kipsala Island is simultaneously one of the quietest and greenest parts of Riga, and at the very center of the capital. It is part of the protected buffer zone of Riga's historic center, which is a member of The UNESCO World Heritage List. An elite international school, spa/fitness centers, a swimming pool, and a bank are located in close proximity to the Gypsum Factory. One of the most stylish restaurant in Riga - The Factory Restaurant - is housed on the ground floor.

The project emphasizes luxury design solutions, and thus both exteriors and interiors exhibit only the finest examples of materials and equipment.

Villa is offered for sale with full interior finishing, built-in kitchen with household appliances, built-in wardrobes and plumbing fixtures.

The location of Gypsum Factory may be its greatest amenity. The ever-changing, spectacular view of the Daugava River, the Harbor, and the church towers of Old Riga are right out your window and at your doorstep! Strategically placed on the bank of the river and simultaneously at the very center of the city of Riga, Gypsum Factory gives access to a wide range of amenities on both land and water. Kipsala is an island on the left bank of the Daugava River. It is part of the protected buffer zone of Riga's historic center, which is a member of the UNESCO World Heritage List. The United Nations has deemed these sites "of outstanding universal value," deserving of special preservation/conservation care. Kipsala's key attraction is its location—only half a kilometer from Riga's Old Town and within easy access of the city center. It also has the unique advantage of being a quiet island floating in the middle of a booming metropolis. Those seeking this serenity can reach the Gypsum Factory by bicycle, car or foot along Balasta Dam (Balasta dambis), after crossing the Cable Bridge (Vansu tilts). Balasta Dam is also a splendid promenade for walks along the Daugava riverside. Its cobblestone surface restricts car traffic—which is exactly the intention—preventing it from becoming a busy thoroughfare. Kipsala Island has in recent years become a prestigious residential address, and numerous foreign ambassadors live here. Kipsala's International School of Riga (ISR), whose students include the children of ambassadors and foreign professionals, is an educational/cultural asset for residents.



We have access to all available apartments for sale in this house. Please contact us for checking the sales status, requesting further detailed information, get floor plans, scheduling viewings, negotiating offers, etc. More about Gypsum Factory you can find [here](#).

Floor plan is attached as a PDF.

Alina Merca

Rental and Sales Associate

GSM: + 37129642499,

E-mail: alina@mgroup.lv



