



ID code: **6671**  
Location: **Riga / Centre / Vilandes**  
Type: **House ownerships, Investment projects**  
House type: **Renovated house**  
Floor: **4/4**  
Size: **1061.00 m<sup>2</sup>**  
Land area: **875.00 m<sup>2</sup>**  
Parking: **Yes**  
Price: **To buy: 2 200 000 EUR**



### Description

The building is situated in the quite centre of Riga is surrounded by the beautiful Art Nouveau architecture. The building is located in the heart of Riga's commercial centre within a walking distance to the nearby embassies, headquarters of major banks, companies, ministries, schools, kindergartens, shops, cafes, hotels, restaurants and the Old Town. Convenient public transportation. Vilandes street is perfect for those who want to be in the heart of the city, but in the same time stay away from noisy streets.

The building is not listed as an architectural monument and it does not have any restrictions or limitations in terms of its reconstruction.

Reconstruction project has been approved, which would increase the building size to 1588 m2 from current 1061 m2. There are 19 parking lots in the yard (18 after the reconstruction), which is a rare opportunity in the particula area of the city and makes the building even more attractive to potential tenants/buyers.

There are currently 8 apartments in the building, all rented out and bringing income.

More information about the property, as well as pictures and layouts - attached in the PDF file.

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