

ID code: **8411**
Location: **Riga district / Baltezers / Maras**
Type: **Private houses**
House type: **New project**
Rooms: **6**
Floor: **-/2**
Size: **277.00 m²**
Land area: **1221.00 m²**
Internet: **Yes**
TV: **Yes**
Alarm system: **Yes**
Intercom: **Yes**
Terrace/Balcony: **Yes**
Price: To buy: 345 000 EUR



Description

A modern 2-storey private house is offered for sale.

High quality of construction - the construction was carried out within the framework of the owner's personal control, involving high-quality and technical supervision, smart home system and engineering thinking that is in line with the latest technology trends.

The house is located on the side of the pine forest and 400 meters from the lake with a nice beach.

- On the 1st floor, there is a large kitchen (72 m²) with dining area and living room, bathroom, guest room, study, as well as a terrace with heated swimming pool and barbecue area, garage for 2 cars.
- On the 2nd floor, there is a bedroom (40 m²), a spacious children's room (45 m²) with the possibility to divide it into two rooms, a dressing room and a combined bathroom.

Kitchen:

Premium kitchen on request. Built-in Miele technique. Double fridge with Miele / Liebherr ice maker. The bar table is made of natural oak.

Bathrooms:

Two bathrooms with shower and bath. Ceramics - Villeroy & Bosch, Grohe taps with thermostatic elements.

Living room:

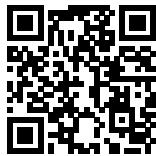
Cinema with 3D Panasonic projector and travel screen 2.8 meters. 5.1 speaker systems from B & W and Focal - realistic melodies. In the kitchen - Smart TV (voice control, gestures).

Bedrooms:

Two spacious bedrooms with high ceilings. The children's room is equipped with a sports complex and a children's furniture set.

Engineering systems:

- ~ Light control throughout the house - computer (Siemens), the house reacts to sunrise/sunset, traffic, it can be easily programmed separately.
- ~ Fireplace Supra (France) with a vacuum stove (fresh air taken from the outside, heat transferred to a heat



recuperator - and helps save on heating)

~ Built-in Mitsubishi Lossnay air refresh system (fresh air throughout the year without heat loss). Air conditioners Mitsubishi Electric all over the house.

~ On the roof - solar collectors. Hot water in sunlight (even in winter) or gas (+ spare).

~ Video surveillance (6 cameras outside and inside the house). Alarm Optical internet.

~ Facade and festive light around the perimeter (it automatically switches on after the sunset). Watering system for garden plants. A small garden with berries and vegetables.

~ On the street there is a large heated terrace, AirPlay music is included in the terrace (Bose acoustics for any time). A place to cook shashlik and kebabs.

~ Clean and tasty drinking water. City sewerage. Heating - gas boiler.

~ Low maintenance at home. Safe equipment, inexpensive maintenance once a year.

The Mārsili village is an ideal place for a family with children. Everything is close here - supermarkets, medical centres, cultural centre, hotels, as well as sports clubs where you can take part in tennis, gymnastics or fitness classes. Next to the beach (on the shore of the lake), children's playgrounds, kindergartens, private and public schools.

The village is 25 minutes away (17 km) from the Freedom Monument (Brīvības Street).

A good preschool educational institution - the Kindergarten of Kadaga - is a few minutes away.

Julia Barsukova

Sales and Investments Associate

GSM: +37129128323,

E-mail: julia@mgrouplv





