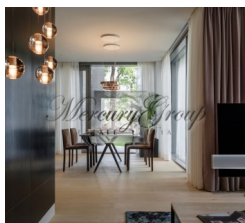




ID code: **9412**
Location: **Riga / Kliversala / Kugu**
Type: **Apartment**
House type: **New project**
Rooms: **3**
Floor: **1/7 Elevator**
Size: **146.50 m²**
Heating: **Central (Rigas Siltums)**
Year built: **2018**
Internet: **Yes**
TV: **Yes**
Parking: **Yes**
Alarm system: **Yes**
Alarm system: **Yes**
Intercom: **Yes**
Terrace/Balcony: **Yes**
Price: To buy: 640 000 EUR



Description

We offer for sale an exclusive fully furnished luxury two-level town-house in a new project in Riga with a wonderful panoramic view of the Old Town.

The quarter of Kliversala is located in the most picturesque part of the centre of Riga, surrounded by the Daugava and Agenskalns Bay. Along the coast, there is a promenade for unhurried walks. In five minutes walking distance there is Victory Park with relaxing and sports zones. The proximity of the water gives a unique opportunity to use the water transport, as well as the services of the yacht club. The Old Town is just a 7-minutes walk away. The building's visual appearance bears evidence of contemporary architecture, which has been created using the most modern and technologically advanced materials and construction methods. The view of the picturesque silhouette of the Old Town makes the project invaluable.

This apartment is offered with full interior decoration using contemporary materials from the latest collections of Italian and German manufacturers. Interior design by KRASSKY. The microclimate in each apartment is supported by a modern ventilation system and air conditioners, which the owners can adjust to their own liking. For the convenience of residents, there are private storage spaces on the lower underground floor, as well as an underground car park on two levels, which allow the surrounding area to be kept car-free. The price of one parking space is 34 000 euros, a double family parking lot costs 48 000 euros.

All residents have access to the greened territory of the Kliversala district, children's playground and a boat dock. At the nearby hotel, the residents can enjoy balneotherapy procedures or actively participate in sports and yoga classes in a modern sports club. Next door, the National Library of Latvia offers a wide variety of cultural experiences.

The River Breeze Residence and the adjacent territory have been included in the long-term development strategy of Riga for the period until the year 2030 as a high added value territory, which will be developed because it is located within the UNESCO heritage protection area. Buying an apartment in this project is definitely a profitable investment of money since this is only the first part of a large project for the construction of a huge residential quarter.

The total area of the apartment is 146.5 square meters. m, including the terrace/patio area - 34.1 sq.m. There is a living room with a kitchen and a dining area, a guest bathroom and terraces on the ground floor, and 2 bedrooms, a bathroom and a storage room on the second floor. A layout of the apartment is attached in the PDF application. This ground floor apartment is designed as *town-houses* built on two storeys. There is a private outer space, creating the



sense of a private house in the very centre of Riga.

We have access to all apartments in this project. Please contact us for more information and prices from the developer!

Tamara Nikiforova

Rental and Sales Associate

GSM: +37120208819,

E-mail: tamara@mgroup.lv