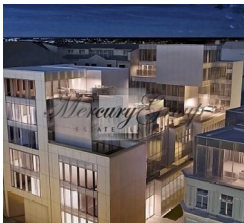


ID code: **3883**  
Location: **Riga / Centre / Hanzas**  
Type: **Investment projects, House ownerships**  
House type: **Renovated house**  
Land area: **1775.00 m<sup>2</sup>**  
Sewage: **municipal**  
Water: **municipal**  
Parking: **Yes**  
Terrace/Balcony: **Yes**  
**Price: To buy: 1 300 000 EUR**



## Description

A quiet downtown area is a legendary location in which the features of the contemporary buildings are in harmony with the architectural masterpieces of the XIX century. Most of the buildings in this quiet downtown area are featured in UNESCO's World Heritage List.

The price of the property EUR 1 300 000 includes a plot of land with an area of 1775 m<sup>2</sup> and two coordinated development projects (a valid permit to commence construction work):

- 1) The renovation project of a historic mansion, envisaging an expansion of the area for use (up to 1000 m<sup>2</sup>). Complete landscaping of the site as well as setting up of 18 parking spaces.
- 2) The project of a residential complex, which includes a new building with underground parking and a 4-apartment historic mansion. The total area of the complex is 4120 m<sup>2</sup>.

In the first half of the 20th century, outstanding representatives of Latvia's intellectual elite, bibliographer Jānis Misiņš and poet Leonīds Breikšs, lived in this house (for renovation). The excellent location, competitive price offer and the availability of two fully coordinated development projects make it one of the most interesting offers on the market today.

The aim of the first project is to remodel the mansion into an office building and add a loft superstructure. It is possible to change the functional designation of the building to a small apartment house of club type or a private mansion for one family. There are 18 parking spaces in the adjacent territory next to the park.

The second, more ambitious project was designed keeping in mind the pattern drawn by the old riverbed, the image of which is assigned a special role in the basic conceptual elements of the project. It involves the remodelling of the mansion in a residential building with 4 spacious apartments with the superstructure of an exclusive penthouse and the construction of a 7-storey residential building with 23 apartments of various floor-spaces and with an underground parking lot. The courtyard of this exquisite residential complex will have a landscaped garden with a fountain.

Thanks to the perfect coherence of shapes and proportions, this modern and functional building volume succinctly fits into the context of historical development. The project "Hanzas Residence" conveniently combines the legacy of the past with the vision of the future, combining the charm of the historic centre of Riga with the dynamic functionality of the adjoining new districts.

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