



ID code: **8139**
Location: **Riga / Old Town / Pasta**
Type: **Investment projects, House ownerships, Hotels**
House type: **Renovated house**
Rooms: **85**
Floor: **6/6**
Size: **2542.80 m²**
Land area: **630.00 m²**
Year built: **1879**
Terrace/Balcony: **Yes**
Price: To buy: 2 300 000 EUR



Description

The building has unique location in Old Riga! The property was built in 1879 and offers stunning view on the embankment and river, having an exit to a quiet part of the building in courtyard. The property also has 320sq.m. of mansard and 411.4 sq.m of the basement. The status of zoning allows you to use the property in the widest range of applications - a residential concept for an apartment building for sale, an apart-hotel or a hotel. Excellent access to all public transport and the main sights of the Riga city!

The building has a special rarity due to the cooperation project with "Rail Baltica". According to the plan of the project, along the canal instead of the passenger station, a dam will be demolished and a promenade with cafes and restaurants will be built. The perfect place to enjoy a dinner at sunset or a leisurely walk at the end of the day!

All central communications are accessible in the building: electricity, heating, water, sewerage. The property does not have the status of an architectural or historical monument, which simplifies its reconstruction. The object is offered with a ready-made facade reconstruction project, a project of new windows and lighting, as well as an agreed redevelopment and communications designs projects.

All city communications are available - heating, electricity, water and sewerage. 85 rational apartment plans with an average area of 21.3 m² have been created for the building. All the necessary documentation to carry out the construction of the plans has been agreed.

Julia Barsukova

Sales and Investments Associate
GSM: +37129128323,
E-mail: julia@mggroup.lv