



ID code: **4698**
Location: **Riga / Centre / Mednieku**
Type: **House ownerships, Investment projects**
House type: **Historical building**
Floor: **-/3**
Size: **749.40 m²**
Land area: **882.00 m²**
Sewage: **municipal**
Water: **municipal**
Price: **To buy: By request**



Description

The Object's location in the central part of Riga is regarded as excellent.

The total area is 749.6 m2:

- Basement floor height - 2.1 m;
- 1st floor height - 3.9 m;
- 2nd floor height - 3.35 m;
- 3rd floor height - 2.6 m.

There is also development project of the building, that offers to renovate current construction, build one more modern building. The proposal shows two possible functions located on the site – office and hotel.

The Intention of the development proposal is to renovate existing building in a way to preserve it's main values – wooden façade with all of the decorations, the volume of the building, the landscape of the roof, the wooden stairs inside the building and main walls, and to create a fresh and prestigious look of the building.

According to the Building Regulations it is possible to build a new volume in the garden, as an extension of the existing building.

To maintain the lighting in the apartments of the neighboring residential house, the next extension has limited height – 3 storey and a small volume as 4th storey. 3 storey volume follows existing building level height and has a simple and comfortable connection.

The new volume has a wooden facade with a rhythm that resembles the historical “veranda” annex and horizontal lines follow wooden facade decors.

To extend the usable area in the existing building, the attic can be renovated and small roof windows can be added towards the garden, getting more light inside.

The Object is located in central part of Riga City. The surrounding buildings are masonry dwellings with roof garrets -architecture from mid and end of 19th century to early 20th century architecture. This surrounding architecture is



formed of prestigious buildings - Eclecticism and Art Nouveau facades. The household located on Mednieku street in famous Embassy area of Riga city center.

Well-developed infrastructure and prestigious location. Immediate proximity of the business center of Riga and proximity of Old Town provides an increased demand for commercial and residential space in the area. Real estate is easily accessible from the city center, as well as from different places in the Old Town: 15-20 minute walk from the Dome Square and 10-15 minute walk from the central part of Riga.

Building is a local architectural heritage, the object is located in territory of UNESCO World Heritage of urban monument. The Building is currently unoccupied. An external appearance of the Building is simple, no decorative elements of the facade. It is typical architecture of Riga City. The Building is architecturally valuable, it could be preserved and restored. The building is connected to all city utilities.

The land with an area of 882 m² is a trapezoidal shape. It is bordered by the surrounding land and Mednieku street. ~ 50% of the Land currently is occupied by three-storey building, the rest is a yard.

Julia Barsukova

Sales and Investments Associate

GSM: +37129128323,

E-mail: julia@mgroup.lv