



ID code: **3930**
Location: **Riga / Old Town / Valnu**
Type: **House ownerships**
House type: **Renovated house**
Floor: **6/6 Elevator**
Size: **4249.00 m²**
Heating: **gas heating**
Internet: **Yes**
TV: **Yes**
Alarm system: **Yes**
Alarm system: **Yes**
Intercom: **Yes**
Price: To buy: 7 500 000 EUR



Description

Exclusive household in the Heart of Old Town.

Perfect choice both for private investors and big international companies.

Total area of the complex is 4 249 m² , usable area is 3 238 m².

555.3 are used as private apartments, mainly small and medium (1-2 bedrooms). All flats are leased without furniture, but with fully equipped kitchens and bathrooms.

2 682 m² are used as offices and commercial premises. Almost all premises are currently leased. On the first floor of the building luxury boutiques are located.

Building is equipped with 24 hour security, concierge, video control, air conditioning, ventilation system and intercom.

Property in Old Town always will be valuable and profitable because of its unique location.

Average rent per m² for the offices in Riga currently is 15 euro per m² + VAT and utility payments. First floor boutiques might offer around 50 euro / m² per m².

Unique location in the Center of Old Town. Office center or located on Valnu street 3 in beautiful passage, that unites Valnu street and Famous Livu Square. Old Town is most exclusive location possible in Riga, everything is nearby – hotels, restaurants, cafes, shopping centers. Just 20 minutes by drive to the Airport and 30 minutes to reach Jurmala.

Historical, renewed building in very good condition, high speed elevators, 24 hour security, air-conditioning,



ventilation system and efficient independent gas heating are provided.

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