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|-------------|------------------------------------------------------|
| ID code:    | <b>7450</b>                                          |
| Location:   | <b>Riga / Old Town / Noliktavas</b>                  |
| Type:       | <b>Hotels, House ownerships, Investment projects</b> |
| House type: | <b>Renovated house</b>                               |
| Rooms:      | <b>137</b>                                           |
| Floor:      | <b>-/6</b>                                           |
| Size:       | <b>5179.00 m<sup>2</sup></b>                         |
| Land area:  | <b>1286.00 m<sup>2</sup></b>                         |
| Price:      | <b>To buy: 5 355 000 EUR</b>                         |



### Description

We offer for sale a building for reconstruction in the historical center of Riga, just 1 minute away from the Old Town, riverside and Embassy area.

Property has great location, as it has fast connection with the airport, parks, restaurants, and main attractions of Riga.

Building has a valid project for the apartments house with 137 apartments for sale or rent.

Project might be implemented in 18 months time and requires around 5 - 5.5 mln EUR (fully finished common areas, apartments without finishing).

Project includes some co-living premises on the underground floor for the tenant, that create extra value of the property.

If required, building also might be used as a 4 star Hotel, as building is located in the very center of Riga, 150m from the presidential building, at the entrance to the Old Town, overlooking the river and Central Park.

The Hotel project provides the reconstruction of the building for a Hotel 4+, 129 rooms with a large SPA, including a swimming pool.

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