

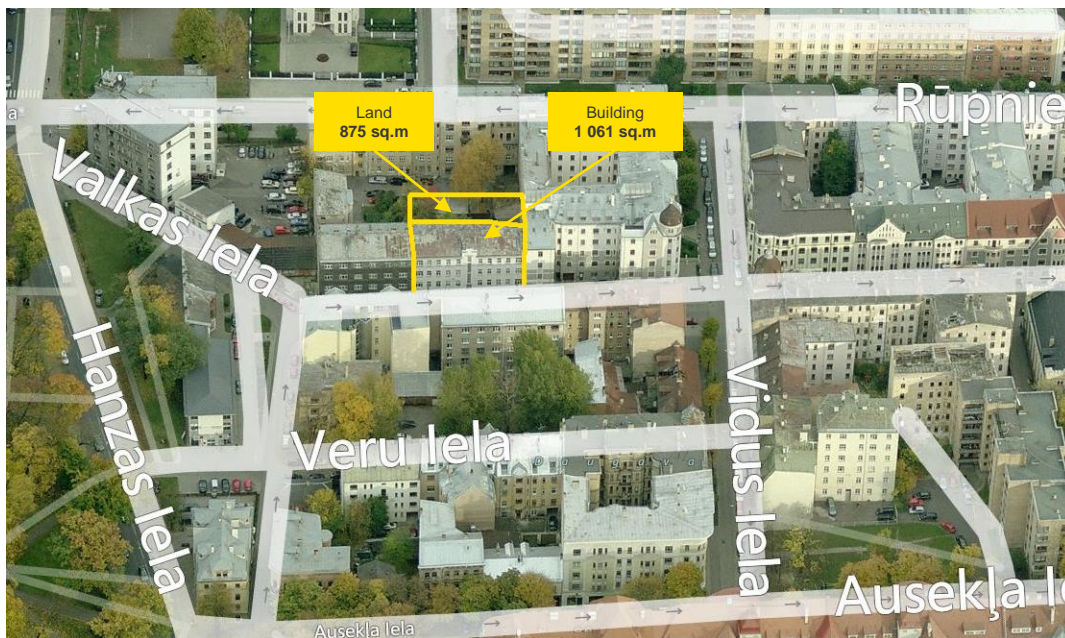
FOR SALE HOUSE OWNERSHIP

18 VILANDES STREET, RIGA

- The building is situated in a prestigious part of Riga, the Silent Centre; this area hosts a range of embassies of different countries
- Vilandes Street in Riga amazes each and everybody with its specimen of decorative Art-Nouveau, and this street will retrieve its splendour in the coming years
- The building is not listed as an architectural monument - **no restrictions and limitation for reconstruction**
- **Reconstruction project has been approved.** Total building area will increase up to **1 588 sq.m** after the reconstruction
- **19 parking lots** in the yard, **after the reconstruction 18 parking lots** - rare advantage in particular part of the city.

Land Area/ sq.m	875
Gross Building Area/ sq.m	1 061
Property Tax EUR/ 2016	10 900
Income EUR/ 2016	88 000
Expected Income EUR/ 2017	95 000
PRICE/ EUR	2 250 000

Floor	Number of the Apartments on the Floor	Total Area of the Apartments on the Floors/ sq.m
1	2	211,2
2	1	261,8
3	3	259,7
4	2	255,1
Common Area		73,2
Total	8	1 061



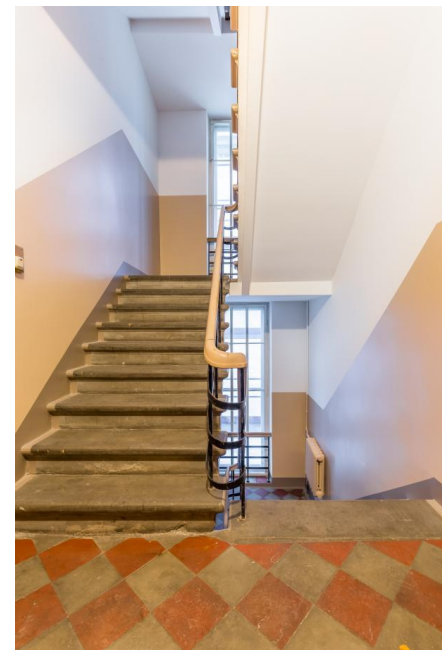


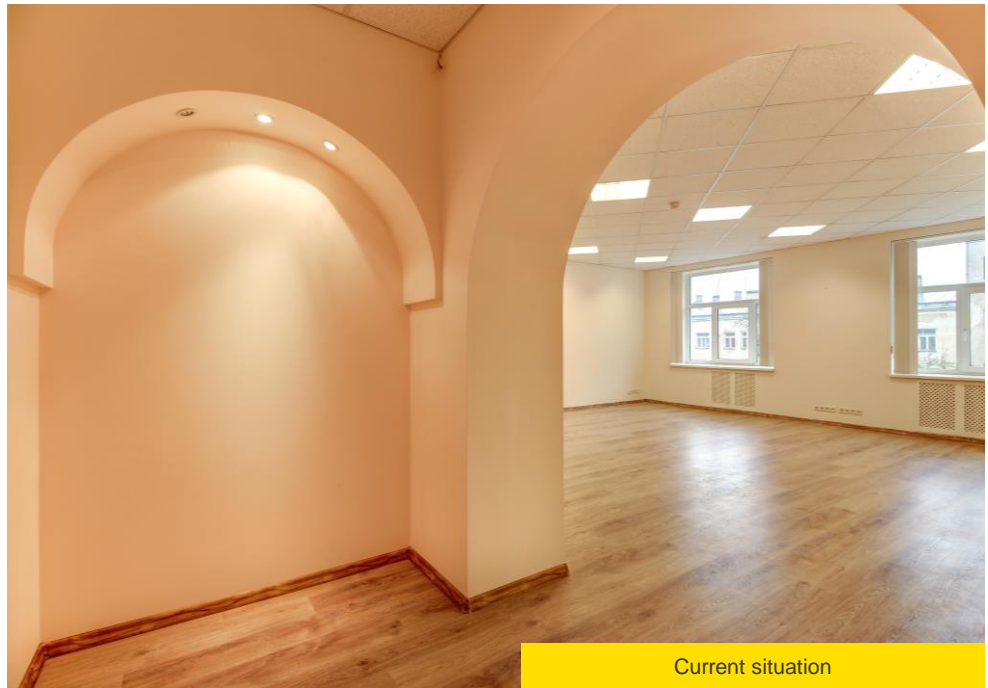
Current situation



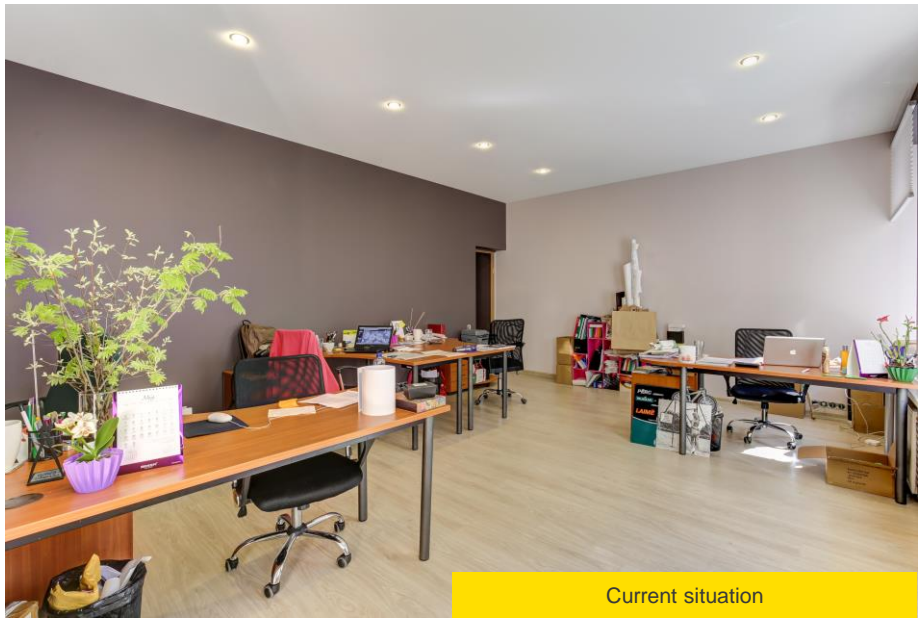


Current situation





Current situation





Current situation

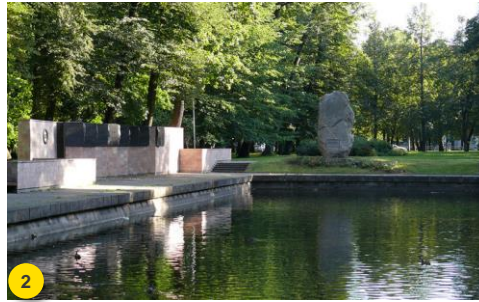


LOCATION

18 VILANDES STREET, RIGA



Kronvalda Park



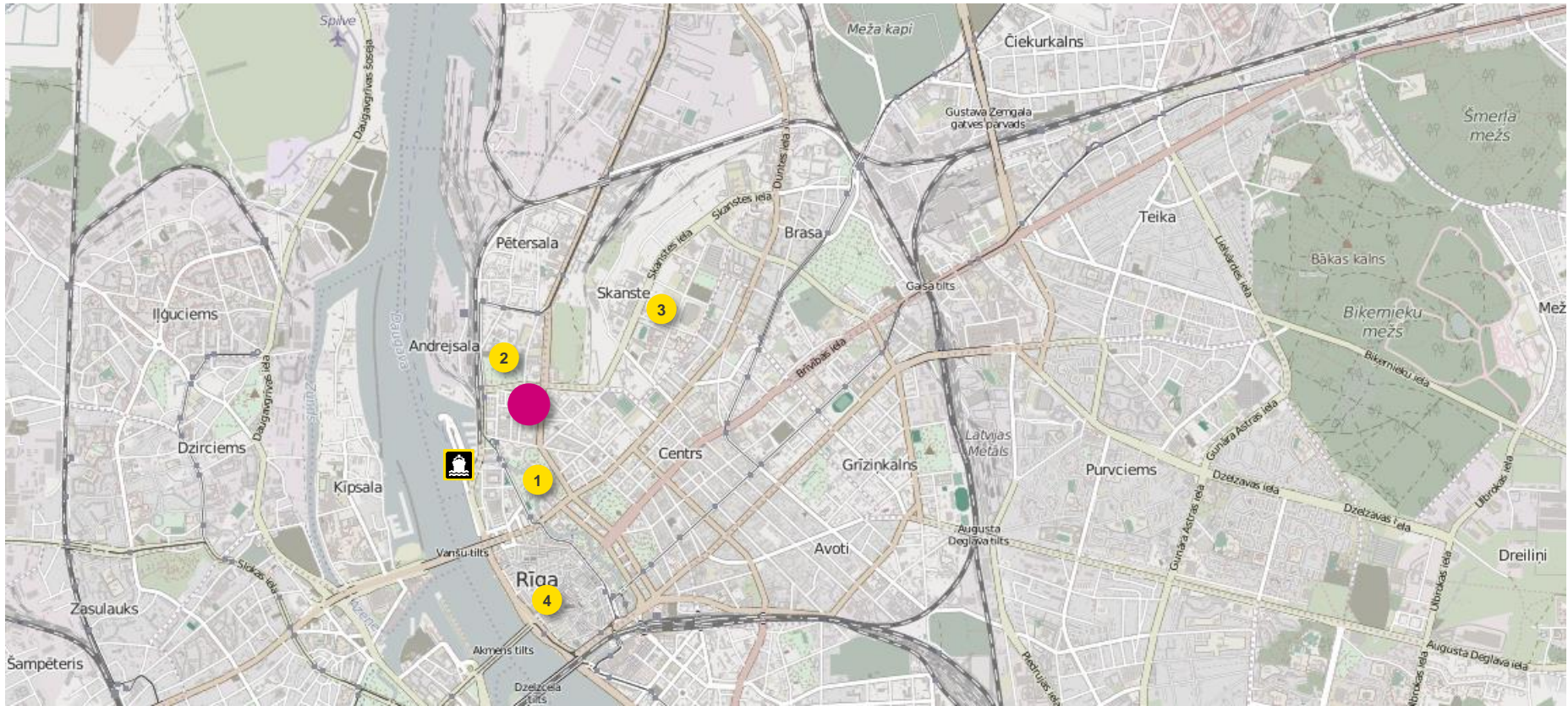
Park Viesturdarzs



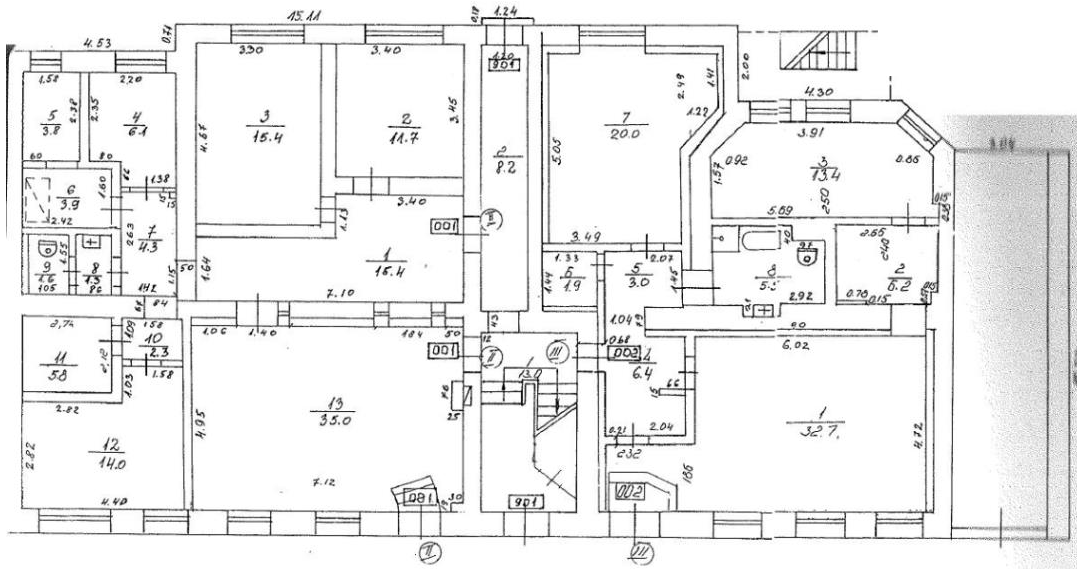
Multifunctional Hall «Arena Riga»



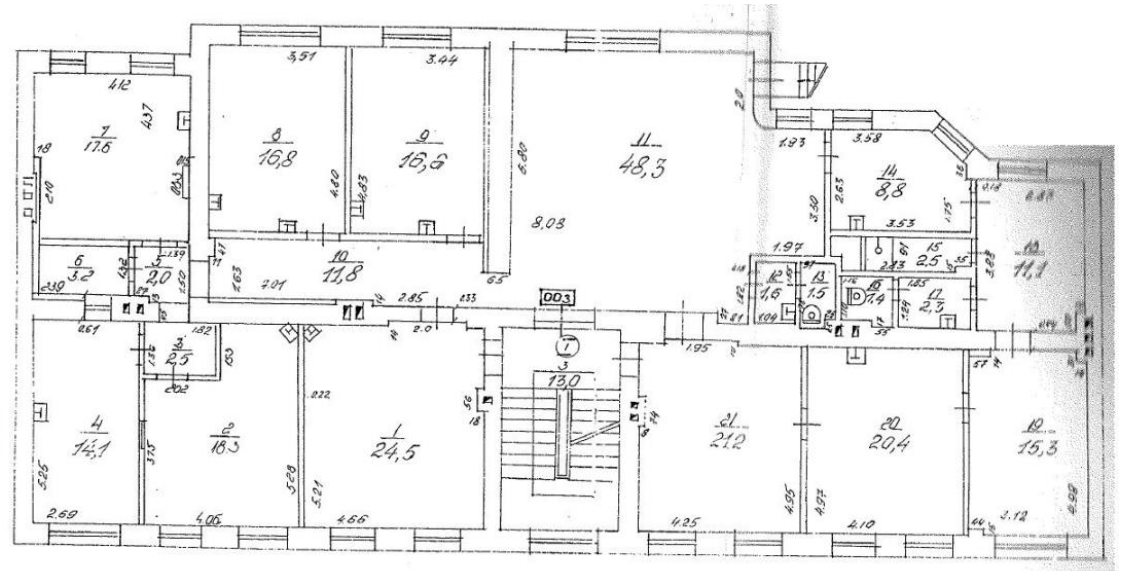
Old Town



CURRENT FLOOR PLANS

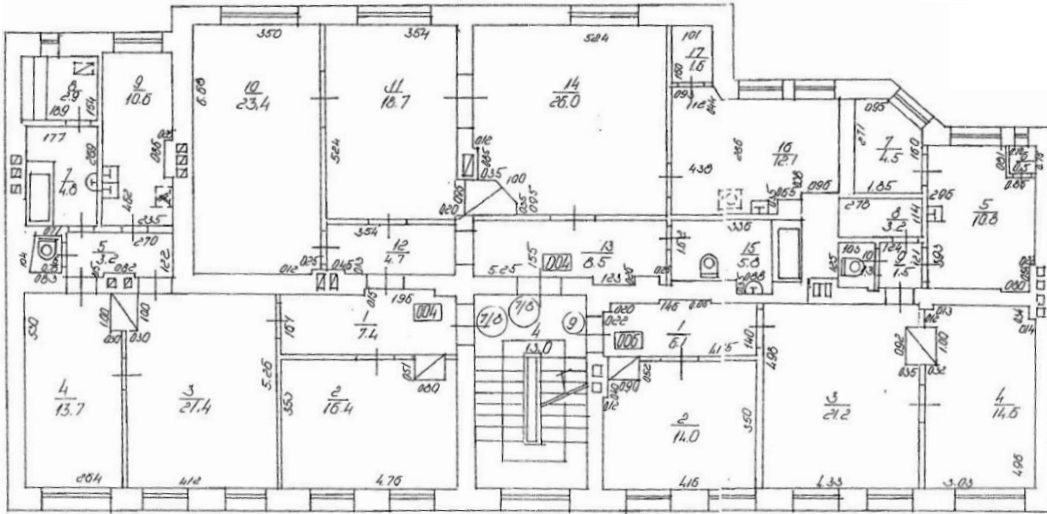


1st Floor

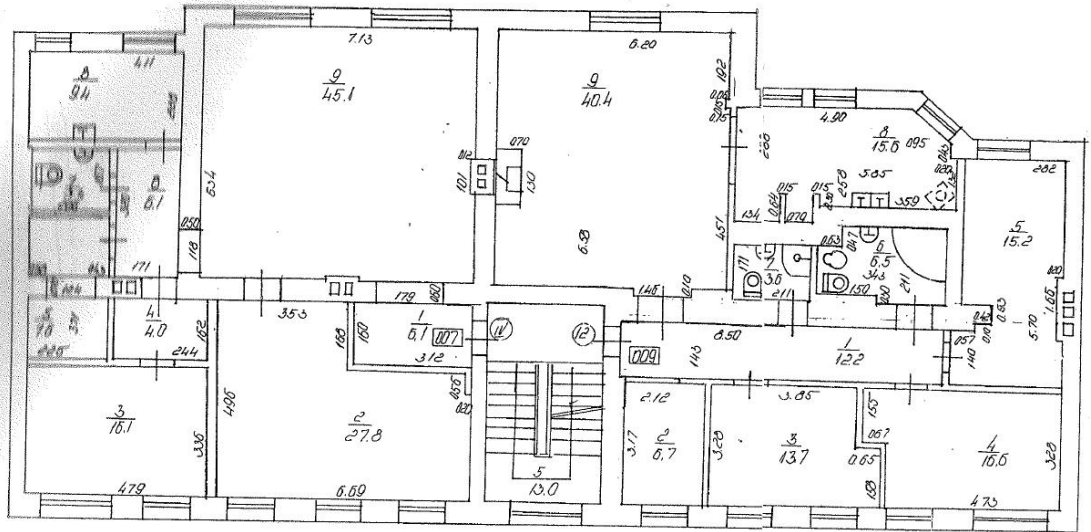


2nd Floor

CURRENT FLOOR PLANS

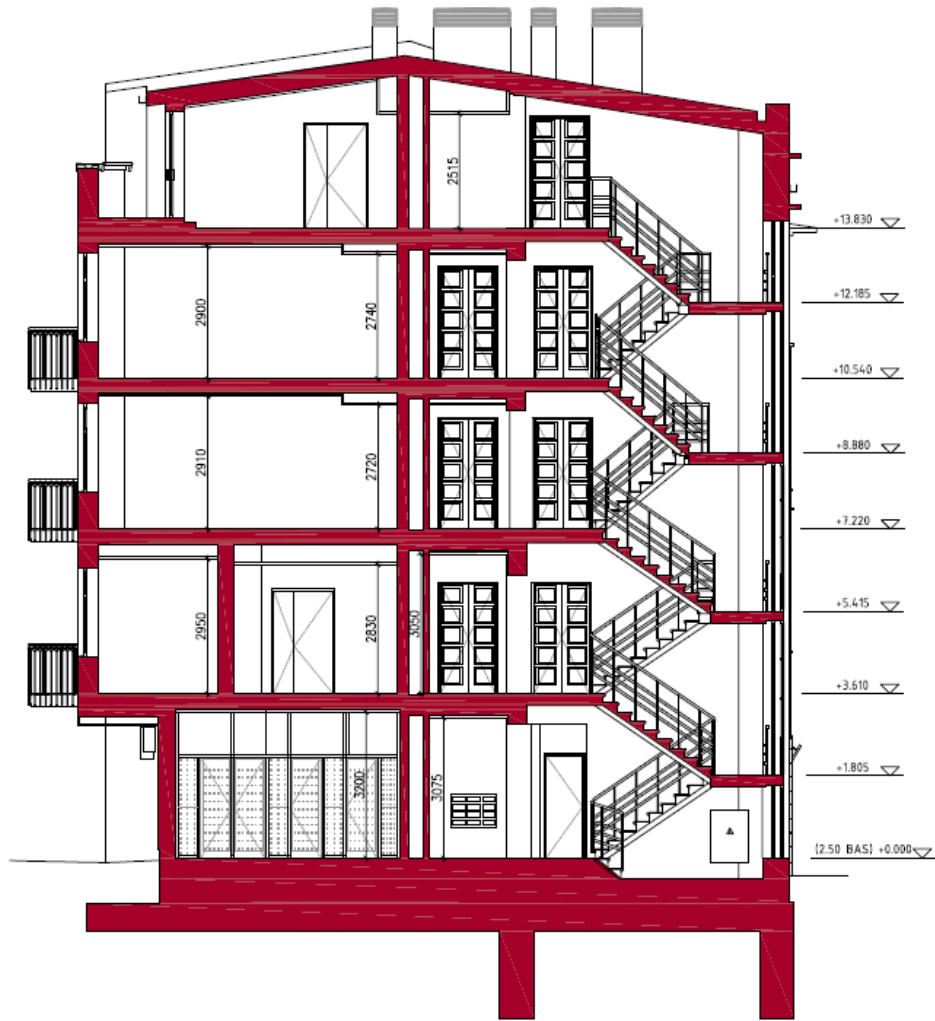
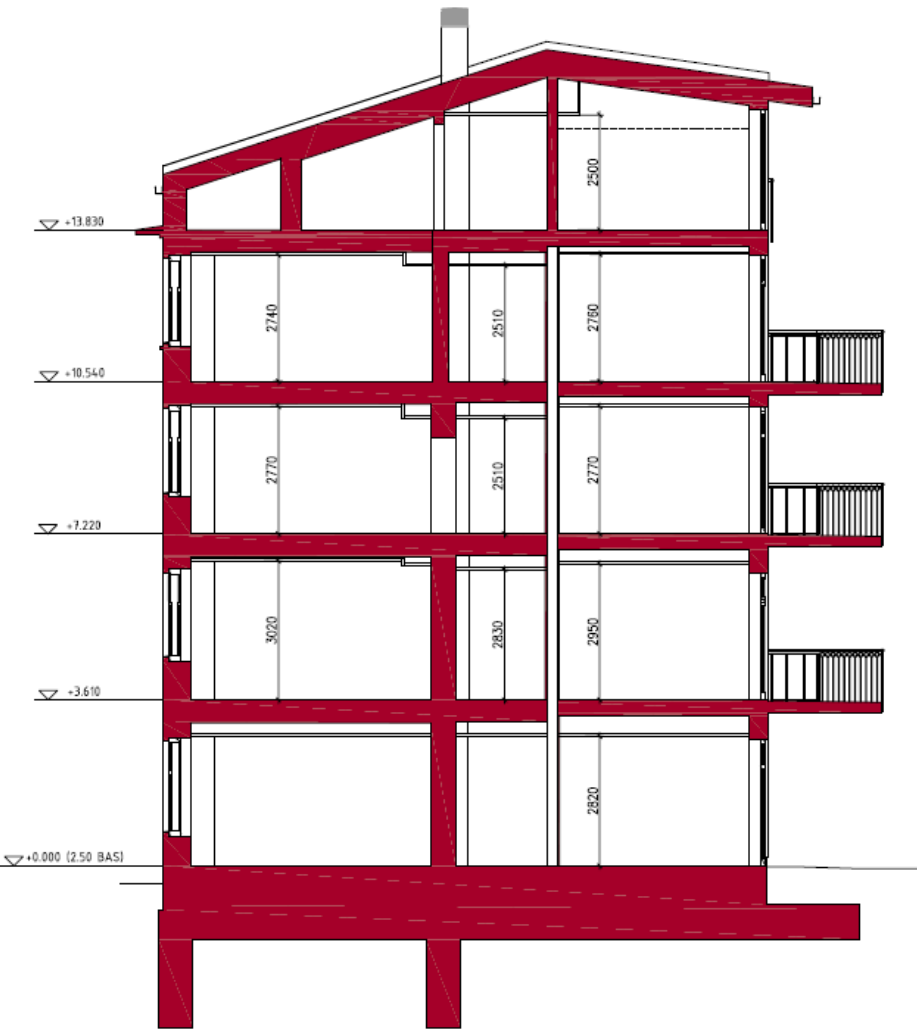


3rd Floor

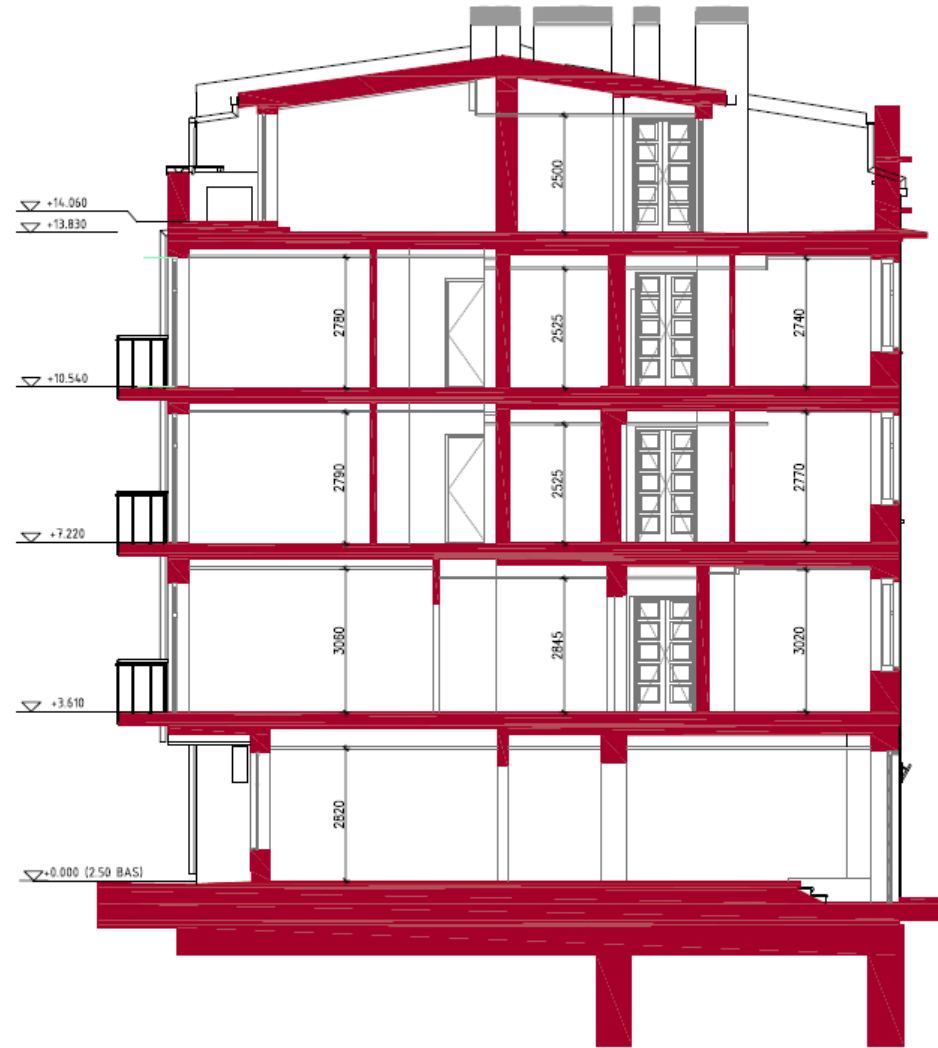
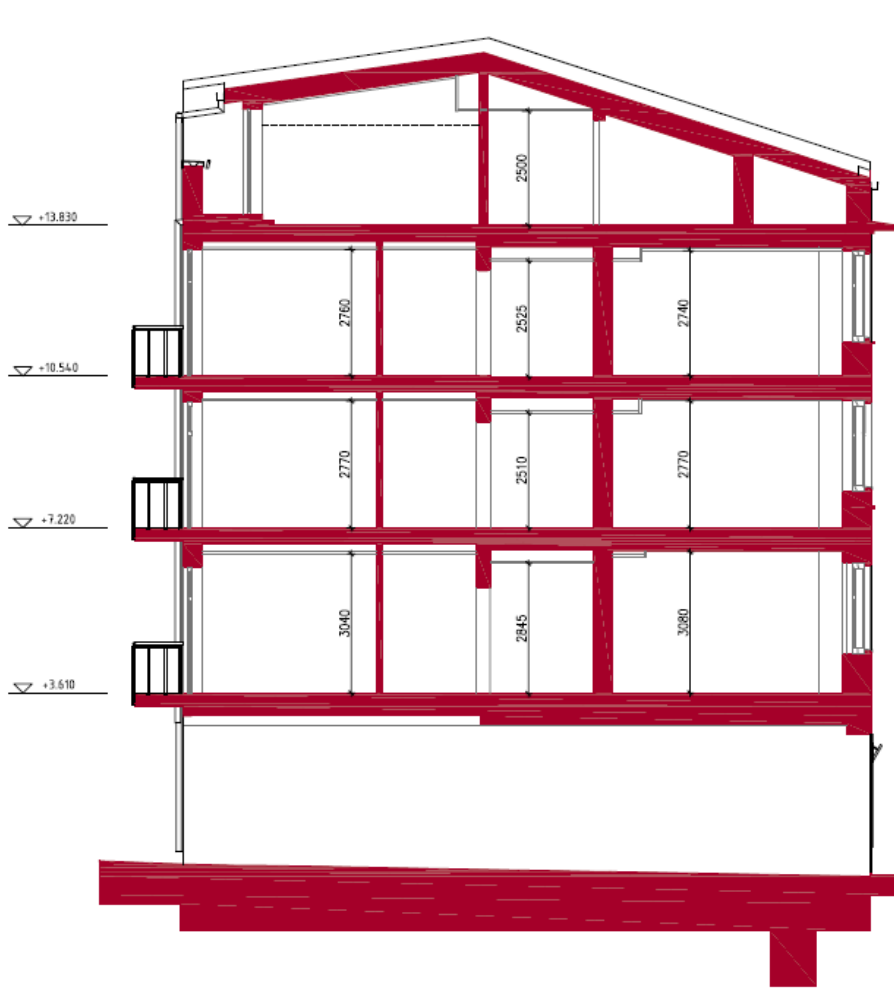


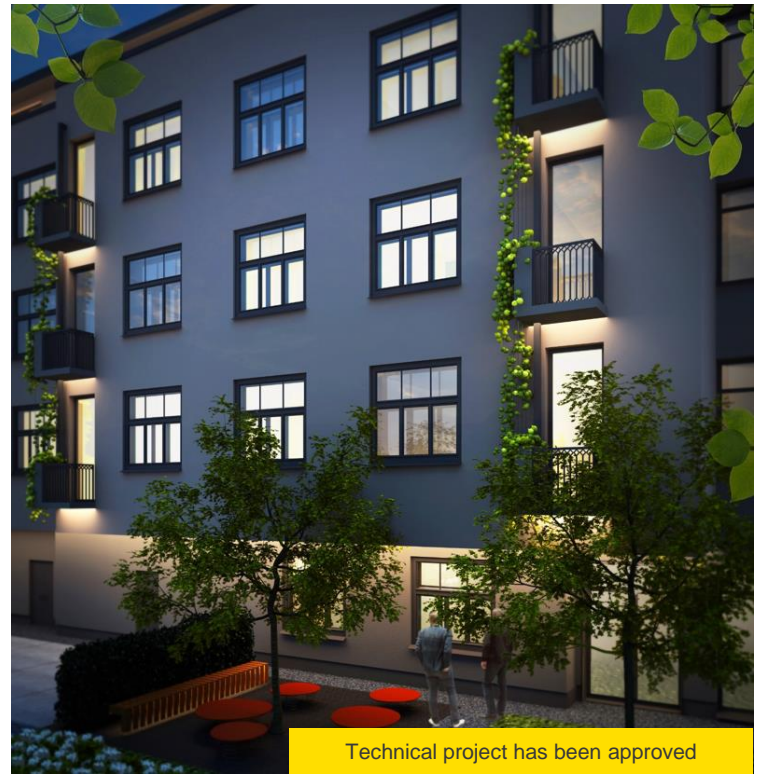
4th Floor

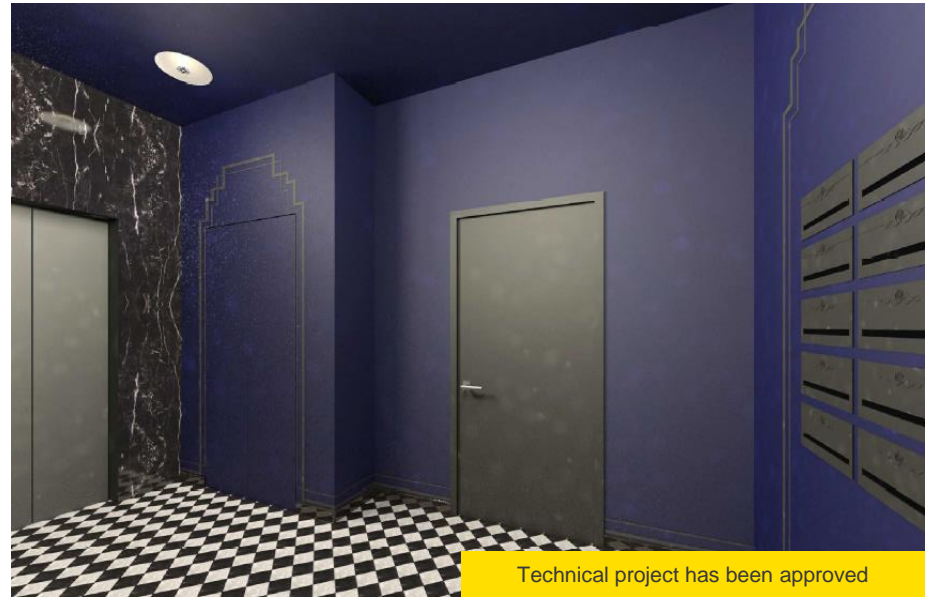
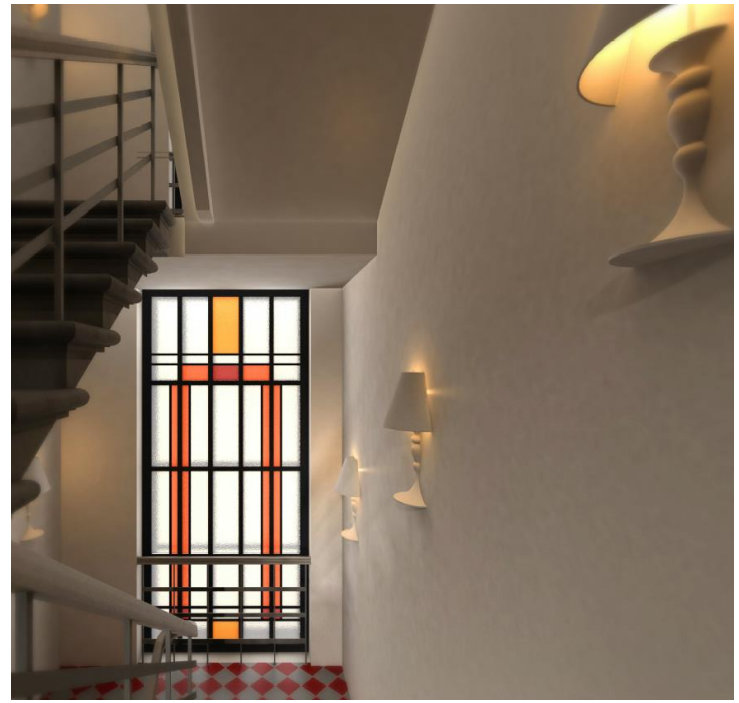
BUILDING AFTER RECONSTRUCTION



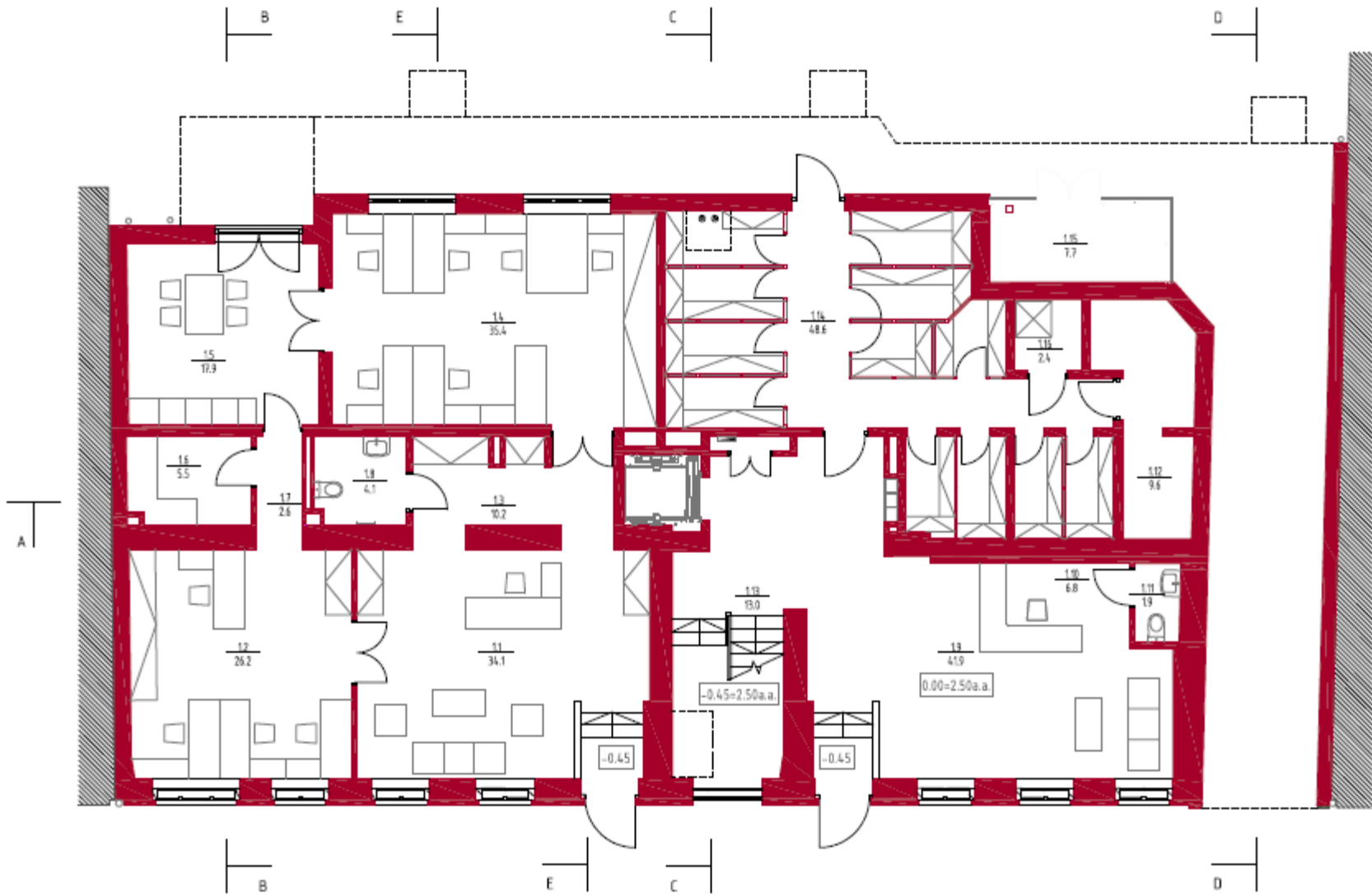
BUILDING AFTER RECONSTRUCTION





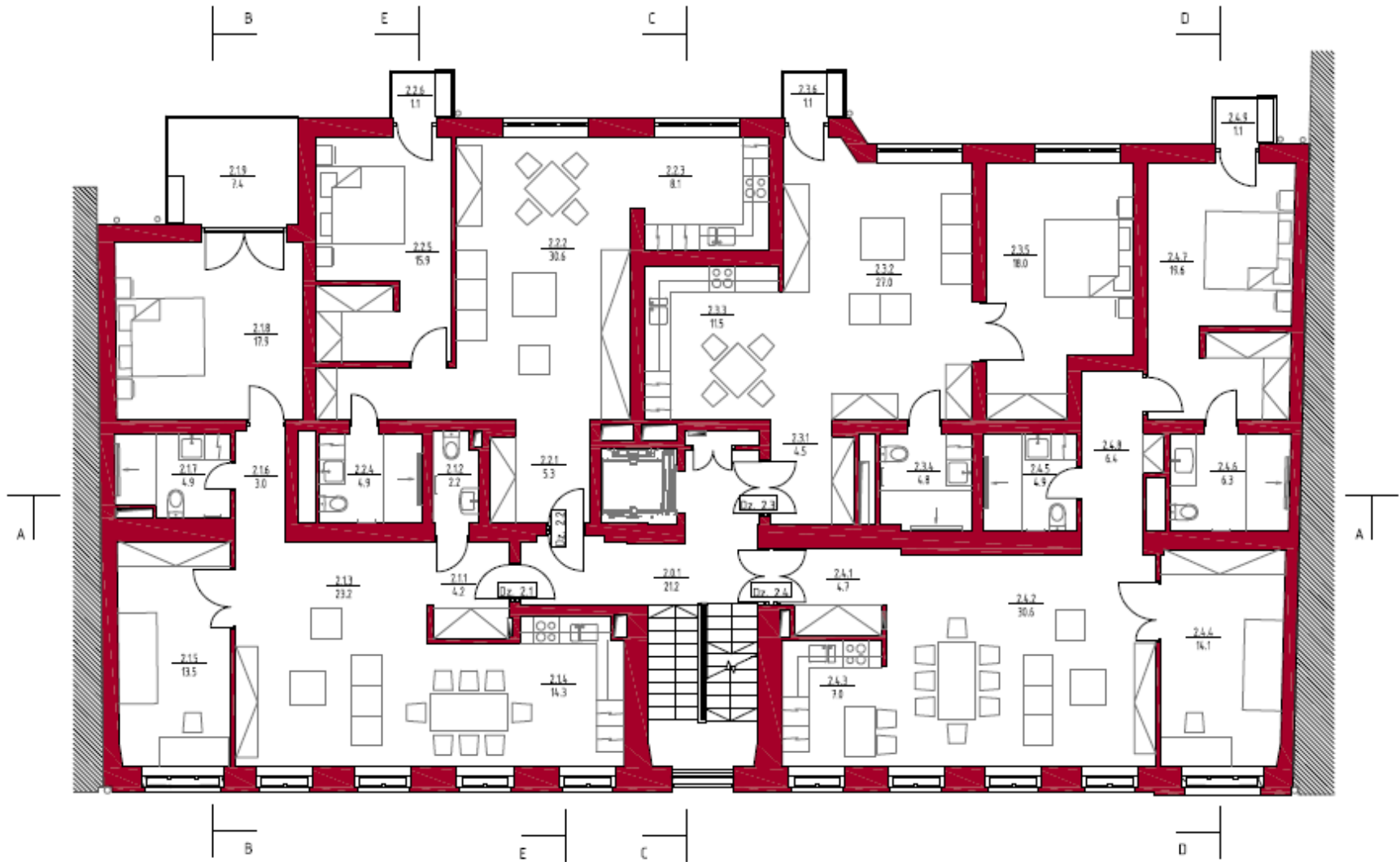


FLOOR PLANS AFTER RECONSTRUCTION



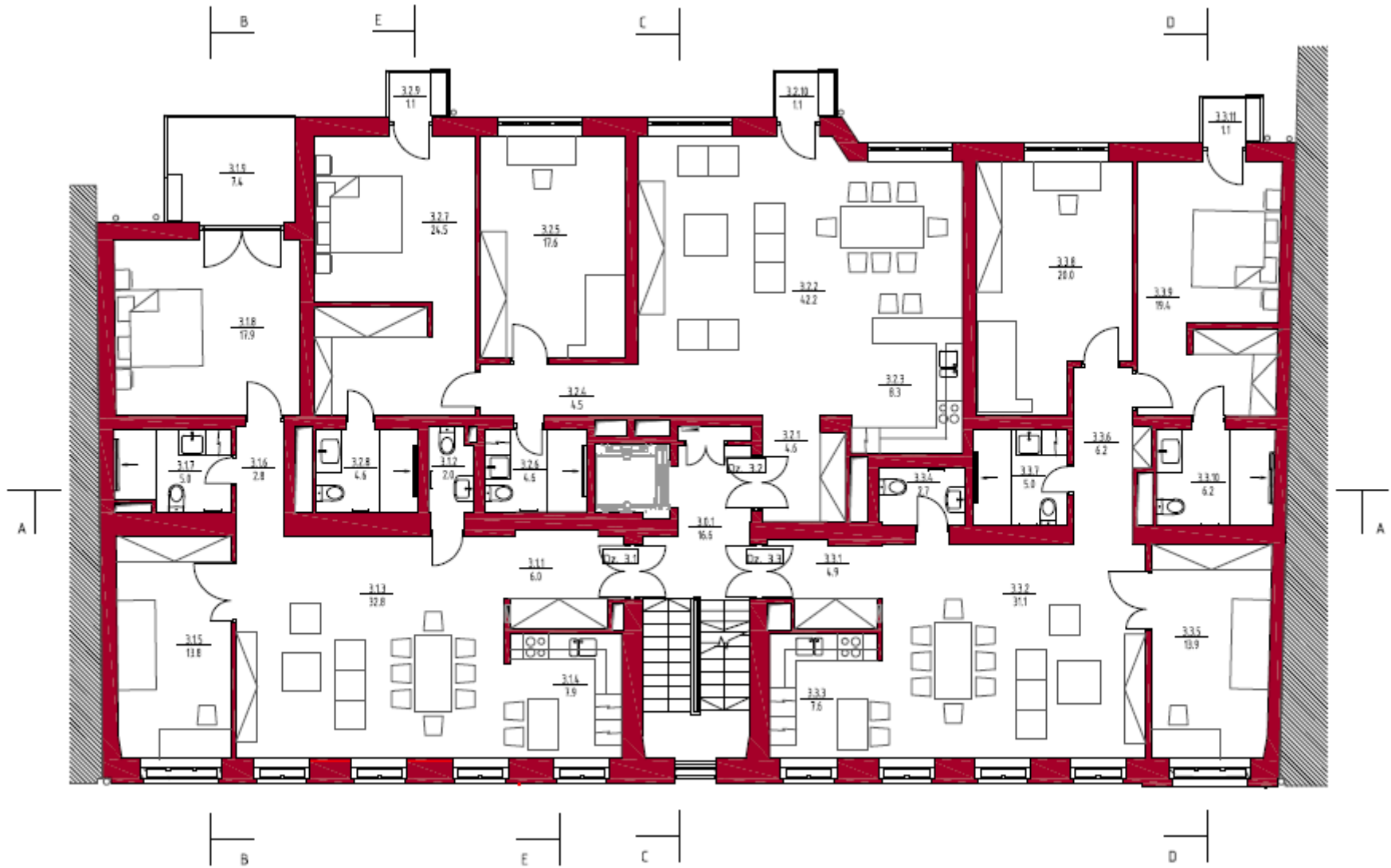
1st Floor

FLOOR PLANS AFTER RECONSTRUCTION



2nd Floor

FLOOR PLANS AFTER RECONSTRUCTION



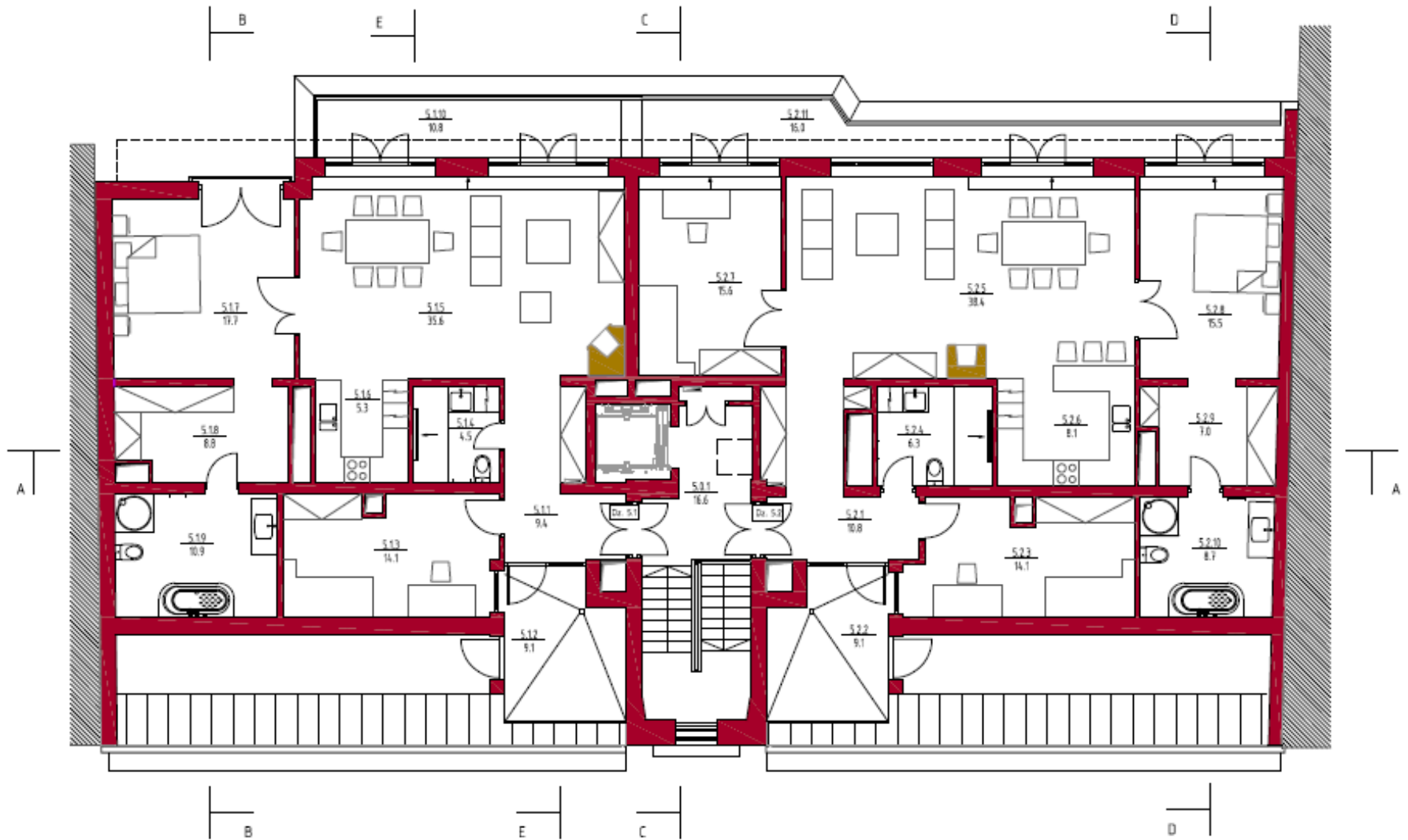
3rd Floor

FLOOR PLANS AFTER RECONSTRUCTION



4th Floor

FLOOR PLANS AFTER RECONSTRUCTION



5th Floor