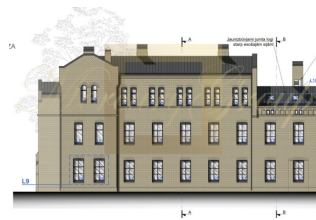
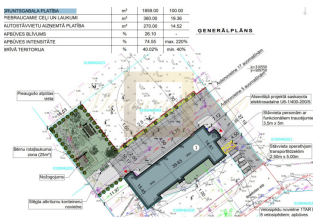




**For sale household near the universities**

*Latvia, Riga*

<b>Price:</b>	<b>€ 750 000</b>
<b>Object type</b>	Commercial apartment building, Investment project, Business centre, Hotel
<b>House type</b>	Historical building
<b>Number of rooms</b>	32
<b>Land area</b>	1859 m2
<b>Area</b>	951.84 m2
<b>Category</b>	For sale



For sale is offered property, that after renovation might be used as modern student dormitory or sold investment project.

Building is located next to three famous universities :

- <https://bsa.edu.lv/index.php/en/>
- <https://www.szf.lu.lv/>
- <https://www.isma.lv/en/contact-us/>

Based on developed project it is possible to create 32 apartments with the size of 15- 35 m2, that are ideal for students.

All of the apartments have high ceilings ( 3.6 m) with the possibility to create lounge zone on the second level. Historical building has its own spirit and atmosphere, that allows to create outstanding project.

Total size of the building after renovation - 951.84 m2 , living space of apartments 843 m2.

Living are of the 1st floor is 282.54 , common area 46.94, total 329,48 m2

2nd floor living area 274.11 m2 , common area 33.48, total 307.59 m2

3d floor living area - 285. 73 m2, common areas 29.04 , total 314.77 m2

It is possible to build one more building ( 1 200 m2) on the land, after first stage of the project ( renovation of the existing building) will be implemented.



ID: LV-163511  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+37129128323

**Contacts:**

**Julia Barsukova**

**GSM:** +37129128323

(Viber, WhatsApp)

**E-mail:** julia@mgroup.lv