



**Residential house with a reconstruction project for sale in Riga**

*Latvia, Riga*

<b>Price:</b>	<b>€ 450 000</b>
<b>Object type</b>	Commercial apartment building, Investment project, Business centre, Hotel
<b>House type</b>	Renovated house
<b>Number of rooms</b>	50
<b>Land area</b>	945 m2
<b>Area</b>	867.60 m2
<b>Category</b>	For sale



An apartment building is offered for sale in the center of Riga, on Dzirnau street.

The building is offered with approved reconstruction project, the total area of the building is planned will be 867, 65 m2. The house could be used as a multi-apartment residential building or an office building.

The building is ready for reconstruction - all bulkheads have been removed and intermediate floors have been replaced. After the reconstruction, there will be office premises, common and technical premises, an elevator and seven apartments.

Planned group of premises to be built:

1. Basement floor of the building:

- a. Office space with a total area of 51,41 m2;
  - b. Technical premises with a total area of 81,62 m2, storages 28,14 m2;
- The total basement floor area is 133,03 m2.

2. Ground floor:

- a. Office space with the total area of 106,43 m2;
  - b. Common areas - a hall (14, 25 m2).
- The total area of the first floor is 127,15 m2.

3. Second floor:

- a. One-bedroom apartment No. 1 with a total area of 53,9 m2.
  - b. One-bedroom apartment No. 2 with a total area of 56,93 m2.
  - c. A hall with a total area of 15,44 m2.
- The total area of the second floor - 126,27 m2.



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4. The third floor:

- a. One-bedroom apartment No. 3 with a total area of 53, 9 m<sup>2</sup>.
- b. One-bedroom apartment No. 4 with a total area of 56, 93 m<sup>2</sup>.
- c. A hall - 15,44 m<sup>2</sup>.

The total area of the third floor is 126,27 m<sup>2</sup>.

5. The fourth floor:

- a. 3-bedroom apartment No.5 with a total area of 128,49 m<sup>2</sup> (including a terrace of 32,37 m<sup>2</sup>).
- b. A hall with a total area of 17, 22 m<sup>2</sup>.

The total area of the fourth floor is 145,71 m<sup>2</sup>.

6. Fifth Floor:

- a. One-bedroom apartment No. 6 with a total area of 100,65 m<sup>2</sup> (including a terrace 25, 38 m<sup>2</sup>).
- b. Shared space - a hall with a total area of 17, 22 m<sup>2</sup>.

The total area of the fifth floor - 117,87 m<sup>2</sup>.

7. The sixth floor:

- a. 2-bedroom apartment No. 7 with a total area of 89, 42 m<sup>2</sup>.
- b. Shared space - a hall with a total area of 1, 93 m<sup>2</sup>.

The total area of the sixth floor is planned - 91,35 m<sup>2</sup>.

The house is located in the city center of Riga, in the quarter of Dzirnava, Brīvības, Blaumana and Tērbatas streets. Well-developed infrastructure, nearby the shopping center Galleria Riga, hotels, restaurants, various clothing stores, and several service companies.

Parking is on the street or in the underground car park of shopping mall for the extra charge.

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