



**Land plot in Riga center with an approved construction design project!**

*Latvia, Riga*

|                        |                    |
|------------------------|--------------------|
| <b>Price:</b>          | <b>€ 1 500 000</b> |
| <b>Object type</b>     | Investment project |
| <b>House type</b>      | New project        |
| <b>Market</b>          | New building       |
| <b>Number of rooms</b> | 79                 |
| <b>Land area</b>       | 1836 m2            |
| <b>Area</b>            | 4495 m2            |
| <b>Category</b>        | For sale           |



We offer for sale a land plot with an approved construction design project of the apartment building City Home!

Land area: 1836 m2

The total area of the building: 4495 m2; (79 apartments, 29 parking lots in the courtyard, 79 storage rooms)

The area of all apartments: 3100 m2 + balconies about 250 m2

The project includes:

- Studio apartments - 33 apartments (area 25-35 m2);
- One-bedroom apartments - 34 apartments (area 34-59 m2);
- Two-bedroom apartments - 11 apartments (50-79 m2);
- One apartment on the fourth floor with an area of 102 m2.

The price includes:

Purchase of the land; topography; geodesy; technical project; external network design and installation; land tax; supervision of the architect; construction supervision; zero cycle of construction work; concrete foundations and utility work on the site, electrical connection, connection to the Riga water supply system; Riga central heating connection; Lattelecom connection; development and design of the site; monitoring of neighboring buildings, security; maintenance costs; etc.

Construction and commissioning for use: 10 -12 months, starting in February 2019.

Apartments of the upper-middle-class level, ceiling height of 2.7 m; double windows, 3 Otis elevators, the plumbing of Ideal Standart, designer radiators; oak parquet, high-quality tiles from Spain; ventilation. Also landscaping and other works.

The construction estimate was compiled in December 2018 and is 4.7 million EUR



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