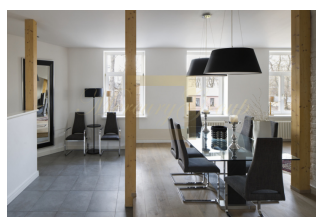




We offer a bright, cozy apartment with a terrace in Agenskalns

Latvia, Riga

Price:	€ 350 000
Object type	Apartment
House type	Renovated house
Number of rooms	4
Area	220 m2
Category	For sale



We offer a bright, spacious, cozy warm apartment, which is located in an excellent location on Baložu Street, one of the most prestigious, quiet and green streets in Agenskalns.

The layout of the apartment:

Master bedroom with walk-in closet, utility room, bathroom with shower

A spacious children's room (which can be divided into 2 bedrooms) with a corner for sports and leisure

Kitchen with dining area and access to the green terrace.

Large living room with high ceilings and lots of windows.

En-suite bathroom

Several pantries and built-in closets.

Bright and sunny apartment has a view of the street Mārtaņa and a quiet green courtyard. Ceiling height up to 3,80 m.

Convenient location to public transport, as well as well-developed infrastructure (stores, market Kalnciems quarter, restaurants and cafes, pharmacy, doctor's office, schools, kindergartens, gymnasiums, etc). Botanical Garden and several parks in 5 minutes walk. Riga center or airport in 10 minutes drive.

The apartment is located in a renovated three-story wooden building with two stairwells, the apartment occupies the last floor of one of them.

The total area of the apartment is 220m2, living area 164m2. 56m2 is used as practical storage space. Major repairs were completed in 2015. The walls and roof are insulated with the best insulation materials, including ecowool, which are both environmentally friendly and provide a comfortable climate in the apartment (heat in winter and a pleasant coolness in summer). There are new wooden windows and skylights Velux, wooden doors, individual gas heating, designer radiators and air conditioners.

The apartment is finished with materials from the world's leading manufacturers of premium class. MIELE washing machine and dryer. Kitchen with all necessary built-in appliances (hob MIELE, oven, dishwasher, double



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refrigerator LIEBHERR, wine cabinet). The apartment has designer furniture.

Advantages:

- + limited (raised barrier), landscaped area with shared terrace
- + private parking space in the yard (registered in the Land Book)
- + all furniture and appliances are included in the price
- + solid oak flooring (24 mm) and tile Versace, sanitary ware Hangrohe and Villeroy & Boch
- + new wooden windows, high-quality wooden doors (Mezmaļi)
- + Furniture and sports equipment for children
- + outdoor terrace furniture and barbecue WEBER
- + Miele kitchen appliances
- + washer and dryer Miele
- + wine cabinet
- + Large part of the windows and a terrace on a quiet green courtyard
- + only 4 apartments in the project
- + storage space in the children's room, kitchen and bedroom
- + individual gas boiler
- + fiber optic cable/internet
- + alarm system
- + air conditioner

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