



ID code: **7200**  
Location: **Riga / Centre / Valkas**  
Type: **Apartment**  
House type: **New project**  
Rooms: **3**  
Floor: **2/5 Elevator**  
Size: **81.40 m<sup>2</sup>**  
Year built: **2017**  
Internet: **Yes**  
TV: **Yes**  
Parking: **Yes**  
Terrace/Balcony: **Yes**  
**Price: To buy: 320 000 EUR**



## Description

We offer for sale a wonderful 2-bedroom apartment with a full finish in an exclusive project - QUADRUS. Quadrus is located in the most exclusive part of the historical center of Riga, which is also called the Embassy area and the Quiet center. The apartment is located on the 2nd floor of the building, the total area is 81.4 sq.m (living area 70.5 sq.m, terrace 10,9 sq.m).

**Layout:** entrance hall with built-in wardrobe with mirrors, spacious living room with kitchen area and access to the terrace, 2 bedrooms with built-in wardrobes and bathroom with bathtub. The kitchen is fully equipped with all necessary appliances. The apartment is offered with a quality renovation. Wooden natural floor, heated floor in the bathroom and hallway. High ceilings - 3 meters. Panoramic windows overlooking the quiet street Valkas, a terrace overlooking the cozy courtyard.

There are only ten apartments in the building - a guarantee for a pleasantly independent and peaceful living space. All apartments are light, spacious and functional, most have a balcony or an outdoor terrace, with interior space that ranges from 63 to 108m<sup>2</sup>. Famous, award-winning architect Gatis Didrihsons' Quadrus is a symbiosis of unique architectural qualities and a perfect location.

**Finishing.** The facade is insulated with Rockwool Front Max stone wool. Monolithic reinforced concrete slabs with a floating Estrich base are used for the intermediate flooring. Veneered fireproof EI30 class front doors. Panelled roof from galvanized tin.

**Windows, balconies and terraces.** Energy efficient SCHUCO three-pane façade system. Natural board deck on the balconies and patios, galvanized and painted metal railings, SPU insulation with PVC membrane.

**Water supply, heating, ventilation.** Central heating system - heat provided by the city's heating network. TECE Logo multilayer pipes for both heating and water supply systems. Individual heat and water meters for each apartment. For each apartment air exchange is provided by an air ventilation recuperator.

**Parking.** Automatic BOX-PARKING style underground parking lot fitting eight cars. **The price of one parking place: EUR 35 000.**

**Safety.** Secure design with 24/7 video surveillance. Access to the courtyard and building with a key code or via the door phone.



Quadrus is located close to three parks, the banks of the Daugava and quiet streets full of masterpieces of Art Nouveau architecture. The best restaurants, museums and theaters of Riga are within a short pleasant walk. In just 25 minutes you can conveniently get to Jurmala by car. In one of the neighboring buildings there is a 5-star hotel A22 with a cozy restaurant on the ground floor. The FERMA gourmet restaurant is located in another adjacent building. 5-7 minutes walking through Viestura Park is the Rimi grocery store and the large pet store Pet City.

The layout is available in PDF document.

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