



ID code:	901
Location:	Riga / Centre / Alberta
Type:	Apartment
House type:	Renovated house
Rooms:	6
Floor:	2/6 Elevator
Size:	150.40 m²
Heating:	Central heating
Year built:	2006
Sewage:	Municipal
Water:	Municipal
Internet:	Yes
TV:	Yes
Alarm system:	Yes
Alarm system:	Yes
Intercom:	Yes
Terrace/Balcony:	Yes
Price:	To buy: 676 800 EUR

Long term rent: 3 337 EUR

Description

The apartment house is located in the Quiet centre, on the corner of Alberta and Antonijas Streets.

The house was built in 1901 according to the order of Simon Felder, which was performed by the construction company "Scheel & Schefel" – a company owned by two well-known architects: Heinrich Carl Scheel and Friedrich Schefel, and this company is considered to be one of the pioneers of the Art Nouveau style in Riga. The form of the building reflects the transition period from eclecticism to Art Nouveau. The house was erected as a corner building, one façade of which is facing Alberta Street, and the second - Antonijas Street. Interior decoration elements of the house are cornices and ceiling covings as well as ceiling rosettes. Both classicism and rococo elements as well as Art Nouveau motives have been used in the building.

Stoves and fireplaces constitute an important element of the house. The historical aura of the building is still present also nowadays.

During the reconstruction of the building, the foundation was strengthened, new overhead covers were made, the facade was restored, the roofing was replaced, and the stairs were renewed including the flower ornaments of the staircase and the matt window glazing patterns. The magnificence of the main entrance door of the house and the apartment entrance doors has been completely restored.

At the same time, 2 Otis elevators with glass doors and walls have been installed; all the engineering systems have been completely renovated paying special attention to the building ventilation. There is established a twenty-four-hours physical guarding with a video monitoring system, and a door phone system.

There are only 3 apartments currently available for sale and also for rent:

[1. Ap.1-Gustavs-1st floor: 164.8 m2; 6 rooms: 741 600 EUR; ID 2179](#)

[2. Ap. 2-Katrina-1st floor: 197.0 m2; 7 rooms: 886 500 EUR; ID 2180](#)

[3. Ap. 11-Aleksandrs-1st floor: 150.4 m2; 6 rooms: 676 800 EUR; ID 2181](#)

RENTAL PRICE 14 EUR/m2 + VAT 21% + utilities:

1. KATRINA - 2 758 EUR + VAT 21% = **3337.18 EUR** + utilities;



Apartments

The house consists of 20 exclusive apartments; each apartment consists of six to seven rooms, and the space of the apartments varies from 130 to 210m². 6 stores or offices will be placed in the basement floor.

The apartments are fully prepared for interior works:

- Decorative elements of the 3.4m high ceiling are restored and painted white.
- Also the wall decorative elements – cornices and covings – are restored.
- The floors are covered with oak-wood parquetry.
- Windows and internal doors are renovated.
- The stoves are retained and restored.

Each apartment starting from the 2nd floor has a balcony facing the backyard.

The balconies situated on the façade have been renovated.

The building

<i>Windows</i>	wooden double windows
<i>Elevators</i>	two Otis elevators with glass doors and walls
<i>Staircases</i>	restored –wall drawings, rail patterns and matt window glasses with floral elements have been restored according to historical sketches
<i>Water supply system</i>	from the city network
<i>Sewerage system</i>	connected to the city sewerage network
<i>Power supply system</i>	2 inputs from the Latvenergo networks
<i>Low-current network</i>	computer network, telephone, TV, twenty-four-hours physical guarding with a video monitoring system, door phone system, electronic public utilities registration system
<i>Heating system</i>	connected to the heating system of Rīgas Siltums
<i>Ventilation system</i>	individual for each bathroom – toilet and kitchen; fresh air inflow system in the external walls

Backyard: paved backyard with greenery and benches placed along the lightest side of the yard. There is a garden fireplace which makes the central element of the recreation zone. The territory is illuminated. The backyard has a lockable hammered work gate.



The apartments

<i>Floor</i>	oak-wood parquetry
<i>Walls</i>	primed white, prepared for painting or decoration of other kind. Interior decorative elements are restored
<i>Windows</i>	restored or new
<i>Internal doors</i>	restored or new
<i>Stoves, fireplaces</i>	restored
<i>Bathrooms, toilets</i>	complete interior decoration; it is necessary to cover walls and floors with tiles or paint them, and to install bathroom and toilet equipment

The Kronvalda Park and the Congress House are located close to the house. It takes only 7 minutes to go to the Old Riga and the city center. Also the public transport – tram, trolleybus and bus – routes are nearby. Nowadays Alberta Street is one of the most popular tourist sites in Riga. It lies in the historical centre of Riga that is included in UNESCO World Heritage and State Architectural Monument registers. From each day hundreds of tourists visit this street to see gorgeous façades of buildings.

For more information about apartments, please contact us by phone or e-mail, or view information on our website.

Julia Barsukova

Sales and Investments Associate

GSM: +37129128323,

E-mail: julia@mgroup.lv