

## Centrs, Pulkveža Brieža 7-B, Latvia

238 999 € 2 366.33 EUR/m<sup>2</sup>

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### Basic information

Property type: Apartment

Rooms: 4

Floor: 6. from 6.

Area: 101.0 m<sup>2</sup>

Building type: Stone

Series: Pre-war building

Elevator: Yes

Balcony: Yes



### Additional information

For sale a spacious and modern 4-room apartment located in the prestigious Quiet Centre of Riga on the mansard floor – one of the most desirable and high-value districts of the city where most foreign embassies are located – nearby Kronvalds Park over 10 hectares Viesturdarzs Park over 7 hectares and Andrejosta waterfront – a historic and well-maintained area with high living standards

The building was constructed in 1912 by architect Aleksandrs fon Betikers – fully renovated in 2003 – all communications ceilings pipes and electrical systems were replaced – the facade and historical elements were restored – elegant entrance doors renewed – a new spacious elevator installed

The apartment is located on the mansard floor – total area 101 sqm – 4 rooms – plenty of storage space – ceiling height up to 6 meters allowing the possibility to create a second level and increase the living area – underfloor heating installed throughout the entire apartment – individual gas heating system with efficient cost control in any season – the apartment is very warm bright and quiet

A cozy balcony almost at roof level offering sunrise and sunset views which is a rare feature in Riga's historical centre

Utility costs – summer approx 150 eur – winter approx 280 eur

The apartment is a valuable asset with high liquidity and long-term value growth – suitable both for comfortable living and as an investment – contact us to arrange a viewing

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