

## Centrs, Akas iela 4, Latvia

294 880 € 3 800.00 EUR/m<sup>2</sup>

### Basic information

Property type: Apartment

Rooms: 2

Floor: 5. from 7.

Area: 77.6 m<sup>2</sup>

Building type: Monolithic reinforced concrete structure

Series: New Project

Elevator: Yes

Balcony: No



### Additional information

A charming and bright apartment that can be configured as either a two- or three-room home.

We offer a modern residential building in the center of Riga, at Akas Street 4 – a project that combines carefully thought-out construction, high quality, and comfort. The project features only 24 apartments with 2-5 rooms.

Penthouse for the most demanding clients (7th floor):

- Private lift entrance
- 5 rooms
- Spacious terrace
- Option to install a fireplace

### Finishes and equipment

- High-quality windows: Transparence glazing with SAPA frames
- Flooring: Boen three-layer white oak parquet, matte, thickness – 14 mm
- Sanitary ware: Grohe, ceramics Villeroy & Boch, bathtubs
- PAA
- Interior doors: Prodex, veneered wood
- Entrance doors: Latwood, fire-resistant and soundproof
- Built-in wardrobes with LED lighting in the corridors
- Smart home management system

### Construction and façade

- Reinforced concrete monolithic frame with Fibo block and reinforced concrete load-bearing walls. The structure is 30% stronger than comparable projects
- Non-load-bearing walls – frame construction with fireproof wool and double plasterboard finish
- Load-bearing structures clad with double plasterboard
- Building insulated with 150 mm stone wool
- Façade partly covered with Neolit cement boards (breathable façade), partly plastered
- Roof construction: monolithic with 100 mm insulation

### Comfort and engineering communications

- Each apartment has individual water, heating, and electricity meters
- Insulated floors: concrete layer, stone wool, dry concrete, and finishing layer (parquet or tiles)
- Bathrooms – electric underfloor heating and towel dryers connected to the hot water supply (warm all year round)
- Ceiling height in apartments – 2.65 m, in commercial premises – 2.65–3.80 m

- Adjustable radiators
- Kitchens equipped with 380W connection and ventilation for the stove
- Optical internet

**Safety and technologies**

- Fire alarm system connected to the security control panel
- Powerful fans on each floor to prevent smoke spreading in emergencies
- Schindler lift - modern and reliable
- Staircases with permanent LED lighting

**Underground parking**

- Automatic ventilation system - when CO<sub>2</sub> levels rise, roof fans switch on to supply fresh air
- Technical rooms: ventilation, heating, server rooms, etc.
- Driveway: non-freezing ramp with automatic heating (activates at -1°C)

**Commercial premises on the 1st floor**

- Areas: 107 m<sup>2</sup> and 230 m<sup>2</sup> - an excellent opportunity for your business
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