

## Centrs, Akas iela 4, Latvia

991 950 € 2 952.23 EUR/m<sup>2</sup>

### Basic information

Property type: Apartment

Rooms: 5

Floor: 7. from 7.

Area: 336.0 m<sup>2</sup>

Building type: Monolithic reinforced concrete structure

Series: New Project

Elevator: Yes

Balcony: Yes



### Additional information

We offer a modern apartment building in the center of Riga, at Akas Street 4 – a project that combines carefully considered construction, high quality, and comfort. The project offers only 24 apartments with 2 to 5 rooms.

For the most discerning clients, a penthouse is available on the 7th floor with:

- a private lift entrance
- 5 rooms
- a spacious terrace
- the option to install a fireplace
- 221 m<sup>2</sup> + 145 m<sup>2</sup> terrace

### 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

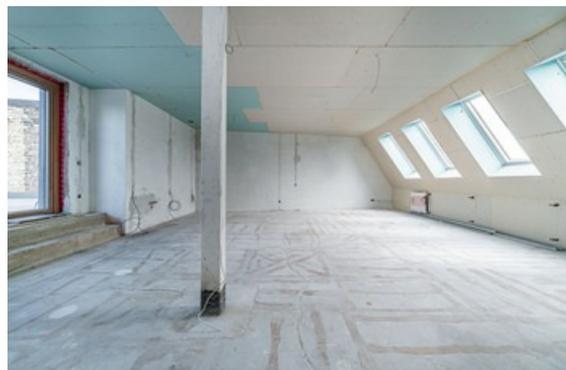
### Comfort and engineering communications

- 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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### Dzīvoklis

1	Priekšnams	12,8
2	Gaitenis	9,5
3	Sanmezgls	2,4
4	Kabinets	13,1
5	Dzīvojamā istaba ar virtuves zonu	56,6
6	Gaitenis	21,0
7	Istaba	23,7
8	Istaba	20,8
9	Istaba	32,7
10	Sanmezgls	8,1
11	Saimniecības telpa	10,4
12	Sanmezgls	9,9