



Compact 3-room apartment in a quiet cross street of Riga - Mazā Lubānas street 16! Ground floor. South side facing the garden. Two rooms - isolated. The kitchen is combined with the dining room. WC and bathroom - separately. Capital repairs have started in the apartment. The walls and ceiling are plastered. There is space for a built-in wall cabinet in the corridor. A new "BOSCH" gas heating boiler was installed. Each room has a warm floor system with separate thermoregulation. New wiring. "Schneider Electric" switches and sockets. PVC windows. The outer walls of the apartment are insulated with rock wool. Iron apartment front door. Land under the apartment - owned! At the house there is a private garden area under the windows. Good infrastructure. TC "Akropole", a sports arena and the bank of the Daugava are nearby. The center of Riga...

- **Condition of the building:** closed staircase, new risers, new heating system
- **Parking:** Parking in the yard
- **Utility systems:** electricity, cold water, hot water, gas, gas heating, All city communications (including gas), new wirework
- **Planning:** separate rooms, toilet and bathroom separately, can be re-planned, the layout is in accordance with the inventory file, pagrabs
- **Location and surroundings:** close to the center, close to public transport, convenient public transport, nearby a shop, dārzs

## Approximate fees of registration in the Land Register

- **Stamp duty:** 898.5 EUR
- **Office duty:** 21.34 EUR



Kristaps Vīdnars  
+371 27832828  
kristaps@pilat.lv