

## Life in European Style Through Investing in Real Estate in Latvia

### Buying a property in Latvia provides:

- Comfortable and high-quality dwelling in one of high developed countries of the European Union.
- Preservation of investments and the possibility of obtaining a permanent income through renting out the real estate.
- Possibility to get a residence permit in Euro zone and to do business in Europe.

### Ready-to-live Apartments and Equipped Offices in the Center of Riga FOR SALE

We offer apartments with premium-class decoration, built-in kitchen and all appliances as well as equipped offices in the prestigious district of the Latvian capital. The purchase of a property in the House of Kempel gives to the buyer the right to obtain a residence permit in Latvia.



### House of Kempel

This elegant building was built in 1909 in historical center of Riga by the outstanding architect Eyzhen Laube in the typical style of Latvian national romanticism. Today Kempel House is a good example of successful modernization of an old building. Wide-scale reconstruction of the building has been completed in autumn 2013. Many significant alterations have saved unique ancient view of Kempel House and have turned the building into a modern and comfortable dwelling.

The reconstruction included foundation and supporting structures reinforcement; installation of new roof and new elevators to all entrances; restoration of the old-time facade and lobbies interior; installation of house autonomous gas heater with individual heat consumption counters; replacement of windows.

Nowadays Kempel House is a combination of extraordinary ancient external design and thought-out modern internal arrangement. Due to renewal of engineering utilities and usage of energy-saving technologies the overall utility payments have significantly decreased.

The building houses **ready-to-live apartments and equipped offices**.

Several citizens of Latvia, Germany, Russia, Ukraine, Belarus, Kazakhstan, Azerbaijan have already become the owners of apartments in this outstanding building.

### Real Estate in a Reconstructed Building in the Center of Riga: Prestigious, Comfortable and Profitable

- 2-, 3- and 4-room apartments with modern layouts are equipped with kitchen furniture of European manufactures and household appliances from Miele.
- All apartments has premium class repair, partly furnished.
- Author's design of interiors.
- Premises are equipped for office use.
- There are all necessary communications, including high speed fiber optic Internet connection and satellite TV; security and fire alarm sensors are installed in apartments and offices.
- This is prestigious business and shopping district: shopping malls, restaurants and cafes, offices of various companies are located nearby, as well as three picturesque parks. The building houses two cafes and a wine shop, a flower shop and a women's clothing store. There is a kindergarten and one of the best secondary schools in Riga near the house.

Available Apartments and Offices in Kempel House (8 Akas Str. / 23 Gertrudes Str.)

Number of flats: 6  
Number of offices: 1

Object	Floor	Area, m <sup>2</sup>	Rooms/ Bathrooms	Total cost, €	Price per m <sup>2</sup> , €	Rent price, € / month *	Note
Office Akas 8-15	1	64,9	3/2	155 000	2 388	800	Fully furnished, in rent until 01/10/2018
Apartment Akas 8-9 	4	70,9	2/2	0 ***	0	0	In rent until 30/06/2020
Apartment Akas 8-12	5	72,3	2/2	0 ***	0	900	Without furniture **. Had not rented out previously
Apartment Akas 8-14	6	73,6	2/2	0 ***	0	0	Fully furnished, in rent until 01/10/2018
Apartment Gertrudes 23-3 	2	56,9	3/1	190 000	3 339	900	Without furniture **. Had not rented out previously
Apartment Gertrudes 23-12 	5	143,1	4/2	430 000	3 005	0	Fully furnished, in rent until 01/03/2020
Apartment Gertrudes 23-19 	7	109,7	3/2	0	0	0	Fully furnished, in rent until 31/12/2018

\* Lease term is from 1 year. When renting for 2 years or more a discount will be given. It's possible to rent with the right to buy.

Utilities are paid separately.

\*\* It is possible to furnish the flat for an additional fee.

\*\*\* Evaluation of certified appraiser is € 250 000 and more.

