



River Breeze Residence in Klīversala is a truly one-of-a-kind landmark of the city's silhouette, located on the shore of the Daugava. Premium apartments offer a view to the panorama of Old Riga and its tower. Located right at the heart of Riga and yet making you feel like living in a quiet and green garden city.

**Annual Award in Riga Architecture 2019** "For the balance between private and public outdoor space in an exclusive and innovative housing project" (nomination October 2019).

### The Klīversala Quarter

The Quarter of Klīversala will be developed as an integral area that binds together the feeling of a metropolitan, modern architecture and well considered living environment. This beautiful area will be a new centre of the urban city life, creating fine balance between residential buildings, cafes and restaurants with an open area for people at any age to enjoy.

The Klīversala Quarter and the neighboring territory are a significant part of the long-term development strategy of the city of Riga, which will be carried out through the period until 2030. Mainly, because the River Breeze Residence is located within the UNESCO heritage protection area and is thereby considered as a highly valuable territory.

Klīversala is a living environment for people that appreciate their personal space, green areas and quiet atmosphere.

### OFFER

<b>Storage box</b>	<b>From 4,2 m<sup>2</sup> to 20 m<sup>2</sup>**</b>	<b>-1st floor or -2nd floor</b>	<b>1250 EUR/1 m<sup>2</sup></b>
<b>Underground parking place</b>	<b>1 single</b>	<b>-1st floor</b>	<b>38`000 EUR</b>
	<b>1 single</b>	<b>-2nd floor</b>	<b>38`000 EUR</b>
	<b>double</b>	<b>-1st floor</b>	<b>52`000 EUR</b>
	<b>double</b>	<b>-2nd floor</b>	<b>52`000 EUR</b>
<b>Parking for motobikes</b>			<b>9`000 EUR</b>

*\*all prices include VAT 21%*



**OFFER**

<b>Apartment</b>	<b>No 11.</b>	<b>116,8 m<sup>2</sup> living space &amp; 32,2 m<sup>2</sup> terrace</b>	<b>5th floor</b>	<b>EUR 479`000</b> <b>EUR 580`000</b> <b>Incl VAT 21%</b>
<b>Number of rooms</b>	<b>4</b>	<b>Living room with kitchen</b> 36,3 m <sup>2</sup>	<b>3 bedrooms</b> 17,59 m <sup>2</sup> ; 13,50 m <sup>2</sup> ; 11,70 m <sup>2</sup> <b>Walk-in wardrobe</b> 7,25 m <sup>2</sup>	<b>2 bathrooms</b> <b>Utility room</b> With connection for washing machine 5,63 m <sup>2</sup>
<b>View</b>	<b>Kugu street, promenade and Agenskalns bay</b>			

East -South side

**Interior finishing- Exclusive Minimalistic:**

**3-layer oak parquet** from Admonter (Austria), Nobles Breeze Collection, Oak

**Hall- stone tils** Ariostea (Italy), Ultra Pietre Collection, Basaltina sand

**Bathroom tils** Ariostea (Italy), Ultra Pietre Collection, Basaltina white

**Bath –** Vispool (Latvia) Libero Collection

**Plumbing –** Provex, Oasis Passpartout Collection, Ceramica Catalano Sfera Collection, Zucchetti.KOS.

Pan Collection (Italy)

Technical equipment:

Individual air-recuperation system

Individual heating system for each room separately

Air conditioning – control in each room separately

Built-in security and fire protection system

3-layer glazed aluminum windows with excellent sound insulation from Schueco

Double apartment entrance doors

Intercom with a video tour of the territory

Closed stairwell, elevator, administrator, 24/7 security, motor yachting harbor

A class energy efficiency certification





RIVER  
BREEZE  
RESIDENCE

PROKAPITAL





**RIVER  
BREEZE  
RESIDENCE**



