

# M

MEŽAPARKA  
REZIDENCES

## VILLA CORYLUS

Georga Kūfalta iela 7, Rīga

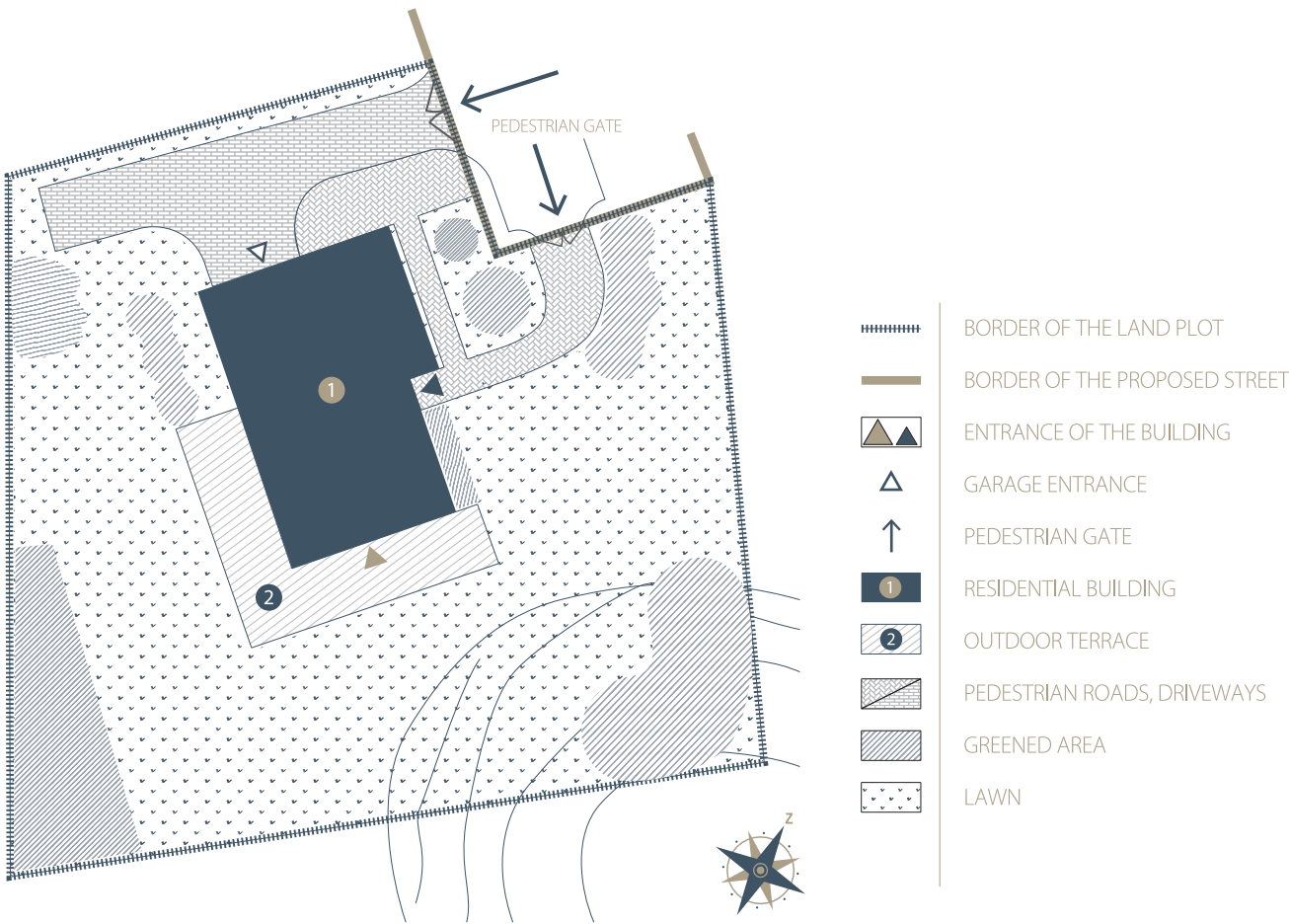


<b>Floorspace:</b>	380.7 m <sup>2</sup>
<b>Terraces:</b>	120,6 m <sup>2</sup>
<b>Floors:</b>	2
<b>Rooms:</b>	5
<b>WC:</b>	4
<b>Garage / cars:</b>	2
<b>Land plot area:</b>	1417 m <sup>2</sup>

The villa is a nod to the functionalism style characteristic of Mežaparks. The building's architecture represents the core values of modernism – the external form complements the well thought-out interior function, avoiding superfluous detail. Wood plays a special role. The large glass surfaces ensure the most exclusive views, while the horizontal overhangs protect the interior from overheating. Spacious covered terraces are perfect for enjoying the sun, as well as the view of the garden and green rise. The large glass walls with sliding doors visually merge the interior with the surrounding environment.

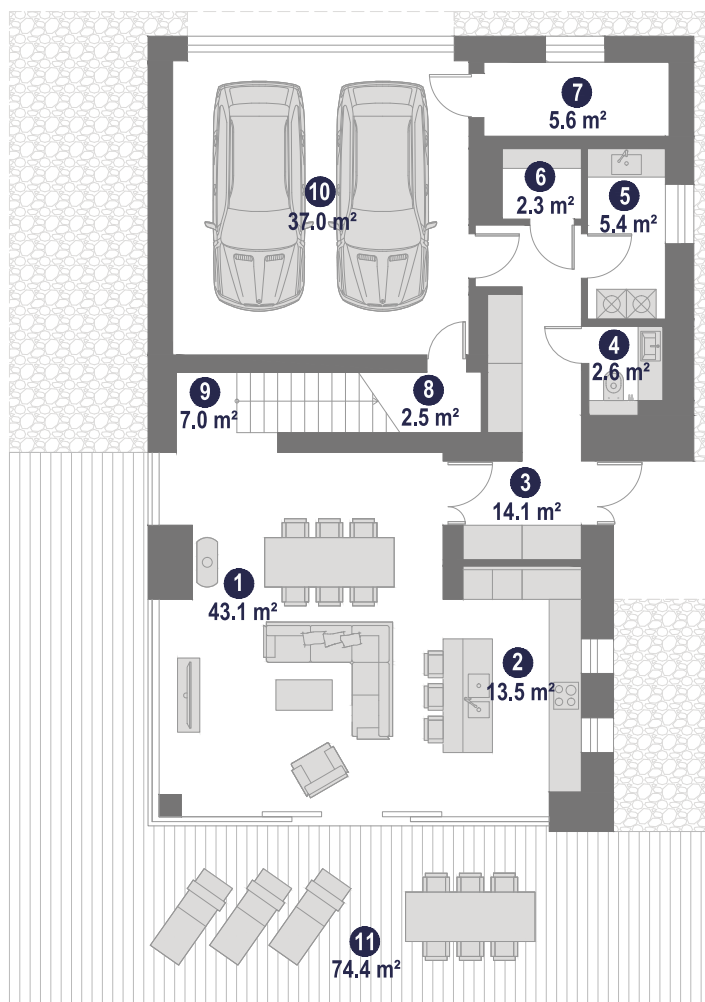
Architect Vladimir Arsene / Westforth Architecture

# LOCATION PLANS



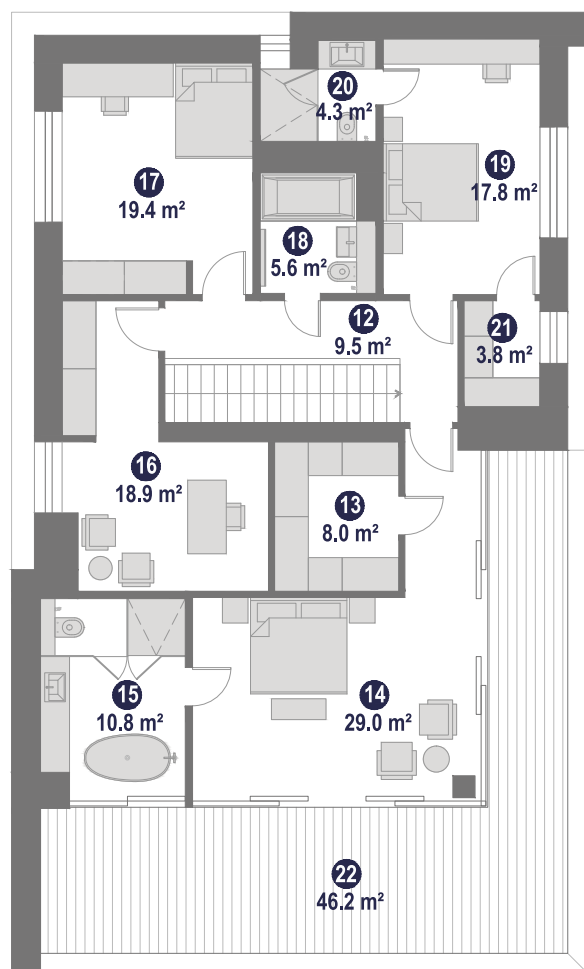
## LAYOUT OF THE 1ST FLOOR / m<sup>2</sup>

1. LIVING ROOM	43.1
2. KITCHEN AREA	13.4
3. HALLWAY	14.1
4. WC	2.6
5. LOUNDRY ROOM	5.4
6. HOUSEKEEPING ROOM	2.3
7. BOILER ROOM	5.6
8. STORAGE	2.5
9. STAIR	7.0
10. GARAGE	37.0
11. TERRACE	74.4
TOTAL INSIDE AREA	133.0
TOTAL OUTSIDE AREA	74.4



## LAYOUT OF THE 2ND FLOOR / m<sup>2</sup>

12. HALLWAY	9.5
13. WALK-IN CLOSET	8.0
14. MASTER BEDROOM	29.0
15. BATHROOM	10.8
16. CABINET	18.9
17. BEDROOM	19.4
18. BATHROOM	5.6
19. BEDROOM	17.8
20. BATHROOM	4.3
21. WALK-IN CLOSET	3.8
22. TERRACE	46.2
TOTAL INSIDE AREA	127.1
TOTAL OUTSIDE AREA	46.2





# FINISHING MATERIALS

## GUEST ROOM (ROOM NR. 1,2)



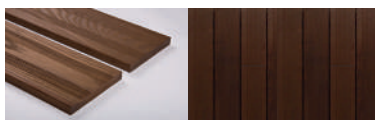
Parquet BOEN OAK, natural oiled



MDF baseboard, painted, lacquered, matt, white



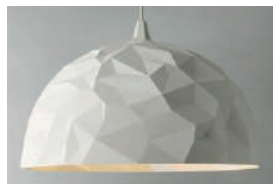
Lamell Oak cover grid



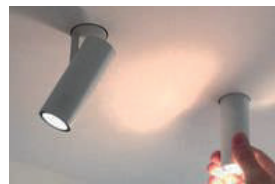
Thermal ash terrace planks



Antrax IT fireplace  
Bubble



Pendant light fixture



Recessed ceiling spotlight  
FIND ME



Floor lamp



## KITCHEN (NR. 2)

1. Cabinet for built-in refrigerator
2. Cabinet for built-in freezer
3. Built-in stove and microwave oven
4. Floor cabinet with drawers
5. Floor cabinet with drawers
6. Built-in cooktop
7. Built-in dishwasher
8. Wall cabinet with up openable facade
9. Built-in wine cabinet
10. Kitchen faucet
11. Sink



Built-in wine cabinet  
GAGGENAU



Built-in two door  
refrigerator  
GAGGENAU



Built-in microwave oven  
GAGGENAU



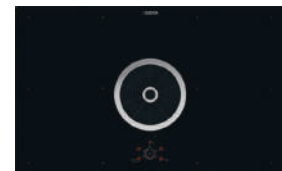
Built-in oven  
GAGGENAU



Built-in dishwasher  
SIEMENS



Hobs with BORA hood



## BEDROOMS (ROOMS NR. 14,18, 20)



Wall painted white. Tone NCS S 0300 N - matt

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Parquet BOEN OAK, natural oiled

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MDF baseboard, painted, lacquered, matt, white

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Lamell Oak cover grid

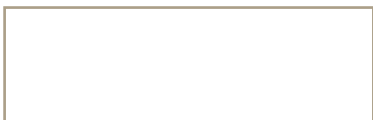
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Granite floor material for terrace  
Absolute Black Water Jet Finish

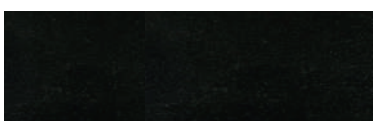
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## ROOMS (NR. 3, 9)



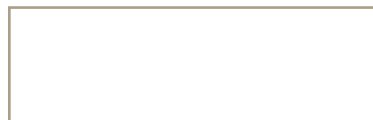
Wall painted white. Tone NCS S 0300 N - matt

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Granite floor material, absolute black  
Water Jet Finish

## TECHNICAL ROOMS (NR. 6, 7, 8)



Wall painted white. Tone NCS S 0300 N - matt

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Concrete Screed Finish



## BATHROOM (NR. 4)

Toilet bowl with *soft close* lid  
DURAVIT Me by Starck



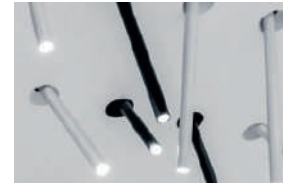
Drawer cabinet with 2 drawers, 1 U type drawer and panel  
Custom made



Single level basin mixer, white matt  
Jeans



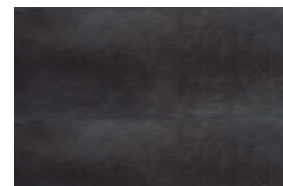
Ceiling light at bathroom  
Otylight



Recessed waterproof downlight fixture



Full body porcelain tiles



Towel rail  
Antrax



\* Built-in all bathrooms



## BATHROOM (NR. 17)

Toilet bowl with *soft close* lid  
DURAVIT Me by Starck



Ceramic washbasin  
Laufen



Single level basin mixer,  
white matt  
Jeans



Drawer cabinet  
with two drawers  
Custom made



Acrylic bathtub  
with tiled frontal  
panel  
DURAVIT Starck



Full body porcelain tiles



Recessed waterproof  
downlight fixture



Ceiling light at bathroom  
Otylight





## BATHROOM (NR. 19)

Toilet bowl with *soft close* lid  
DURAVIT Me by Starck



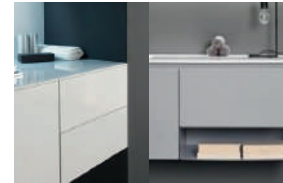
Artificial stone counter-top with cut out washbasin  
Montelli Marmolada



Single level basin mixer, white matt  
Jeans



Drawer cabinet with 2 drawers, 1 U type drawer and panel  
Custom made



Shower head  
Bellosta



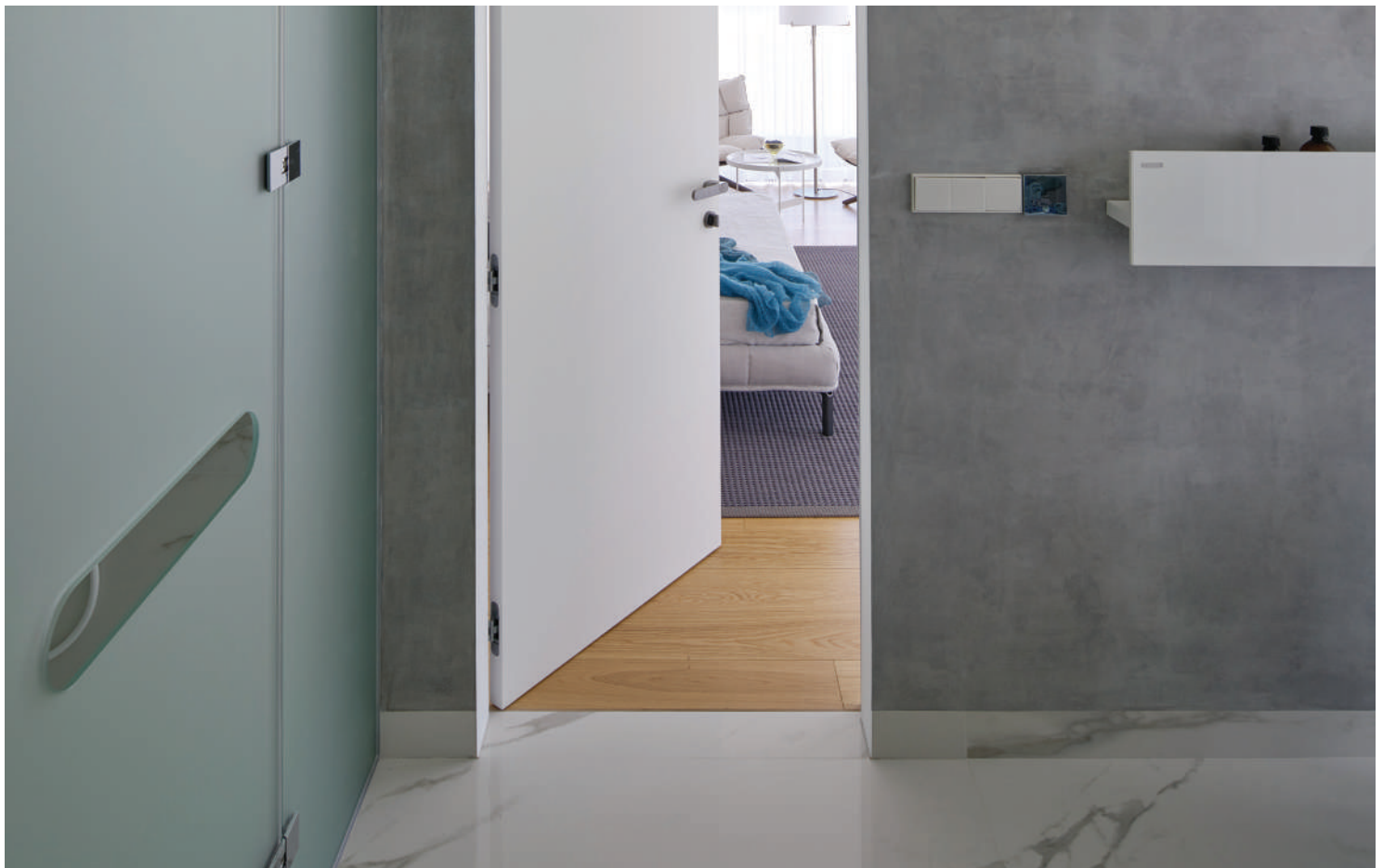
Shower Drain, S line "Plate"



Recessed waterproof downlight fixture



Ceiling light at bathroom  
Otylight



## BATHROOM (NR. 15)

Toilet bowl with *soft close* lid  
DURAVIT Me by Starck



Free standing acrylic bath-tube Opera



Single level basin mixer, white matt  
Jeans



Floor mounted bath-tube mixer, white  
Hansgrohe, Pura Vida



Shower head  
Bellosta



Full body porcelain tiles



Recessed waterproof downlight fixture



Ceiling light at bathroom  
Otylight



# EXTERIOR

- Roof – roll roofing, PVC membrane  
Energy efficiency rating  $U = 0,12 \text{ W} / (\text{m}^2 \cdot \text{K})$  – regulation LBN 002-15 requires  $U = 0,15$
- Façade – Ceresit Impactum covering and thermo-modified ash decorative cladding
- Outer wall insulation – 200 mm, roof insulation – 300 mm
- Outer wall energy efficiency rating  $U = 0,18 \text{ W} / (\text{m}^2 \cdot \text{K})$  - regulation LBN 002 -15 requires  $U = 0,18$
- Windows –Wicona, dark grey, triple pane tilt-and-swing, quality coating, energy efficiency rating –  $U 1,1 \text{ W} / \text{m}^2 \cdot \text{K}$ . Shading 45%. Windows – Wicona (Germany, top window producer) aluminum WL / WS 75 EVO, movable system – WSL 160
- Glass tilt-and-swing windows – triple pane with quality coating (Low-e)
- Energy efficiency rating  $U = 0,8-0,9 \text{ W} / (\text{m}^2 \cdot \text{K})$ , moveable system rating  $U = 1,1 \text{ W} / (\text{m}^2 \cdot \text{K})$  – regulation LBN 002-15 requires  $U = 1,3 \text{ W} / (\text{m}^2 \cdot \text{K})$
- Garage opener – Hormann  
Property surrounded by hedge with wooden fence on the street side
- Air-conditioning
- Gas heating system
- Video security
- Ventilation – forced air recovery AHU
- Covering – monolithic cement
- Fireplace

Facade wall light



Facade wall light with moving sensor - built in separately



Floor mounted light fixture  
794002U



Floor mounted light fixture LED TERRA 45







## INFRASTRUCTURE



Landscaped territory

24/7

24-hour surveillance



Recreation zones with benches



Paved and lighted streets and sidewalks



City sewage and water



Individual gas boiler house



City electricity supply  
(32kW/50A  
or  
26kW/40A)



Optical internet

“Mežaparka Rezidences” occupies a 31 ha large well-developed territory designed as a harmonious extension of the old Mežaparks.

The concept is designed to create a beautifully landscaped environment with full infrastructure accommodating villas, twin- villas, row houses and apartment buildings designed by well-known Latvian and foreign architects. Construction of the 1<sup>st</sup> stage infrastructure has been completed.

Pedestrian walkways and streets have been paved and illuminated, recreational areas with benches have been created. The territory is surveilled 24 h/day. All the necessary amenities have been provided – water supply and sewage, gas and electricity.

The individually developed house designs shall conform to the general concept of the project to ensure the architectural harmony of the entire project.

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