

M

MEŽAPARKA
REZIDENCES

VILLA HELENIA

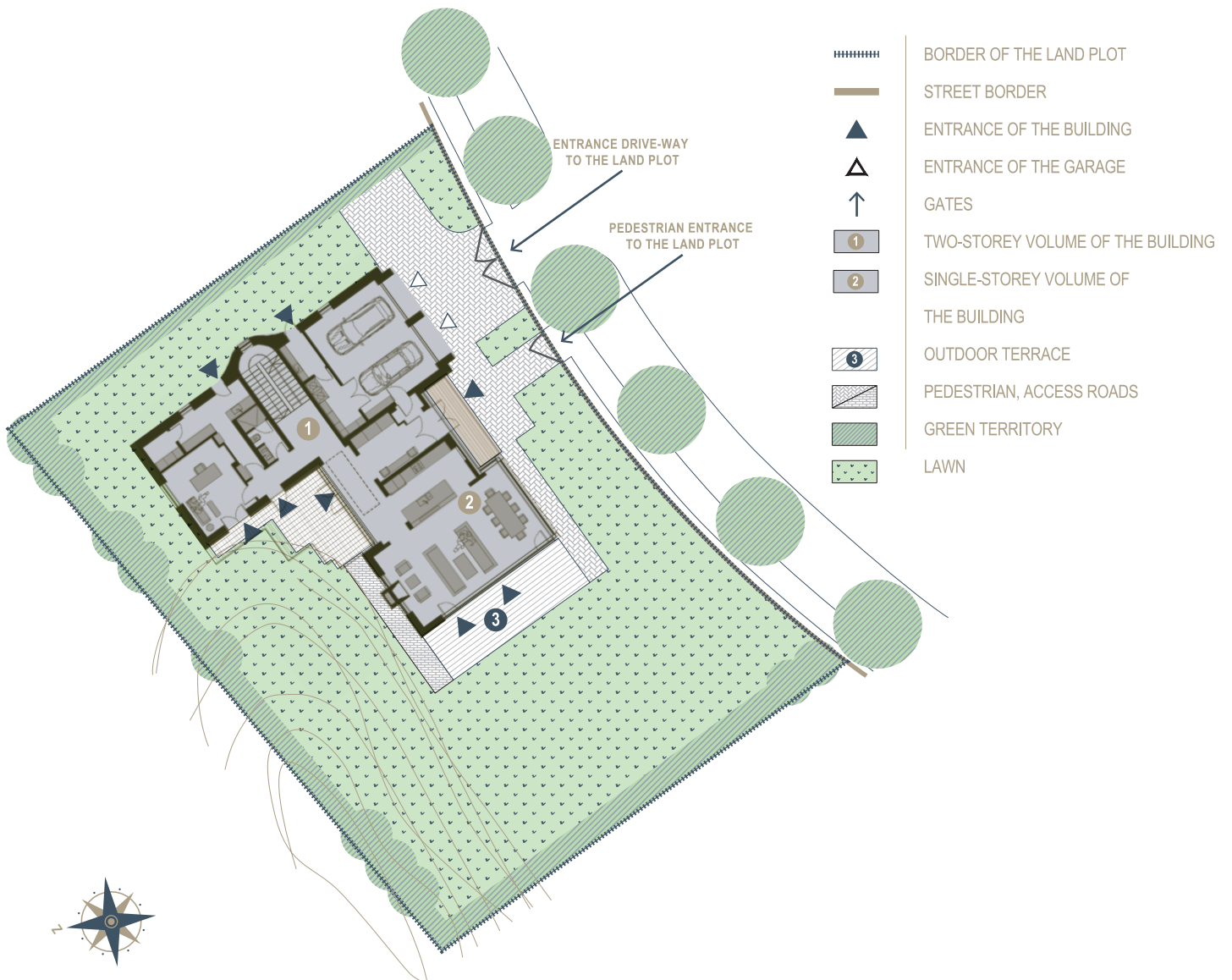
Ķelnes iela 8, Rīga



Floorspace:	408.5 m ²
Terraces:	73.6 m ²
Basement / sauna:	41.3 m ²
Floors:	2
Rooms:	5
WC:	4
Garage / cars:	2
Land plot area:	1214 m ²

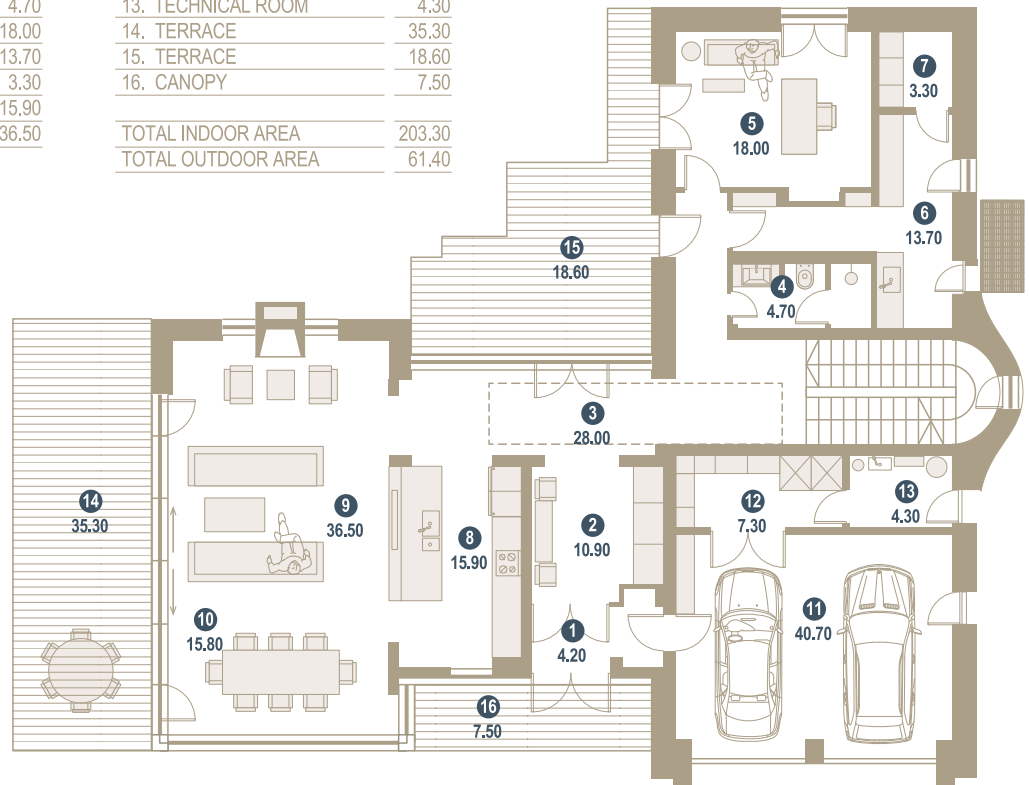
Contemporary villa with a classic story. Rectangular volumes of the villa emphasise the green dune and continue the traditional building principle of Mežaparks – landscape of the nature park combined with the sophistication of architectural shapes. The building design features a two-volume composition. Single-storey glazed living room – a temple with sliding wooden ornament blinds on the facade. It is connected to a two-storey, street-facing volume with a glazed bay and balcony on the second floor, next to the master bedroom.

Architect Reinis Liepiņš / “Sudraba arhitektūra”



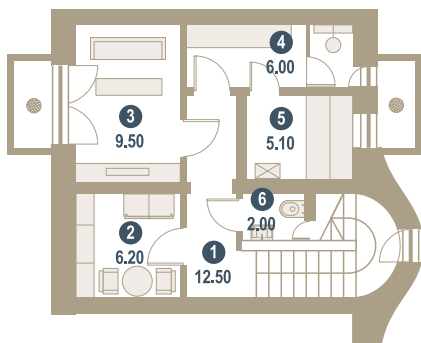
LAYOUT OF THE 1ST FLOOR / m²

1. ENTRANCE HALL	4.20	10. DINING AREA	15.80
2. HALL	10.90	11. GARAGE	40.70
3. HALLWAY	28.00	12. TECHNICAL ROOM	7.30
4. WC / SHOWER	4.70	13. TECHNICAL ROOM	4.30
5. OFFICE	18.00	14. TERRACE	35.30
6. LAUNDRY ROOM	13.70	15. TERRACE	18.60
7. TECHNICAL ROOM	3.30	16. CANOPY	7.50
8. KITCHEN AREA	15.90	TOTAL INDOOR AREA	203.30
9. LIVING AREA	36.50	TOTAL OUTDOOR AREA	61.40



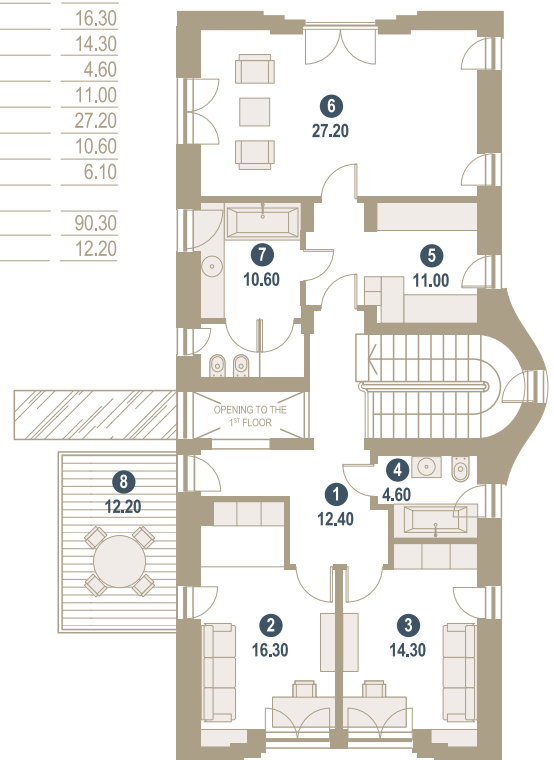
LAYOUT OF THE 2ND FLOOR / m²

1. HALL	12.40
2. BEDROOM	16.30
3. BEDROOM	14.30
4. BATHROOM	4.60
5. WALK-IN CLOSET	11.00
6. BEDROOM	27.20
7. BATHROOM	10.60
8. TERRACE	6.10
TOTAL INDOOR AREA	90.30
TOTAL OUTDOOR AREA	12.20



LAYOUT OF THE BASEMENT / SAUNA / m²

1. STAIRS / HALLWAY	12.50
2. STORAGE ROOM/WINE CELLAR	6.20
3. LOUNGE	9.50
4. WARDROBE/SHOWER	6.00
5. SAUNA	5.10
6. WC	2.00
TOTAL AREA	41.3





INFRASTRUCTURE



Landscaped
territory

24/7

24-hour
surveillance



Recreation
zones with
benches



Paved and
lit streets and
walkways



City sewage
and water



Individual
gas boiler
house



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



Fibre-optic
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, terraced houses and apartment buildings designed by well-known Latvian and foreign architects. Construction of the 1st stage infrastructure has been completed.

Pedestrian walkways and streets have been paved and illuminated, recreational areas with benches have been created. The territory is under surveillance 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.

www.mezaparks.lv / info@mezaparks.lv
Phone + 371 28660033