

M

MEŽAPARKA
REZIDENCES

VILLA LAVANDA Georga Kūfalta iela 2, Rīga



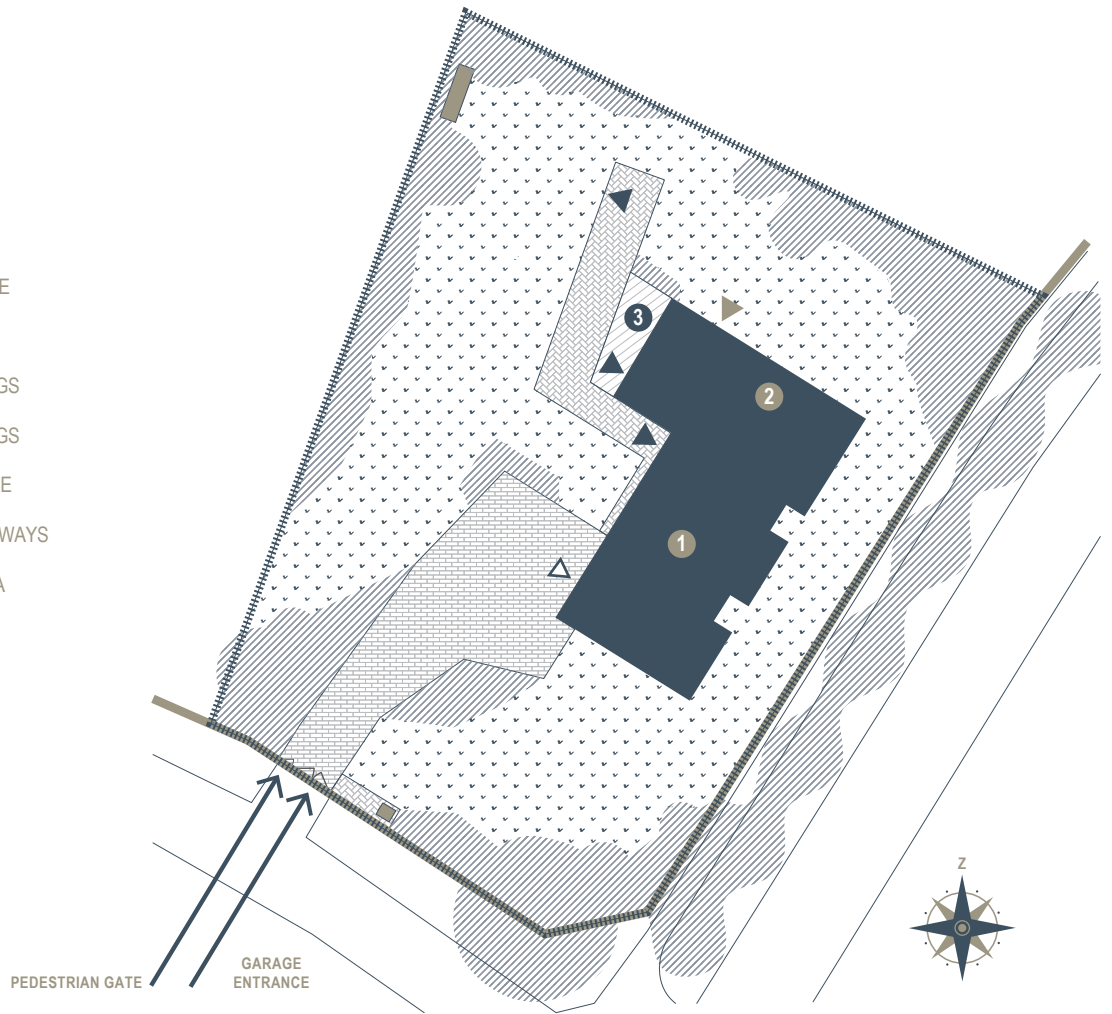
| | |
|--------------------------|---------------------|
| Floorspace: | 376 m ² |
| Terraces: | 85.2 m ² |
| Number of floors: | 2 |
| Rooms: | 5 |
| WC: | 3 |
| Garage / cars: | 2 |
| Land plot area: | 1798 m ² |

This villa was designed keeping the functionalism style of Mežaparks architecture in mind. The floral motives on the facade and master bedroom shutters are reminiscent of Art Deco. The villa consists of a single and two-floor space. The two-floor zone consists of living and leisure area with an elevated ceiling, including the terrace. The living room windows face the sun-filled terrace. The space facing the courtyard adjoins the sauna building and outdoor pool.

Architect: Atis Caune/CORE design project

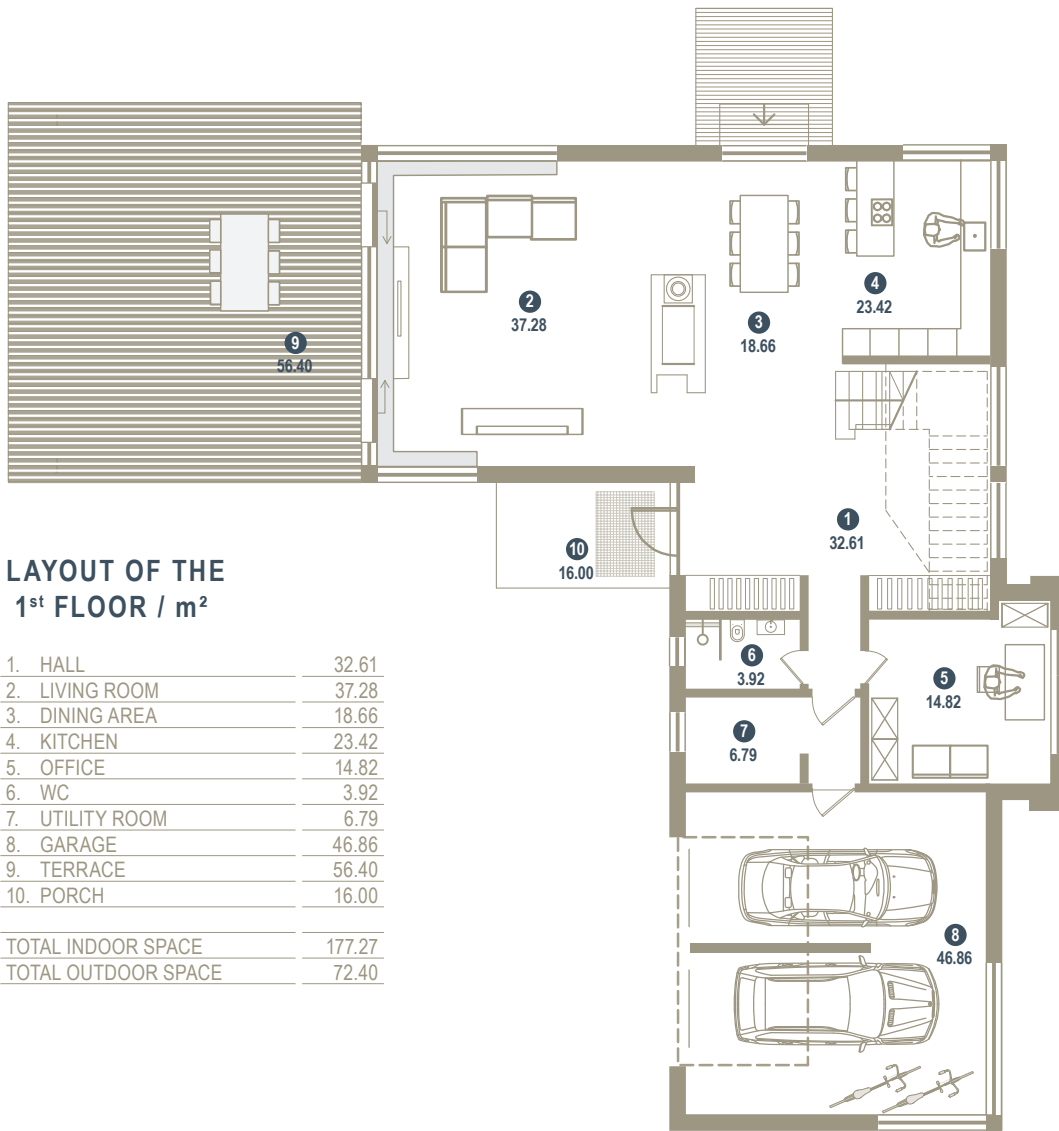
LOCATION PLANS

- ▄▄▄▄▄▄ PLOT BORDER
- STREET
- ▲▲ ENTRANCES
- △ GARAGE ENTRANCE
- ↑ PEDESTRIAN GATE
- 1 2-STOREY BUILDINGS
- 2 1-STOREY BUILDINGS
- 3 OUTDOOR TERRACE
- ▨ WALKWAYS, DRIVEWAYS
- ▩ LANDSCAPED AREA
- LAWN



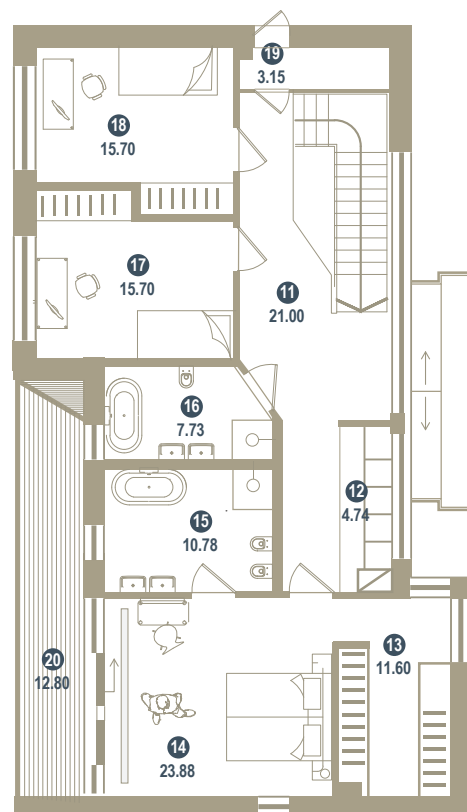
LAYOUT OF THE 1st FLOOR / m²

| | |
|---------------------|--------|
| 1. HALL | 32.61 |
| 2. LIVING ROOM | 37.28 |
| 3. DINING AREA | 18.66 |
| 4. KITCHEN | 23.42 |
| 5. OFFICE | 14.82 |
| 6. WC | 3.92 |
| 7. UTILITY ROOM | 6.79 |
| 8. GARAGE | 46.86 |
| 9. TERRACE | 56.40 |
| 10. PORCH | 16.00 |
| TOTAL INDOOR SPACE | 177.27 |
| TOTAL OUTDOOR SPACE | 72.40 |



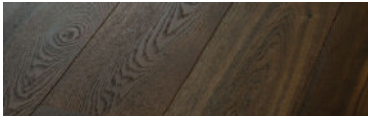
LAYOUT OF THE 2nd FLOOR / m²

| | |
|---------------------|--------|
| 11. CORRIDOR | 21.00 |
| 12. UTILITY ROOM | 4.74 |
| 13. WALK-IN CLOSET | 11.60 |
| 14. BEDROOM | 23.88 |
| 15. BATHROOM | 10.78 |
| 16. BATHROOM | 7.73 |
| 17. BEDROOM | 15.70 |
| 18. BEDROOM | 15.70 |
| 19. UTILITY ROOM | 3.15 |
| 20. TERRACE | 12.80 |
| TOTAL INDOOR SPACE | 114.28 |
| TOTAL OUTDOOR SPACE | 12.80 |



FINISHING MATERIALS

HALL, LIVING ROOM, OFFICE (NO. 1; 2; 5)



Triple-layer oiled oak
parquet flooring KARELIA



Light grey wall paint
NCS S1005-Y20R



Wood baseboards 80 mm,
matched to flooring



SPARTHERM fireplace –
finished and painted



CERAMICHE
CASTELVETRO
stone floor tiles 800x800



SCHUCO
aluminium windows,
black trim



Ceilings painted flat white
NCS S1005-Y20R



Stair metal details,
radiators, floor convection
units – dark grey



GUEST BATHROOM (NO. 6)



CERAMICHE CASTELVETRO
stone floor tiles 800x800



CERAMICHE CASTELVETRO
stone wall tiles 400x800



Delta Light
built-in lighting



LAUFEN
Wall-mounted toilet



LAUFEN
sink



LAUFEN
vanity



GROHE
tap sets – sink and shower



KEUCO
shower shelf



KEUCO
soap dish



KEUCO
toilet paper holder



KITCHEN | DINING AREA (NO. 3; 4)

BULTHAUP design

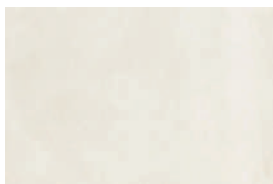
MIELE appliances

Concept: central raised island, high wood-finish, built-in appliances, lower prep area with sink and dishwasher.

- Surfaces are polished white composite materials.
- Island finished with oak and stone.
- Island surface solid oak.



MASTER BATHROOM (NO. 15)



CAESAR ONE GESSO
stone wall tiles 300x1200



CAESAR ONE MIXDECO
stone floor tiles 300x300



Delta Light
built-in lighting



LAUFEN
wall-mounted toilet and bidet



LAUFEN
sink



LAUFEN
vanity



LAUFEN
Ilbagnoalessi tub



GROHE shower tap set



CHILDREN'S BATHROOM (NO. 16)



CAESAR ONE GESSO
stone wall tiles 300x1200



CAESAR ONE MIXDECO
stone floor tiles 300x300



Delta Light
built-in lighting



LAUFEN
wall-mounted toilet



LAUFEN
sink



LAUFEN
Ilbagnoalessi tub



GROHE
bath tub tap set



GROHE
sink tap set



GROHE
hand-held shower head



KEUCO
shower shelf



KEUCO
soap dish

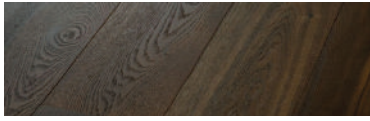


KEUCO
toilet paper holder

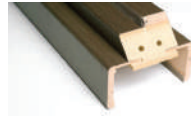


KEUCO
toothbrush holder

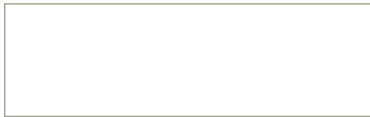
BEDROOMS (NO. 14; 17; 18)



Triple-layer oiled oak
parquet flooring KARELIA



Wood baseboards 80 mm,
matched to flooring



Ceilings painted flat white
NCS S1005-Y20R



Light grey wall paint
NCS S1005-Y20R



Viadrus Coloured radiators,
dark grey RAL 7016



Delta Light
built-in lighting

UTILITY ROOMS (NO. 12; 19)

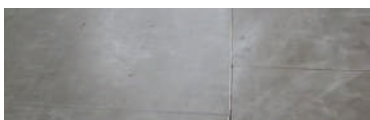


Grey stone floor tiles
300x300



Light grey painted walls
NCS

GARAGE (NO. 8)



Levelled concrete floor
treated with anti-dust
coating

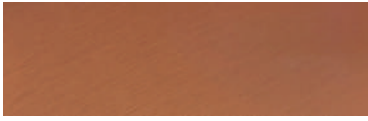


Light grey painted walls
NCS



EXTERIOR

FINISHES



ALUCOBOND
metallic composite
finishing plate



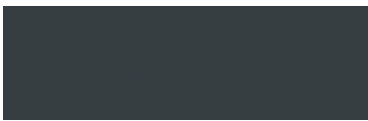
PARKLEX
bakelite sheets
ProdEX Pale



CERESIT
decorative stucco
Mozambique Graphite



RUUKI
metal roof, dark grey



SCHUECO
black sliding
aluminium windows



HORMANN
black galvanised steel
automatic garage door





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 Residences” 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.

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