

M

MEŽAPARKA

REZIDENCES

VILLAS CAMELLIA

Jaunā Mežaparka iela 17, Rīga

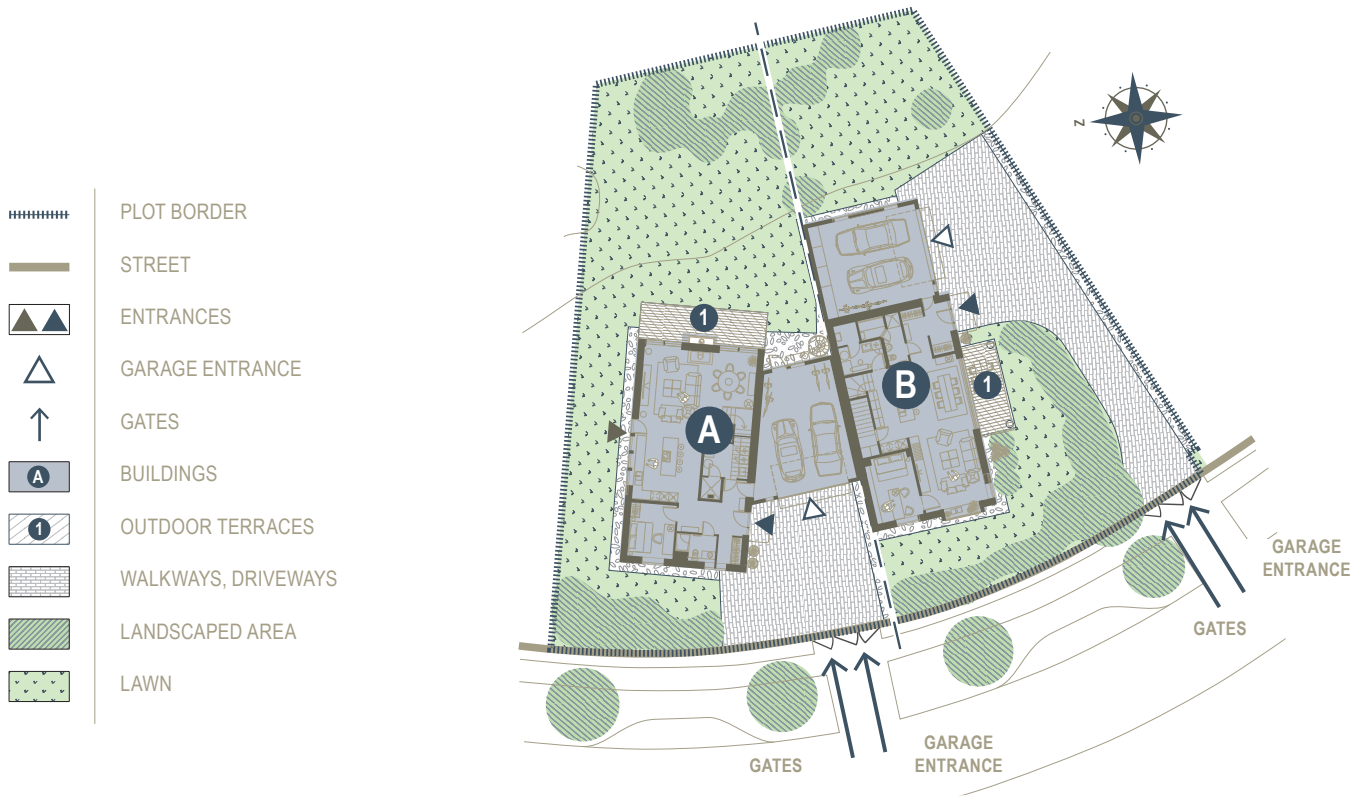


| | Villa A | Villa B |
|----------------|--------------------|--------------------|
| Area: | 285 m ² | 254 m ² |
| Terraces: | 51 m ² | 25 m ² |
| Floors: | 2 | 2 |
| Rooms: | 5 | 5 |
| WC: | 3 | 3 |
| Garage / cars: | 2 | 2 |
| Plot area: | 652 m ² | 627 m ² |

These twin villas were designed in the spirit of classical architecture with a nod toward historic styles and canons. The living areas are divided by a garage, guaranteeing privacy to the owners of each space. Expansion of the street-side green belt and the highlighting of the garden city atmosphere, characteristic of Mežaparks, results in a multi-functional outdoor living area. The architecture is developed from indoors out – a compact two-storey space with emphasis on the ease of access, orientation towards the sun, and connections to the outdoors. This was created with functionality of space in mind.

Architect Gatis Didrihsons / “Didrihsons arhitekti”

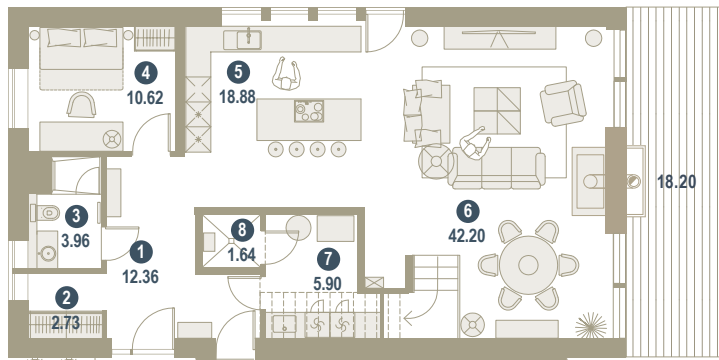
SITE PLAN



LAYOUT OF THE 1st FLOOR / m²

VILLA A

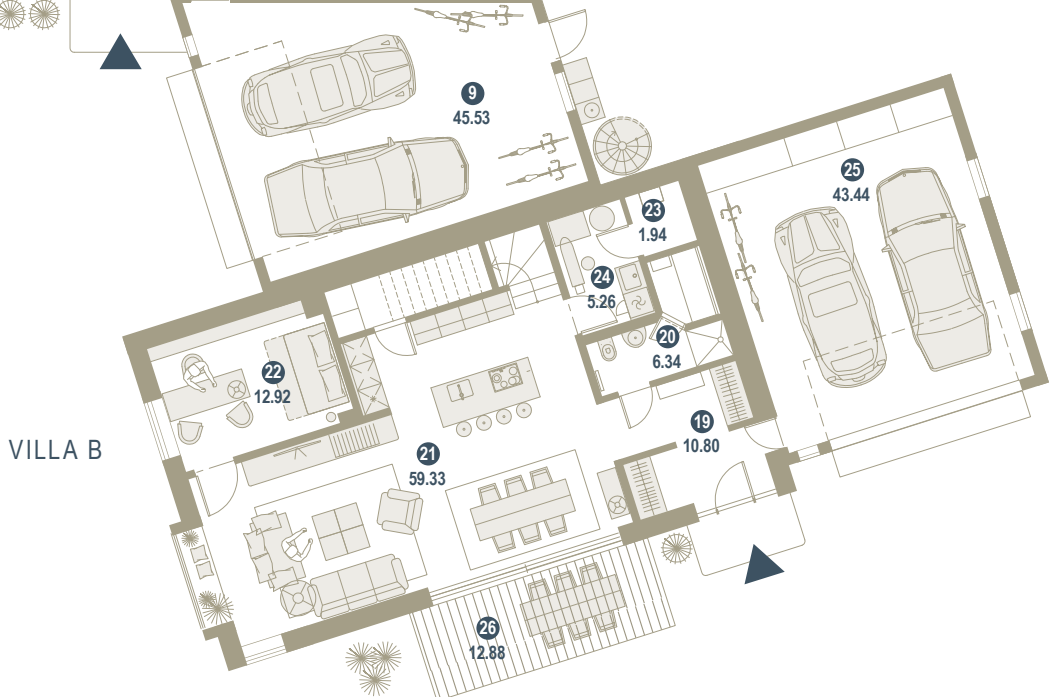
| | |
|------------------------|--------|
| 1. HALL | 12.36 |
| 2. WALK-IN CLOSET | 2.73 |
| 3. WC / SHOWER | 3.96 |
| 4. OFFICE / GUEST ROOM | 10.62 |
| 5. EAT-IN KITCHEN | 18.88 |
| 6. LIVING ROOM | 42.20 |
| 7. UTILITY ROOM | 5.90 |
| 8. BOILER ROOM | 1.64 |
| 9. GARAGE | 45.53 |
| TOTAL INDOOR SPACE | 143.82 |



VILLA A

VILLA B

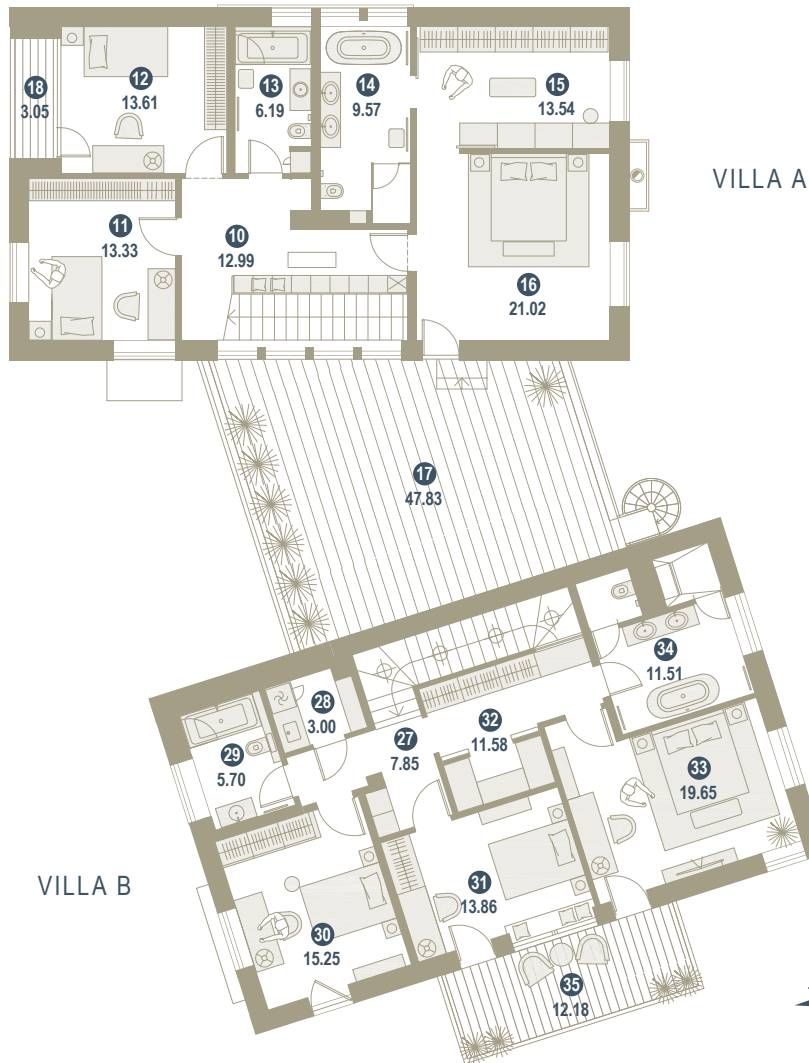
| | |
|-------------------------|--------|
| 19. HALL | 10.80 |
| 20. WC / SHOWER | 6.34 |
| 21. LIVING ROOM | 59.33 |
| 22. OFFICE / GUEST ROOM | 12.92 |
| 23. BOILER ROOM | 1.94 |
| 24. UTILITY ROOM | 5.26 |
| 25. GARAGE | 43.44 |
| 26. TERRACE | 12.88 |
| TOTAL INDOOR SPACE | 140.03 |
| TOTAL OUTDOOR SPACE | 12.88 |



VILLA B



LAYOUT OF THE 2nd FLOOR/ m²



VILLA A

| | |
|--------------------|-------|
| 10. CORRIDOR | 12.99 |
| 11. BEDROOM | 13.33 |
| 12. BEDROOM | 13.61 |
| 13. BATHROOM | 6.19 |
| 14. BATHROOM | 9.57 |
| 15. WALK-IN CLOSET | 13.54 |
| 16. BEDROOM | 21.02 |
| 17. TERRACE | 47.83 |
| 18. BALCONY | 3.05 |

| | |
|---------------------|-------|
| TOTAL INDOOR SPACE | 90.25 |
| TOTAL OUTDOOR SPACE | 50.88 |

VILLA B

| | |
|--------------------|-------|
| 27. HALL | 7.85 |
| 28. UTILITY ROOM | 3.00 |
| 29. BATHROOM | 5.70 |
| 30. BEDROOM | 15.25 |
| 31. BEDROOM | 13.86 |
| 32. WALK-IN CLOSET | 11.58 |
| 33. BEDROOM | 19.65 |
| 34. BATHROOM | 11.51 |
| 35. BALCONY | 12.18 |

| | |
|---------------------|-------|
| TOTAL INDOOR SPACE | 88.40 |
| TOTAL OUTDOOR SPACE | 12.18 |

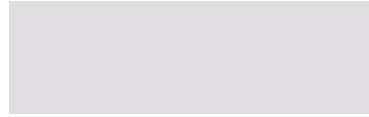


FINISHING SOLUTION VILLA A

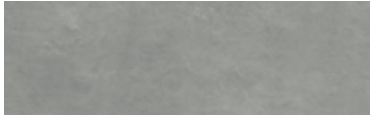
HALL, OFFICE / GUEST ROOM, LIVING ROOM (NO. 1; 4; 6)



Triple-layer parquet flooring
BOEN oak Animoso



Light grey wall paint



Fireplace – stone tiles



Decorative stone tiles
Via Art Nouveau
in the corridor



Treated ash decking with
invisible supports



Decorative wallpaper
in the office
ZOFFANY Nureyev



KITCHEN | DINING AREA (NO. 5)

Bulthaup design.

The open kitchen is centred around a raised breakfast island with a lower prep area, sink, dishwasher and includes built-in appliances.

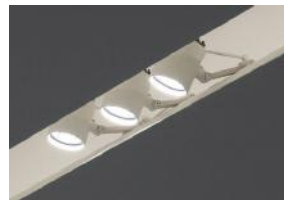
- Surfaces are white ~12 mm composite materials with laser-cut edging.
- Island finished with oak and stone.
- Island surface solid oak.



FLOS light fixtures above the dining area table



FLOS ceiling light fixtures



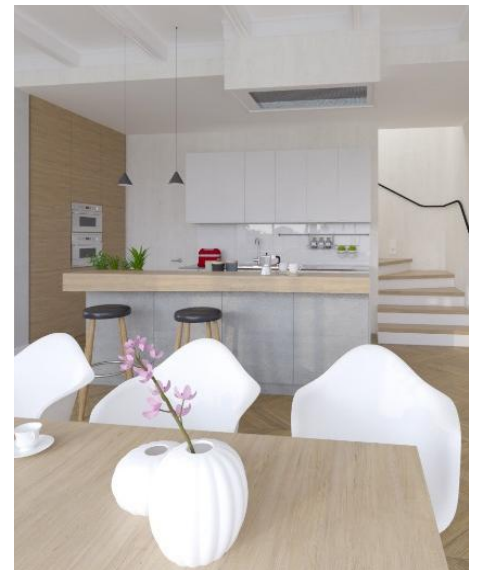
FLOS built-in lighting



Artemide built-in lighting



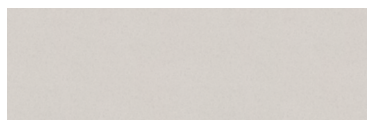
Deltalight built-in lighting



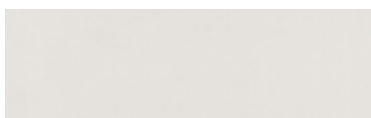
BEDROOMS (NO. 11; 12; 16)



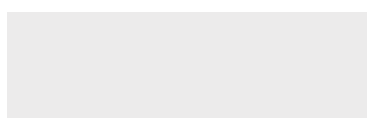
Triple-layer parquet flooring
BOEN oak Animoso



Terrace covered with
frost-resistant tiles



Painted plaster-board or
textured ceilings



White painted plaster-board
ceilings between 2nd floor
wood beams



MAMMALAMPA ceiling light fixture in
the master bedroom

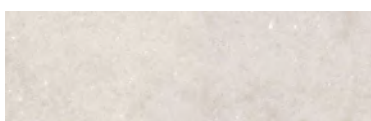


Decorative wallpaper in the master
bedroom Pure Morris

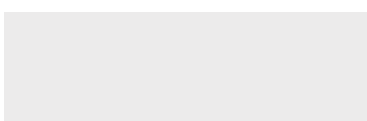


FLOS built-in
lighting

UTILITY ROOMS (NO. 3; 7; 9)



Mono-coloured stone tiles

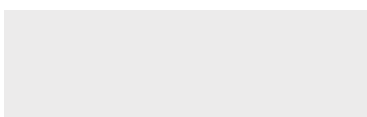


Painted plaster-board or
textured walls

GARAGE (NR. 9)



Stone-finish stone
interlocking brick



Painted plaster-board or
textured walls

MASTER BATHROOM (NO. 14)



DURAVIT ME
by Starch SensoWash
toilet with soft-close lid



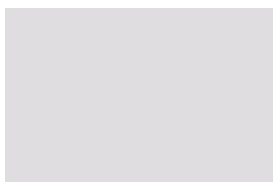
HANSGRÖHE Axor Citterio
sink tap set



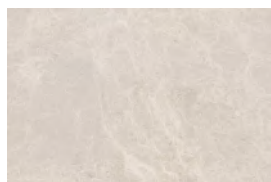
Falper Menhir sink vanity
(180 cm wide) with two sinks



Victoria & Albert Toulouse
(or PAA Bel Canto)
free-standing bathtub
Light grey wall paint



Light grey wall paint



Stone floor tiles
Provenza In-Essence
Composto Sabbia



GUEST BATHROOM (NO. 3)



Wall-mounted toilet KARTELL with soft-close lid



KARTELL sink vanity, 600x460 mm, left-placed bowl, white



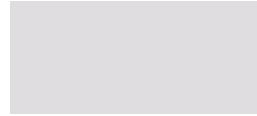
HANSGROHE Axor Starck 100 tap set



GABIJA sliding shower door, chrome/glass



Decorative stone tiles Via Art Nouveau A



Light grey wall paint

CHILDREN'S BATHROOM (NO. 13)



KALDEWEI bathtub Puro



Wall-mounted toilet KARTELL with soft-close lid



Falper Menhir sink vanity (90 cm wide), wood, one sink



HANSGROHE Raindance shower head set



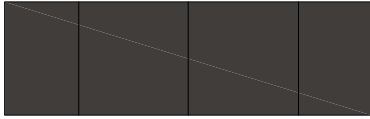
Decorative stone tiles Codicer95 Vintage Classic



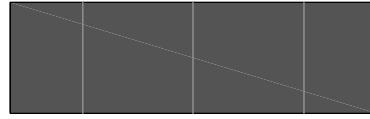
White subway tiles – EQUIPE EVOLUTION blanco brillo (glossy), 75x150 mm

EXTERIOR

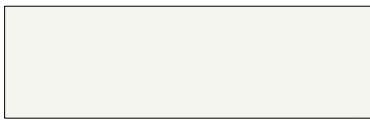
FINISHES



Metal roof, eaves, rain gutters, window ledges, and overhangs



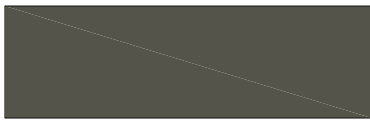
Fibre cement facade cladding plates
RIEDER FiberC
Anthracite MA



Decorative plaster



Decorative plaster



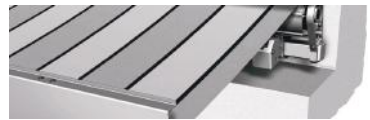
Oak plywood main door



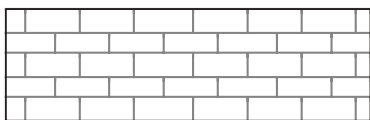
Decorative wooden shutters, wooden handrails made of smoothly peeled, impregnated pine



Windows with high energy efficiency requirements (e.g. Smartwin). Inside - pine wood, on the outside - aluminium. Three glass package (U glass $\leq 0.6W / m^2K$)



WAREMA® fabric facade awnings ZIP V-FM with screen cloth, box, aluminum guides, 230 V motor



Stone-finish, white stone interlocking brick: 160x160x80



Stone porch

ASTRO outdoor light fixtures





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.

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