

# VILLAS LINNEA Jaunā Mežaparka iela 42, Riga



	Villa A	Villa B
Floorspace:	$313 \text{ m}^2$	$339 \text{ m}^2$
Terraces:	79 m <sup>2</sup>	92 m <sup>2</sup>
Floors:	2	2
Rooms:	5	5
WC:	3	3
Garage / cars:	2	2
Land plot area:	619 m <sup>2</sup>	$639 \text{ m}^2$

The project is an example of contemporary architecture. The exclusiveness of the building comes from the simple and reserved architectonic volume, while the deliberate usage of the finishing materials and component solution demonstrates high quality. Contemporary interior and design solutions for the outdoor area complement the building's architecture in an organic way. Spacious glazing attractively unites the space indoors and the wide terraces outdoors. Night lighting ensures a special mood for the building – lighting fixtures are installed in the cover and flooring of the terraces.

Architect Vladimir Arsene / "Westfourth Architecture"

# LOCATION PLANS



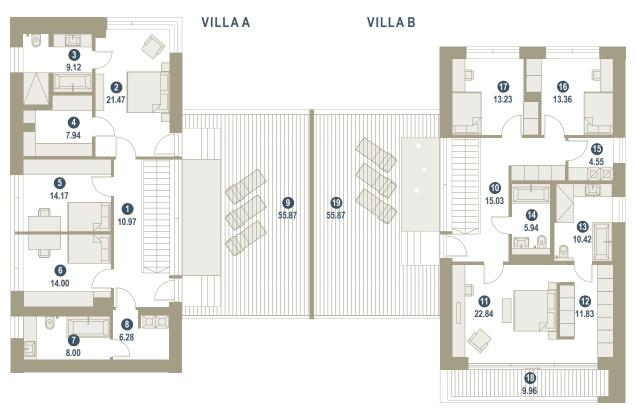


### LAYOUT OF THE 1st FLOOR / m<sup>2</sup>





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



### VILLA A

1.	HALL	10.97
2.	MASTER BEDROOM	21.47
3.	BATHROOM	9.12
4.	WALK-IN CLOSET	7.94
5.	BEDROOM	14.17
6.	BEDROOM	14.00
7.	BATHROOM	8.00
8.	LAUNDRY ROOM	6.28
9.	TERRACE	55.87
TOTAL INDOOR AREA		91.95
TOTAL OUTDOOR AREA		55.87

### VILLA B

10. HALL	15.03
11. MASTER BEDROOM	22.84
12. WALK-IN CLOSET	11.83
13. BATHROOM	10.42
14. BATHROOM	5.94
15. LAUNDRY ROOM	4.55
16. BEDROOM	13.36
17. BEDROOM	13.23
18. TERRACE	9.96
19. TERRACE	55.87
TOTAL INDOOR AREA	107.16
TOTAL OUTDOOR AREA	65.83







# **INFRASTRUCTURE**



24/7







4



Landscaped territory

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.