

# M

## MEŽAPARKA REZIDENCES

### VILLAS MAGNOLIA

Ķelnes iela 14, Rīga



	VillaA	VillaB
<b>Area:</b>	357 m <sup>2</sup>	275 m <sup>2</sup>
<b>Terraces:</b>	57 m <sup>2</sup>	25 m <sup>2</sup>
<b>Floors:</b>	2	2
<b>Rooms:</b>	5	5
<b>WC:</b>	3	3
<b>Garage / cars:</b>	2	2
<b>Land plot size:</b>	699 m <sup>2</sup>	699 m <sup>2</sup>











The architecture of the twin villas was inspired by the oldest Mežaparks mansion block, located near the corner of Hamburgas Street and Gdaņskas Street. The steep, ridged roof and windows were inspired by the historic Art Nouveau villas. Brick facades refer to the English style, which is also represented in the old Mežaparks. Wooden facade blinds give it a cosy look. At the same time, the buildings are not a historic copy, their basis and details are original and modern.

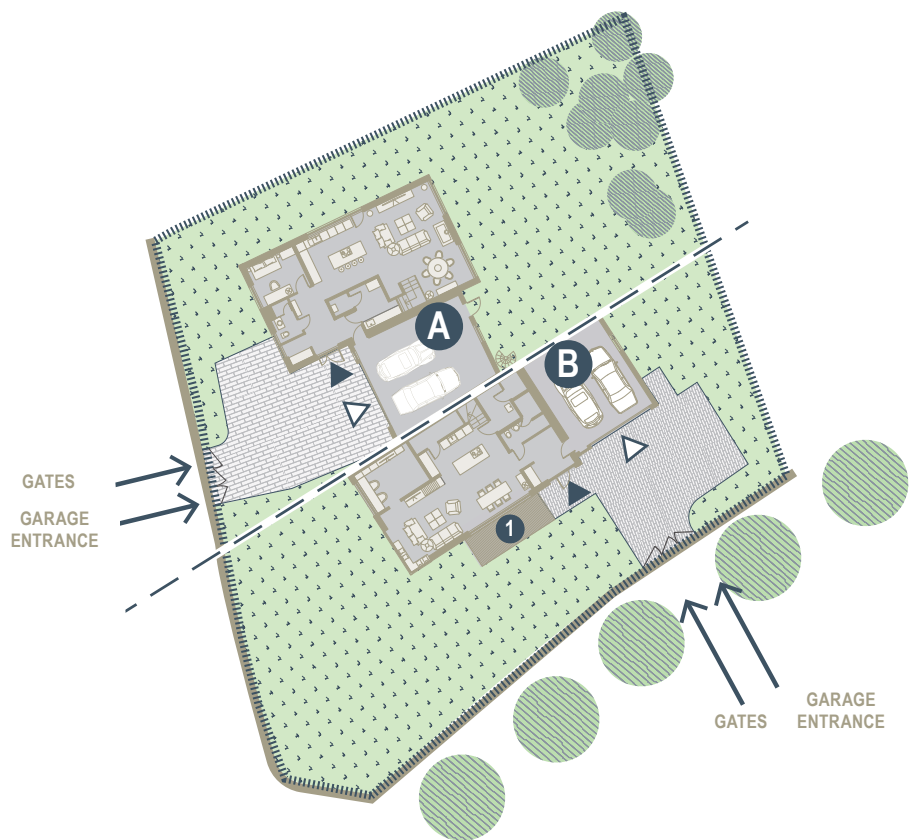
Each villa has a different layout. Facade solutions are also different, giving them individuality. The buildings are connected with a single garage, thus providing privacy. Decorative greenery separates the territory from the street. Inner courtyards face different directions, which creates a private space for each house, giving the building the feeling of a scenic park.

Architect Gatis Didrihsons / "Didrihsons arhitekti"

# LOCATION PLANS



-  PLOT BORDER
-  STREET
-  ENTRANCES
-  GARAGE ENTRANCE
-  GATES
-  BUILDINGS
-  OUTDOOR TERRACES
-  WALKWAYS, DRIVEWAYS
-  LANDSCAPED AREA
-  LAWN



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

### VILLA A

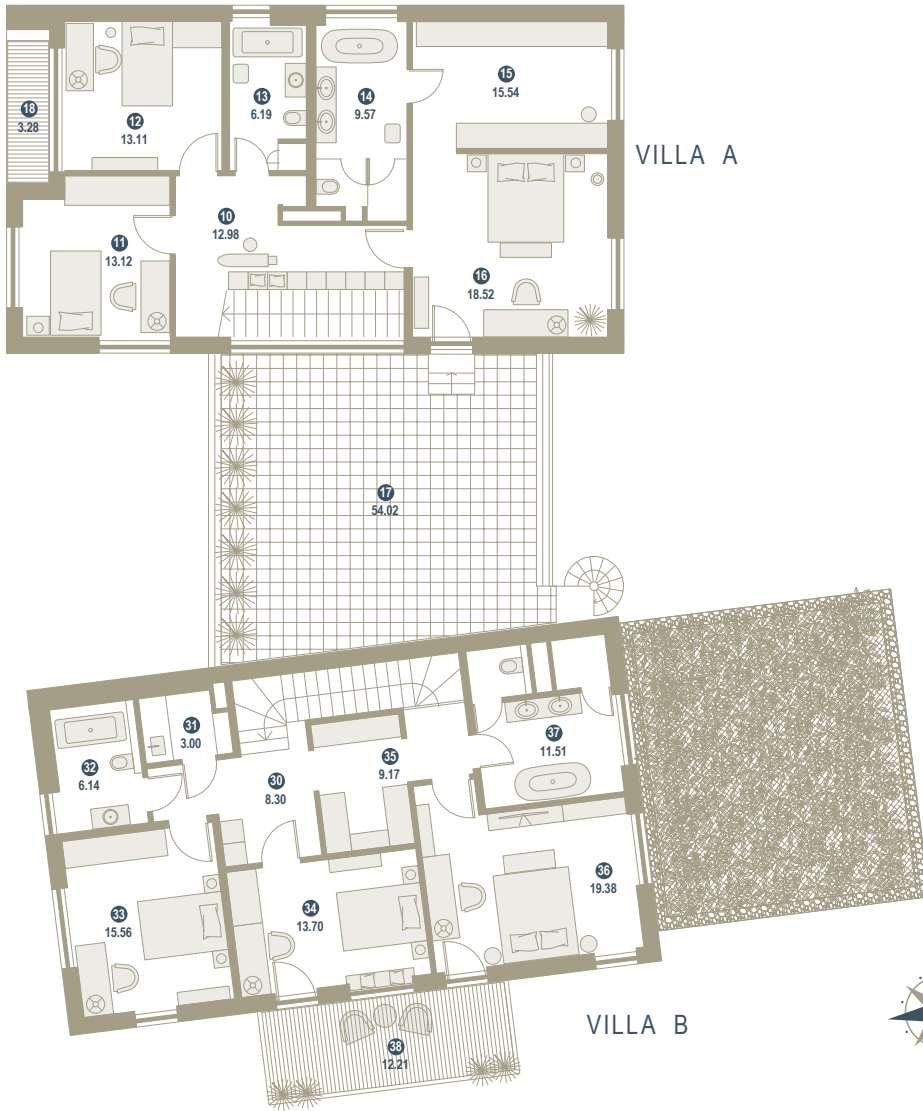
1. ENTRANCE HALL	12.21
2. WALK-IN CLOSET	2.74
3. WC	3.96
4. OFFICE / GUEST ROOM	10.62
5. EAT-IN KITCHEN	18.88
6. LIVING ROOM	42.92
7. UTILITY ROOM	5.95
8. BOILER ROOM	1.64
9. GARAGE	54.50
<b>TOTAL INDOOR AREA</b>	<b>153.42</b>

### VILLA B

19. ENTRANCE HALL	10.35
20. WC	3.86
21. UTILITY ROOM	2.10
22. BOILER ROOM	1.94
23. UTILITY ROOM	5.26
24. UTILITY ROOM	3.05
25. EAT-IN KITCHEN	12.48
26. LIVING ROOM	42.45
27. OFFICE / GUEST ROOM	12.86
28. GARAGE	44.50
29. TERRACE	13.18
<b>TOTAL INDOOR AREA</b>	<b>152.03</b>
<b>TOTAL OUTDOOR AREA</b>	<b>13.18</b>



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



### VILLA A

10. HALL	12.98
11. BEDROOM	13.12
12. BEDROOM	13.11
13. BATHROOM	6.19
14. BATHROOM	9.57
15. WALK-IN CLOSET	15.54
16. BEDROOM	18.52
17. TERRACE	54.02
18. BALCONY	3.28

TOTAL INDOOR AREA	146.33
TOTAL OUTDOOR AREA	57.30

### VILLA B

30. HALL	8.30
31. UTILITY ROOM	3.00
32. BATHROOM	6.14
33. BEDROOM	15.56
34. BEDROOM	13.70
35. WALK-IN CLOSET	9.17
36. BEDROOM	19.38
37. BATHROOM	11.51
38. BALCONY	12.12

TOTAL INDOOR AREA	98.88
TOTAL OUTDOOR AREA	12.12



\* The content is informative





## 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 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 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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