



MEŽAPARKS OFFICES



Mežaparka Residences in brief



- Mežaparka Residences is one of the largest real estate development projects in Riga; in one of the most beloved Riga neighbourhoods – Mežaparks.
- The overall concept of the territory (31 ha) is created by Andris Kronbergs (ARHIS Design Practice), who has succeeded in joining the existing Mežaparks neighbourhood with modern design and comfort.
- **The concept of the Phase 1 includes** the creation of exclusive villas, twin-villas, row houses, premium apartments in low rise buildings **and the office building**, as well as 48 land plots are offered to purchase for the building of individual houses.
- Special attention has been paid to the development of the territory – infrastructure and greening.



/Territory visualisation/



/Villa Corylus – construction finished/

Territory Phase 1 Development



CONSTRUCTION IN 2017/ 2018



Apartment House (22 apartments)
Construction Q4.2017 - Q4.2018



Twin Villa Linnea
Construction Q4.2017 - Q4.2018



Row House (7 sections)
Construction Q4.2017 - Q4.2018



Twin Villa Magnolia
Construction Q4.2017 - Q4.2018



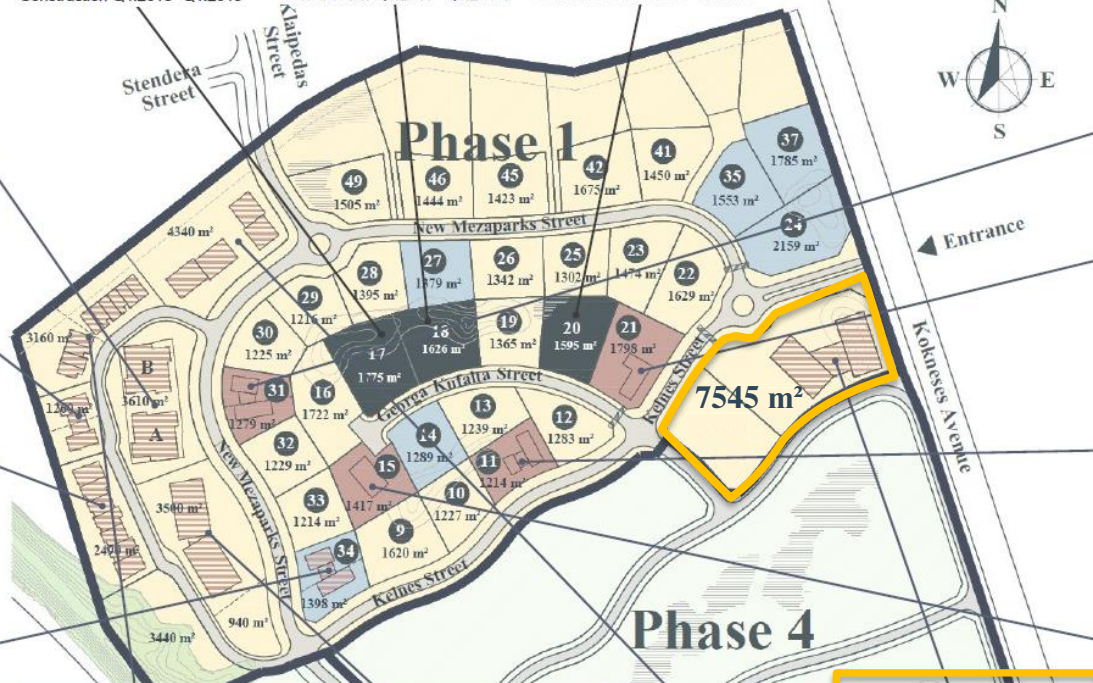
Construction Q4.2018 - Q4.2019



Construction Q4.2017 - Q4.2018



Construction Q1.2018 - Q1.2019



CONSTRUCTION IN 2016/ 2017



Twin Villa Camellia
Construction started—till Q1.2018



Villa Lavanda
Construction started—till Q1.2018



Villa Hellenia
Construction started—till Q1.2018



Villa Corylus
Construction finished



Row House (10 sections)
Construction Q3.2018 - Q3.2019



Apartment House (27 apartments)
Construction Q3.2018 - Q3.2019



2 Apartment Houses (29 apartments)
Construction Q2.2018 - Q2.2019



Public Building with Offices
Construction Q2.2018 - Q2.2019

CONSTRUCTION IN 2018/ 2019

‘Office Building 1’ Core Information



Kokneses prospekts 1a, Mežaparks, Riga

Total land Area: 7 545 m²

‘Office Building 1’

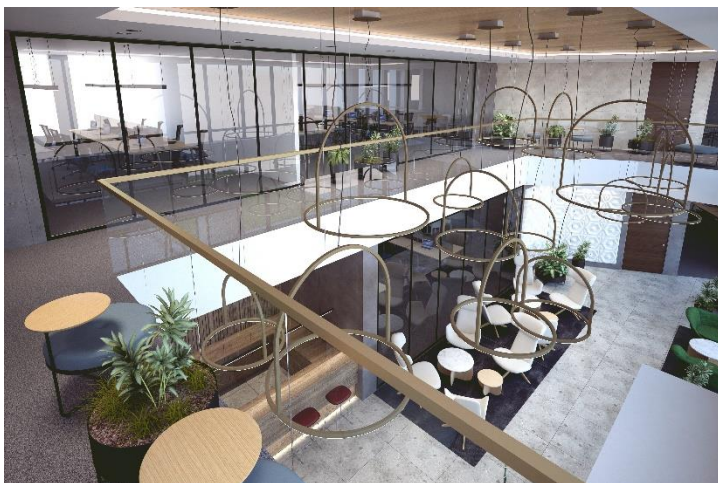
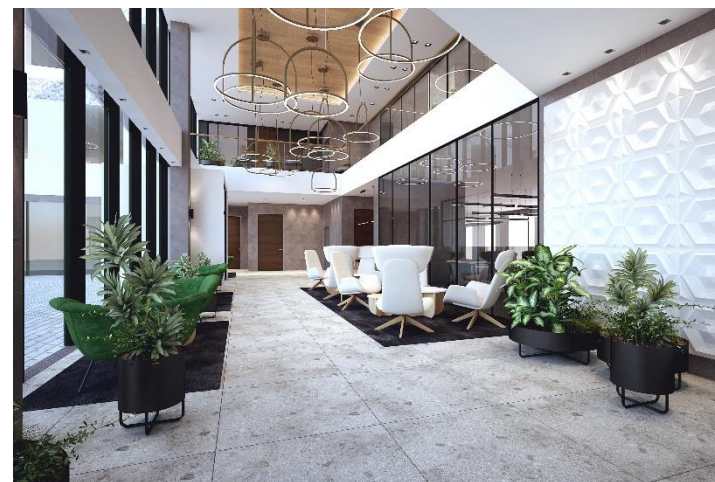
- Office class: **A**
- Land: **5 061 m²**
- GBA: **4 267 m²**
- NLA: **3 266 m² Offices, Retail**
- Delivery: **Q2 2019**
- Floors: **3+ basement**
- Parking lots: **52 underground**
38 on ground
(additional on ground parking possible)

Development potential ‘Office Building 2’:

- Land - 2 482 m² ; GBA - 2 400 m²
- Possible delivery - Q1 2020



'Office Building 1' Interior



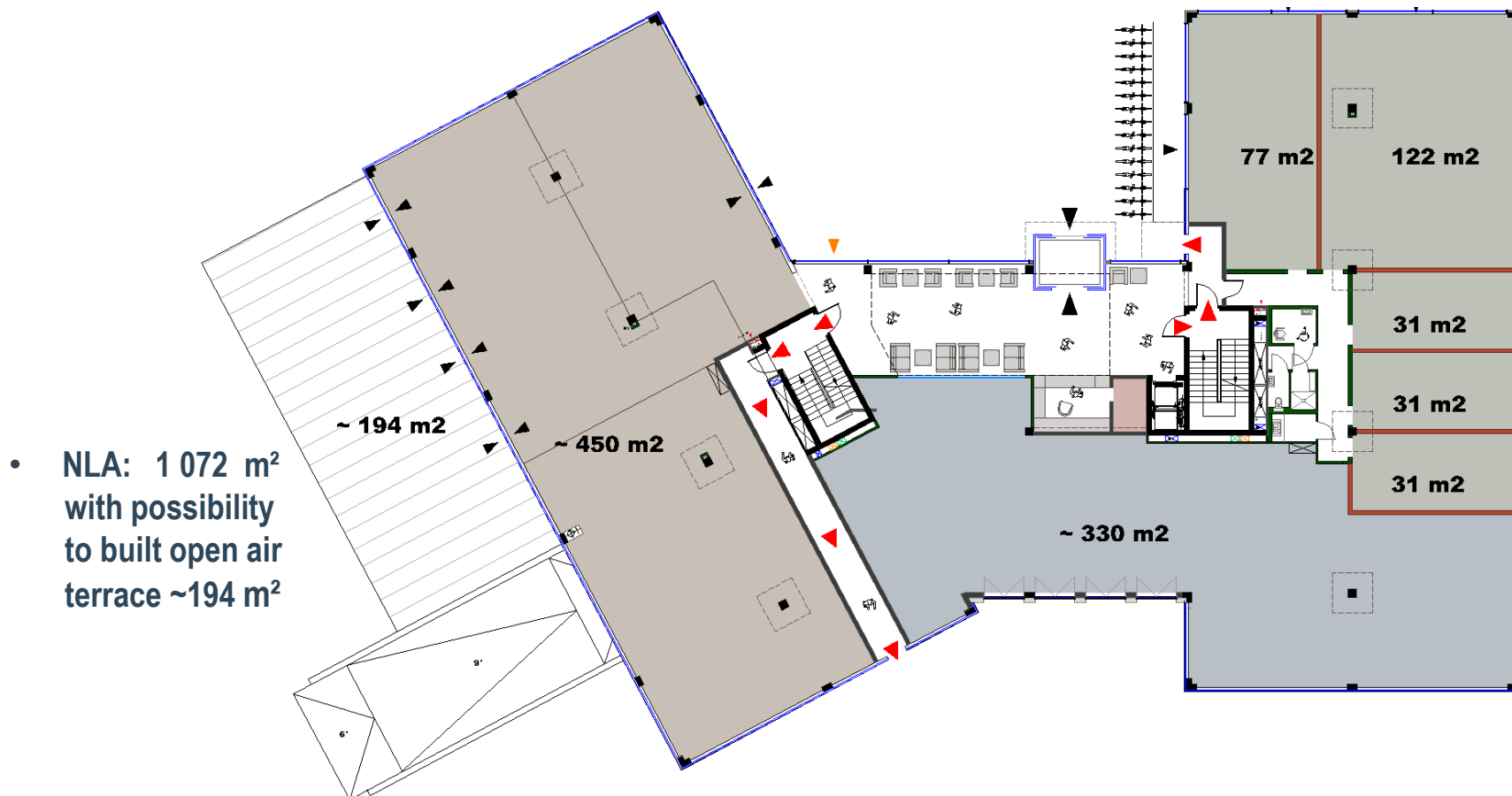
‘Office Building 1’ Layout



- Efficient layout: 2 office blocks with common core (two stairs, elevator from underground parking, atrium).
- Well-considered site organization: separated transport and pedestrian flows, service zone. Indoor area linked with landscaped public area: environmental design, terraces, galleries.
- Principles of energy efficiency are considered in building location and layouts.



Ground Floor Layout



- **NLA: 1 072 m²**
with possibility
to built open air
terrace ~194 m²

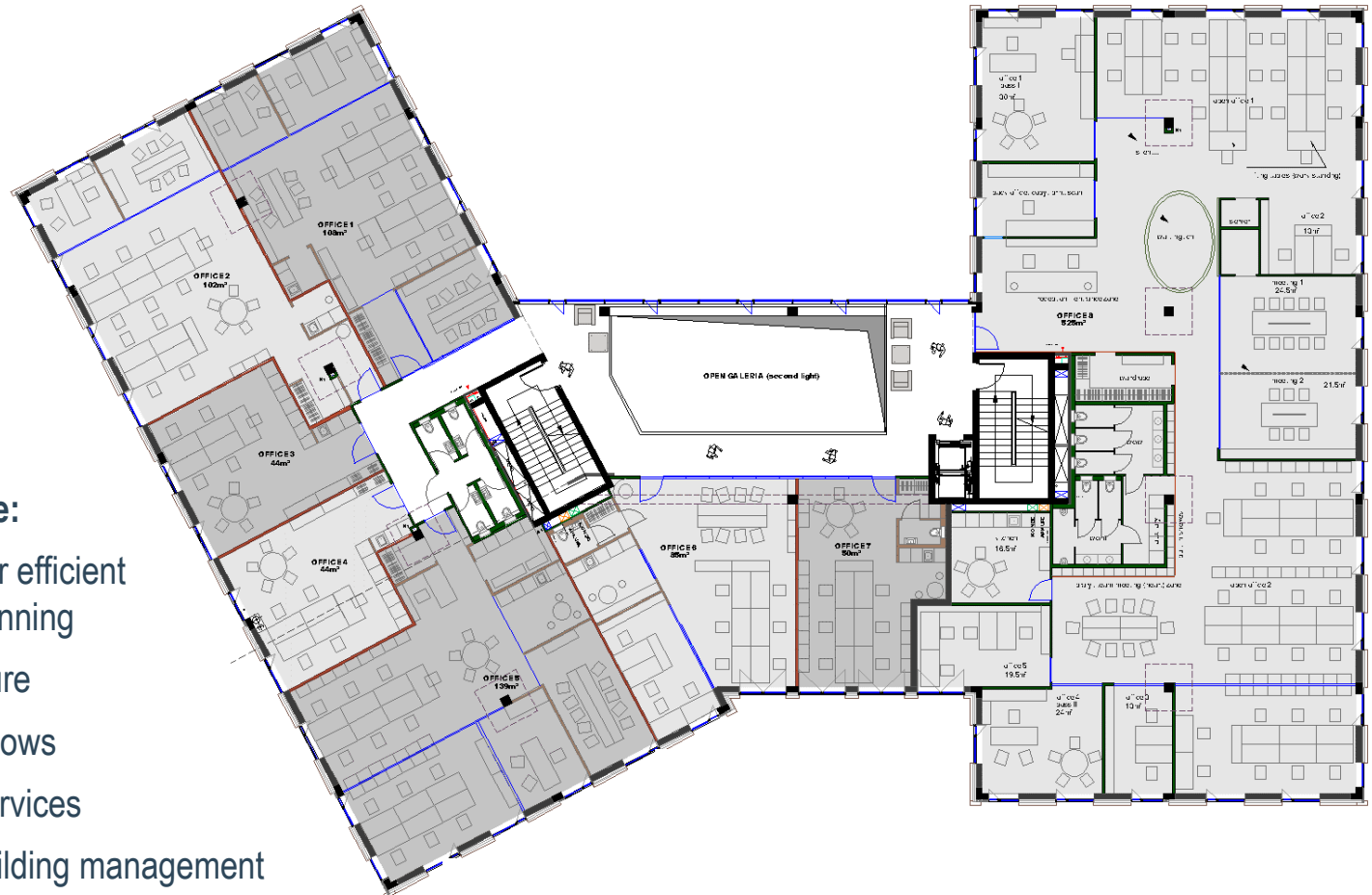
Level 2 Layout



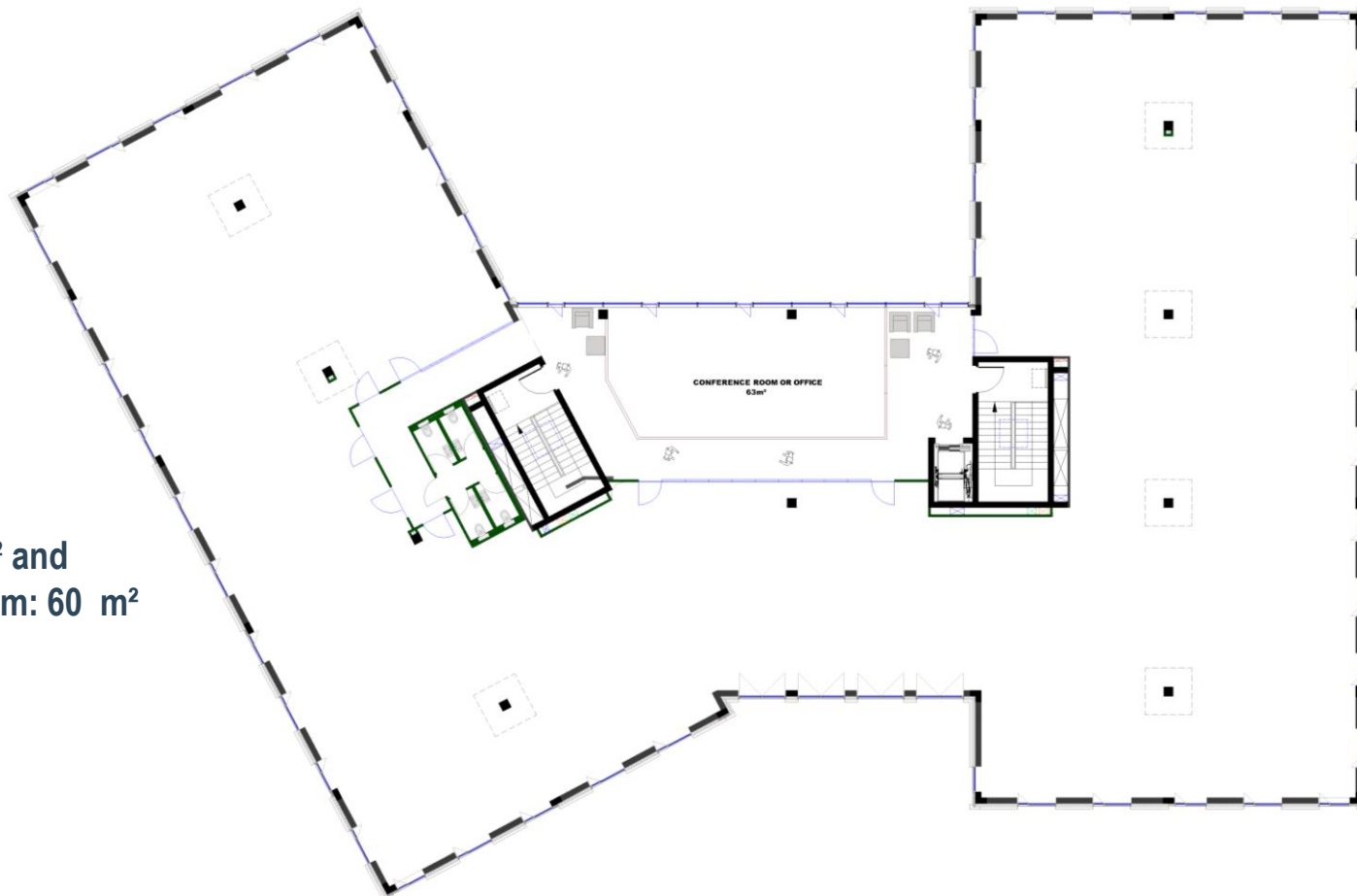
NLA: 1 098 m²

Flexible workspace:

- Raised floors for efficient office space planning
- Daylight exposure
- Open-able windows
- 24/7 security services
- Professional building management

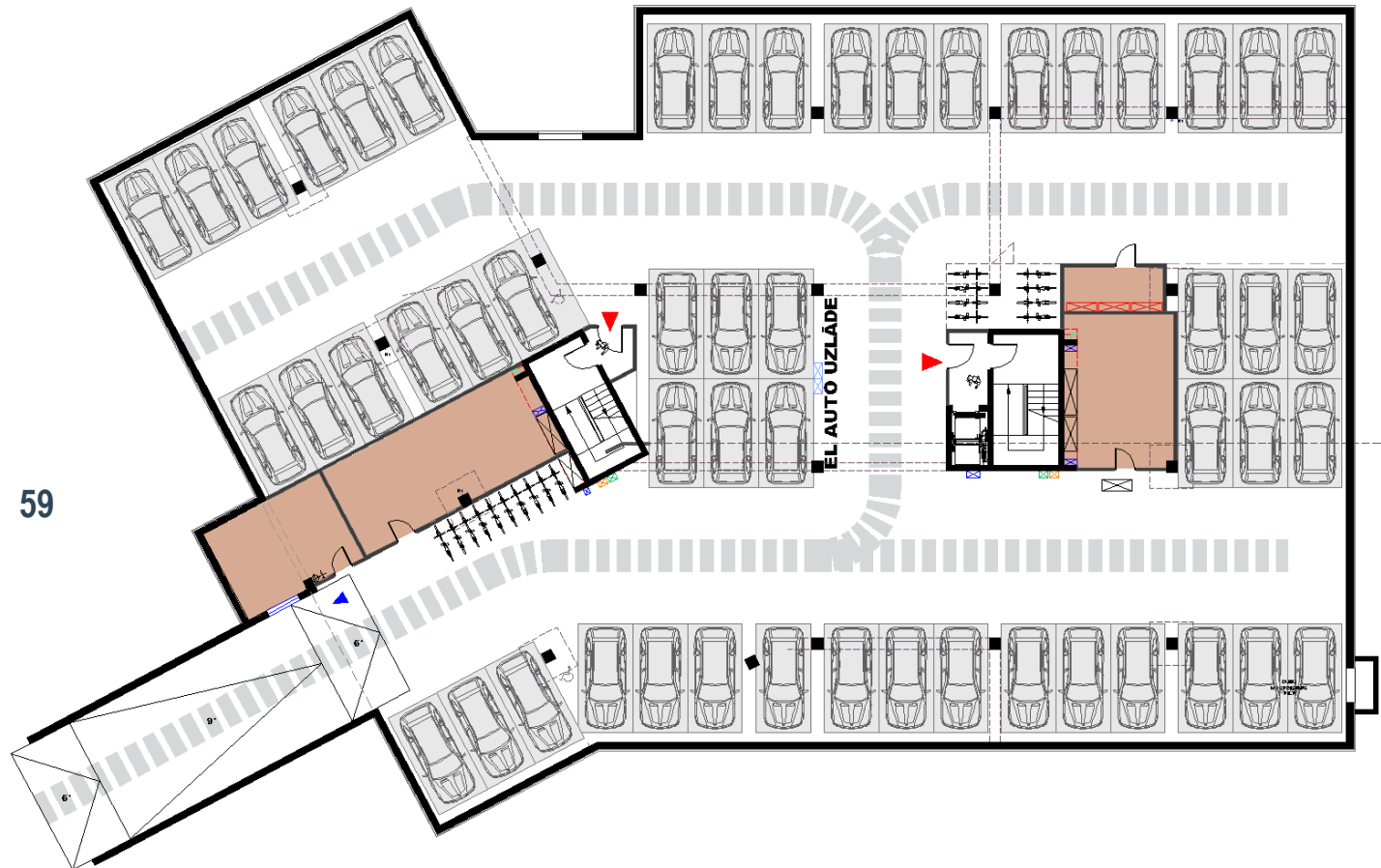


Level 3 Layout



- NLA: 1 096 m² and
Conference room: 60 m²

Underground Level



- Parking places: 59
- Bicycle parking

Professional Developer



- Domuss (www.domuss.lv) is part of the US-based Group of Investment Funds NCH Capital, Inc., with investments in Eastern Europe exceeding 3 billion USD including over 450 million USD investments in Latvia.
- Domuss has more than 19 years of experience in Design, Development, Management, and Leasing of Real Estate. Our projects include many modern office buildings, retail and industrial facilities, as well as a wide range of residential projects – from villages to luxury condo's.



A-Class office building 'Baznicas 20/22'



Fashion & shopping centre 'Riga Plaza'



A-Class office building 'Kungu str. 1'



Unique riverside apartment building complex 'Gypsum Factory'

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