

# M

## MEŽAPARKA

REZIDENCES



## APARTMENT BLOCK "B"

Floor plans

Jaunā Mežaparka iela 36, Riga

The two low-rise apartment buildings and joint underground parking area are compact in their design. The use of glass and terraces allows the inhabitants to enjoy the green vista of Mežaparks. The designer, Vladimir Arsene, is an internationally recognized architect whose designs reflect the world's latest architectural trends.

Facades of the building expose exterior finishes typical of the location - wood and high quality plaster finishes. The bright, airy and thoughtfully designed apartments will satisfy even the most fussy purchaser.

# LAYOUT OF THE 1ST FLOOR BLOCK B



JAUNĀ MEŽAPARKA IELA

### APARTMENT No.12/ ROOMS: 2

1. ENTRANCE HALL	5.63
2. LIVING/ DINING ROOM	24.95
3. KITCHEN	6.34
4. BEDROOM	13.96
5. BEDROOM	18.16
6. BATHROOM	4.58
7. BATHROOM	4.92
8. TERRACE	12.49

TOTAL INDOOR AREA	77.73
OUTDOOR AREA	12.49

### APARTMENT No.15/ ROOMS: 2

1. ENTRANCE HALL	6.19
2. LIVING/ DINING ROOM	23.76
3. KITCHEN	6.58
4. BEDROOM	14.92
5. BEDROOM	18.39
6. BATHROOM	4.58
7. BATHROOM	4.92
8. TERRACE	14.51
9. TERRACE	7.77
10. TERRACE	11.70

TOTAL INDOOR AREA	79.33
OUTDOOR AREA	33.98

### APARTMENT No.13/ ROOMS: 2

1. ENTRANCE HALL	5.41
2. LIVING/ DINING ROOM	33.20
3. KITCHEN	8.13
4. LAUNDRY ROOM	3.48
5. BEDROOM	18.05
6. WALK-IN CLOSET	4.56
7. BATHROOM	5.08
8. TERRACE	19.90

TOTAL INDOOR AREA	77.73
OUTDOOR AREA	19.90

### APARTMENT No.16/ ROOMS: 2

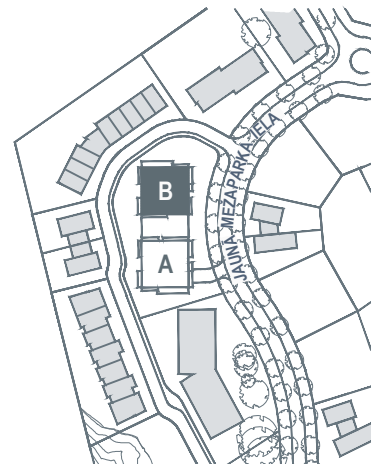
1. ENTRANCE HALL	5.17
2. LIVING/ DINING ROOM	35.12
3. KITCHEN	7.55
4. BEDROOM	12.63
5. BEDROOM	18.40
6. BATHROOM	4.58
7. BATHROOM	4.25
8. TERRACE	21.67

TOTAL INDOOR AREA	88.36
OUTDOOR AREA	21.67

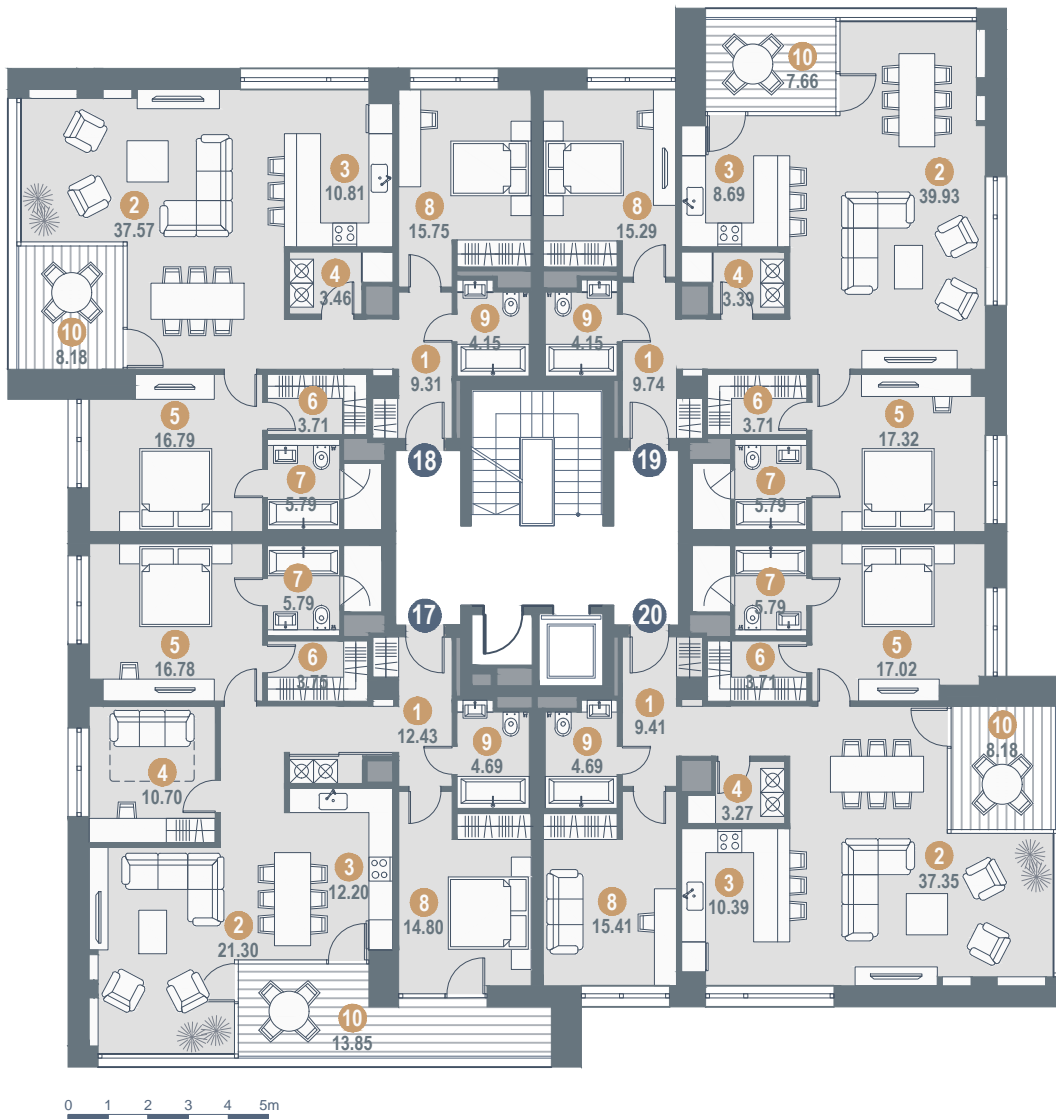
### APARTMENT No.14/ ROOMS: 2

1. ENTRANCE HALL	8.89
2. LIVING ROOM	21.59
3. KITCHEN	6.20
4. LAUNDRY ROOM	2.02
5. BEDROOM	17.04
6. BATHROOM	5.52

TOTAL INDOOR AREA	61.25
-------------------	-------



# LAYOUT OF THE 2ND FLOOR BLOCK B



JAUNĀ MEŽAPARKA IELA



### APARTMENT No.17/ ROOMS: 3

1. ENTRANCE HALL	12.43
2. LIVING/ DINING ROOM	21.30
3. KITCHEN	12.20
4. BEDROOM	10.70
5. BEDROOM	16.78
6. WALK-IN CLOSET	3.75
7. BATHROOM	5.79
8. BEDROOM	14.80
9. BATHROOM	4.69
10. TERRACE	13.85

TOTAL INDOOR AREA	102.44
OUTDOOR AREA	13.85

### APARTMENT No.18/ ROOMS: 3

1. ENTRANCE HALL	9.31
2. LIVING/ DINING ROOM	37.57
3. KITCHEN	10.81
4. LAUNDRY ROOM	3.46
5. BEDROOM	16.79
6. WALK-IN CLOSET	3.71
7. BATHROOM	5.79
8. BEDROOM	15.75
9. BATHROOM	4.15
10. TERRACE	8.18

TOTAL INDOOR AREA	113.13
OUTDOOR AREA	8.18

### APARTMENT No.19/ ROOMS: 3

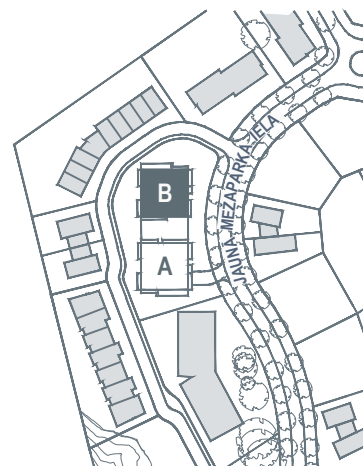
1. ENTRANCE HALL	9.74
2. LIVING/ DINING ROOM	39.93
3. KITCHEN	8.69
4. LAUNDRY ROOM	3.39
5. BEDROOM	17.32
6. WALK-IN CLOSET	3.71
7. BATHROOM	5.79
8. BEDROOM	15.29
9. BATHROOM	4.15
10. TERRACE	7.66

TOTAL INDOOR AREA	108.01
OUTDOOR AREA	7.66

### APARTMENT No.20/ ROOMS: 3

1. ENTRANCE HALL	9.41
2. LIVING/ DINING ROOM	37.35
3. KITCHEN	10.39
4. LAUNDRY ROOM	3.27
5. BEDROOM	17.02
6. WALK-IN CLOSET	3.71
7. BATHROOM	5.79
8. BEDROOM	15.41
9. BATHROOM	4.69
10. TERRACE	8.18

TOTAL INDOOR AREA	107.04
OUTDOOR AREA	8.18



# LAYOUT OF THE 3RD FLOOR BLOCK B



JAUNĀ MEŽAPARKA IELA



### APARTMENT No.21/ ROOMS: 3

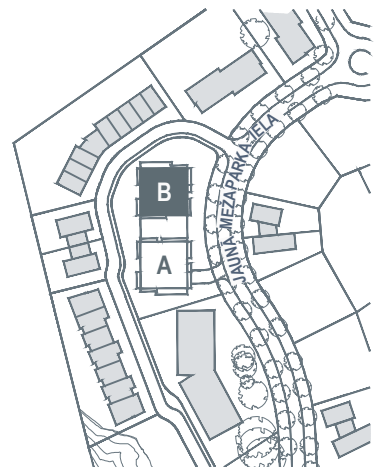
1. ENTRANCE HALL	15.19
2. LIVING/ DINING ROOM	27.27
3. KITCHEN	7.04
4. BATHROOM	4.68
5. BEDROOM	15.55
6. WALK-IN CLOSET	3.47
7. LAUNDRY ROOM	2.68
8. WALK-IN CLOSET	6.67
9. BATHROOM	8.81
10. BEDROOM	21.69
11. TERRACE	92.00

TOTAL INDOOR AREA	113.05
OUTDOOR AREA	92.00

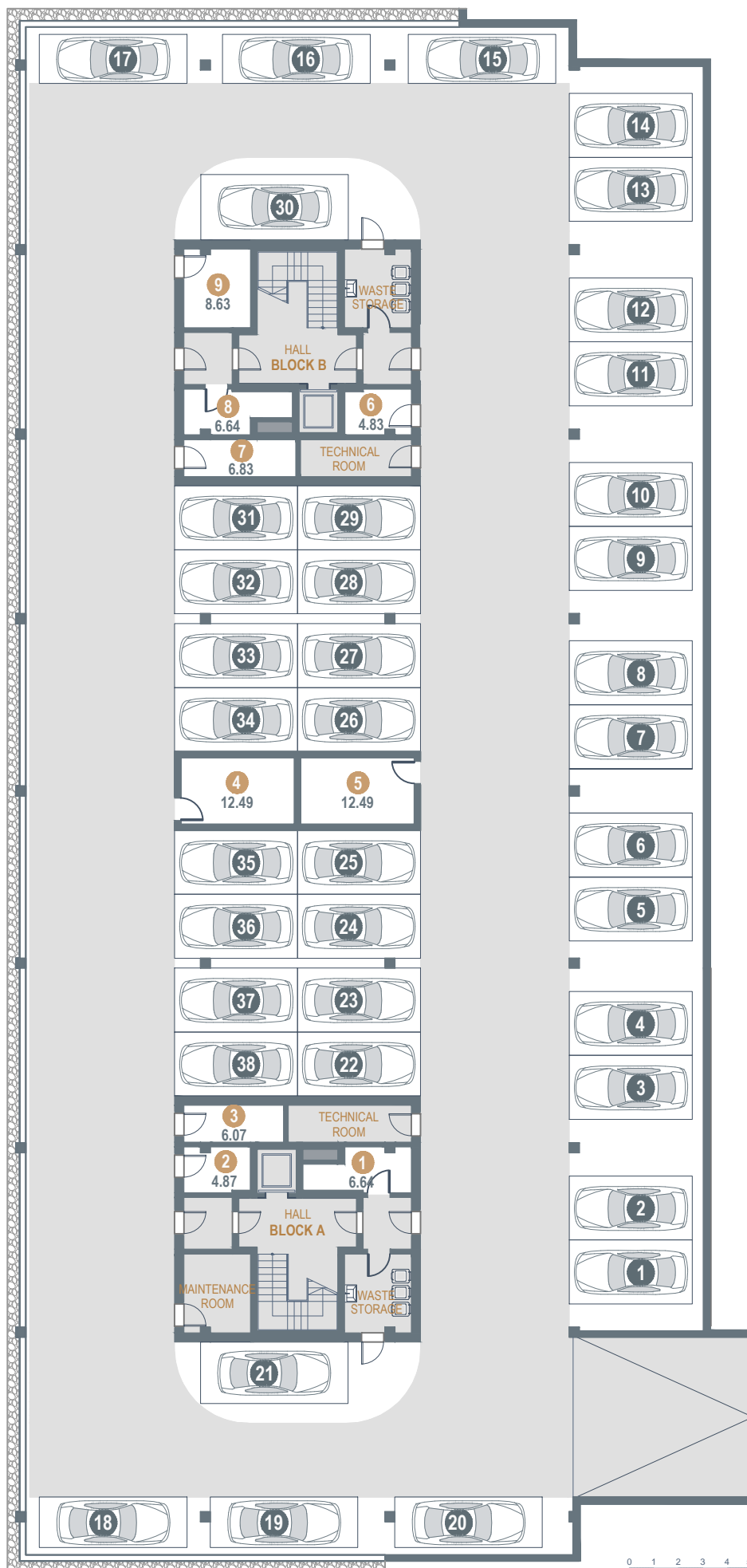
### APARTMENT No.22/ ROOMS: 4

1. ENTRANCE HALL	15.78
2. LIVING/ DINING ROOM	32.76
3. KITCHEN	10.57
4. LAUNDRY ROOM	1.60
5. BATHROOM	5.76
6. OFFICE	16.47
7. BEDROOM	14.83
8. BATHROOM	4.17
9. BEDROOM	22.90
10. WALK-IN CLOSET	8.19
11. BATHROOM	12.26
12. TERRACE	109.19

TOTAL INDOOR AREA	145.31
OUTDOOR AREA	109.19



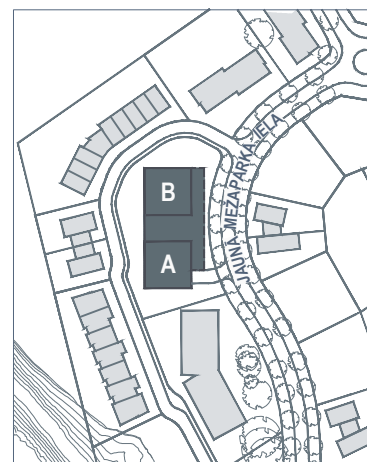
# BASEMENT PLAN BLOCKS A, B



## UNDERGROUND PARKING

1. STORAGE	6.64
2. STORAGE	4.87
3. STORAGE	6.07
4. STORAGE	12.49
5. STORAGE	12.49
6. STORAGE	4.83
7. STORAGE	6.83
8. STORAGE	6.64
9. STORAGE	8.63

JAUNĀ MEŽAPARKA IELA



# INFRASTRUCTURE



24/7



Landscaped territory

24 hour surveillance

Recreation zones with benches

Paved and lighted streets and sidewalks

City sewage and water

Individual gas boiler house

City electricity supply (16kW/25A)

Optical 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, row 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 surveilled 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.

# Technical specifications

## CONSTRUCTION

---

### Building sub construction

Single-pour reinforced concrete with localized reinforcement around columns and foundations. Cement hydro-insulation. Vertical load-bearing construction made from single-pour reinforced concrete walls and columns. Non-load-bearing walls constructed from expanded clay blocks.

### Building above ground construction

Building structure is reinforced concrete. From the first to the third floor, the covering is made from reinforced concrete panels with integrated joists. Structural integrity is guaranteed by a solid core the height of the building – cement stairwells. Outer walls are filled with expanded clay blocks, insulation – EPS (b=200mm). Insulation is attached with special anchors that prevent heat loss and cold bridges.

### Roof

Reciprocal roof with closed water drainage system. Roof hydro-insulation of PVC membrane - EPS (b<sub>min</sub>=300mm)

### Interior walls

Interior walls separating apartments and communal spaces are made of expanded clay blocks (b=250mm), finished on both sides – 25mm.

### Façade

Outer walls plastered with decorative wood panel cladding and composite aluminum details.

### Balconies and terraces

Selected first floor apartments have balconies with tile flooring; first floor apartments facing Jaunā Mežaparka iela have terraces with wood decking.

All second floor apartments have balconies with tile flooring; third floor apartments have roof terraces with wood decking.

### Stairwells

Exposed concrete walls, concrete stairs with granite tile covering. Lobby and hallway walls painted stucco or covered with *Corten* steel panels.

### Windows

Quality *Reynears* aluminum framed casement triple-pane windows and two types of glass - *Termix*. Installation guarantees effective and hermetically sealed windows, preventing condensation. Insulation  $U < 1,0 \text{ W/m}^2\text{K}$ .

### Lifts

Each stairwell has an energy-efficient lift from the basement to the third floor – “A” class *KONE Monospace500* with 630 kilogram or 8 person capacity.

## PLUMBING AND HEATING SYSTEM

---

### Water and plumbing

Water and sewage services supplied by the city (AS „Rīgas Ūdens”). Each apartment has hot and cold water meters that can be read remotely. All pipes are insulated and pipe supply shafts are sound-proofed to reduce noise levels.

### **Power supply**

Power supplied by AS *Sadales tīkli* with individual meters in each apartment. Common spaces are lit with energy-saving LED devices.

### **Heating**

Separate heating system guarantees heat and hot water. Each apartment has heat meters (can be remotely read), radiators and floor-heating systems with adjustable thermostats.

### **Ventilation and air-conditioning**

Each apartment has vents connected to a central venting system. Kitchens are supplied with stove vent hoods, connected to a central venting system.

Air flow is supplied by air circulators connected to the outer walls - *InVENTer*.

Each apartment has a localized air-conditioning system, including cold air lines and electricity connection. Clients can install air conditioning units on the roof.

### **Safety**

Lightning protection system installed. Fire alarms systems installed in each apartment and common rooms. Stairwell doors are lockable and accessed with a key card, or alternatively, with a regular key.

### **Intercom system**

Intercoms are installed in each apartment and at the main doors and courtyard entrance as well as all stairwell entrances in the basement level.

## **DESCRIPTION OF THE INTERIOR**

---

### **Ceilings**

All rooms have painted suspended drywall ceilings. Living area ceiling height is 2.70-3.15m, bathrooms, hallways and kitchen areas 2.60-2.70m.

### **Floors**

Living spaces, foyer, hallway and kitchen floors are covered with 3 layer *Boen* oak parquet flooring above a soundproofed reinforced concrete subfloor and self-levelling concrete. Bathrooms and toilets have heated floors with hydroinsulation.

### **Walls**

Interior walls – metal framing, two layers of drywall, both sides filled with insulation. Walls are painted with semi-gloss water-based paints. Toilets and bathrooms have tiled walls and hydro insulation.

### **Plumbing**

High-quality bathroom sets and accessories. Sink cabinet is *Push-to-open*. Showers installed with glass walls and drains.

### **Kitchen and room installations**



Apartments are sold without appliances. Water, plumbing, vent hood and electricity connections are installed for kitchen appliances. Lighting fixtures installed.

**Telecommunications**

Telephone, optical internet, outlets installed.

**Apartment interior doors**

Depending on the choice of interior finish, solid wood doors are fitted with handles and one-sided locks.

**Apartment main door**

Lockable painted metal, fire safe.

**UNDERGROUND PARKING AND STORAGE**

---

**Parking**

Entry to underground parking with remote control. Heated entranceways.

**Storage**

Storage area walls built with *Fibo*® expanded clay blocks. Each storage area can be locked.



# APARTMENT INTERIOR SOLUTIONS



# APARTMENT INTERIOR SOLUTIONS

- Complete finishing available
- Various alternatives available

\* All photos are for illustration purposes only



# FLOORING

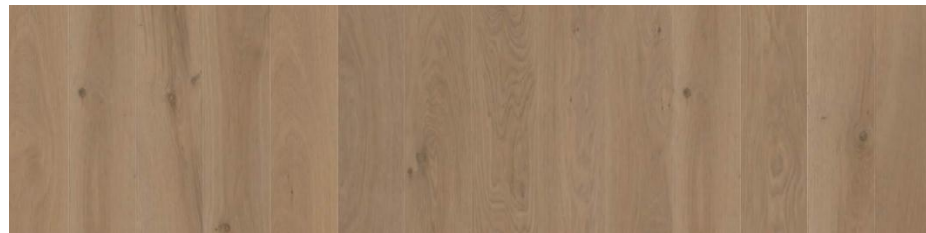
Oak parquet BOEN (Norway)  
Wide 3 layer parquet floor boards 14x138x2200



Oak ANDANTE  
Clear white oil

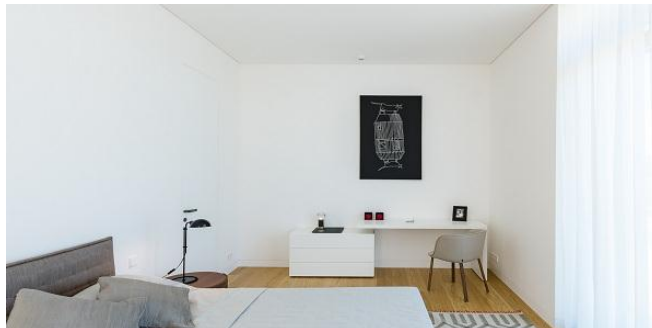


Oak HONEY  
Clear white oil

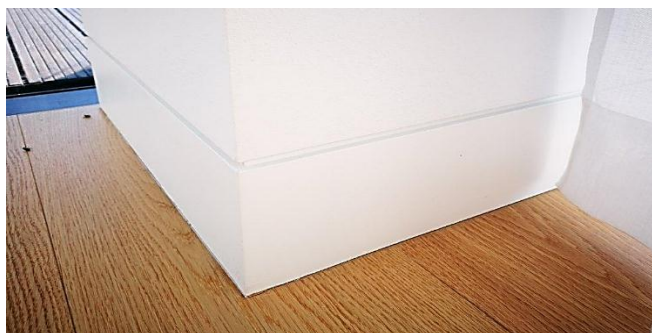


Oak SAND  
Clear white oil

# INTERIOR WALL FINISHES, DETAILING



Room walls, corridors, halls  
Plastered, painted  
Shade: white



MDF baseboards  
White, varnished, matt  
Shadowline joints



Wood heating grates  
Lamell Oak

# BATHROOM FINISHES

Ceramic mosaic wall tiles ESSENTIALS  
Manufacturer VIDREPUR (Spain)



Gray



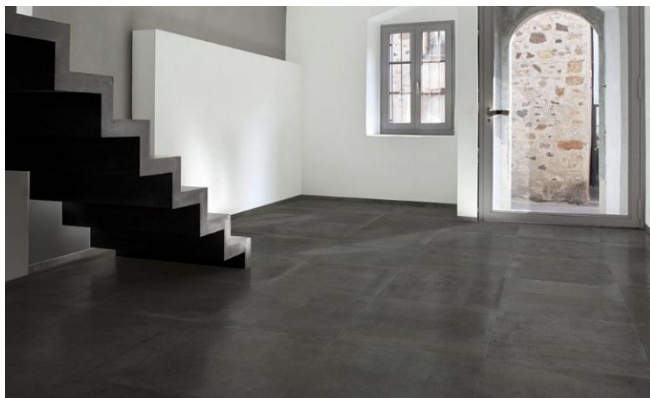
Dark Gray



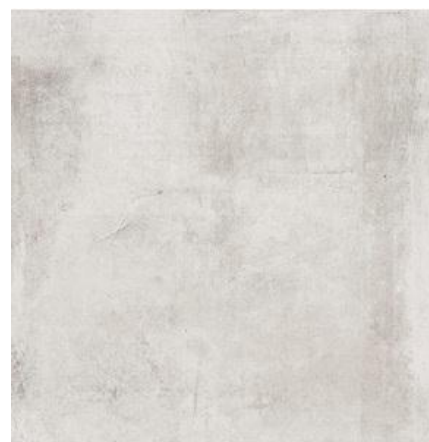
White

# BATHROOM FINISHES

Ceramic floor tiles Ceramica ICON  
Manufacturer CERAMICA RONDINE (Italy)



Black



Light Gray

# DOORS



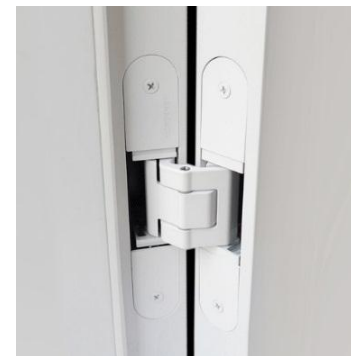
Flush wooden doors with concealed hinges.  
Casement – blockboard with MDF.  
White, varnished, matt..



Door handle Q-ARTE  
Manufacturer REGUITTI (Italy)  
Metal, white, varnished



Concealed hinges TECTUS  
Manufacturer SIMONSWERK (German)  
White metal, varnished





# BATHROOM FIXTURES



Sink SaphirKeramik  
LAUFEN (Switzerland), VAL



Tap, chrome  
BELLOSTA Jeans (Italy)



Toilet with Soft close lid DURAVIT  
Durastyle (Germany)



Tap set with hand-held shower  
head and holder  
BELLOSTA Jeans (Italy)



Bidet, wall-mounted  
DURAVIT Durastyle (Vācija)



Acrylic tub, tile encasement  
(Germany)

# BATHROOM FIXTURES



Ceramic sink Marmoryl  
VISPOOL (Latvia)



Shower door and wall  
Matt glass 12 mm



Toilet with Soft close lid DURAVIT  
Durastyle (Germany)

Chrome hinges BOHLE



WC flush button TECE Square  
Metal, white  
TECE (Latvia)



Glass panel walls  
Tempered glass, matt white

# BATHROOM FIXTURES



Faux stone sink and cabinet  
MONTELLI Marmolada



Bidet shower head, chrome  
BELLOSTA (Italy)



Acrylic tub, tile encasement  
DURAVIT (Germany)



Rain shower head  
BELLOSTA Jeans (Italy)



Ceramic sink and cabinet  
LAUFEN (Switzerland), VAL



WC paper holder  
Crome, white  
BELLOSTA B-Uno (Italy)

# ELECTRICAL FITTINGS



LED light fixture in bathrooms  
OTYLIGHT, POP 04 Magic, white  
(IP40, LED 13.1W / 2700 K)



LED light fixture  
BMP, Medina, white  
(IP20, LED 7W / 3000 K)



Light switches, outlets  
JUNG (Germany)  
Finish: Duroplastic, white  
LS990



LED ceiling lights w/o profile  
BMP, Zenit, white  
(IP20, LED 7W / 3000K)



Bathroom exhaust fan  
ELECTROLUX  
EAFR 100, white



LED light fixture in bathrooms  
BMP, SU TUP, white  
(IP65, LED 2x15W / 3000 K)

# APARTMENT INTERIOR SPECIFICATION



## HOUSE A

Apartment No.	Painted walls: shade	Parquet	Bathroom No.	Bathroom wall tiles: shade	Bathroom floor tiles: shade
Apartment No.1	White	Oak ANDANTE	Bathroom No.7	Grey	
Apartment No.2	White	Oak HONEY	Bathroom No.7	Dark Grey	
Apartment No.3	White	Oak SAND	Bathroom No.5	White	
Apartment No.4	White	Oak ANDANTE	Bathroom No.7	White	
Apartment No.5	White	Oak ANDANTE	Bathroom No.7	Dark Grey	
Apartment No.6	White	Oak ANDANTE	Bathroom No.7	Dark Grey	
			Bathroom No.9	Dark Grey	
Apartment No.7	White	Oak SAND	Bathroom No.7	Grey	
			Bathroom No.9	White	
Apartment No.8	White	Oak HONEY	Bathroom No.7	Dark Grey	
			Bathroom No.9	White	

## HOUSE A

Apartment No.	Painted walls: shade	Parquet	Bathroom No.	Bathroom wall tiles: shade	Bathroom floor tiles: shade
Apartment No.9	White	Oak ANDANTE	Bathroom No.7	White	
			Bathroom No.9	White	
Apartment No.10	White	Oak ANDANTE	Bathroom No.4	White	
			Bathroom No.8	White	
Apartment No.11	White	Oak HONEY	Bathroom No.5	Dark Grey	
			Bathroom No.8	Dark Grey	
			Bathroom No.11	Dark Grey	

# DZĪVOKĻU APDARES SPECIFIKĀCIJA



## HOUSE B

Apartment No.	Painted walls: shade	Parquet	Bathroom No.	Bathroom wall tiles: shade	Bathroom floor tiles: shade
Apartment No.1	White	Oak SAND	Bathroom No.7	White	
Apartment No.2	White	Oak ANDANTE	Bathroom No.7	White	
Apartment No.3	White	Oak ANDANTE	Bathroom No.5	Grey	
Apartment No.4	White	Oak HONEY	Bathroom No.7	Dark Grey	
Apartment No.5	White	Oak HONEY	Bathroom No.7	Grey	
Apartment No.6	White	Oak SAND	Bathroom No.7	White	
			Bathroom No.9	Grey	
Apartment No.7	White	Oak ANDANTE	Bathroom No.7	Dark Grey	
			Bathroom No.9	White	
Apartment No.8	White	Oak ANDANTE	Bathroom No.7	Grey	
			Bathroom No.9	White	

## HOUSE B

Apartment No.	Painted walls: shade	Parquet	Bathroom No.	Bathroom wall tiles: shade	Bathroom floor tiles: shade
Apartment No.9	White	Oak SAND	Bathroom No.7	Dark Grey	
			Bathroom No.9	Dark Grey	
Apartment No.10	White	Oak SAND	Bathroom No.4	White	
			Bathroom No.8	Dark Grey	
Apartment No.11	White	Oak ANDANTE	Bathroom No.5	White	
			Bathroom No.8	Dark Grey	
			Bathroom No.11	Dark Grey	