TOWNHOUSE · BUILDING B · 3 LEVELS

B3

ENERGY CLASS A

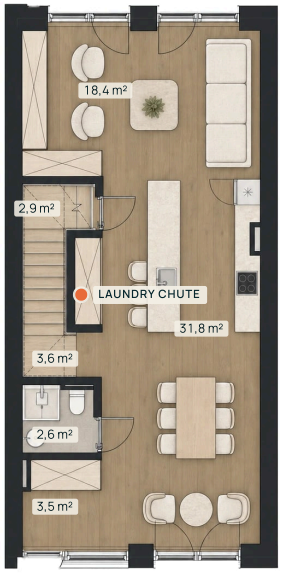
HEAT PUMP

HEAT RECOVERY

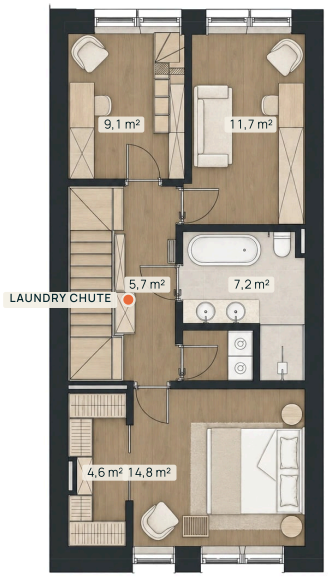
UNDERFLOOR HEATING

LIVING AREA	BALCONY/TERRACE	STREET-SIDE TERRACE	TOTAL AREA
135,7 m²	16,98 m²	4,04 m²	156,72 m²
PRIVATE OUTDOOR AREA	**ROOMS**	**FINISH**	**PRICE INCL. VAT**
64,25 m²	4,5	Fully finished	€564,205

PLAN



FLOOR 1 **62,8 M²**



FLOOR 2 **55,1 M²**

ATTIC **17,8 M²**

Laundry chute from the 2nd floor down to the 1st

Plant room: storage, heating and air-con equipment. Reached by a ladder from the 2nd floor

The coloured plan is illustrative. The exact geometry, at 1:100, is in the architect's technical plans on the following pages.

RESERVATIONS AND QUESTIONS
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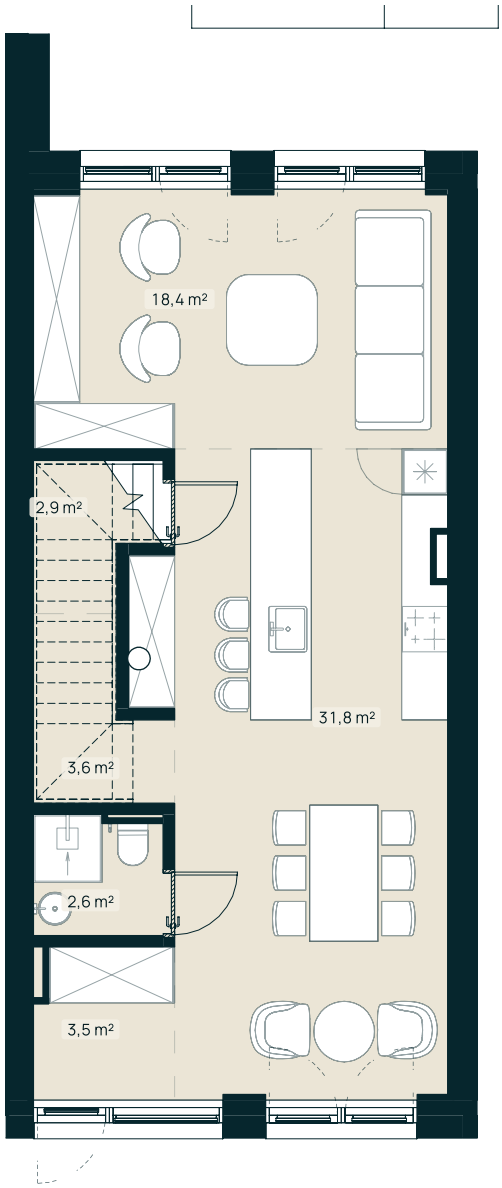
ADDRESS
32 Ormanu Street,
Agenskalns, Riga

INFORMATION AS OF
29.10.2026

THIS HOME ONLINE

Floor 1 62,8 m²

N



0 1 2 3 4 5 m

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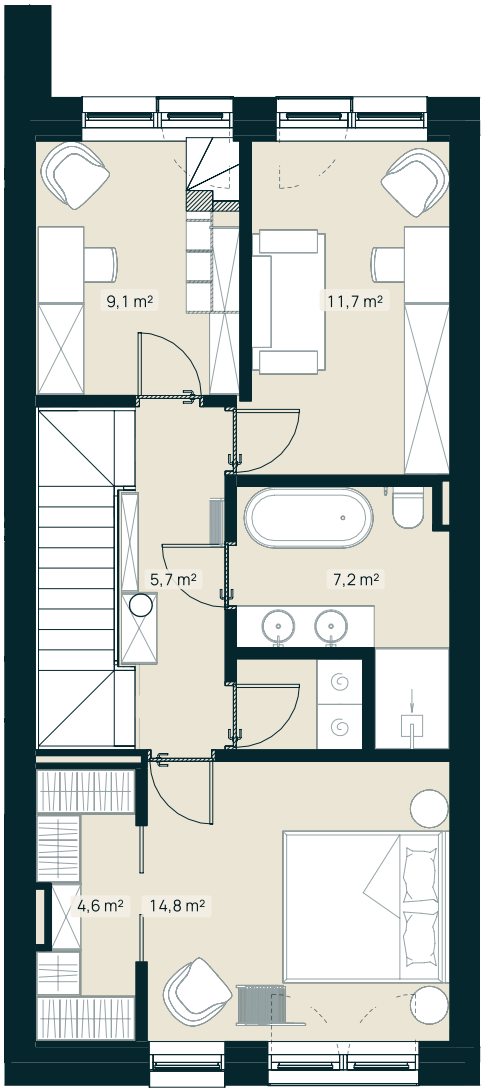
Architect's drawing ORM32-B3-V1-1

Floor 2 55,1 m²

N



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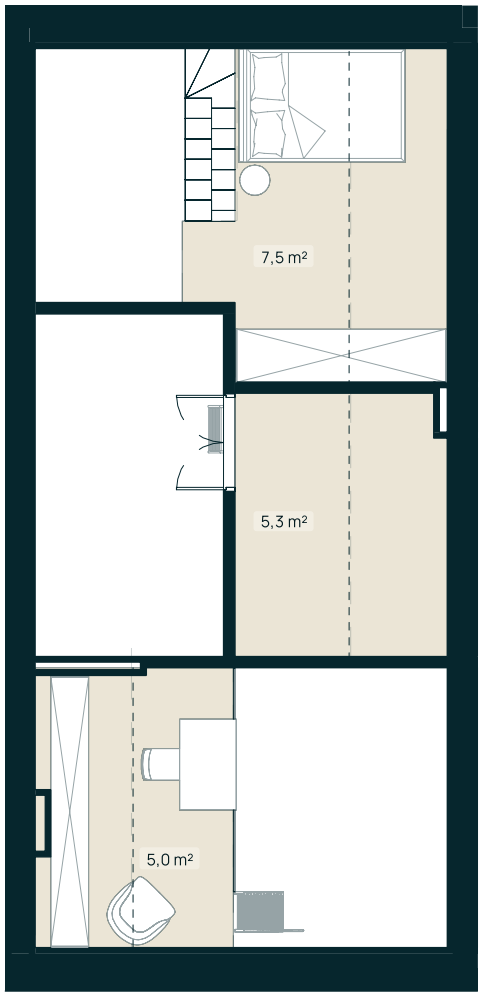
Architect's drawing ORM32-B3-V1-2

Attic 17,8 m²

N



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Architect's drawing ORM32-B3-V1-2.5

Areas

Floor 1	62,8 m²
Floor 2	55,1 m²
Attic	17,8 m²
Living area	**135,7 m²**
Terrace facing the courtyard	16,98 m²
Terrace facing the street	4,04 m²
Total area	**156,72 m²**
Private outdoor area facing the courtyard and street	64,25 m²

Technical specification

BUILDING CONSTRUCTION

FOUNDATIONS
Reinforced concrete slab and strip foundations.

EXTERNAL WALLS
Masonry or reinforced concrete walls with thermal insulation. Energy-efficient construction solutions.

WALLS
Plastered masonry walls

FLOOR STRUCTURE
Acoustic insulation and concrete levelling screed.

INTERNAL PARTITION WALLS
Masonry or concrete walls with plasterboard lining.

ROOF
Flat roof construction with thermal insulation and a PVC waterproofing membrane.
One roof window in one of the children's bedrooms.

ENTRANCE DOORS
Aluminium-framed entrance doors.

WINDOWS
Aluminium-framed windows with insulated glazing units and UV-protective coating

EXTERIOR FINISHES
Contemporary brick slips and thermally modified timber cladding.

STAIRCASES
Steel and reinforced concrete stairs.

TERRACE
Concrete slab.
Exterior power socket mounted on the façade
Metal outdoor furniture set comprising a table and four chairs.

CONVENIENCE FEATURES
Laundry chute from the third floor to a kitchen cabinet on the lower-ground floor housing the washing machine.

BUILDING SERVICES AND ENGINEERING SYSTEMS

VENTILATION
Individual mechanical ventilation unit with heat recovery. Fresh air supplied to living areas, with extract ventilation in the kitchen and bathrooms.

AIR CONDITIONING
DAIKIN VRV refrigerant pipework and the necessary distribution components are installed, allowing connection of DAIKIN outdoor and indoor units. The outdoor and indoor air-conditioning units are available as optional equipment.

METERING
Sontex cold-water meters with remote M-Bus reading capability.

HEATING
Individual air-to-water heat pump supplying the underfloor heating system.

ELECTRICAL INSTALLATION
Electrical distribution board with circuit breakers installed. The necessary infrastructure is in place and the roof structure is prepared for the installation of an individual solar photovoltaic system. At the purchaser's request, a solar panel system can be installed at additional cost, with capacity tailored to the home's electricity consumption and requirements.

TELECOMMUNICATIONS
Provision for connection to fibre-optic internet.

SECURITY

Intercom system for communication with visitors and unlocking entrance doors.
Automatic number plate recognition system for vehicle access.
CCTV cameras covering communal areas, with remote access via a mobile app

SMART HOME FEATURES

HEATING AND UNDERFLOOR HEATING

Smart home infrastructure for remote heating and underfloor temperature control. The system can be expanded to provide individual temperature control by room or zone.

VENTILATION AND HEAT RECOVERY

Integration of the ventilation system into the smart home platform, enabling remote control of operating modes, system status and ventilation intensity via a mobile app.

VIDEO SURVEILLANCE

CCTV system covering communal areas, featuring 4K cameras, night-time video surveillance and video recording. Smart home integration enables remote viewing of live camera feeds and recordings via a mobile app.

LANDSCAPING AND COMMUNAL OUTDOOR AREAS

VEHICLE ACCESS AND PEDESTRIAN PATHS

Parking spaces are provided within the development. Pedestrian paths feature concrete paving slabs and natural surface materials. Landscaped green areas include trees, shrubs, lawns and outdoor lighting.

LANDSCAPING

Landscaping includes trees, year-round shrubs, perennials and lawns. Densely planted areas provide extensive greenery while reducing maintenance requirements.

OUTDOOR LIGHTING

LED lighting along pedestrian paths, building façades, around the natural swimming pond and within planted areas. Recessed ground-mounted spotlights illuminate selected trees.

NATURAL SWIMMING POND

A swimming pond with a biological water filtration system. Water purification is provided by aquatic plants and naturally occurring microorganisms, without chlorine or chemical disinfectants. Water circulation is supported by an air blower pump. Construction materials include a concrete basin structure, gravel, natural stone, pebbles and timber finishes.

OUTDOOR RELAXATION AREAS

Shared garden and poolside relaxation areas with metal and timber benches. A timber sunbathing deck by the swimming pond, furnished with movable outdoor seating.

SAUNA

Communal Finnish-style garden sauna with an electric sauna heater, timber structure and timber interior finishes. Panoramic glazing overlooking the natural swimming pond.

ELECTRIC VEHICLE CHARGING

Infrastructure for connecting an individual EV charger is installed up to each purchased parking space. EV charging equipment is purchased and installed separately by the homeowner.

OUTDOOR WATER SUPPLY

Outdoor water taps for garden irrigation provided on the building façade.

SUSTAINABILITY FEATURES

Rainwater from the roofs is directed towards planted and landscaped areas, allowing natural infiltration and use for irrigation. A solar panel is installed to support electricity consumption in communal areas.

INTERIOR FINISH PACKAGES

LAKONISKI

Included in the purchase price.

DĀSNI

Optional upgraded finish package, available at additional cost.

SELECTION

The purchaser may select their preferred finish package.

LIVING AREAS

KITCHEN

Electrical, water supply, drainage and extract ventilation connections installed.

ELECTRICAL FITTINGS

Power sockets and light switches installed. Connection points provided for kitchen appliances, with ceiling wiring points for lighting fixtures. Central Master Switch

INTERNAL DOORS

Flush timber doors, 2,400 mm high.

CEILING FINISHES

Painted plasterboard, natural timber finishes or exposed concrete (DĀSNI package only).

PARTITION WALLS

Masonry and plasterboard partitions.

WALL FINISHES

Painted plaster or decorative lime plaster (DĀSNI package only).

FLOOR FINISHES

Natural two-layer engineered wood flooring or polished concrete (DĀSNI package only).

SKIRTING BOARDS

Painted MDF skirting boards.

STAIR FINISHES

Solid timber stair treads.

BATHROOMS AND WCS

WALL FINISHES

Porcelain stoneware wall tiles and decorative lime plaster (DĀSNI package only).

CEILING FINISHES

Painted plasterboard ceilings.

LIGHTING

Recessed moisture-resistant LED lighting.

FLOOR FINISHES

Porcelain stoneware tiles.

SANITARY FITTINGS

Sanitary fixtures installed in bathrooms and WCs.

LOW-VOLTAGE NETWORKS

Fully installed CAT 6 structured cabling, with provision for fibre-optic internet connection.

ADDITIONAL TECHNICAL FEATURES

DĀSNI PLUS (at additional cost)

PACKAGE

An optional package of enhanced technical features, available at additional cost.

AIR-CONDITIONING UNITS

Indoor and outdoor air-conditioning units installed as part of the DĀSNI PLUS package.

EXTENDED SMART HOME FEATURES

SMOKE DETECTORS

Smoke and fire detectors connected to a mobile app, sending alarm notifications directly to the homeowner.

CO_2 AND HUMIDITY MONITORING

Provision for integrating CO_2 and humidity sensors in living areas, allowing indoor air quality readings to be displayed in the mobile app and ventilation intensity to be adjusted automatically according to indoor air quality.

ACCESS CONTROL

Electronic access control allowing entry by smartphone, access fob or code, with remote access management.

VIDEO INTERCOM

Video intercom integration with the mobile app, enabling residents to receive incoming calls, see and communicate with visitors, and unlock the entrance remotely, including when away from home.