TOWNHOUSE · BUILDING C · 3 LEVELS

# C3

ENERGY CLASS A

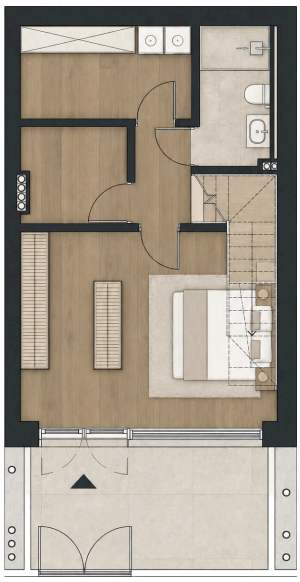
HEAT PUMP

HEAT RECOVERY

UNDERFLOOR HEATING

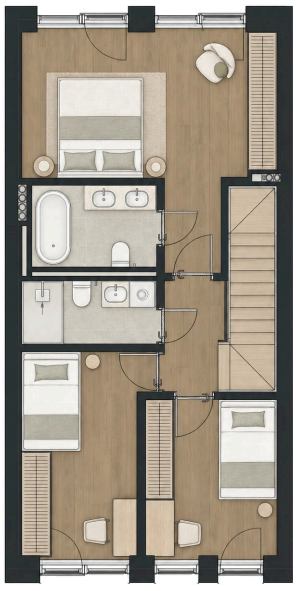
| LIVING AREA | BALCONY/TERRACE | STREET-SIDE TERRACE | TOTAL AREA |
|---|---|---|---|
| 165,3 m² | 16,1 m² | 13,77 m² | 195,17 m² |
| **PRIVATE OUTDOOR AREA** | **ROOMS** | **FINISH** | **PRICE INCL. VAT** |
| 41,9 m² | 5<br>depending on the layout | Shell and core | €525,000 |

LAYOUT OPTION **V1** · V2, V3 ON THE NEXT PAGES



LOWER GROUND FLOOR **48,1 M²**

FLOOR 2 **59,5 M²**



FLOOR 3 **57,7 M²**

**Lower ground floor:** The plan lets you set aside part of the ground floor as a separate living or working space with its own entrance: for a family member who wants some independence while staying close, such as an elderly parent or a student, or as a home office.

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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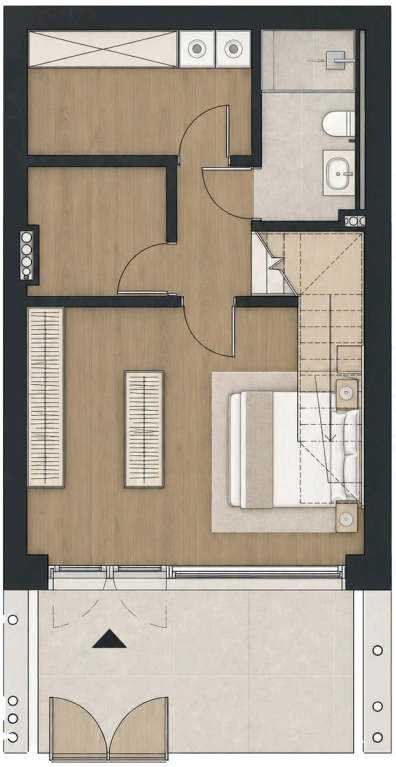
ADDRESS
32 Ormanu Street,
Agenskalns, Riga

INFORMATION AS OF
29.10.2026

THIS HOME ONLINE

# V2



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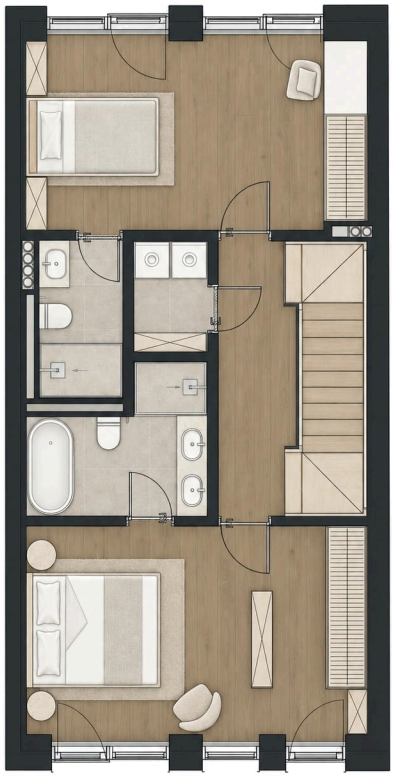
FLOOR 2 **59,5 M²**



FLOOR 3 **57,7 M²**

**Lower ground floor:** The plan lets you set aside part of the ground floor as a separate living or working space with its own entrance: for a family member who wants some independence while staying close, such as an elderly parent or a student, or as a home office.

# V3

LOWER GROUND FLOOR **48,1 M²**

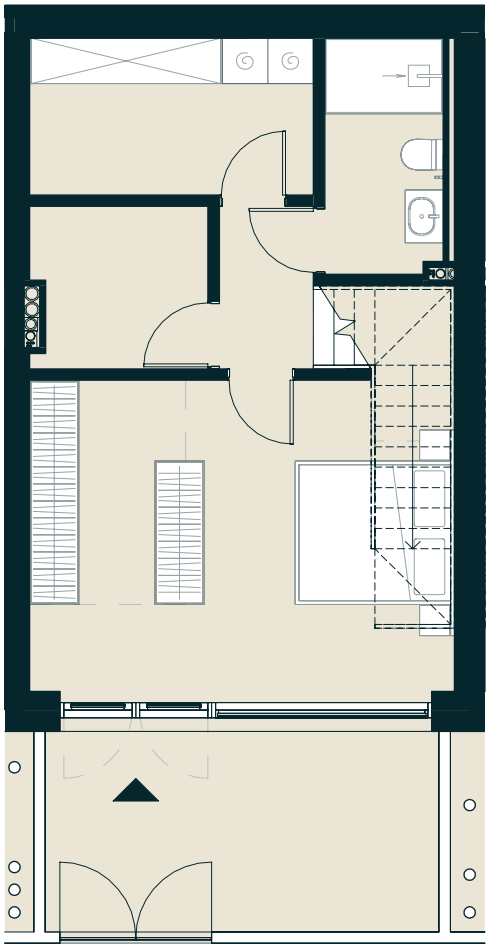
FLOOR 2 **59,5 M²**

FLOOR 3 **57,7 M²**

**Lower ground floor:** The plan lets you set aside part of the ground floor as a separate living or working space with its own entrance: for a family member who wants some independence while staying close, such as an elderly parent or a student, or as a home office.

# Lower ground floor 48,1 m²

N

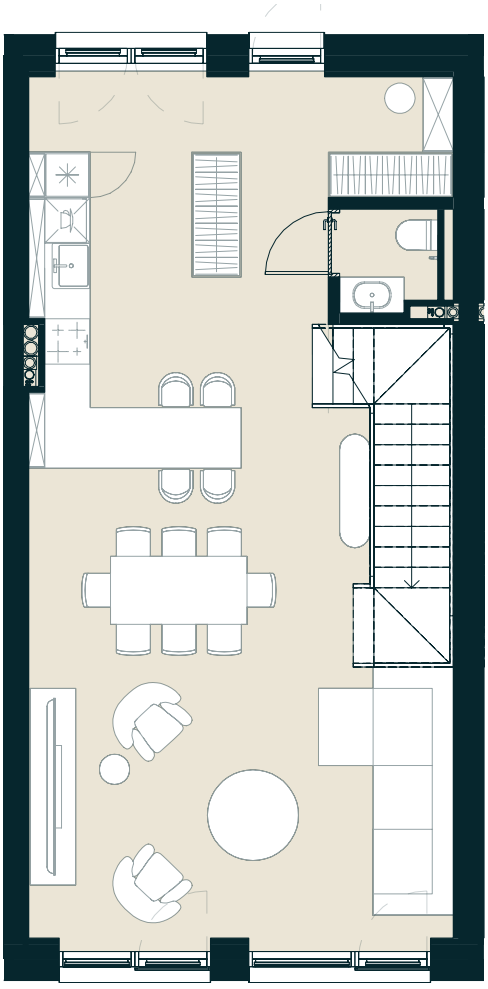


0 1 2 3 4 5 m

**M 1:100** on A4 when printed at 100% (actual size)
Architect's drawing ORM32-C3-V1-0

# Floor 2 59,5 m²

N



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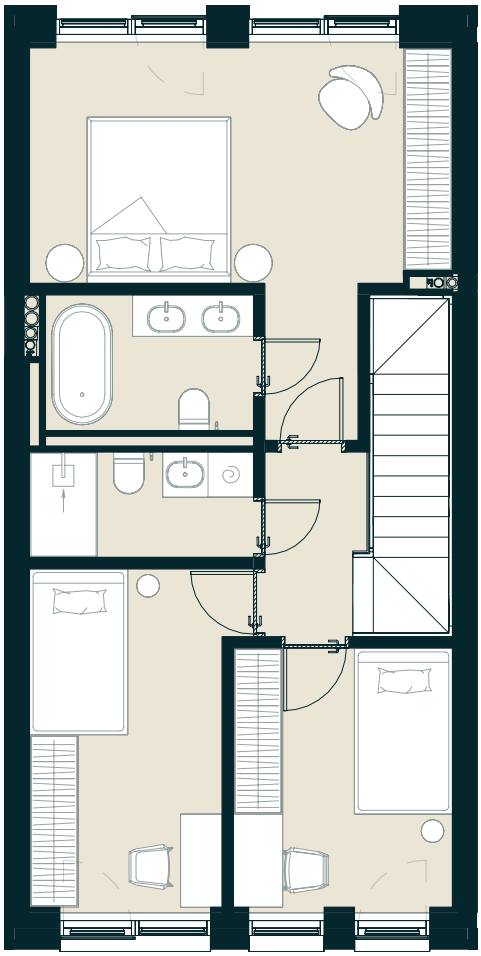
Architect's drawing ORM32-C3-V1-1

# Floor 3 57,7 m²

N



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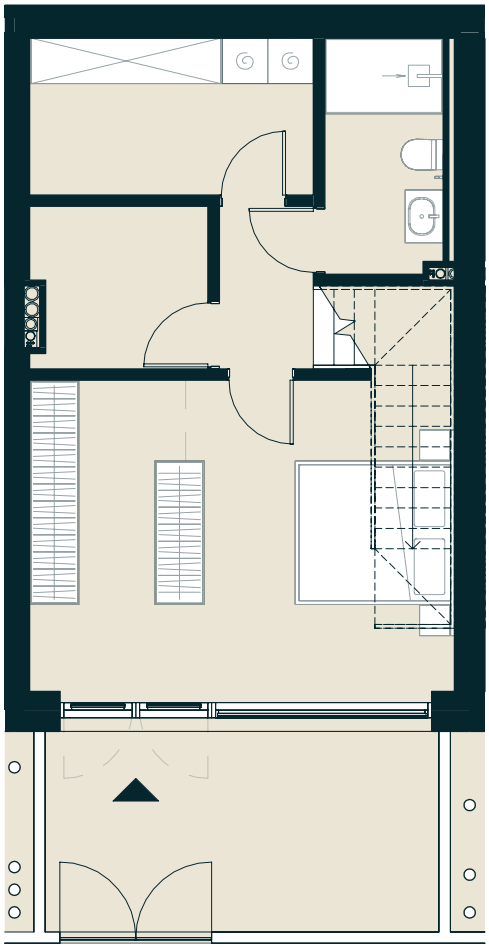
Architect's drawing ORM32-C3-V1-2

# Lower ground floor 48,1 m²

N



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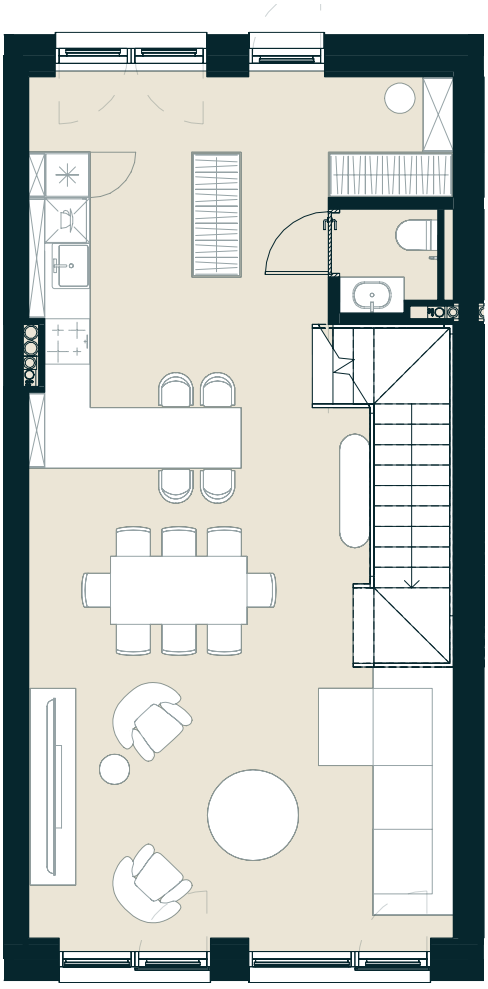
Architect's drawing ORM32-C3-V2-0

# Floor 2 59,5 m²

N



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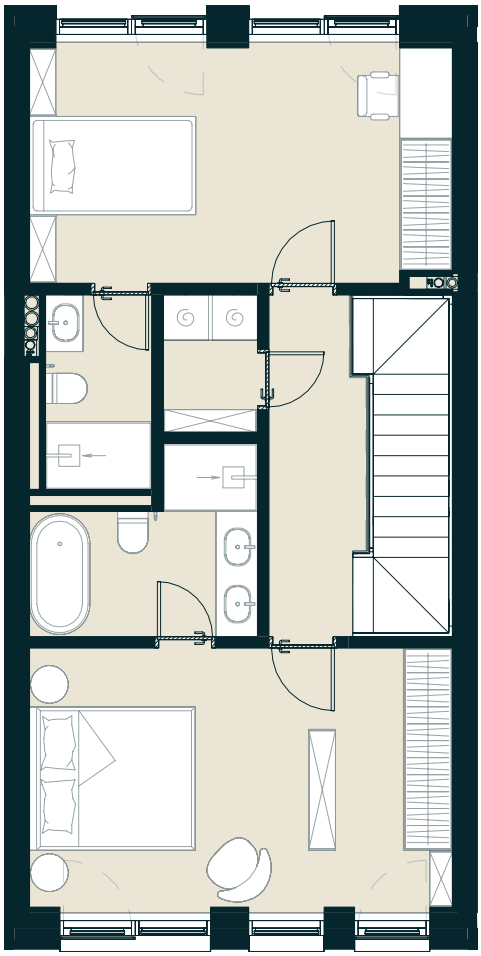
Architect's drawing ORM32-C3-V2-1

# Floor 3 57,7 m²

N



0 1 2 3 4 5 m

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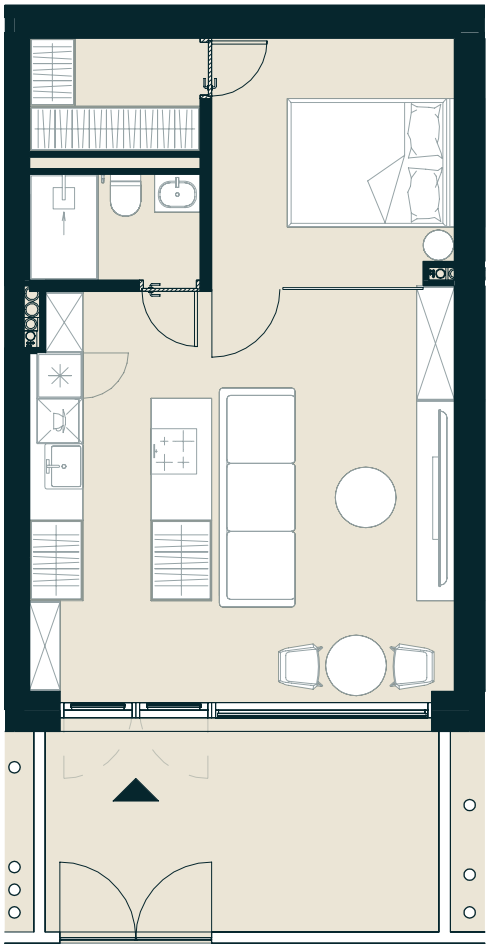
Architect's drawing ORM32-C3-V2-2

# Lower ground floor 48,1 m²

N



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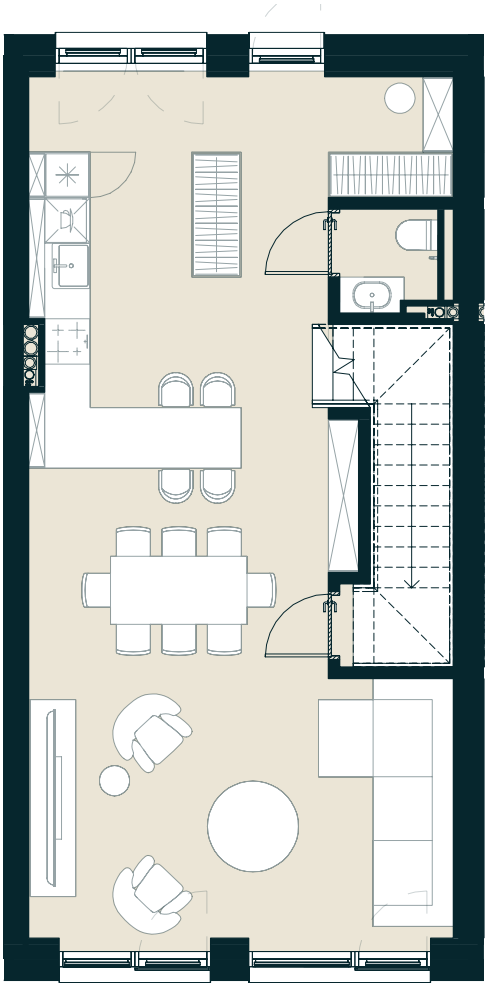
Architect's drawing ORM32-C3-V3-0

# Floor 2 59,5 m²

N

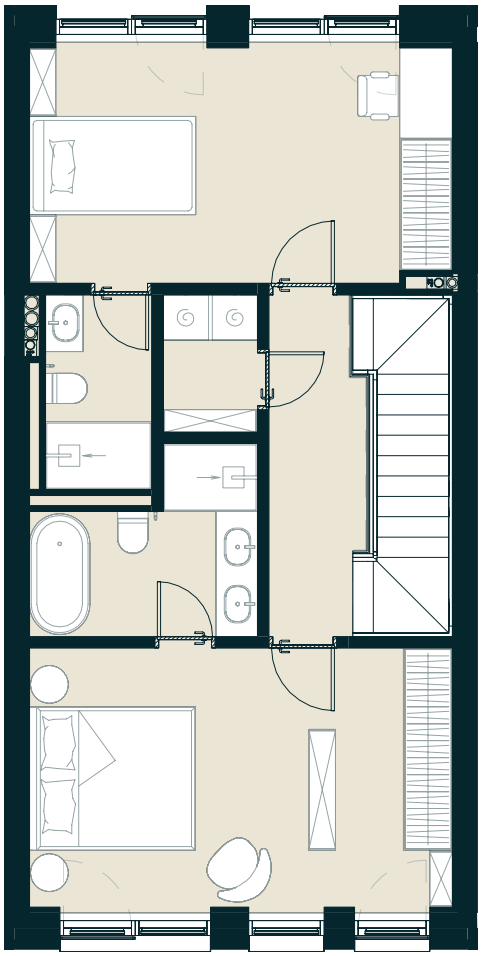


0 1 2 3 4 5 m

**M 1:100** on A4 when printed at 100% (actual size)
Architect's drawing ORM32-C3-V3-1

# Floor 3 57,7 m²

N



0 1 2 3 4 5 m

**M 1:100** on A4 when printed at 100% (actual size)
Architect's drawing ORM32-C3-V3-2

# Areas

| | |
|---|---|
| Lower ground floor | 48,1 m² |
| Floor 2 | 59,5 m² |
| Floor 3 | 57,7 m² |
| **Living area** | **165,3 m²** |
| Terrace facing the courtyard | 16,10 m² |
| Terrace facing the street | 13,77 m² |
| **Total area** | **195,17 m²** |
| Private outdoor area facing the courtyard | 41,9 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 (only for one bathroom)

ROOF
Flat roof construction with thermal insulation and a PVC waterproofing membrane.

CEILING
Exposed concrete and timber board cladding.

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.

## 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.