



## House in Riga city for sale 5.500.000€

### Agent Info

Naam:	REALAT Ltd
Bedrijfsnaam:	
Mistlampen:	Latvia
Experience since:	2009
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+371 (67) 210-010
Languages:	Latvian
Website:	<a href="https://www.realat.lv">https://www.realat.lv</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 6,345,757.26

### Locatie

Aanbevolen Auto Onderdelen:	Latvia
Staat/Regio/Pronvincie:	Riga
Adres:	Tērbatas iela, 14
Postcode:	3239
Geplaatst:	08-04-2013

### Omschrijving:

Exclusive Investment Property in the Heart of Riga – Historic Bank Building at Tērbatas Street 14

Offered for sale is an outstanding cultural and historical property – a 6-story Class A office building in the active center of Riga, at the intersection of Tērbatas and Lāčplēša streets. This state-significant cultural monument was built in 1911 as the Riga Merchants' Mutual Credit Society Bank, based on the design by the prominent Latvian architect Konstantīns Pēkšēns, which won and received the highest evaluation in the design competition.

The building combines monumental architecture, unique art elements, and the functionality of modern commercial spaces, ensuring high-quality and stable financial returns.

### Main Technical Parameters:

Building type and class: Premium class office and retail building  
Number of floors: 6 floors  
Gross Building Area (GBA): 3900.00 m<sup>2</sup>  
Gross Leasable Area (GLA): 3100.00 m<sup>2</sup>  
Ceiling height: from 3.20 m to 3.80 m (provides a sense of spaciousness and luxury)



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Reconstruction: Capital renovation was completed in 2007 (by SIA "Tango projekts"), fully modernizing engineering communications and adapting the building to modern business requirements.

**Architecture and Unique Historical Elements (The Sales "Story"):**  
The building's architecture is one of the brightest examples of the so-called "perpendicular Art Nouveau" in Riga, with pronounced features of National Romanticism. It is one of the most visually impressive structures in the city, thanks to high-quality materials and preserved heritage:

**Facade finish:** The first and partially the second floors are clad in polished black gabbro stone and gray Finnish and Swedish granite. The bay window walls are adorned with majestic granite pilasters rising four stories high, complemented by partially gilded decorative reliefs.

**Art heritage in the staircase:** The main staircase features unique and authentic stained glass windows created in Adalberts Kālerts' workshop based on the sketches of the famous artist Kārlis Brencēns. They symbolize education, transport, commerce, and seafaring. A portrait of the economist and publicist Krišjānis Valdemārs is integrated between the 1st and 2nd floors.

**Historical charm:** On the second floor of the building, where the bank's safe rooms were once located, authentic doors have been preserved featuring an inscription created in expressive Art Nouveau letters: "Tērauda istaba" (Steel Room) – an outstanding accent that any client or tenant will appreciate.

**Infrastructure and Amenities:**

The first floor features spacious and highly visible retail spaces with high pedestrian traffic. The upper floors house modern, bright offices with flexible layouts. Equipped with a modern high-speed elevator, 24/7 security, and concierge service.

## **Algemeen**

Afgewerkte vierkante meter: 907 m<sup>2</sup>  
Lot Afmeting: 3552.00 m<sup>2</sup>  
Floor Number: 6

## **Room details**

Total rooms: 99

## **Building details**

Aantal verdiepingen: 6

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.582.771



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