



Description: House

Transaction type

Sale

The house for sale is located at the very beginning of Jurmala in the Lielupe area, and is territorially located in its quietest place, in Bullyciems.

The house is located directly in the protected area of the forest park of national importance "Ragakāpa" ("Singing Dune").

The house is the first on the street and has a unique location away from the road and close to the infrastructure. In 500 meters there is a grocery store, a boat station, in 100 meters - a public transport stop.

Total area: 322.6 sq. M (including a terrace of 46.6 sq. M)

Wall material: AEROC EcoTerm Plus

Number of rooms: 4

Number of WC: 3

HOUSE CONSTRUCTIONS

Foundation:

- Monolithic reinforced concrete slab with reverse grillage, heat insulated throughout the entire area (extruded polystyrene, Primaplex 300 mm.), With a waterproofing device.

- Funded drainage drainage.

Overlappings:

- Monolithic reinforced concrete floors

Bearing structures:

- Monolithic reinforced concrete frame

Finishing of facades:

- NOOPOR (BASF) heater - 350 mm.

- The interior decoration of the premises is made according to the design project.

Landscape design of the site - the site is leveled, the water-permeable covering is laid, the soil is poured, the lawn is planted, a hedge is planted around the perimeter of the site, drainage and drainage are realized. To each plant on the site, personal watering is included, which is activated by a timer. The system of autonomous watering of the lawn, with the work on the schedule installed on the remote control system.

ENGINEERING SYSTEMS

Heating and DHW:

- Concern is based on the gas double-circuit boiler Junkers Cerapur with an atmospheric burner. Heating of the house is carried out both with the use of warm floors, and radiators. For each room that is heated by floors, a separate temperature setting is possible.

Water filtration:

- All the fresh water passes through a multi-level purification system Kinetico (USA) and fully complies with all medical indicators.

Sewerage:

€ 850 000



-The sewage is discharged to a local treatment plant for bio-cleaning. Ventilation and air conditioning:
 -The system of supply and exhaust ventilation with heat recovery is implemented.
 -The cold supply is carried out with the help of a split-cooling system manufactured by Panasonic. Air conditioning is in the hall and in the large bedroom. Virtually never require inclusion due to a balanced internal climate, due to the high quality of construction and quality materials used for building a house.
 All furniture and appliances are included in the price. A set of kitchen furniture "Bulthaup". Built-in technology: "Miele", "NEFF", "Siemens". Furniture Natuzzi, Linge Roset, Hülsta.
 From the kitchen and from the hall there is an exit to the yard, towards the forest, which creates a cozy atmosphere, without prying eyes.
 It is a cozy, warm, good house without "reefs", in a nice quiet place where silence cuts ears and is well thought. Neighbors and almost no.

PROPERTY **adress**

Country	Latvia
City	Jurmala
District	Lielupe
Street	Kugu
House number	1

Object **parameters**

Type of house	monolithic
Room count	4
Floor count	2
Area (m ²)	322
Land area (m ²)	904

Property **Facilities**

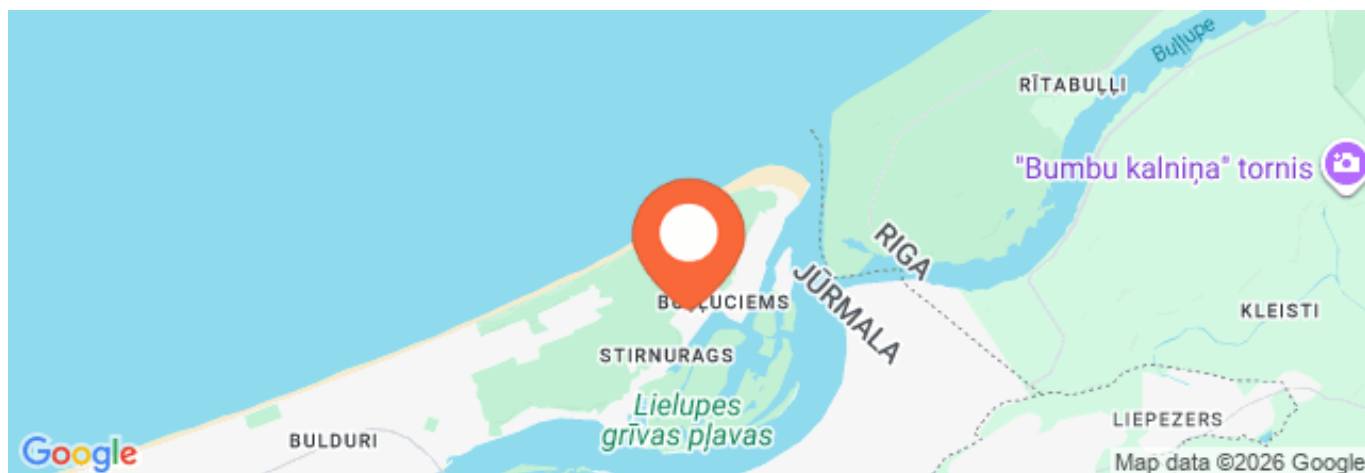
Balcony/Loggia, Central electricity, Central gas, Central heating, Furnace or fireplace, Gas heating, Iron door, Local sewerage, Repaired

Property **Equipment**

Dish washer, Electrical stove, Fridge, Furniture, Kitchen hood, Oven, Washing machine, Water borehole

Additional **extras**

Air conditioner, Fenced plot, Garage, Internet, LUXURY, Parking, Security, Terrace, Video Monitoring



Contact Information



...

For further details and additional questions, you can contact on the below mentioned contact information.



Viber



info@resales.lv



WhatsApp



+371 20 04 00 51