

Latvia

Sotheby's
INTERNATIONAL REALTY

ZUNDA TOWERS

The skyline of 21st century *in Riga, Latvia*

One of the **highest building complexes in the Baltic's** and the first large multi-functional project in Latvia, Zunda Towers contains residential apartments, business offices and relaxation and cultural-event venues, as well as four-level underground parking and tailor-made services for its residents.

The complex is located in **Riga's most central point** – the spot where the urban energy of a 21st – century metropolis meets the history and traditions of 800-year old European capital.



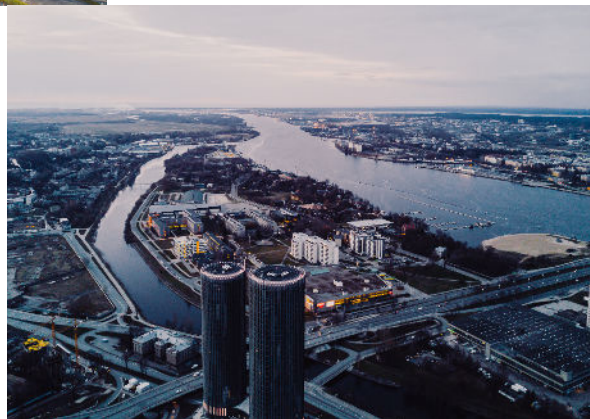
ZUNDA TOWERS

Confidence, stability, the latest technologies and quality



OASIS FOR WELL-BEING BEYOND TIME AND SPACE

The complex is located in
Riga's most central point



RESIDENTIAL AND OFFICE COMPLEX OF THE FINEST QUALITY



ZUNDA TOWERS OFFERS GRADUALLY PLANNED AND BESPOKE MILIEU FOR YOUR BUSINESS OR LEISURE

Century metropolis meets the history and
traditions of 800-year old European capital



PRIVATE INSPIRING CITYSCAPE

Soar into the sky, towering over the city
environment

SPACIOUS SPA, WITH POOL TRAINING ROOMS AND GYM



Zunda Towers | Latvia, Riga

Tower ONE: Offices Tower

Gross area m2	Leasable area, m2	Floors	Premium offices	Hight, m	Amenities
27 088,2	22 426,7	30	4-30 floors	123	Undergroud

Tower TWO: Residential Tower

Gross area m2	Leasable area, m2	Floors	Apartments for rent	Hight, m	Amenities
17 724	14 878	30	4-30 floors 189 apartments 36 fully furnished	117	Undergroud parking

Parking

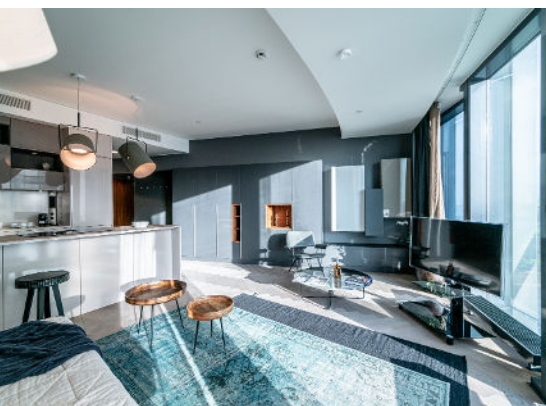
Gross area m2	Parking lots	Underground levels	Electric parking lots
28 501,30	628	4	2

Podium (commercial spaces)

Gross area m2	Leasable area, m2
13 735,8	7 448,90

4 Historical wooden houses

Gross area m2	Leasable area, m2
1308,4	1308,4



Zunda Towers | Latvia, Riga | location, transportation, hotels & restaurants

ZUNDA TOWERS

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INFORMATION



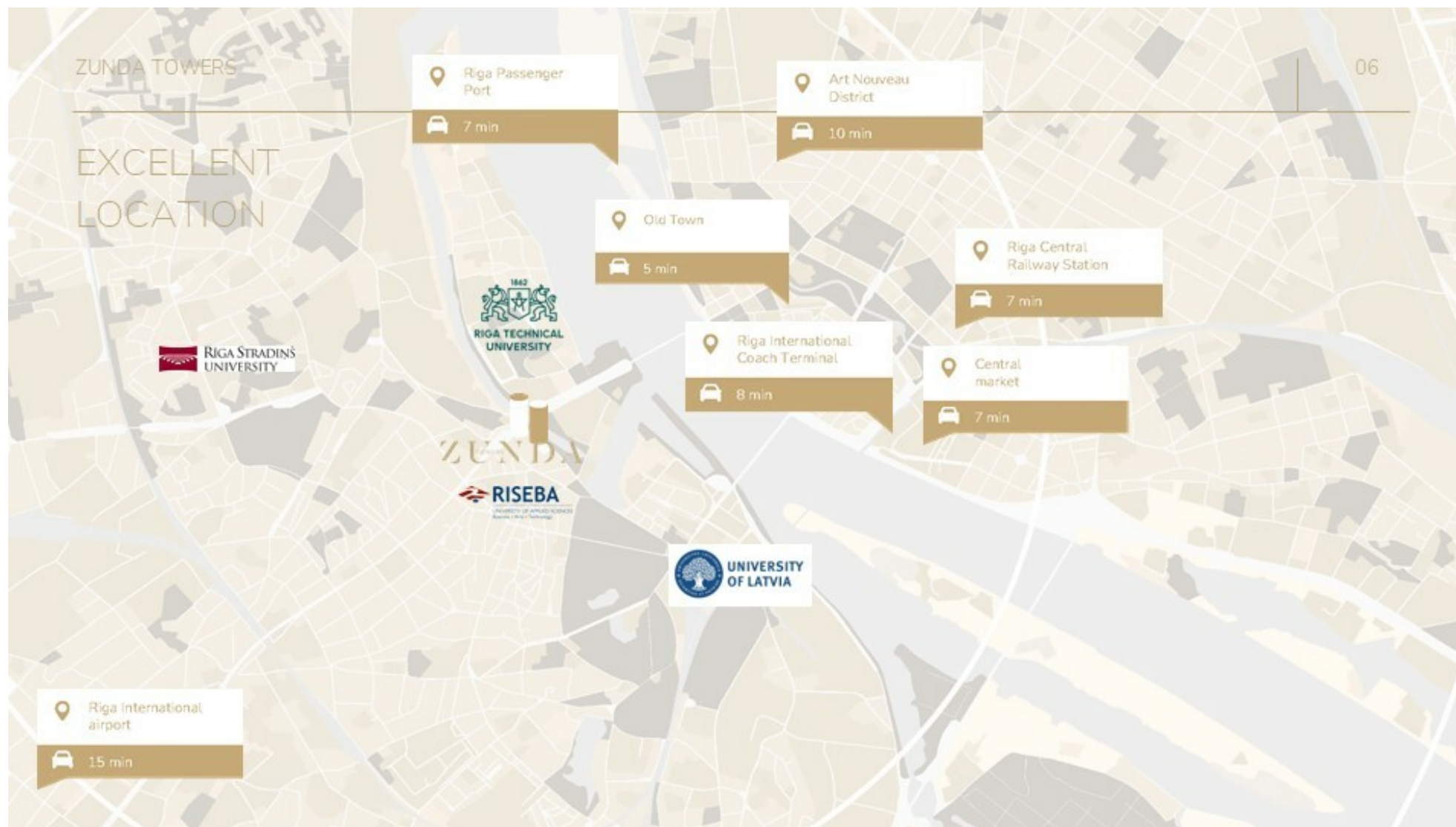
LOCATED
Riga, Latvia

GENERAL INFORMATION

GBA	90 000 m ²
GLA	50 000 m ²
Land plot	9 000 m ²
Facades	35 650 m ²

Project	Arch. Uldis Luksevics
Interior	Arch. Andis Silis
Facades	Arch. Helmut Jahn

Zunda Towers | Latvia, Riga | location, transportation, hotels & restaurants

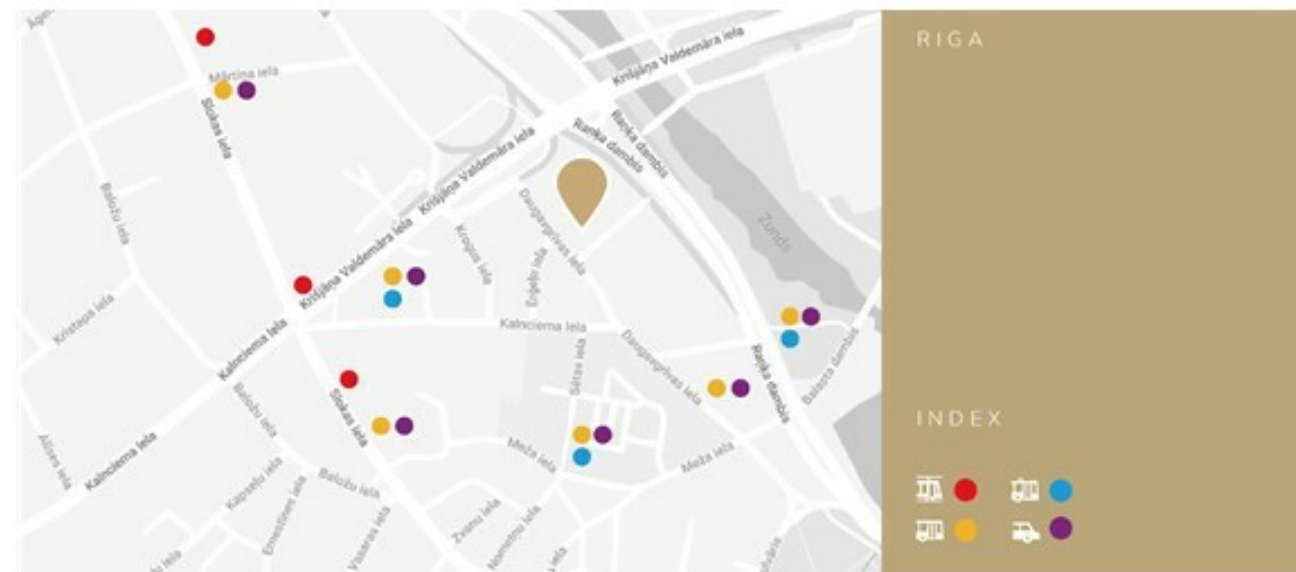


Zunda Towers | Latvia, Riga | location, transportation, hotels & restaurants

ZUNDA TOWERS

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TRANSPORTATION



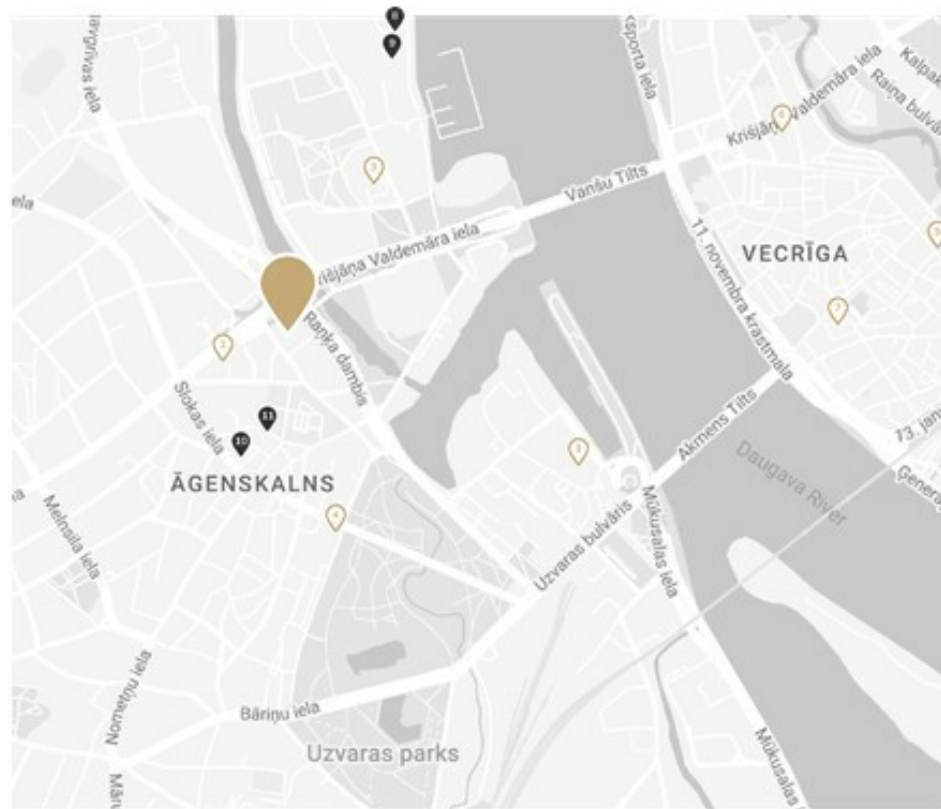
STOP	KALNCIEMA STREET (Rātslaukums)	DAUGAVGRĪVAS STREET	KALNCIEMA STREET (Āgenskalns/Sloka)	VALSTS ARHĪVS
DISTANCE	100 m	210 m	460 m	500 m
TIME	1 min	3 min	6 min	7 min
TRANSPORT/ROUTE	<10 min	<15 min	<20 min	<30 min
TRAM	1		5	
BUS	3 22 53		37 41	30 32 35 43 54
TROLLEYBUS	25	9	12	5
MINIBUS	336	337	322 341	

Zunda Towers | Latvia, Riga | location, transportation, hotels & restaurants

ZUNDA TOWERS

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HOTELS & RESTAURANTS



- 1 Radisson Blu Daugava Hotel, Kuģu 24
- 2 Park Inn by Radisson Riga Valdemara, Krogu 1
- 3 Riga Islande Hotel, Ķīpsalas 2
- 4 Bellevue Park Hotel Riga, Slokas 1
- 5 Grand Hotel Kempinski, Aspāzijas 22
- 6 Pullmann Riga Old Town, Jēkaba 24
- 7 Hilton Garden Inn Riga, Grēcinieku 22

- 8 Osta, Matrožu street 15
- 9 Hercogs, Balasta dambis 70
- 10 Fazenda, Nometņu street 7
- 11 Streetburger, Meža street 4a

Zunda Towers | 2 Towers functions: **Residential** Tower and **Office** Tower

FUNCTIONS

1

ZUNDA TOWER ONE

123 M

30 floors

Premium offices
Floors 4 to 30

Amenities

Underground parking

2

ZUNDA TOWER TWO

117 M

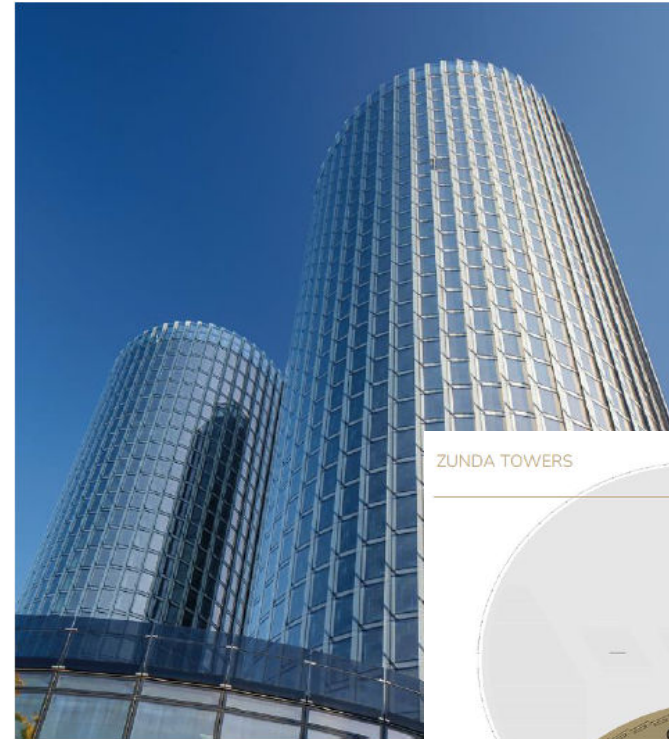
30 floors

Furnished apartments
for rent Floors 4 to 18

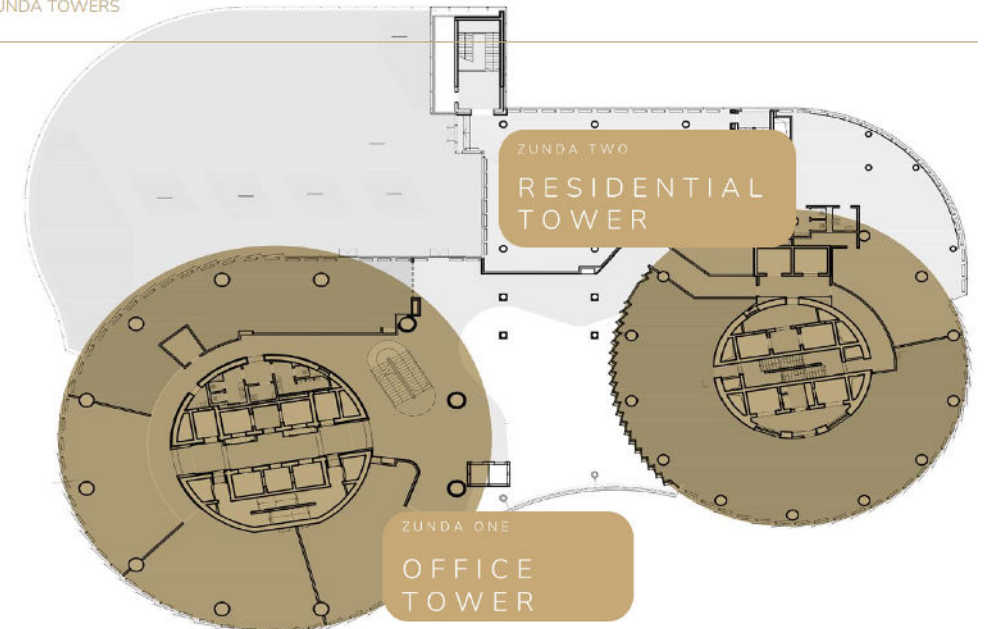
Apartments in «shell&core»
Floors 19 to 30

Amenities

Underground parking



ZUNDA TOWERS



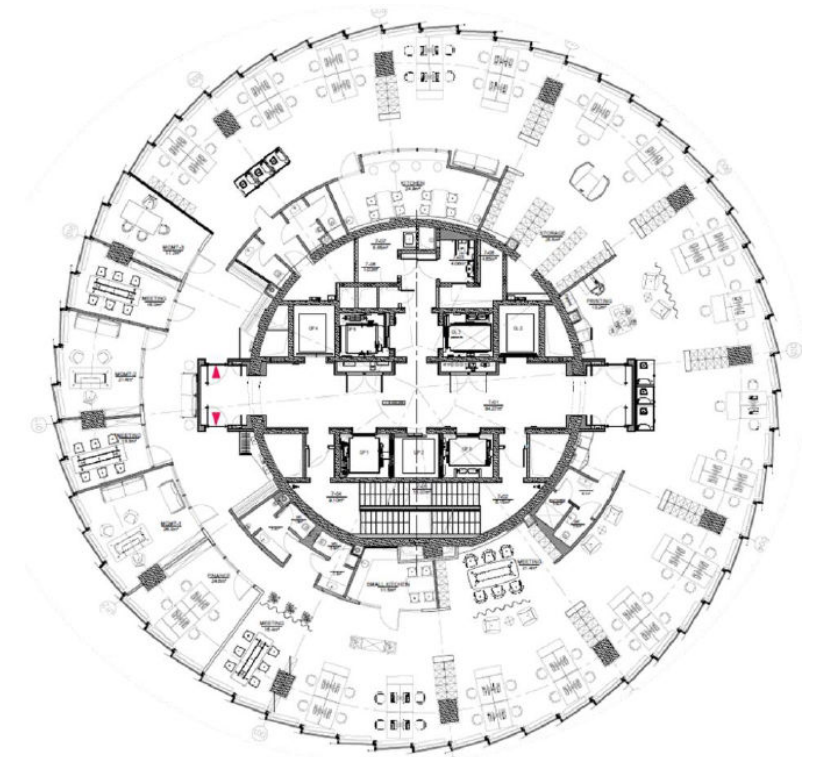
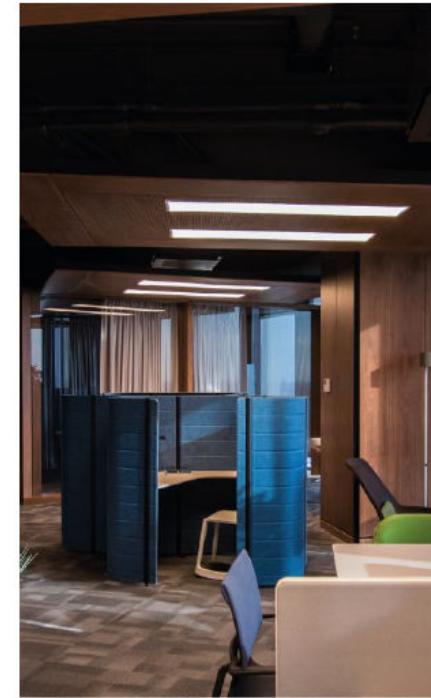
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Zunda Towers | A-Class Offices

OFFICES

A-class offices with floor to ceiling clear glass openable windows

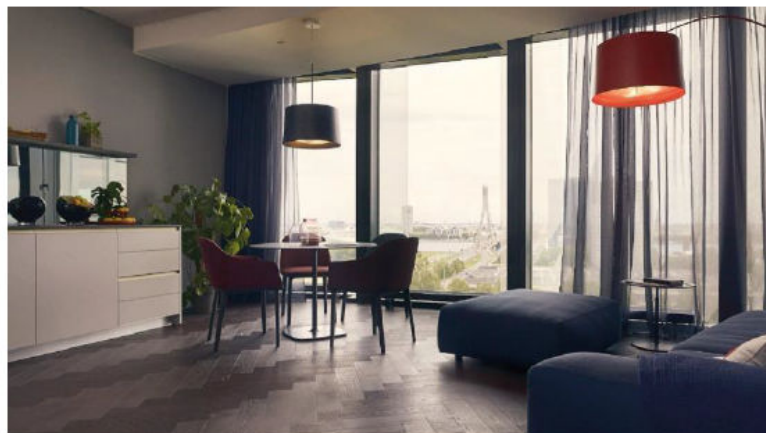


Zunda Towers | Apartments for rent

APARTMENTS
FOR RENT



INSPIRATIONAL
APARTMENTS



Latvia

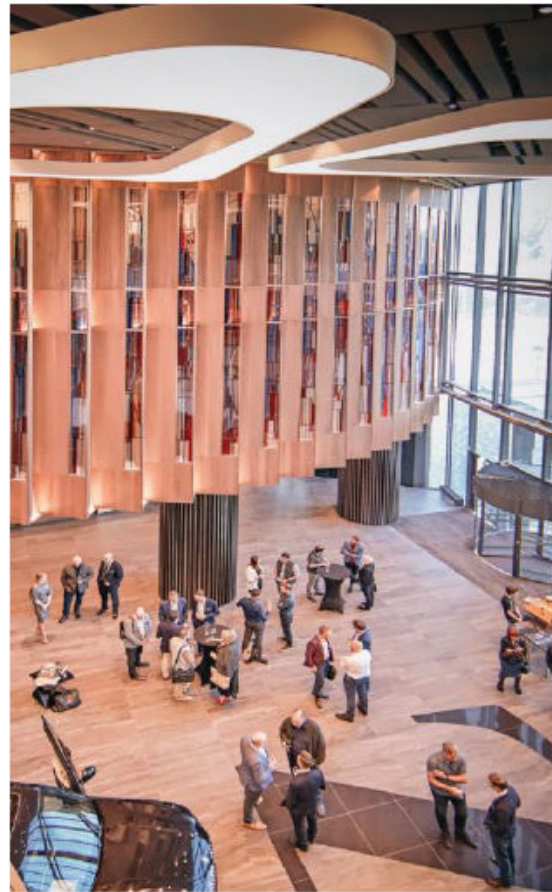
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Ilze Mazurenko, owner, sales expert, +371 29 129 810, ilze.mazurenko@latviasir.com

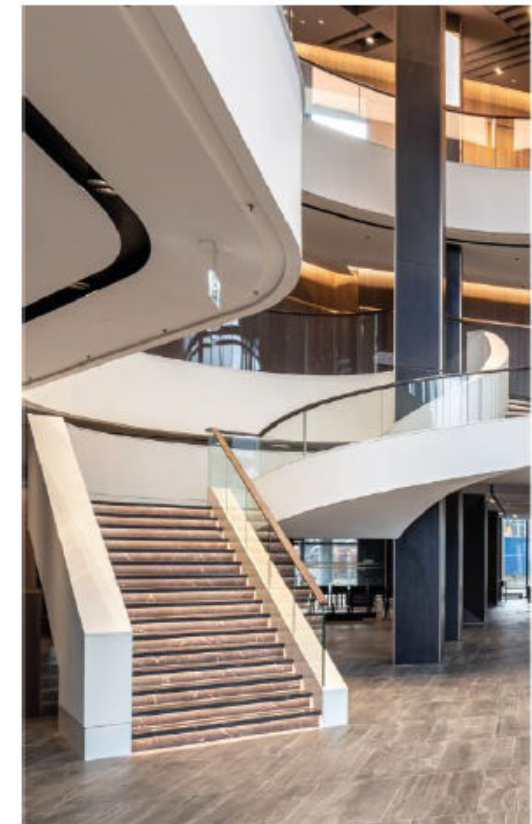
Zunda Towers | Podium for the events

PODIUM

Complete internal infrastructure with possibility to transform into amazing events space



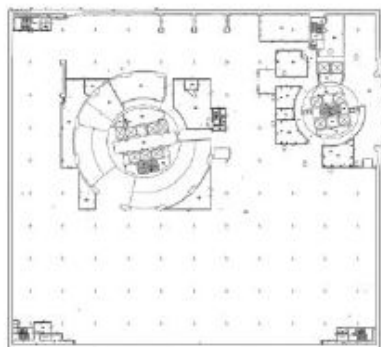
Lounge area for private meetings and team-building activities.



Zunda Towers | Parking spaces | 628 parking lots

PARKING

Four level underground parking with electric car charging station.



ZUNDA TOWERS

TOWERS	GROSS BUILDING	NET USABLE AREA, M2	RENTABLE AREA, M2
TOWER ONE OFFICES	27 123,70	22 503,80	25 204,26
TOWER TWO APARTMENTS	17 723,80	14 878,10	14 878,10
Z-TWO, UPPER FLOORS 19-30	8 532,50	7 110,80	7 110,80
Z-TWO, LOWER FLOORS 4 - 18	9 191,30	7 767,30	7 767,30
PODIUM	13 732,10	7 385,05	7 385,05
FLOOR 3	1 723,90	433,85	433,85
FLOOR 2	2 499,70	1 730,20	1 730,20
FLOOR 1C	3 155,10	1 610,40	1 610,40
Floor 1B	3 107,10	2 527,40	2 527,40
FLOOR S1	15,40		
FLOOR 1	3 230,90	1 083,20	1 083,20
PARKING	28 484,60	262,00	262,00
P1 & P1S	7 104,60	262,00	262,00
P2	7 360,60		
P3	6 994,60		
P4	7 024,80		
HISTORICAL WOODEN HOUSES	1308,4	1308,4	1308,4

Ilze Mazurenko, owner, sales expert, +371 29 129 810, ilze.mazurenko@latviasir.com

Zunda Towers | 3-rd Tower, commercial space and food market | Development potential



OFFICE TOWER BESIDES ZUNDA TOWERS

GBA	appr. 27 000 m ² of A class office building
LAND PLOTS	8 000 m ² adjacent to Zunda Towers territory

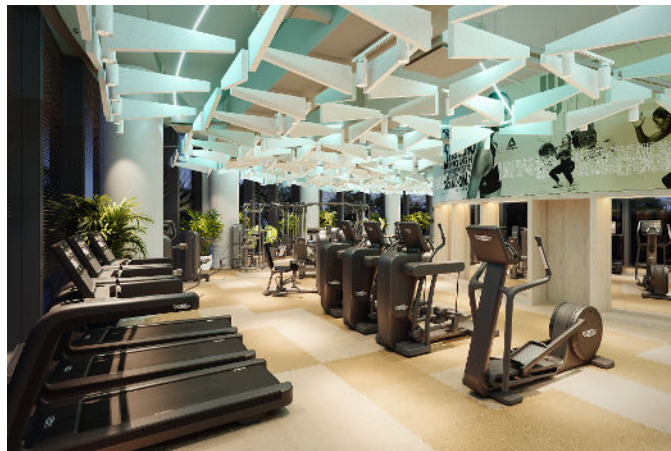
Sketch project is under development. Possibility to switch to mainline communications networks of Zunda Towers

FOOD MARKET AND COMMERCIAL SPACE

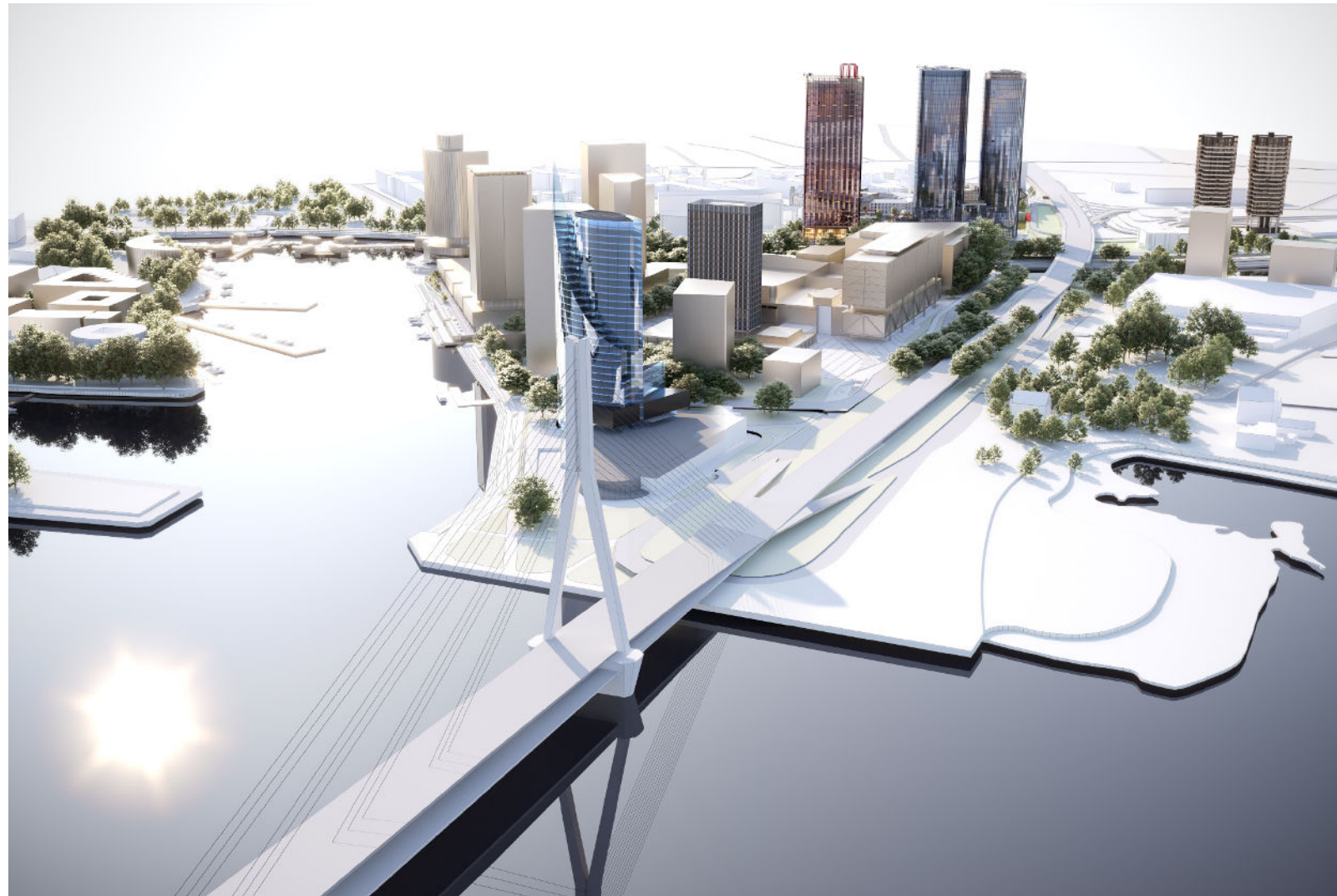
GBA	appr. 10 000 m ² of commercial space
LAND PLOTS	6 000 m ² located in close vicinity to Zunda Towers

Sketch project available

Zunda Towers | Development potential | SPA and Gym



Zunda Towers | The skyline of 21st century



Latvia
Sotheby's
INTERNATIONAL REALTY

Powerful together

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Zunda Towers | Possible Scenarios

- Branded Hotel Residences with Luxury hotel brand
- Restaurants, SPA, food market
- Long and short-term office rent in the City of the City



Zunda Towers | Exclusive Investment Opportunity

Ilze Mazurenko, *Latvia Sotheby's International Realty* owner, sales expert

As a member of the Latvian Real Estate Association LANĪDA since 1998, sales associate and owner of Latvia Sotheby's International Realty Ilze Mazurenko has been leading a prosperous career in the real estate field for over 20 years. Working with sales, rentals, object development and other deals concerning real estate for numerous years, Ilze transformed her vast experience and thriving career into a thriving business, founding a real estate company along with her colleague in 2004.

Ilze's journey with Sotheby's International Realty began in 2009, when she co-founded Baltic Sotheby's International Realty, with a focus on the luxury real estate sector in the Baltic region. Through her extensive knowledge and expertise in this particular niche, Ilze has risen to the position of owner of Latvia Sotheby's International Realty, which currently comprises a team of highly skilled professionals who provide exceptional service in luxury property transactions.

Ilze is a determined, knowledgeable and deeply passionate leader who is committed to ensuring excellence throughout all aspects of the company. Her personal interests lie in the complex legal and technical aspects of real estate, which she finds fascinating to unravel. Describing her enthusiasm for challenging real estate deals, Ilze states that she finds "great excitement in doing what seems undoable." Possessing a strong personality, boundless patience, and a great sense of humor, Ilze has assembled a team of highly proficient experts, demanding nothing but excellence.

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