



# Villa Vilavi

Skautu 25 | Vaivari | Jūrmala

**”Your beautiful family house in nature near a pine forest between the river and the sea”**



# Villa Vilavi parameters

- Total villa area – 600 m<sup>2</sup> | 402 internal and 198 external area
- Land area – 2300 m<sup>2</sup> with option to extend to 4880 m<sup>2</sup>
- 4 floors – base floor with SPA and rest area, 2 main floors and 4th attic floor
- Living room with second light and fireplace, separate dining room and kitchen nearby
- Number of bedrooms – 5.5 (2 master bedrooms and one small bedroom for kids in attic)
- Number of bathrooms – 6 (on each floor + freestanding bathroom near a window)
- SPA zone with wood-burning sauna, small swimming pool and big rest room with billiard (pool)
- Carport and closed garage with local wood-burning oven

# Villa Location

Vaivari Beach

🚶 10 min



Vaivari Train Station

🚶 1 min | 50 m



Riga Old Town

🚆 45 min by train



Riga Airport

🚗 25min



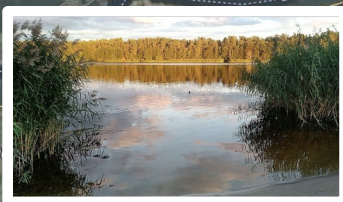
Vaivari Pizza

🚶 1 min | 50 m



Lidl, Rimi, Maxima

🚗 8 min



River Lielupe

🚶 30 min



Jomas street

🚆 20 min by train

🚗 15 min



School

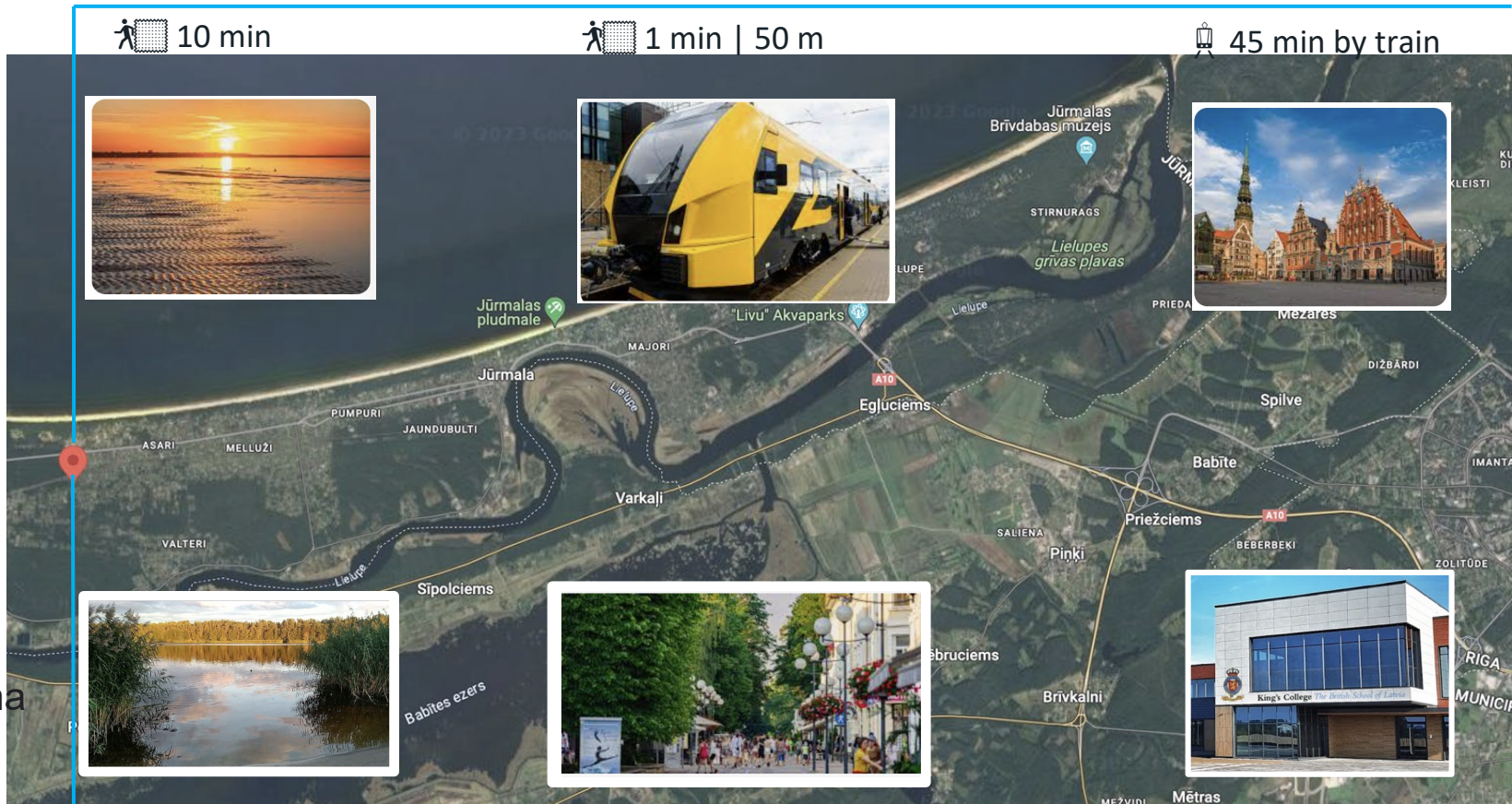
🚆 5 km by train Pumpuru School

🚗 25 min King's College, the British School



Jurmala Golf Club

🚗 25 min

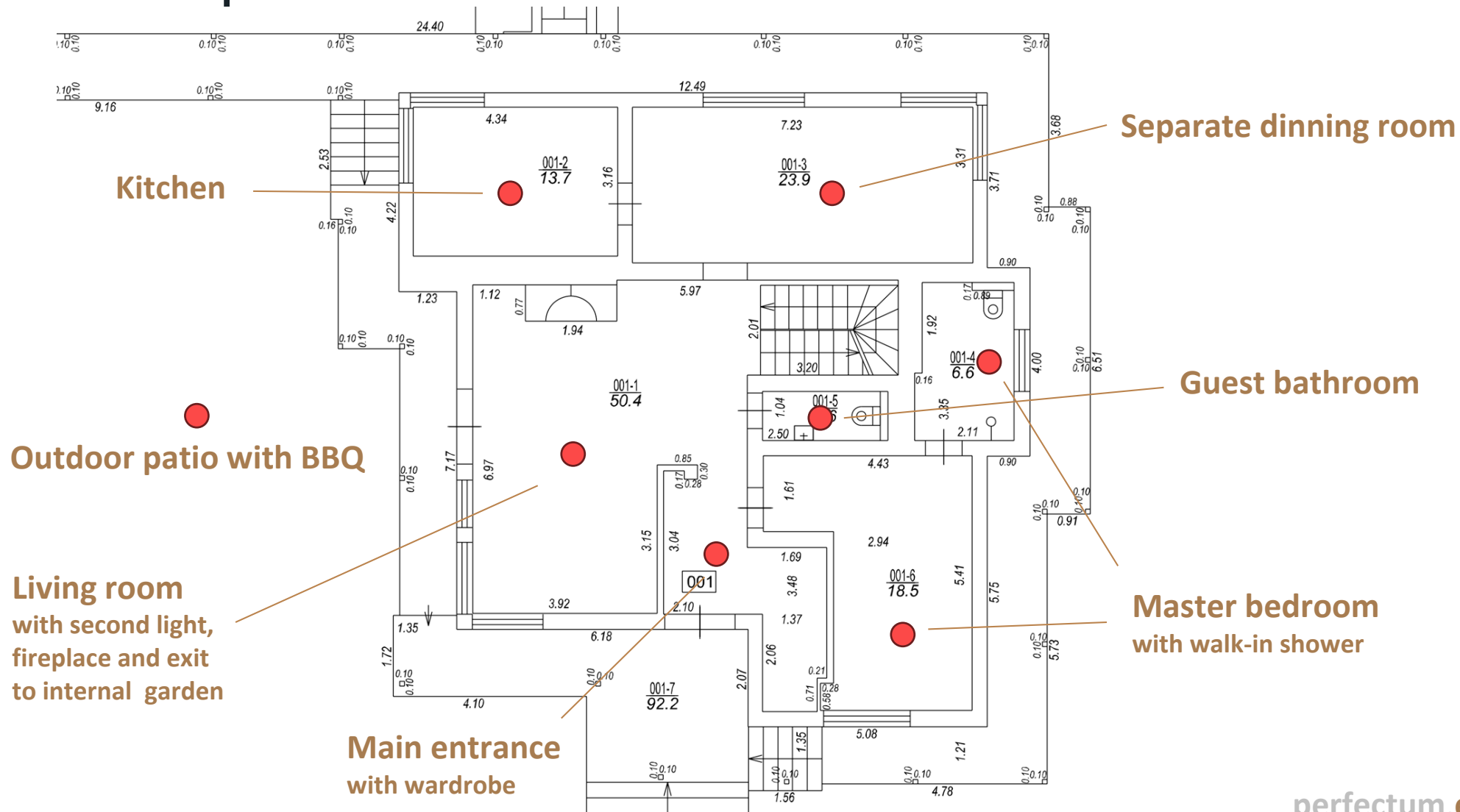


# Technical page

- Put in exploitation – year 2015, full renovation year 2024
- Ground floor - monolithic concrete
- Walls – imported northern slow-growing pine
- Inter-floor construction - concrete panels and northern slow-growing pine
- Roof – Tin metal sheets with anti-corrosion coating
- Insulation – PAROC stone wool 100mm+50mm
- Municipal gas, electricity, water and drain utility systems
- Wooden windows and doors
- Heating – 35kW Buderus gas heater and radiators
- DEVI - Electric Underfloor Heating for bedrooms, kitchen and entrance area
- Fireplace for living room
- Harvia wood-burning heater
- Swimming pool with recirculation and additional heating
- Air recuperation for living space and pool
- Vacuflo central vacuum cleaner to ensure air quality



# Floor plans – 1st



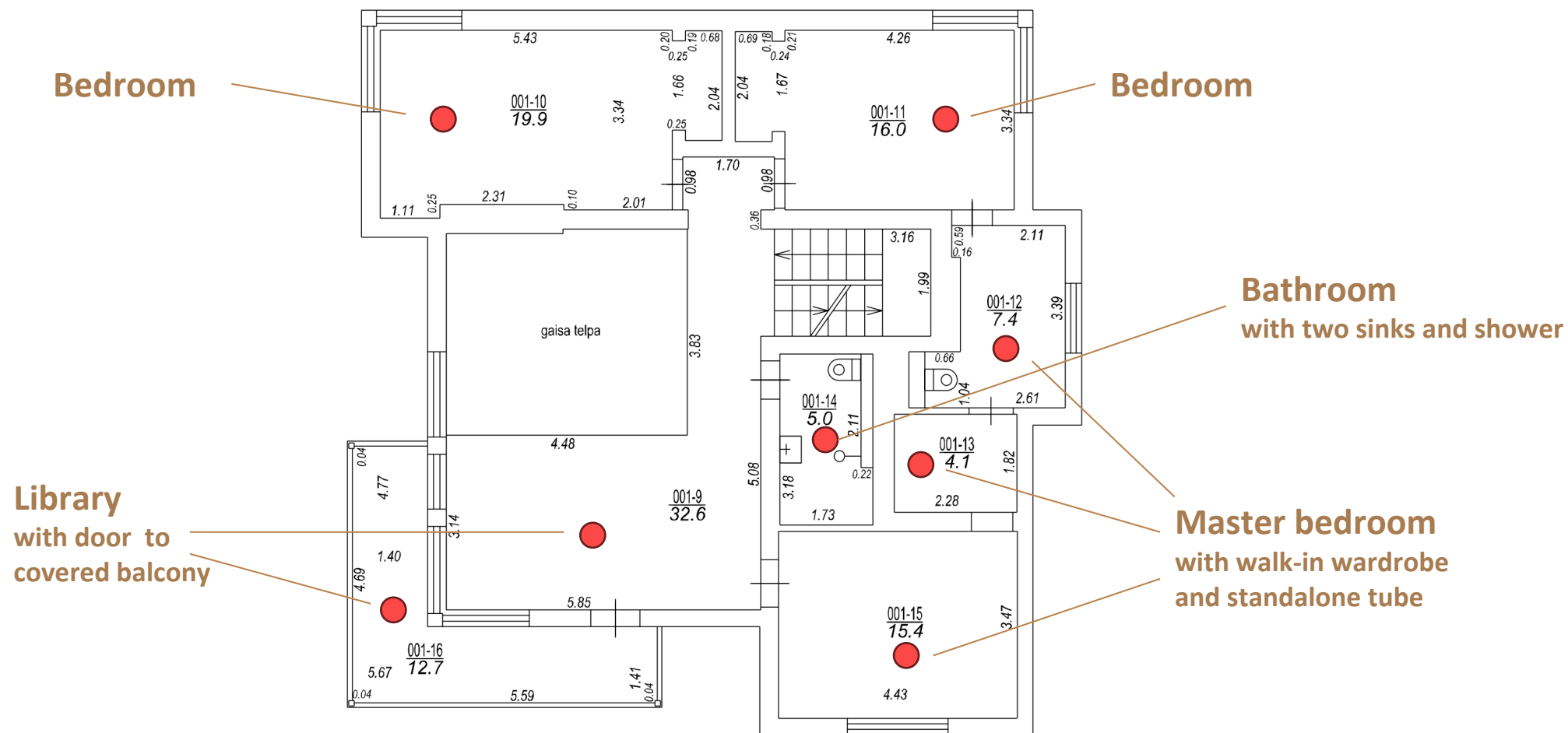
# Interior



# Interior

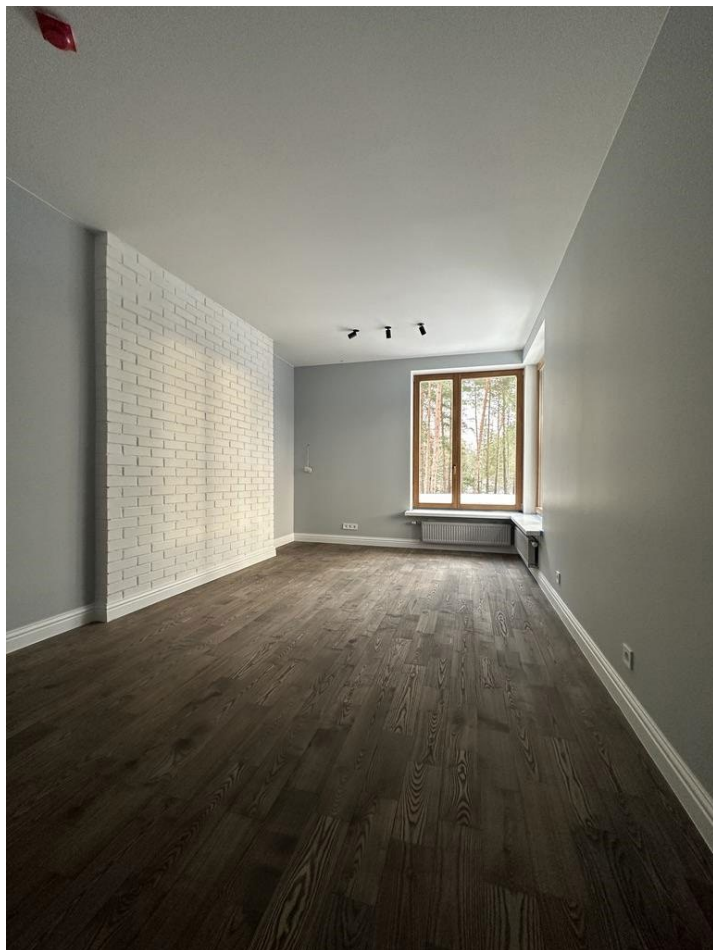


# Floor plans – 2nd





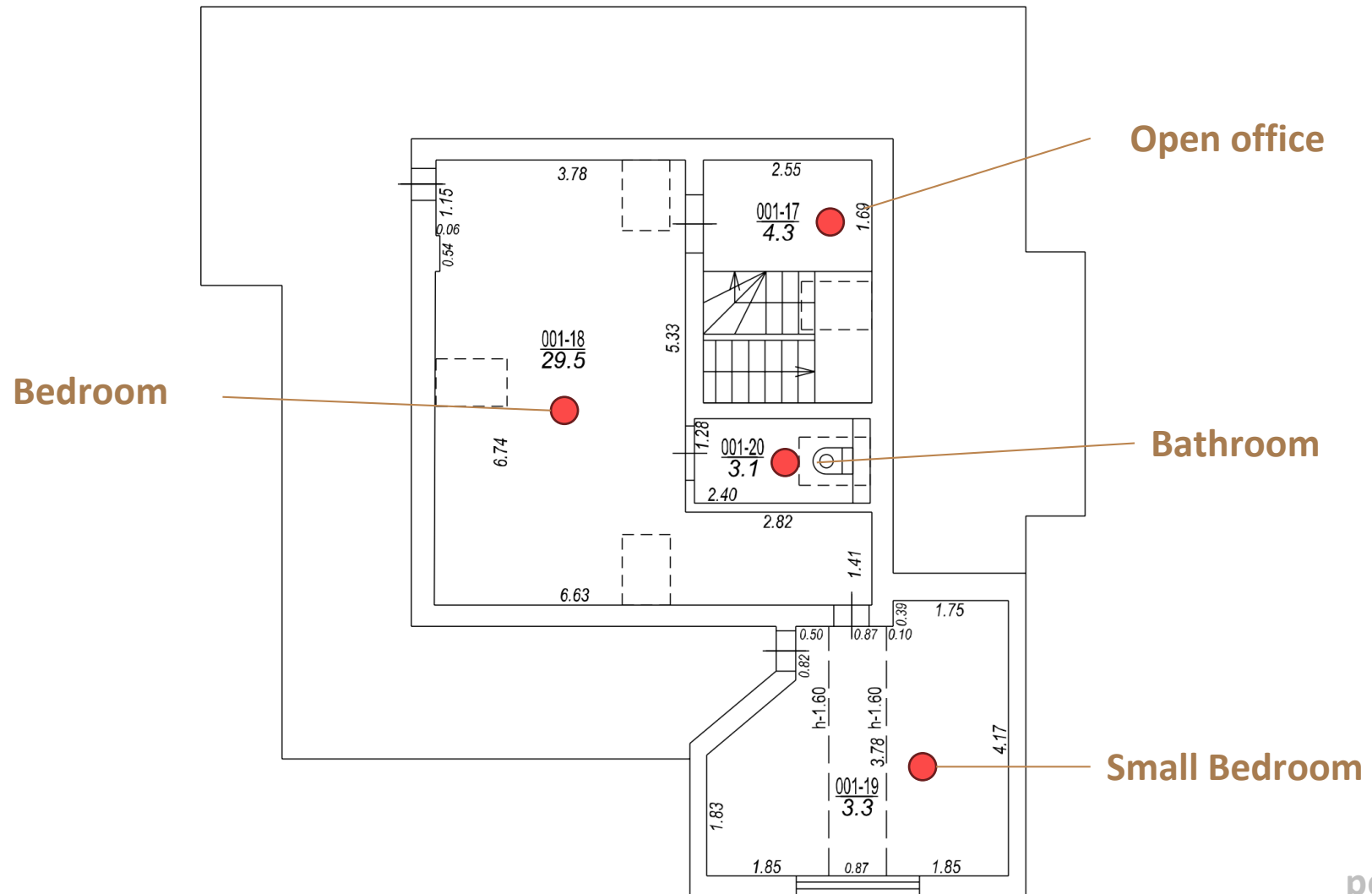
# Interior



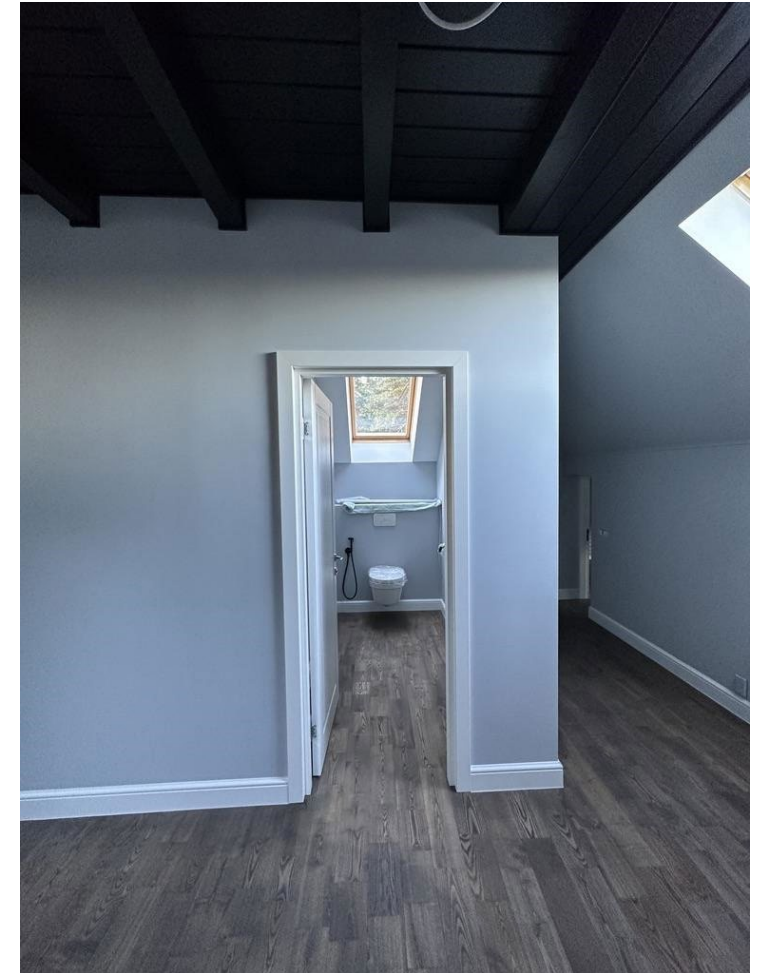
# Interior



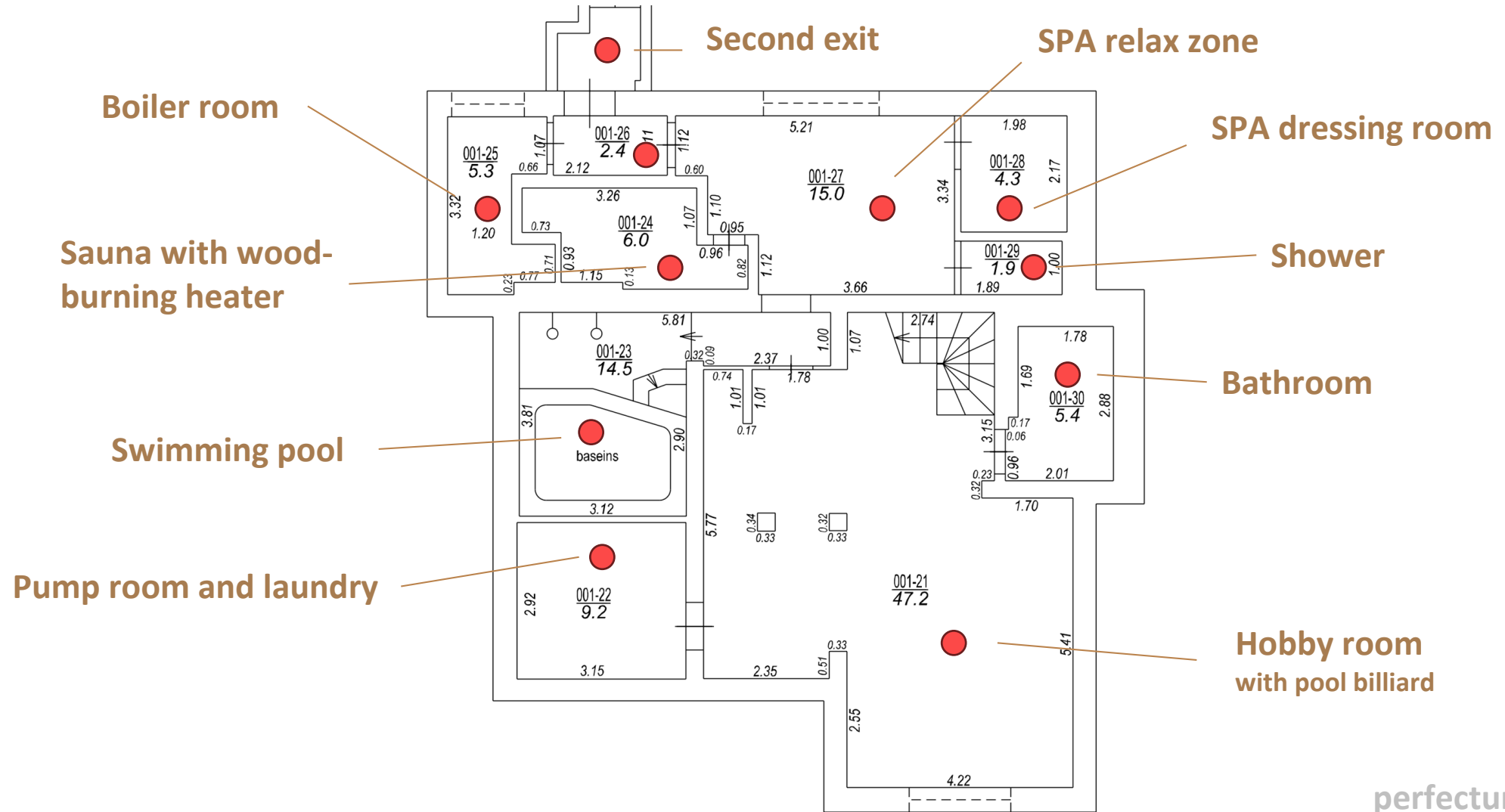
# Floor plans – 3rd



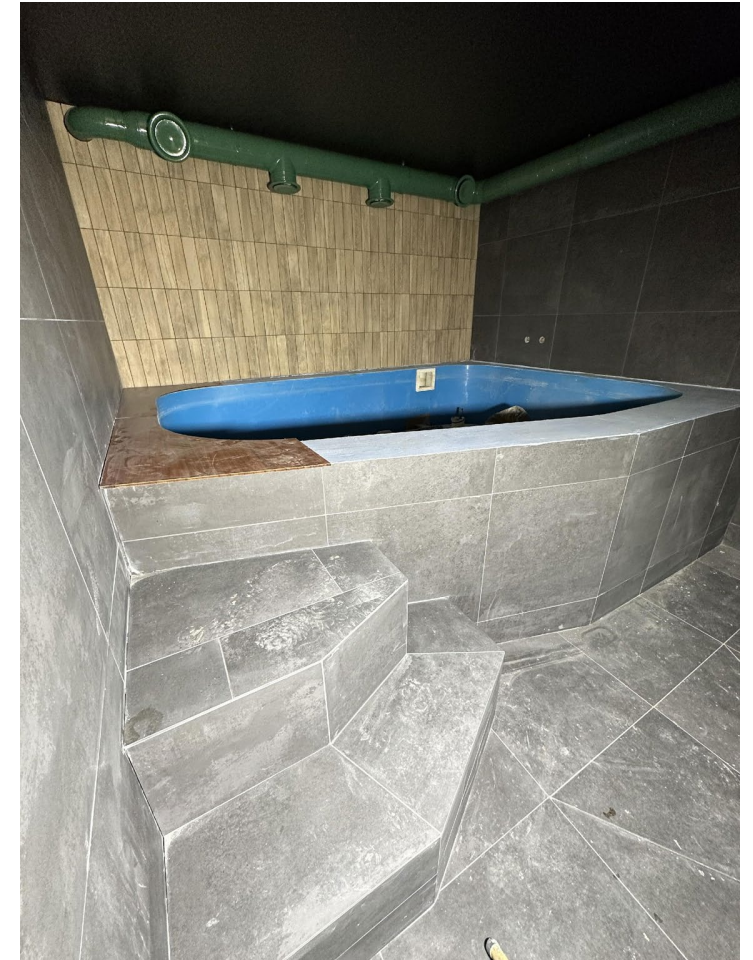
# Interior



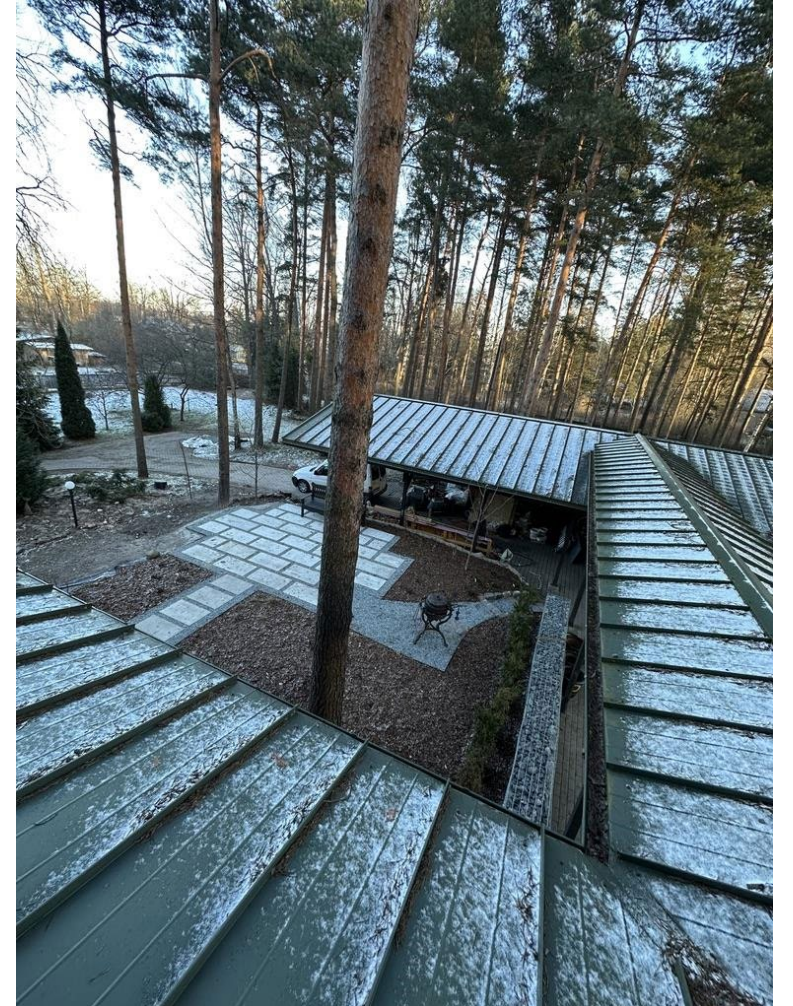
# Floor plan – ground floor



# Interior



# Patio



# Exterior





# Exterior

