



Old Town Luxe | Boutique 2BR apartment

Riga, Latvia

- 67.3 m²
- 2bd apartment
- 6 guests

Total investment amount	Estimated net rental return	Estimated annual property appreciation
€211 816	6.61%	3.0%



Situated on one of Old Riga’s most atmospheric streets, Vāgnera iela 12 places you right in the historic heart of the city. Just steps away from the Opera House, galleries, museums, and fine dining, this location offers the full experience of Riga’s cultural and architectural heritage. Despite being in the middle of the action, the apartment is tucked away in a quiet corner, offering peace and privacy rare in the Old Town.

The apartment features two well-separated bedrooms, a cozy living area, and a beautifully finished bathroom. The interior blends classic charm with modern comfort. A perfect home base for enjoying Riga’s historic center in style and quiet comfort.

View property on:

BNBVERIT

Investment details

Estimated net rental return	6.61%
Estimated annual property appreciation	3.00%
Total investment amount	€211 816
Selling price	€164,600
Furniture	€23,797
Stamp duty	€3,306
Notary fees	€196
Valuation report	€200
Legal costs	€5,461
Pledge registration	€399
Entrum fee	€9,898
Mintos fee	€3,959

Expected annual financial performance

Gross revenue	€37,800
Tourist tax	€1,117
VAT	€3,930
Net revenue	€32,753
Average nightly rate	€112.17
Occupancy rate	80%
Operating costs (excl. VAT)	€18,748
Booking platform commission	€5,063
Rental agency fee	€2,795
Entrum management fee	€1,638
Utilities	€3,500
Cleaning services	€4,388
Insurance	€212
Property tax	€1,152
Net return	€14,005

Stay at the property you've invested in!

Enhance your experience by staying at the very property you've invested in. As an investor, you are eligible for an exclusive discount. Take the opportunity to enjoy your investment as a guest. To receive your discount when booking via Airbnb, message the host before making the reservation and **provide the promo code "ENTRUM10" — the host will apply a 10% discount to your reservation.** For a more convenient reservation process, we're happy to provide you with a direct link to the rental agency's booking platform: **Book now**

