



Raw & Refined | 2BR Old Town Apartment

Riga, Latvia

72.1 m² 2bd apartment 6 guests

Total investment amount Estimated net rental return Estimated annual property appreciation

€183 124 6.44% 3.0%



Located on the historic and quiet Jāņa iela in the heart of Old Riga, this apartment offers a rare opportunity to live in one of the city’s most atmospheric and central locations. Surrounded by architectural landmarks, cozy cafés, restaurants, and cultural spots, it’s a perfect fit for both short- and long-term stays.

The apartment features two modestly sized bedrooms, a comfortable living room, and a kitchen with a dining area. Recently refreshed with new furniture and updated interior finishes, the space combines classic character with clean, modern comfort.

Fully furnished and move-in ready, it’s ideal for those looking to enjoy the unique charm of Old Riga in a functional and welcoming home.

View property on:

BNBVERIT

Investment details

Estimated net rental return	6.44%
Estimated annual property appreciation	3.00%
Total investment amount	€183 124
Selling price	€145,000
Furniture	€22,447
Stamp duty	€2,914
Notary fees	€153
Valuation report	€200
Legal costs	€61
Pledge registration	€369
Entrum fee	€8,557
Mintos fee	€3,423

Expected annual financial performance

Gross revenue	€33,000
Tourist tax	€1,117
VAT	€3,416
Net revenue	€28,467
Average nightly rate	€97.49
Occupancy rate	80%
Operating costs (excl. VAT)	€16,666
Booking platform commission	€4,420
Rental agency fee	€2,426
Entrum management fee	€1,423
Utilities	€3,400
Cleaning services	€3,831
Insurance	€195
Property tax	€971
Net return	€11,801

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**

