



Old Town Riga Studio Retreat

Riga, Latvia

29.8m² Studio apartment 2 guests

Total investment amount

€105 464

Estimated net rental return

6.2%

Estimated annual property appreciation

3.0%



The apartment is located in a historic building on Šķūņu Street 6, in the heart of Riga’s Old Town. This property offers a unique opportunity to experience the city’s cultural heritage while enjoying modern living. This thoughtfully designed studio apartment features an ergonomic layout tailored to meet high standards of comfort and sophistication. Ideal for both short-term and long-term rental opportunities, this property combines prime location with timeless appeal.

View property on:

airbnb

Booking.com

Google Maps

Investment details

Estimated net rental return	6.21%
Estimated annual property appreciation	3.00%
Total investment amount	€105,464
Selling price	€94,282
Furniture	€1,234
Stamp duty	€1,890
Notary fees	€347
Valuation report	€182
Legal costs	€425
Pledge registration	€205
Entrum fee	€4,928
Mintos fee	€1,971

Expected annual financial performance

Gross revenue	€18,000
Tourist tax	€720
VAT	€1,851
Net revenue	€15,429
Average nightly rate	€49.73
Occupancy rate	85%
Operating costs (excl. VAT)	€8,877
Booking platform commission	€2,700
Rental agency fee	€1,313
Entrum management fee	€771
Utilities	€1,500
Cleaning services	€2,089
Insurance	€109
Property tax	€395
Net return	€6,552

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 "Entrum"** — the host will apply a **10% discount to your reservation**.

