



Vibrant 1bd City Centre apartment

Riga, Latvia

38.4 m²

One bedroom apartment

4 guests

Total investment amount

€119 779

Estimated net rental return

6.41%

Estimated annual property appreciation

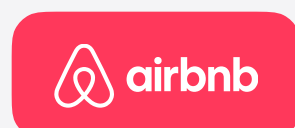
3.0%



Located in one of Riga's most prestigious areas, Kalpaka iela 10 offers the perfect mix of culture, nature, and convenience. Just steps away from Esplanāde Park and Bastejkalns, this location provides a peaceful green escape in the heart of the city. The Latvian National Museum of Art, the Freedom Monument, and Riga's finest restaurants and cafés are within walking distance. Excellent public transport connections ensure easy access to business districts, shopping areas, and the rest of the city.

This stylish one-bedroom apartment features a thoughtfully designed interior with high-quality furnishings and a fully equipped kitchen. Suitable for both short- and long-term rentals.

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Investment details

Estimated net rental return	6.41%
Estimated annual property appreciation	3.00%
Total investment amount	€119 779
Selling price	€93,000
Furniture	€11,870
Stamp duty	€1,874
Notary fees	€118
Valuation report	€200
Legal costs	€4,561
Pledge registration	€320
Entrum fee	€5,597
Mintos fee	€2,239

Expected annual financial performance

Gross revenue	€21,000
Tourist tax	€745
VAT	€2,170
Net revenue	€18,085
Average nightly rate	€61.94
Occupancy rate	80%
Operating costs (excl. VAT)	€10,405
Booking platform commission	€2,813
Rental agency fee	€1,529
Entrum management fee	€904
Utilities	€1,900
Cleaning services	€2,531
Insurance	€197
Property tax	€531
Net return	€7,680

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.

