



Wonderful two bedroom Old Town Riga apartment

Riga, Latvia

- 66m²
- 3 rooms
- 2 bedrooms
- 8 guests

Total investment amount	Estimated net rental return	Estimated annual property appreciation
€240 926	6.5%	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 spacious, modern living. This thoughtfully designed 2-bedroom apartment features an ergonomic layout, with two fully furnished and well-equipped bedrooms and a cozy, inviting living room, all 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

Investment details

Estimated net rental return	6.47%
Estimated annual property appreciation	3.00%
Total investment amount	€240,926
Selling price	€212,000
Furniture	€6,014
Stamp duty	€4,254
Notary fees	€1,040
Valuation report	€242
Legal costs	€1,275
Pledge registration	€340
Entrum fee	€11,258
Mintos fee	€4,503

Expected annual financial performance

Gross revenue	€40,000
Tourist tax	€1,200
VAT	€4,157
Net revenue	€34,643
Average nightly rate	€110.36
Occupancy rate	86%
Operating costs (excl. VAT)	€19,056
Booking platform commission	€6,000
Rental agency fee	€2,957
Entrum management fee	€1,732
Utilities	€2,580
Cleaning services	€4,643
Insurance	€269
Property tax	€875
Net return	€15,587

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.

