

SUBJECT

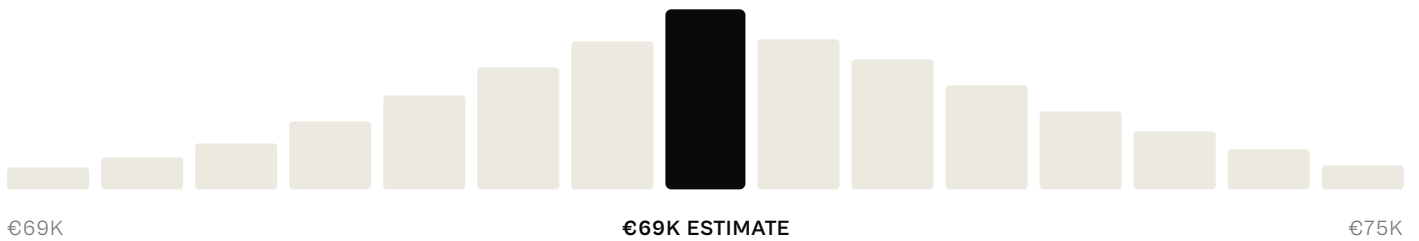
Kurzemes prospekts 120, Rīga, LV-1069

64 m² · 3 rooms · 4/9. floor · built 1972

VALUATION

€69k

€69,200 - €74,700 · High confidence



SUMMARY

A three-room Soviet-series panel apartment in Imanta with a good floor, a balcony and steady local market dynamics, which support the calculated value in the mid-market segment.

01 Property

PROPERTY

Area	64 m ²
Rooms	3
Floor	4 / 9
Built	1972
Balcony	no
Parking	no
Storage	no

FORCED-SALE VALUE **€55,360**
approximately 80% of market value

BUILDING ENERGY EFFICIENCY

Energy class E

Neighbourhood Imanta

Source: Riga Energy Agency (REA), open data.

COST OF OWNERSHIP

Heating	€55 / per month	€666 / per year
Property tax (NĪN) estimated from the building average	€4 / per month	€52 / per year

TOTAL PER MONTH **€60**

Heating tariff 0.085 €/kWh; monthly figures are annual divided by 12.

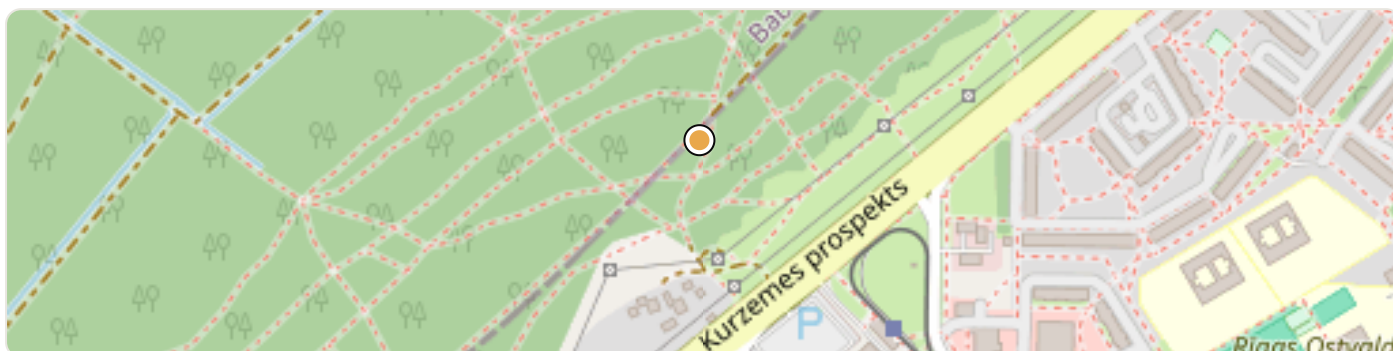
PHOTOS FROM THE LISTING



Photos: from the SS.com listing submitted with this valuation.

02 Neighbourhood

LOCATION



Map: © OpenStreetMap contributors (ODbL)

NEIGHBOURHOOD & CONTEXT

AMENITIES NEARBY

Grocery stores

5 · within 500 m
nearest 131 m

Education

1 · within 750 m
nearest 688 m

Healthcare

3 · within 750 m
nearest 337 m

Parks & recreation

5 · within 750 m
nearest 262 m

Sports

1 · within 1 km
nearest 635 m

Cafés & restaurants

1 · within 500 m
nearest 296 m

PUBLIC TRANSIT

7 stops within 500 m, 127 m

BUS 21, 37, 46 · TRAM 1

SCHOOLS & KINDERGARTENS

CLOSEST SCHOOL

3. bērnu un jaunatnes sporta skola · 942 m · 16 min walk

CLOSEST KINDERGARTEN

Rīgas 234. pirmsskolas izglītības iestāde · 688 m · 12 min walk

HIGHEST CE SCORE IN RADIUS

Rīgas Mākslas un mediju tehnikums · 1.3 km · 22 min walk · CE 52%

03 Calculation

PRICE CALCULATION

FACTOR	CONDITION	IMPACT
Virtuves stāvoklis	brand new	+3.5 %
Vannas istabas stāvoklis	brand new	+2.5 %
Dzīvokļa renovācija	0-5y	+5.0 %
Energoefektivitātes klase	E	-5.0 %
Trokšņu līmenis	quiet	+1.0 %
Plānojums	isolated	+1.0 %
Balkons		+€1,500
Base price × area	980 €/m ² × 64 m ²	€62,694
After adjustments		€67,700
Additions		+€1,500

MARKET VALUE

€69,200

KEY DRIVERS

POSITIVE 06

- + A convenient 4th-floor position in a nine-storey building, one of the most sought-after locations in panel-series housing.
- + Seven public-transport stops within a 500 m radius, including tram No. 1 and several bus routes.
- + A generous living area (64 m²) that matches most comparable transactions in the area.
- + A balcony, valued in Imanta as an added advantage for panel apartments.
- + More than five grocery shops within a 500 m radius, the nearest just 131 m away.
- + The median transaction price recorded in Imanta over the past 12 months points to a stable market price level with a slight year-on-year increase.

NEGATIVE 04

- The building is rated energy-efficiency class E, which means higher heating costs in the winter months.
- The building has not been renovated and no renovation programme is in place, which limits the long-term energy-saving outlook.
- The construction year (1972 or 1974) indicates Soviet-era panel construction with limited scope for modernisation.
- Some comparable transactions at the same address show a wide price spread, indicating that condition has a significant effect on price.

04 Comparables

Imanta · Market context

MEDIAN

YEAR ON YEAR

1,045 €/m² **+1.4 %**

COMPARABLE SALES

Closest transactions by price per square metre and distance.

ADDRESS	SOLD	AREA	€ / M ²	DISTANCE	WEIGHT
Address not public	10/06/2025	64 m ²	980 €/m²	5 m	15.9 %
Address not public	14/08/2023	63 m ²	1,309 €/m²	5 m	6.8 %
Address not public	20/02/2023	63 m ²	762 €/m²	5 m	5.4 %
Address not public	03/04/2024	64 m ²	708 €/m²	5 m	9.1 %
Address not public	26/09/2024	64 m ²	866 €/m²	5 m	11.4 %
Address not public	04/07/2023	63 m ²	794 €/m²	5 m	6.4 %
Address not public	19/03/2025	61 m ²	1,038 €/m²	59 m	14.3 %
Address not public	08/03/2024	64 m ²	829 €/m²	59 m	8.8 %

Source: State Land Service, real-estate transactions database (open data, CC-BY-4.0).

MARKET ANALYSIS

The valuation drew on 20 comparable transactions within a 59 m radius of the address, closed over the past 5 years. The greatest weight was given to the most recent transactions, namely from April 2024 to June 2025, in which apartments of a similar area (60 to 64 m²) on middle floors showed a per-square-metre level that varies considerably depending on the apartment's condition. The nearest transactions at the same address include both higher and lower price levels, indicating that the apartment's interior condition is one of the most significant factors determining value.

Active listings in Imanta for three-room panel apartments in 602-series buildings are currently in a higher price range than closed transactions. This is typical: listing prices usually exceed actual transaction prices by 5 to 15 percent, so the calculated value is considerably more conservative than the average asking price.

The building's energy-efficiency class E and the absence of renovation are factors that slightly limit value compared with renovated or higher-class buildings. However, the 4th floor is considered a good position, and the presence of a balcony together with the 64 m² area are closer to the upper end of the comparable-transaction group. The market trend in Imanta shows a slight increase: the median of transactions over the past 12 months is higher than in the corresponding period a year earlier.

Overall, the calculated value reflects the market position of an apartment in moderately good condition in this micro-district, taking into account both its strengths and its energy-efficiency limitations.

Active SS.com listings nearby: 1.

05 Methodology

METHODOLOGY

The valuation was carried out using the market-comparison method, drawing on 20 real transactions within a 59 m radius of Kurzemes prospekts 120 over the past 5 years. Transactions were weighted by their closing date: the most recent (2024 and 2025) carry more weight than older ones, while geographically closer transactions are weighted higher than more distant ones. Ten active listings in Imanta were also used for comparison, taking into account that asking prices are typically higher than closed transaction prices. This is an indicative market valuation and should not be regarded as a certified real-estate expert opinion for legal or financial use.

CONCLUSION

The calculated value reflects the current market level for panel apartments in Imanta, taking into account the building's age, its energy-efficiency class and the apartment's characteristics. Confidence is high, as 20 comparable transactions are available with a relatively clear price band for areas of 60 to 65 m².

The valuation is valid for approximately 6 to 12 months from the preparation date, provided market conditions or the apartment's condition do not change significantly. If cosmetic or major renovation is carried out, the value should be reviewed.

DISCLAIMER

This is an indicative estimate based on publicly available data and information you provided.

The valuation is valid for approximately six months from the date of issue, assuming market conditions do not change materially.

This document does not replace a certified property valuation per LĪVA (Latvian Property Valuers Association) standards and is not suitable for banking, court, or other official legal purposes.

Data sources: State Land Service (VZD), Riga Energy Agency (REA), active SS.com listings. Map and neighbourhood data: © OpenStreetMap contributors (ODbL 1.0, openstreetmap.org/copyright).

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