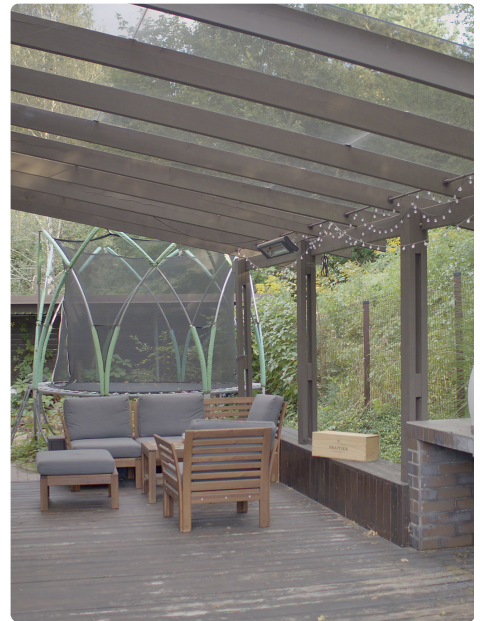


House in Ribiškės

Vilnius · 724 m² plot · Liepkalnis ski slope behind the pines



About the property

A two-storey house in the quiet Ribiškės neighbourhood, with a garage under the house, completed in 2009. The plot is 724 m². On one side, just 20 m beyond a few pines, begins the Liepkalnis ski slope. On the other side only a footpath separates it from the neighbouring plot.

The terrace and garden face south-west, so afternoon and evening sun falls directly onto the terrace under its dark-brown tempered-glass roof. The street facade and balcony face north-east. Almost every room looks out onto greenery.

PLOT AREA
724 m²

BUILT-UP AREA
117 m² (10,13 x 11,58 m)

TOTAL FLOOR AREA
242,9 m²

ROOMS
6, incl. 4 bedrooms

FLOORS
2, garage under the house

TERRACE
24.6 m²

BALCONY AND OVERHANG
23.3 m²

TERRACE ORIENTATION
south-west (208°), evening sun

SURROUNDINGS
Liepkalnis ski slope behind the pines, 20 m from the boundary

YEAR BUILT
2009

HEATING
gas underfloor heating throughout, incl. garage

Layout

Ground floor	living room open to the dining area and kitchen · guest room (can be fitted with a whirlpool bath or a small sauna, extra water supply already in place) · guest shower and toilet · hall
Upper floor	large shared space · large children's room · small children's room · parents' bedroom · parents' bathroom (shower) · children's bathroom (bathtub)
Lower level	garage under the house · basement (space for a shelter)

Construction and systems

Foundations	blocks, 60 cm thick
Walls	15 cm red brick + 15 cm stone-wool insulation
Roof	30 cm stone-wool insulation
Skylights	in the shared room, the large children's room and the parents' bathroom
Heating	gas underfloor heating throughout, incl. garage
Electricity	dual mains connection, ready for an alternative source or a generator
Water	extra water-supply connection
Completed	2009

Location

Ribiškės is a neighbourhood of detached houses in south-eastern Vilnius, surrounded by pine forest. The Liepkalnis ski slope and the Ribiškės nature trail are next door.

The map shows an approximate location. The exact address is provided to interested buyers.

Plot

Plot area 724 m². Terrace and garden face south-west (208°), street facade north-east (28°).



Floor plans

Schematic plans based on the 2006 design; areas are design values. A new cadastral survey is under way and dimensions will be updated.

