



VILLA **Tiffany**

**LEGEND.**  
JURMALA

Offer For The Purchase Of VILLA TIFFANY  
In The Quarter LEGEND.



VILLA **Dietrich**

VILLA *Churchill*

VILLA Hepburn

VILLA **Hemingway**

VILLA **Tiffany**





Quarter LEGEND.

Residential quarter LEGEND is the embodiment of individuality, bold ambition and inner dignity. The exceptional quality of the project meets the highest requirements based on knowledge and understanding of what true values are, what they are worth of and what their essence is.

The task of the architect of the quarter was to convey, in architectural images and forms, the eccentricity of the legendary personalities of the 20th century - Winston Churchill, Audrey Hepburn, Marlene Dietrich, Ernest Hemingway. At the same

time, the buildings in the quarter LEGEND are not replicas of architectural styles, but a fusion of characteristic accents and details combined in a new, up-to-date and modern style.

The quarter LEGEND is located in Jurmala, 17-19 Bulduru Avenue, and is the center of the 'golden mile' of Jurmala. Surrounded by the most respectable villas, LEGEND with the infrastructure that is unique on the Baltic Sea coast provides ideal conditions for a relaxing holiday and Your family's health improvement.

The quarter LEGEND includes three apartment buildings: Villa Churchill, Villa Hepburn, Villa Dietrich, and two private villas - Villa Hemingway and Villa Tiffany, as well as a playground and a comfortable beach, a spa complex with a swimming pool, saunas and treatment rooms, cardio gym and yoga room.

Refined modern architecture, luxurious interiors, impeccable quality of construction and finishes, natural materials and 'green' technologies, as well as a VIP-level concierge service allow LEGEND residents to enjoy a comfortable and elegant life. All details meet the highest requirements of European comfort and safety, world-class architecture and design.

*"I am easily satisfied with the very best".*  
Winston Churchill



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LEGEND.  
by R.Evolution City

2014-2015



*Residential quarter LEGEND is the most awarded project in Latvia. This is an exclusive, world-class collectible property.*

To date LEGEND has received the following awards:

- 'The World's Best Architecture Of A Residential Complex' at the *International Property Awards* (Dubai).
- 5 Stars in the category 'Best Architecture Multiple Residence', Highly Commended in the categories 'Leisure Development' and 'Residential Development' at the *Europe Property Awards* (London).
- At the international competition in the field of luxury services, the *Luxury Lifestyle Awards 2014* (London) residential quarter LEGEND won the nomination 'Residential Real Estate'.
- At the annual *SPEAR'S Russia Wealth Management Award 2013* (Moscow) the project LEGEND was named 'The Best Investment Project In Jurmala'.
- According to the *FIABCI Prix d'Excellence* (Riga), the residential quarter LEGEND received a prize in the 'Unique Concept' category.



VILLA **Tiffany**



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VILLA **Tiffany**



*Villa Tiffany, front door*





VILLA **Tiffany**

*Villa Tiffany, ground floor interior*

*“Tiffany is the best place in the world,  
where nothing bad can take place”.*

*Audrey Hepburn 'Breakfast at Tiffany's'*

LEGEND fills the life of the owners with sophistication and carelessness, providing a wide range of premium services: a beach, a private spa complex with a swimming pool, saunas, treatment rooms, a cardio gym and a yoga room, as well as a VIP-level concierge service and such options as underground parking, guest parking, personal storage.

The two-story mansion Villa Tiffany is an architectural monument of regional importance (built in 1890). The building has been completely restored, the frame, vaults of the building and interior details have been carefully preserved and renovated. The house has been restored to its original charm and historical Japanese appearance, up to the wooden tiles.

At the same time, the building acquired a new detail - the porch, similar to the stairs of the house where Miss Golightly, the main character of the movie 'Breakfast at Tiffany's', lived. Villa Tiffany's special role in the quarter LEGEND is to create an unforgettable atmosphere of beauty and joy of life.



## TECHNICAL DESCRIPTION



## VILLA Tiffany

*Villa Tiffany, lobby interior*

### TECHNICAL DESCRIPTION AND LAYOUT

The total area of Villa Tiffany is 502,2 m<sup>2</sup>

Living area – 493,3 m<sup>2</sup>

Terraces – 9,2 m<sup>2</sup>

Land plot – 200,0 m<sup>2</sup>

For Villa Tiffany, architect Ugis Zabers and his architectural bureau developed a layout for the use of this architectural monument as a private villa.

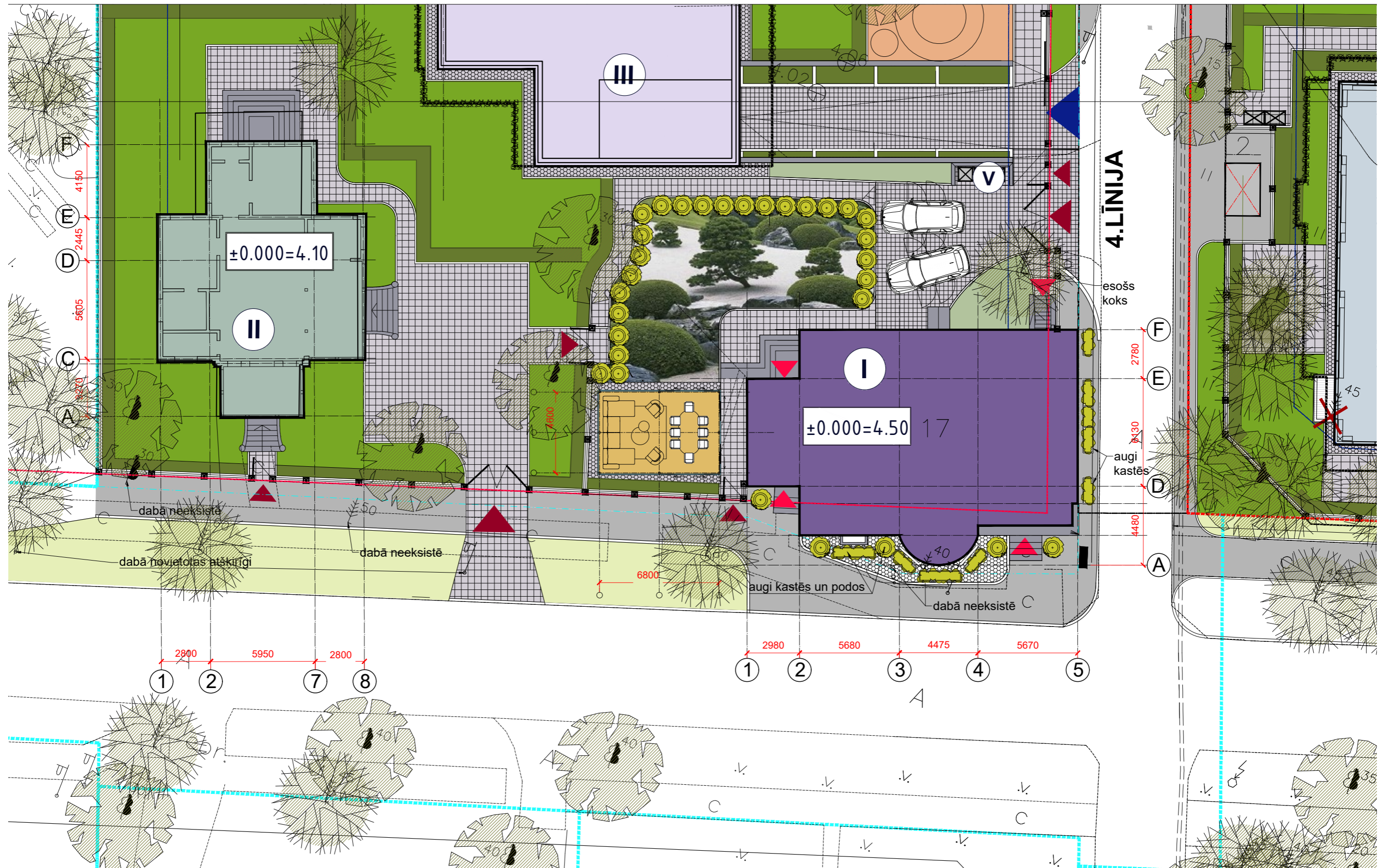
**The ground floor area is 155.5 m<sup>2</sup>,** according to the layout developed for Villa Tiffany by the architect himself, here are located: the kitchen, a recreation room, a gym, a sauna, a massage room, a dressing room, a household room, laundry, a shower room, a toilet.

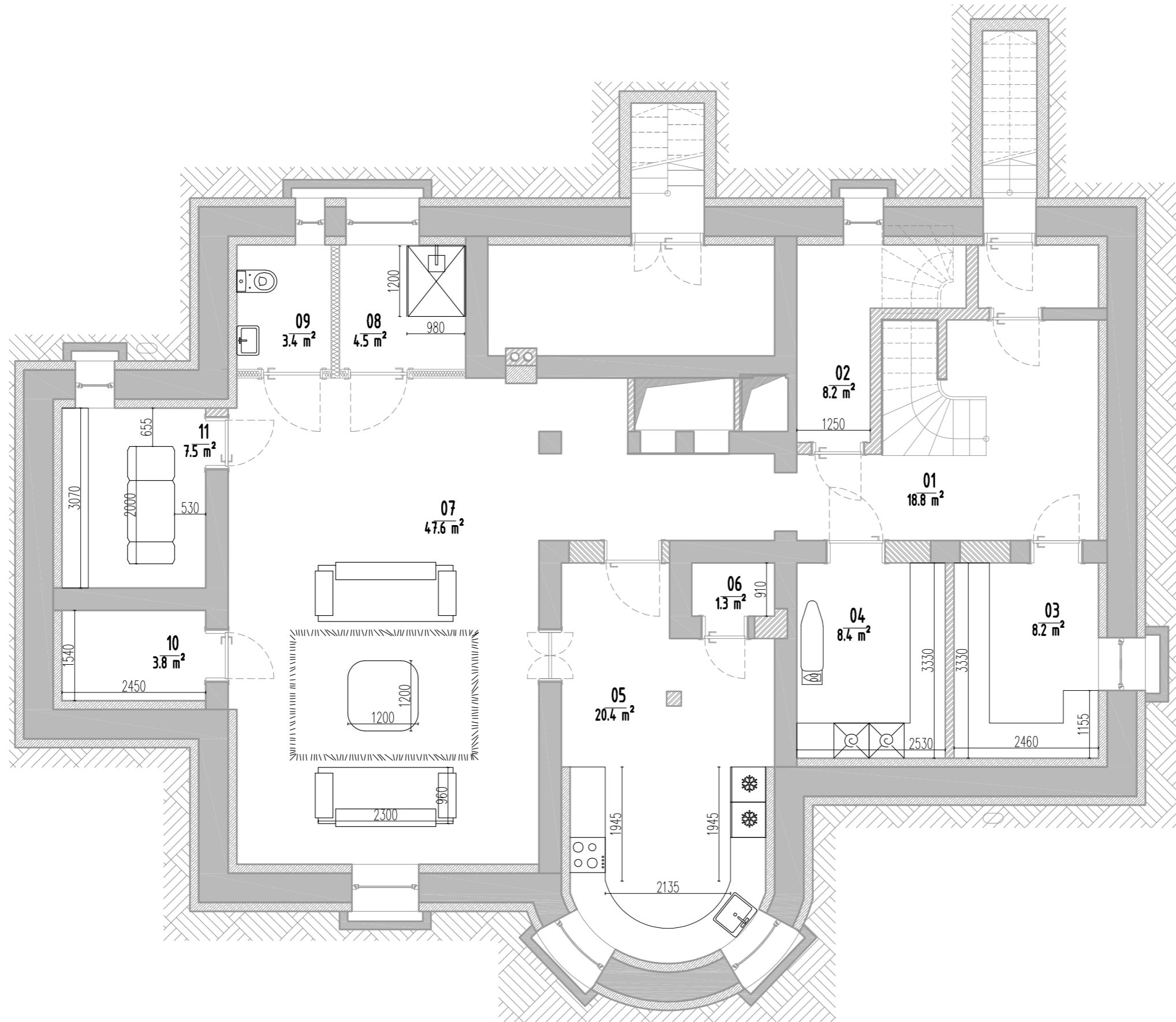
**The first floor area is 174.3 m<sup>2</sup>,** here are located: a hall, a dining area, the kitchen, a living room, a study, a library, a toilet, a dressing room.

**The second floor area is 28 m<sup>2</sup>,** on this floor there are: a hall, a master bedroom with a dressing room and a bathroom, 3 guest bedrooms, a dressing room, a bathroom.

**The third floor area is 28 m<sup>2</sup>,** on this floor there is: a study / a guest room.

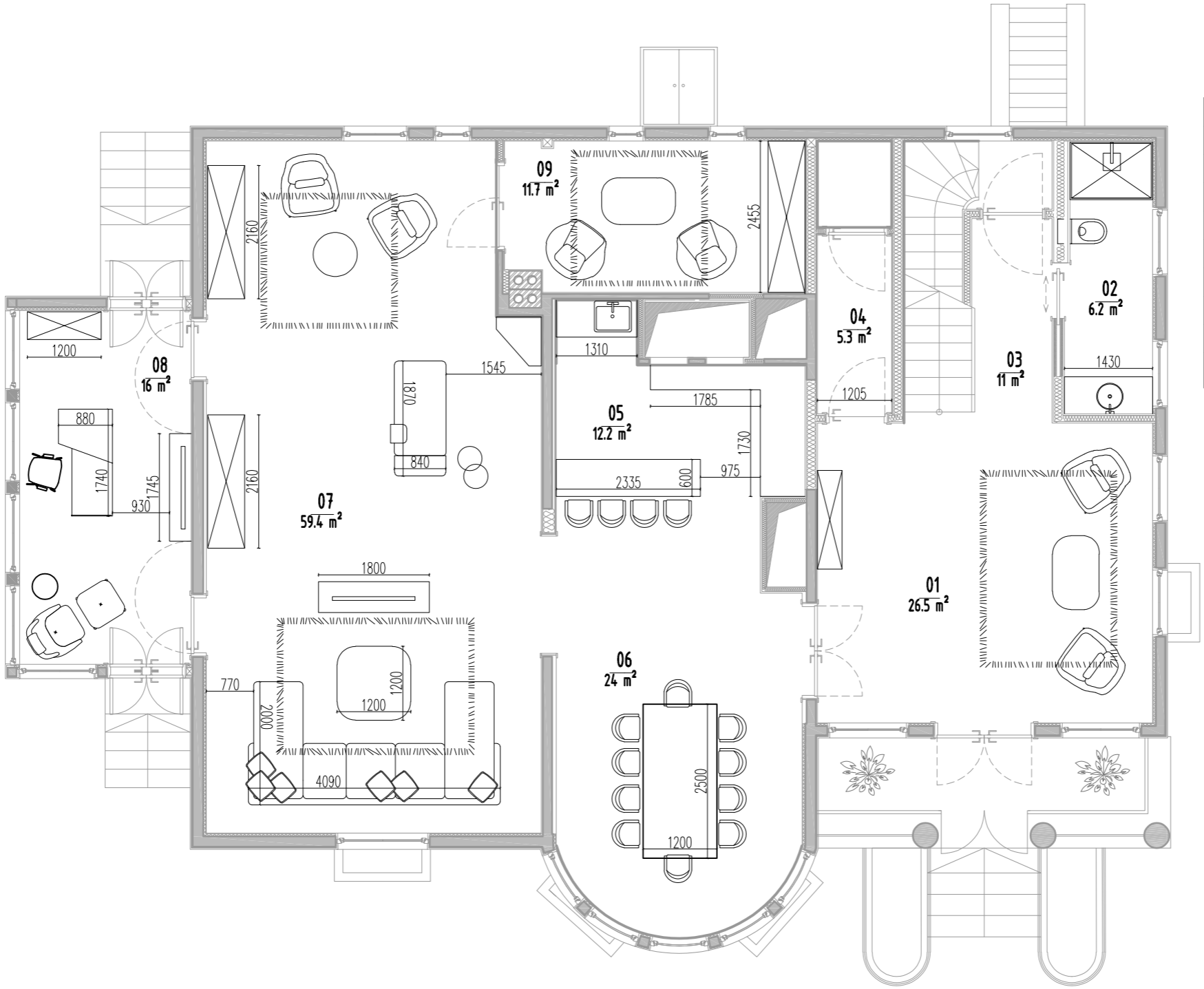
GENERAL PLAN





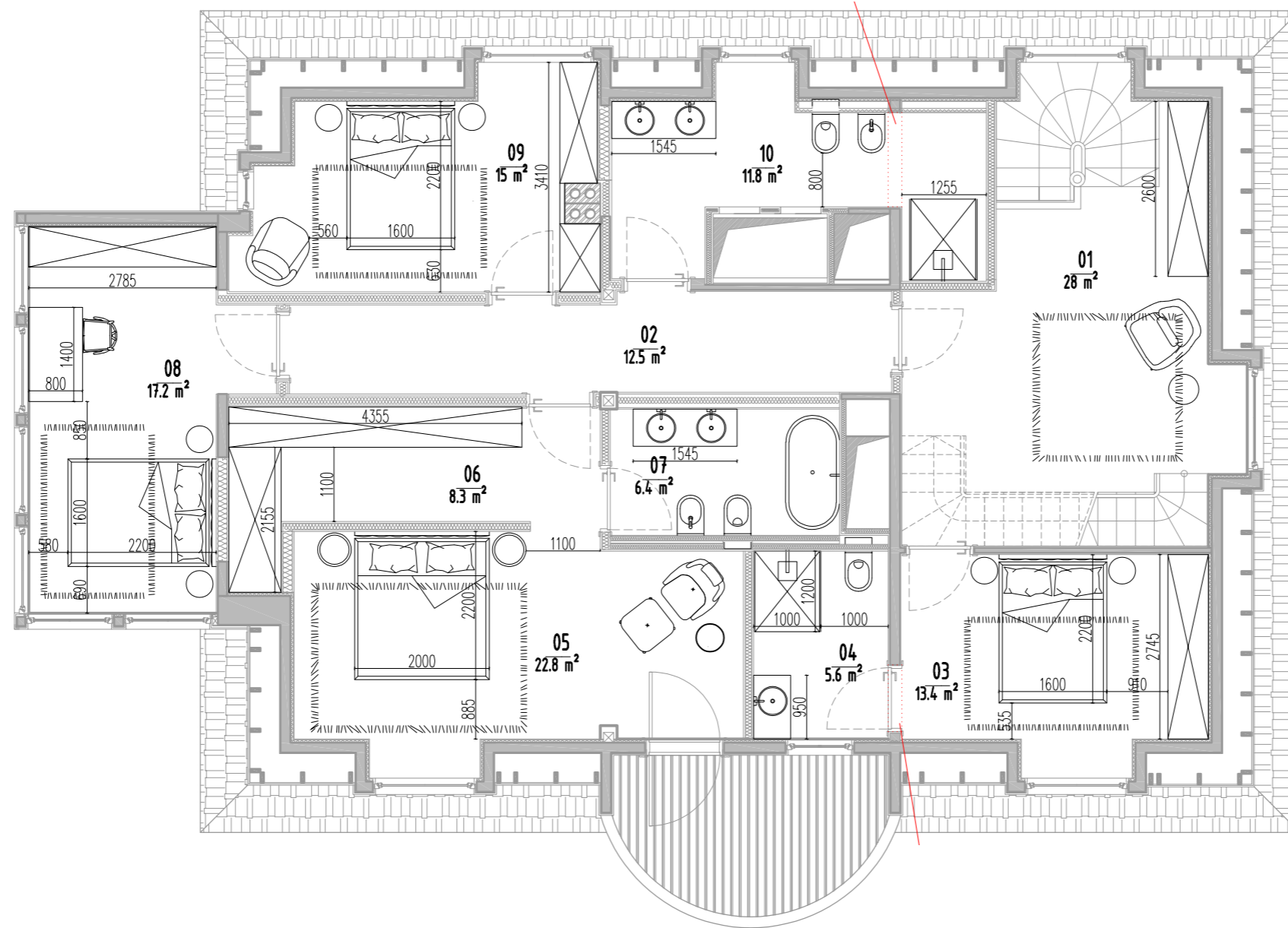
<b>1</b>	<i>staircase</i>	<b>18,8</b>
<b>2</b>	<i>utility room</i>	<b>8,2</b>
<b>3</b>	<i>wardrobe</i>	<b>8,2</b>
<b>4</b>	<i>laundry</i>	<b>8,4</b>
<b>5</b>	<i>kitchen</i>	<b>20,4</b>
<b>6</b>	<i>utility room</i>	<b>1,3</b>
<b>7</b>	<i>lounge</i>	<b>47,6</b>
<b>8</b>	<i>shower room</i>	<b>4,5</b>
<b>9</b>	<i>toilet</i>	<b>3,4</b>
<b>10</b>	<i>sauna</i>	<b>3,8</b>
<b>11</b>	<i>massage room</i>	<b>7,5</b>

The ground floor area is 155.5 m<sup>2</sup>



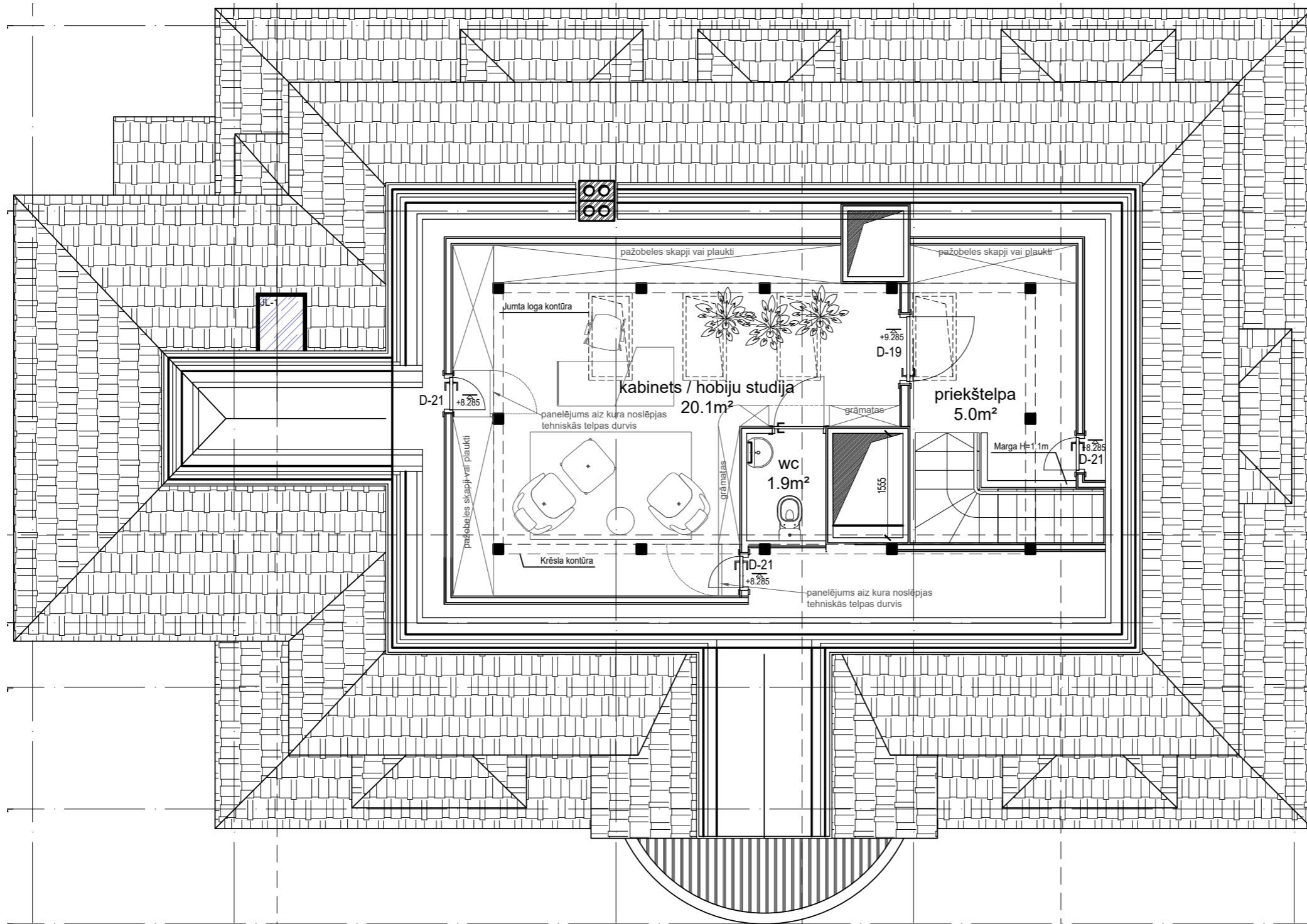
1	hall	26,5
2	guest WC	6,2
3	staircase	11
4	wardrobe	5,3
5	kitchen	12,2
6	dining room	24
7	guest room	59,4
8	office	16
9	library	11,7

The first floor area is 174.3 m<sup>2</sup>



1	hall / staircase	28
2	corridor	12,5
3	guest bedroom	13,4
4	guest WC	5,6
5	owner's bedroom	22,8
6	wardrobe	8,3
7	WC	6,4
8	bedroom	17,2
9	bedroom	15
10	guest WC	11,8

The second floor area is 144,7 m<sup>2</sup>



1	cabinet / living room	20,3
2	toilet	2,0
3	corridor	5,7

The third floor area is 28 m²





VILLA **Tiffany**

Villa Tiffany ground floor interior



VILLA **Tiffany**

*Villa Tiffany ground floor interior*

The interiors of Villa Tiffany add significant value to the property. The philosophy of interior space solutions is characterized by the pursuit of simplicity and comfort, respectability and sophistication. The use of natural materials makes the interior light and unencumbered by ascetic industrial forms.

The floor is finished with parquet boards made of dark chocolate shade oak, laid in a classic herringbone shape, the entrance area is decorated with colorful tiles - mosaics with natural motives.

Geometric patterns and ornaments, natural motives and tones, and luxurious workmanship of materials constitute an important component of the interior - its warmth and comfort.





VILLA **Tiffany**

*Villa Tiffany ground floor interior*





VILLA **Tiffany**

*Villa Tiffany ground floor interior*



VILLA **Tiffany**

*Villa Tiffany, vintage stairs*



*Villa Tiffany, second floor interior*



*Villa Tiffany, second floor interior*



VILLA **Tiffany**

*Villa Tiffany, second floor interior*



*Wardrobe*



The Villa is being sold with an existing full finish and an individually designed layout for a private villa from the quarter's architect.

At your request, we will undertake the organization of redevelopment, design and selection of finishing materials in Your Villa.

**LEGEND. Quarter address:**

Bulduru prospekts 17/19, Jurmala, Latvia, LV-2010

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VILLA **Tiffany**



Interior of the Moon River SPA

# LEGEND. Beach

JURMALA

