



RIGA WATERFRONT  
LATVIA

# Pier

RESIDENCES

# THE VISIONARY

---

Under the leadership of Mohamed Alabbar, Eagle Hills is redefining urban living by **creating iconic, meticulously crafted communities**.

Known for their attention to detail and exceptional design, these developments—from Croatia to Morocco—set new standards for luxury and innovation, featuring world-class urban landscapes conceived by renowned architects and designers.



# THE CITY

---

Riga, the vibrant capital of Latvia, is a cultural and historical treasure at the heart of the Baltics. Founded in 1201, its medieval Old Town is a UNESCO World Heritage Site that offers a captivating mix of historic churches and stunning Art Nouveau architecture.

This lively city pulses with energy, offering a rich tapestry of museums, concert halls, luxury shops, high-end restaurants, and a buzzing nightlife scene—all situated within charming pedestrianized squares.

In Riga, heritage meets modern living, creating a truly unique lifestyle destination.





# EUROPE'S LANDMARK DESTINATION

Riga Waterfront envisions a vibrant, modern, and sustainable residential district that brings together **commerce, culture, and leisure for a premium living experience.**

Sitting on the banks of Riga's breathtaking Daugava River, Riga Waterfront offers **55 hectares of riverfront real estate** on which residents can enjoy a picturesque view of the city.

The Powerhouse will sit at the heart of the development — a unique retail and food hub that brings together artisan eateries, boutique shops, and vibrant social spaces.

Staying connected to all that Riga has to offer, residents can take advantage of **convenient access to the city center** with a quaint tram line on their doorstep and a nearby ferry terminal, soon to be renovated and expanded.

## FACTS & FIGURES

- |                                                                                                                            |                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
|  5km long riverfront                    |  Yacht marinas and cruise terminals            |
|  55 ha of prime real estate             |  Desirable and exclusive residential community |
|  High-end retail spaces and services    |  Direct city-center connections                |
|  Unique neighborhoods and cultural hubs |  Premium office spaces                         |





# SOHO DISTRICT

Riga Waterfront's Soho District showcases an eclectic blend of art, culture, entertainment, and retail that transforms this historic industrial space into a vibrant urban hub.

Designed for pedestrians, Riga Soho will revitalize the area's historic structures, bringing life back to this once-dynamic space by welcoming the guests and residents of this bustling city.





# Pier

## RESIDENCES

Pier Residences boast a truly unique location, where panoramic **views open up toward the waterfront and the iconic The Powerhouse building**, creating a striking connection between nature and architecture.

The building is perfectly positioned between vibrant, activated street retail and a quieter residential street, offering residents **the best of both worlds — urban energy and peaceful retreat.**

## AMENITIES



Waterfront  
Location



Lush Green  
Courtyard



Underground  
parking



Vibrant Retail  
quarter



Bicycle &  
stroller storage



Dedicated  
Waste Room







THE  
POWERHOUSE  
ANNO 1905









# LIVING SPACES

---

Thoughtfully designed residences, including elegant 1-, 2-, and 3-bedroom apartments and charming mansard apartments on the 6th floor. Every home is designed with meticulous attention to detail, harmonizing elegance, comfort, and modern functionality.





# OPEN SPACES

---

## GREEN COURTYARD

The courtyard is designed as a beautifully landscaped, open yet elegantly defined space, creating a calm and welcoming atmosphere. Curated greenery, textures, and **pathways provide a subtle transition between private resident areas and public zones**, balancing community with quiet retreat.

A dedicated children's playground is integrated into the landscape, offering a safe and engaging space for younger residents. Elegant seating areas throughout the grounds create inviting spots for relaxation, socialising, and peaceful moments in nature.

## PRIME LOCATION

Pier Residences occupy a coveted, waterfront-adjacent location within effortless walking distance of The Powerhouse, the dynamic city center, and the serene river promenade. From the residences, sweeping **views stretch across the water, where a curated summer swimming area and a winter jacuzzi** offer an exclusive, year-round sanctuary.

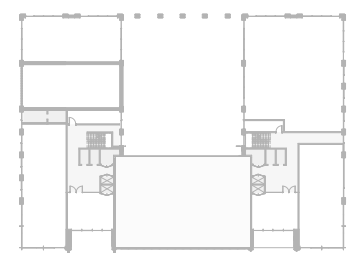




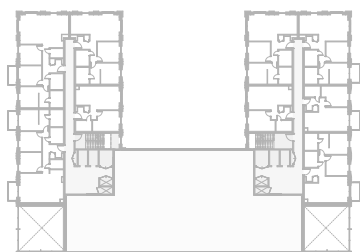
# 1 BEDROOM

## TYPE 1.1A

|                  |                     |
|------------------|---------------------|
| Sellable Area    | 49.30m <sup>2</sup> |
| Balcony/Terrace  | 0.00m <sup>2</sup>  |
| Total Gross Area | 49.30m <sup>2</sup> |



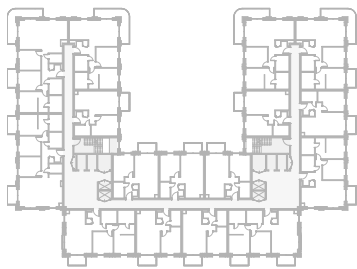
LEVEL 1



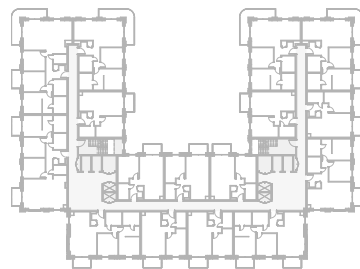
LEVEL 2



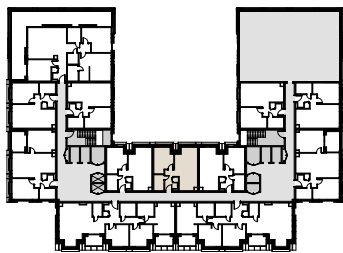
LEVEL 3



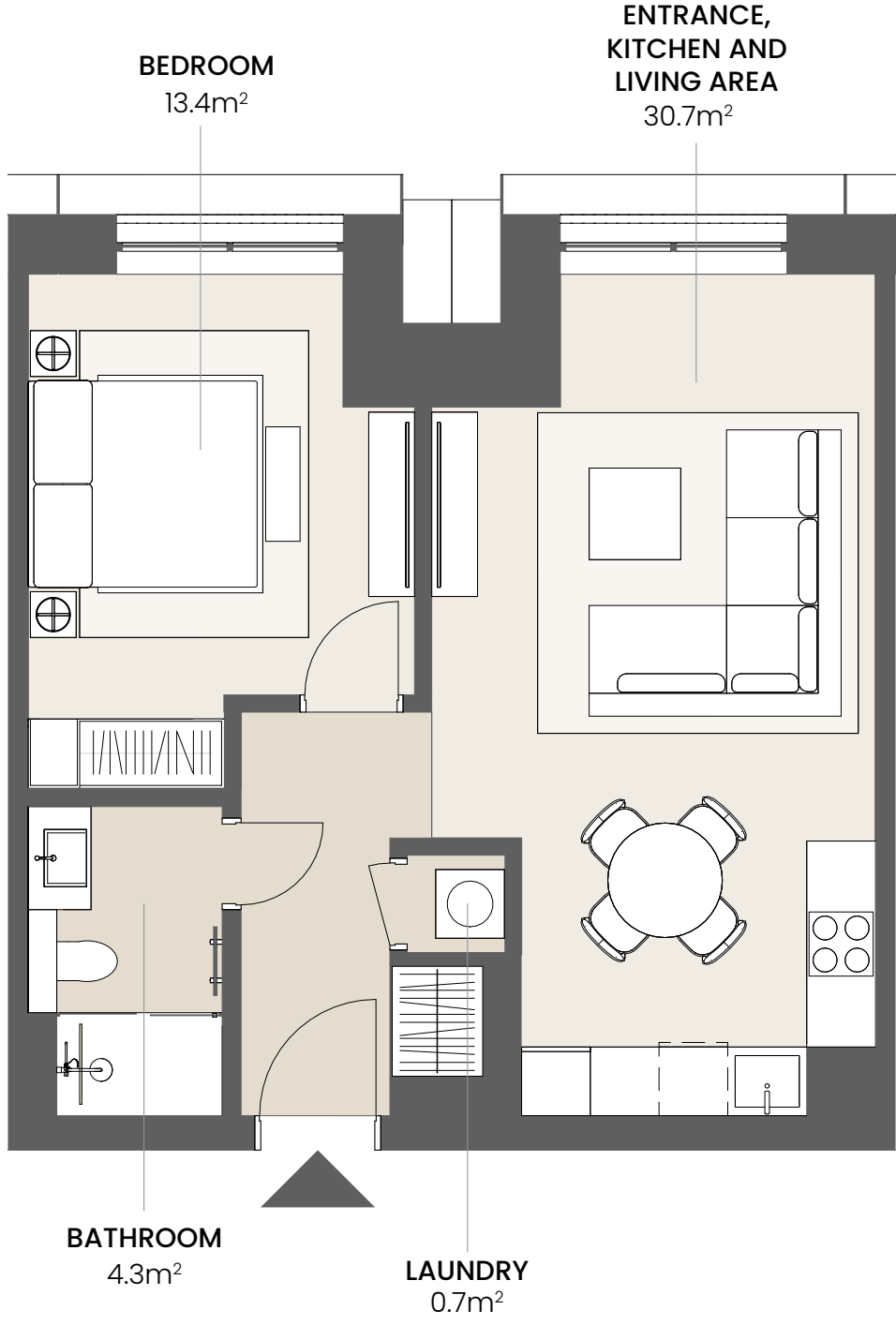
LEVEL 4



LEVEL 5



LEVEL 6

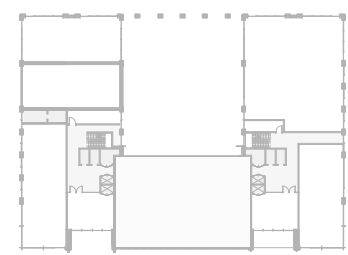




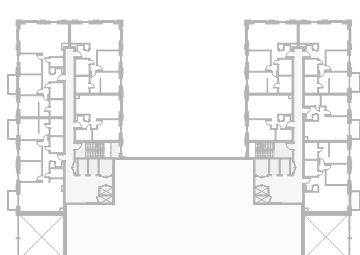
# 1 BEDROOM

## TYPE 1.2A

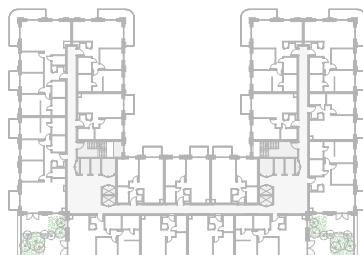
|                  |                     |
|------------------|---------------------|
| Sellable Area    | 51.00m <sup>2</sup> |
| Balcony/Terrace  | 0.00m <sup>2</sup>  |
| Total Gross Area | 51.00m <sup>2</sup> |



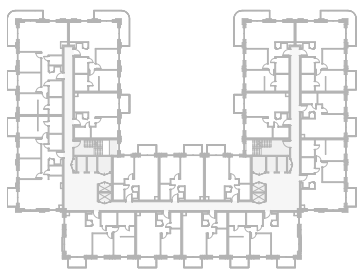
LEVEL 1



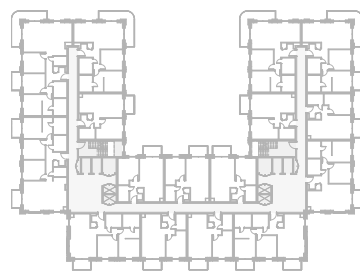
LEVEL 2



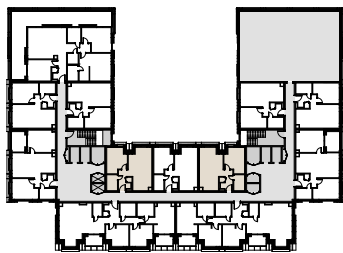
LEVEL 3



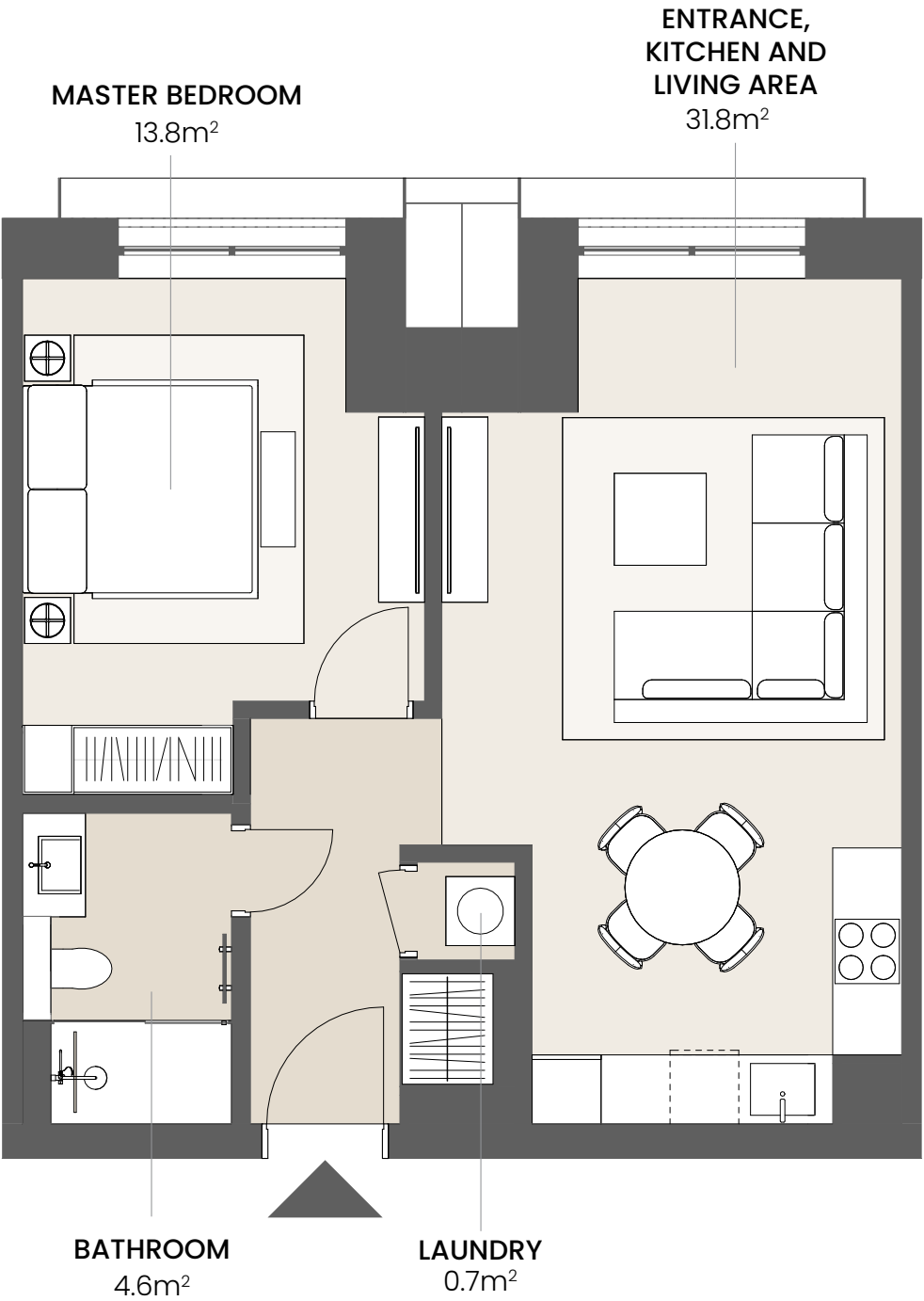
LEVEL 4



LEVEL 5



LEVEL 6

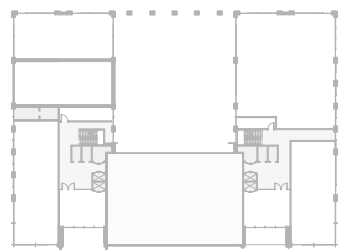




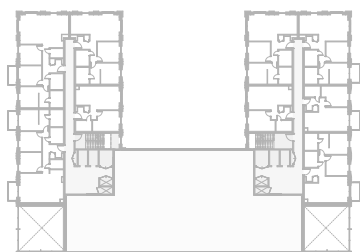
# 1 BEDROOM

## TYPE 1.3A

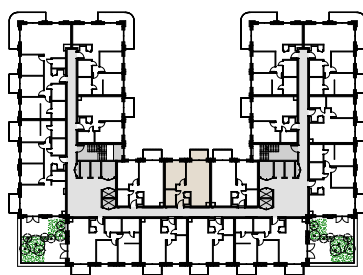
|                  |                     |
|------------------|---------------------|
| Sellable Area    | 50.30m <sup>2</sup> |
| Balcony/Terrace  | 4.50m <sup>2</sup>  |
| Total Gross Area | 54.80m <sup>2</sup> |



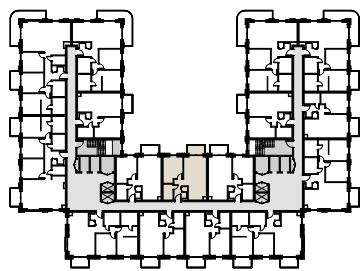
LEVEL 1



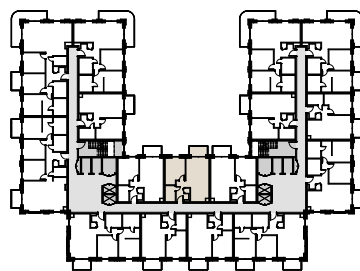
LEVEL 2



LEVEL 3



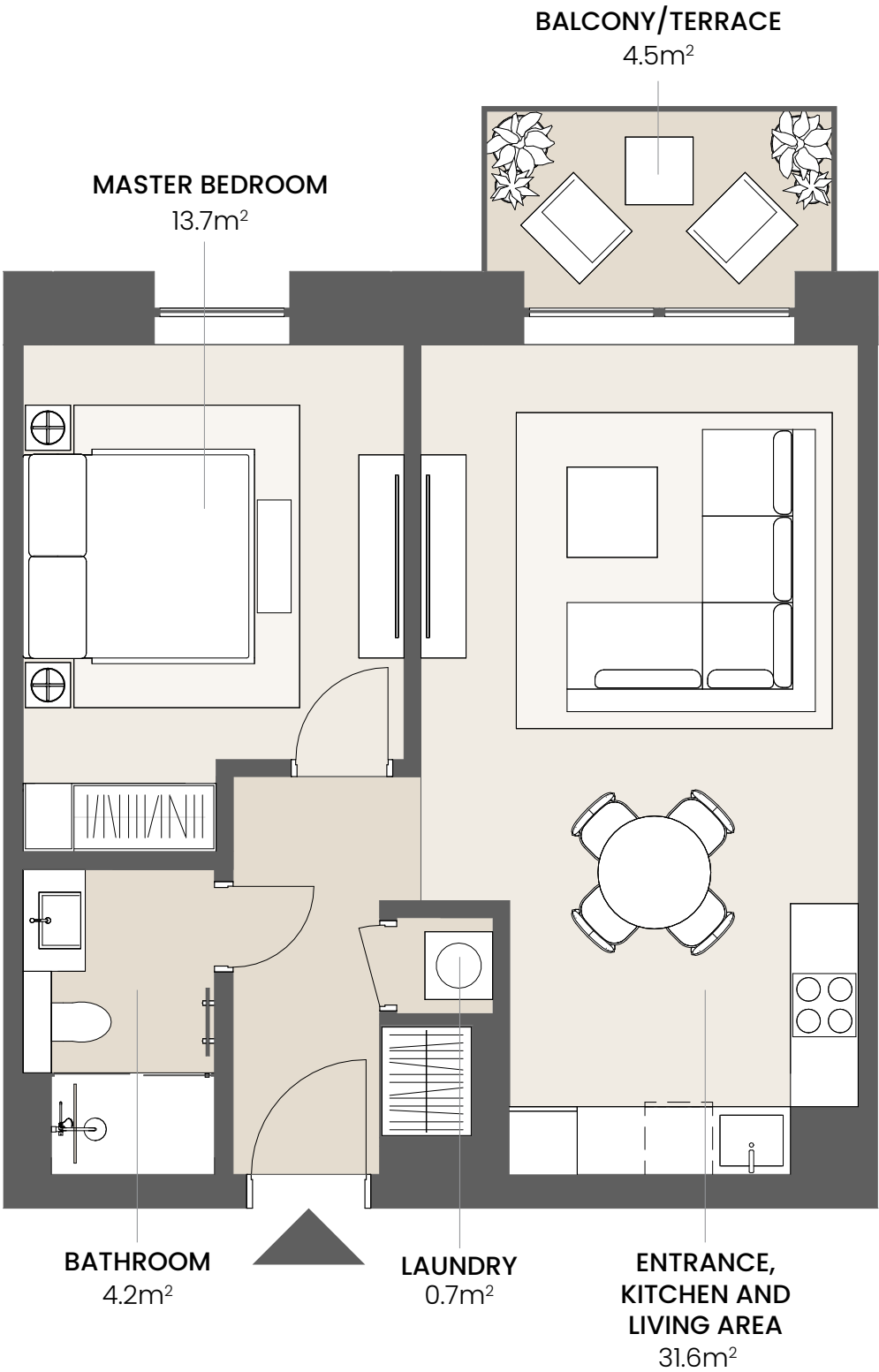
LEVEL 4



LEVEL 5



LEVEL 6

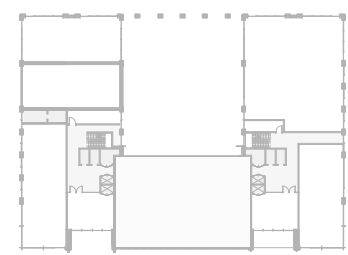




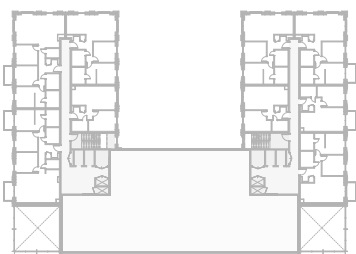
# 1 BEDROOM

## TYPE 1.4A

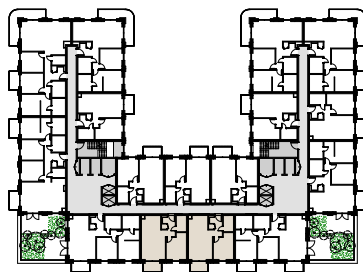
|                  |                     |
|------------------|---------------------|
| Sellable Area    | 52.00m <sup>2</sup> |
| Balcony/Terrace  | 4.50m <sup>2</sup>  |
| Total Gross Area | 56.50m <sup>2</sup> |



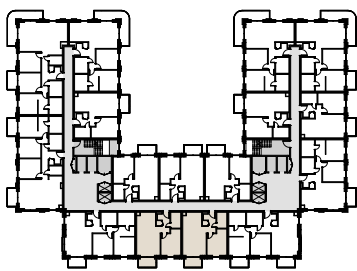
LEVEL 1



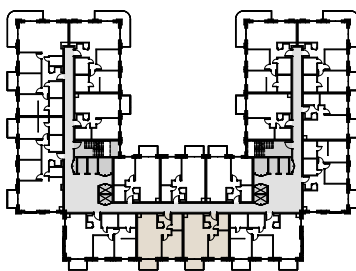
LEVEL 2



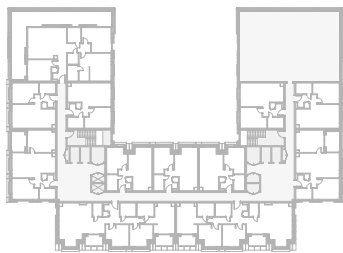
LEVEL 3



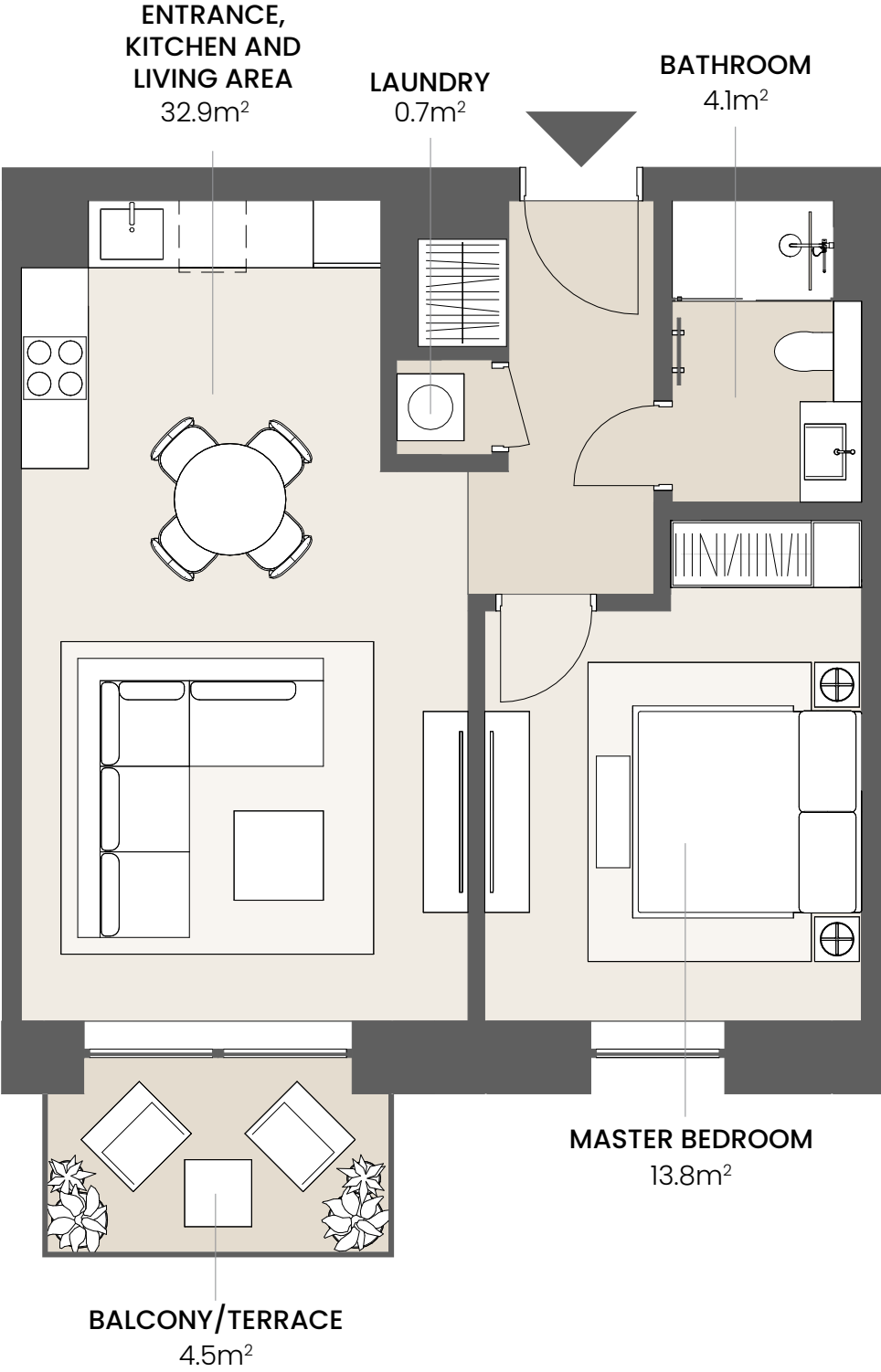
LEVEL 4



LEVEL 5



LEVEL 6

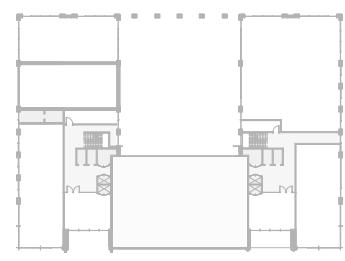




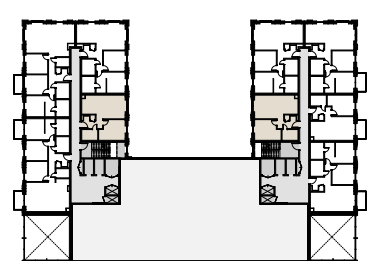
# 1 BEDROOM

## TYPE 1.5A

|                  |                             |
|------------------|-----------------------------|
| Sellable Area    | 53.40 - 53.60m <sup>2</sup> |
| Balcony/Terrace  | 0.00m <sup>2</sup>          |
| Total Gross Area | 53.40 - 53.60m <sup>2</sup> |



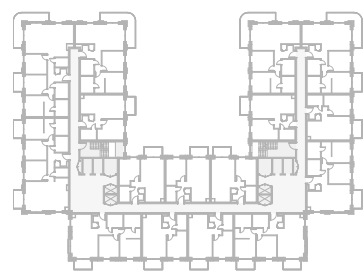
LEVEL 1



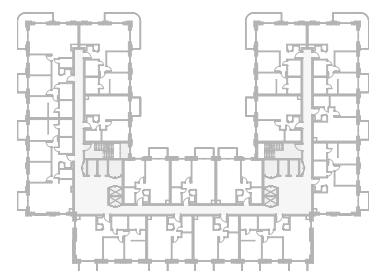
LEVEL 2



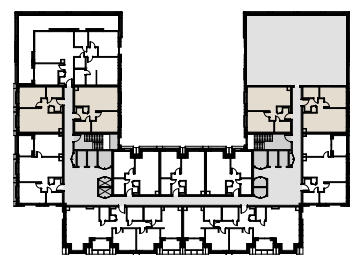
LEVEL 3



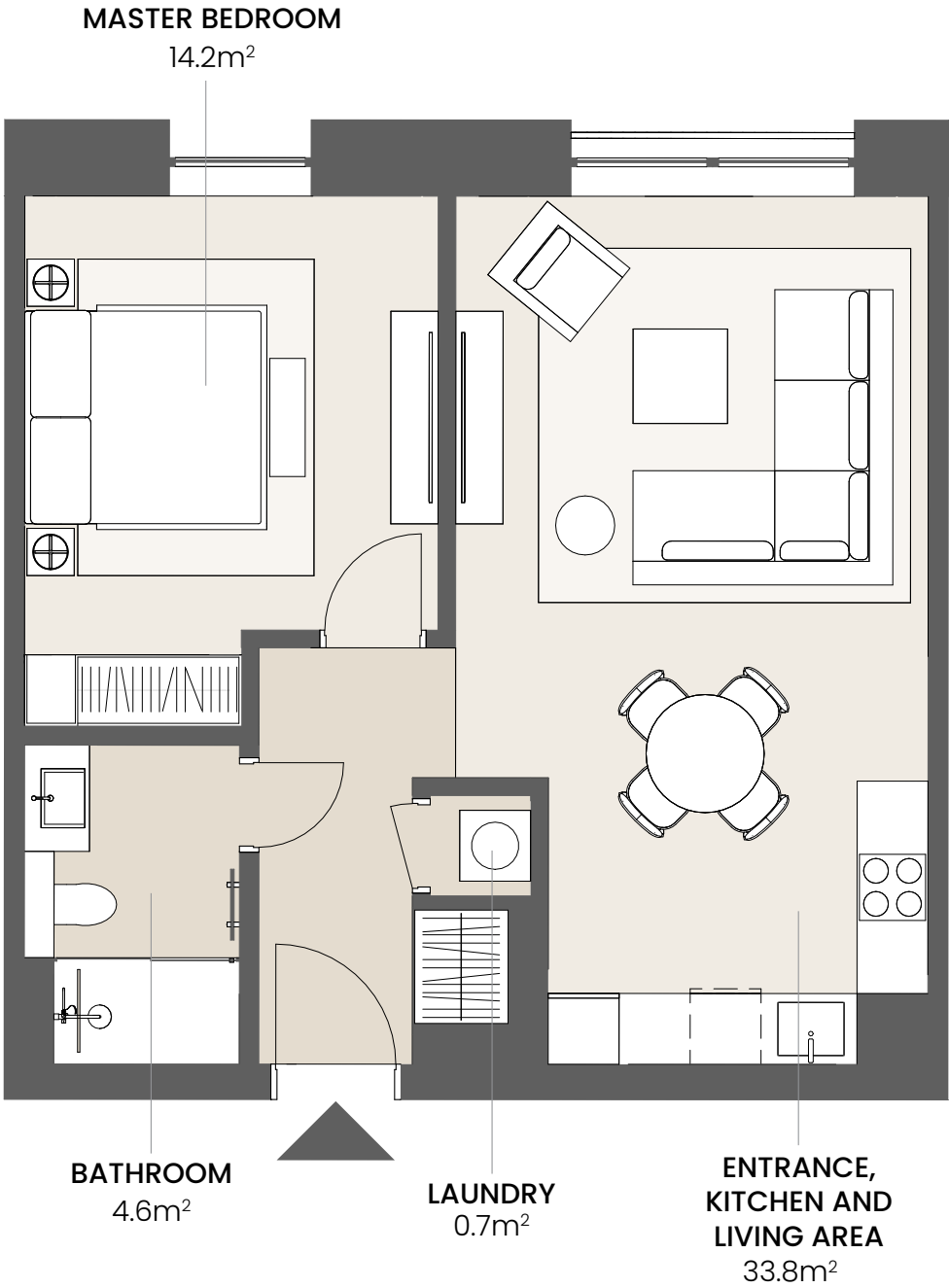
LEVEL 4



LEVEL 5



LEVEL 6

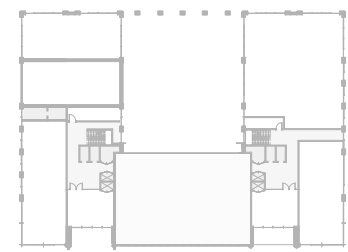




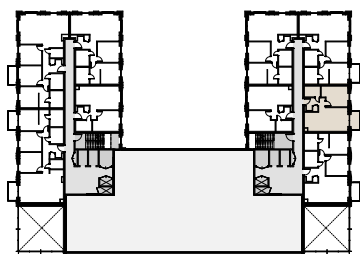
# 1 BEDROOM

## TYPE 1.5B

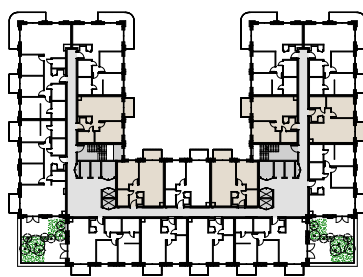
|                  |                             |
|------------------|-----------------------------|
| Sellable Area    | 52.10 - 53.40m <sup>2</sup> |
| Balcony/Terrace  | 4.50 - 4.80m <sup>2</sup>   |
| Total Gross Area | 56.60 - 58.20m <sup>2</sup> |



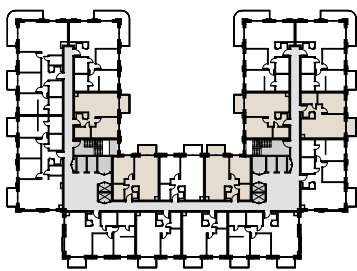
LEVEL 1



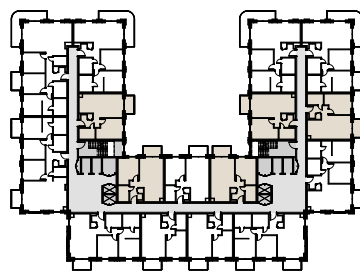
LEVEL 2



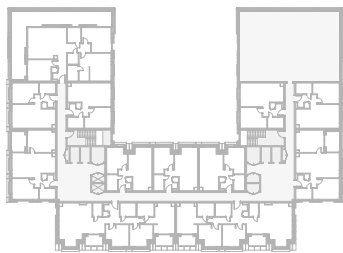
LEVEL 3



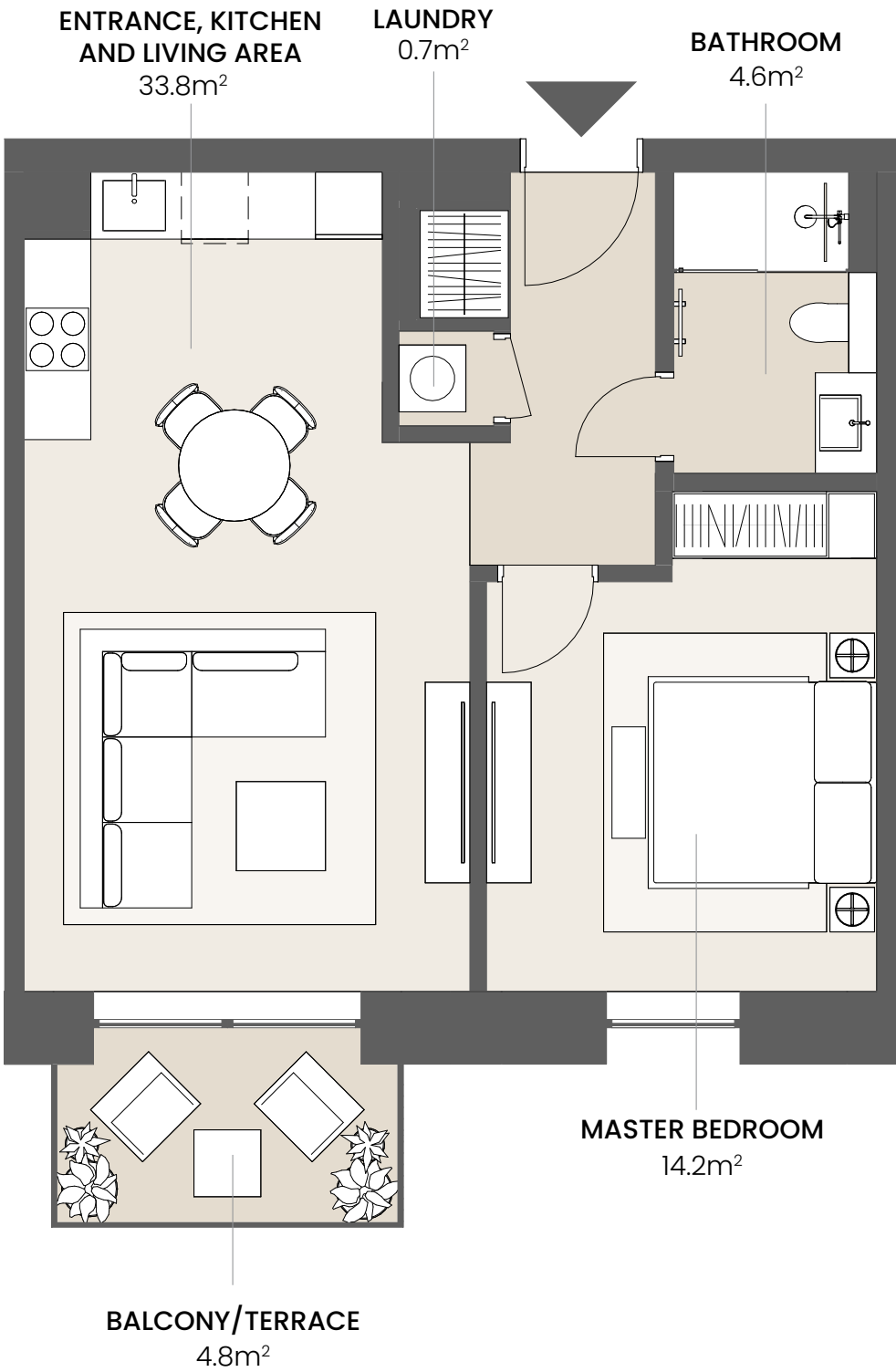
LEVEL 4



LEVEL 5



LEVEL 6





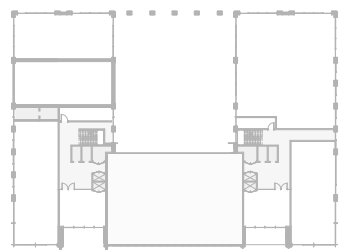




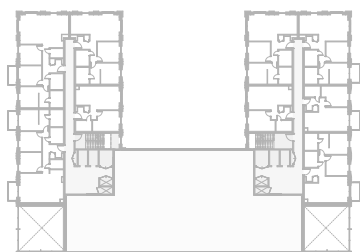
# 2 BEDROOM

## TYPE 2.1A

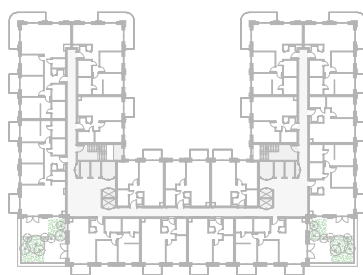
|                  |                             |
|------------------|-----------------------------|
| Sellable Area    | 70.00 - 70.30m <sup>2</sup> |
| Balcony/Terrace  | 7.30m <sup>2</sup>          |
| Total Gross Area | 77.30 - 77.60m <sup>2</sup> |



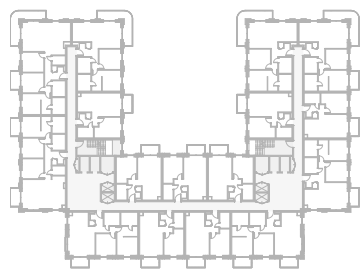
LEVEL 1



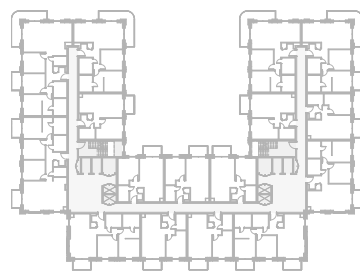
LEVEL 2



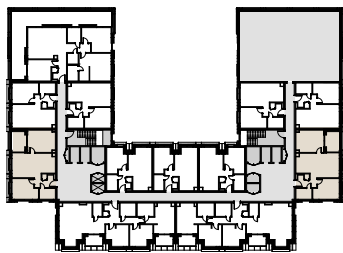
LEVEL 3



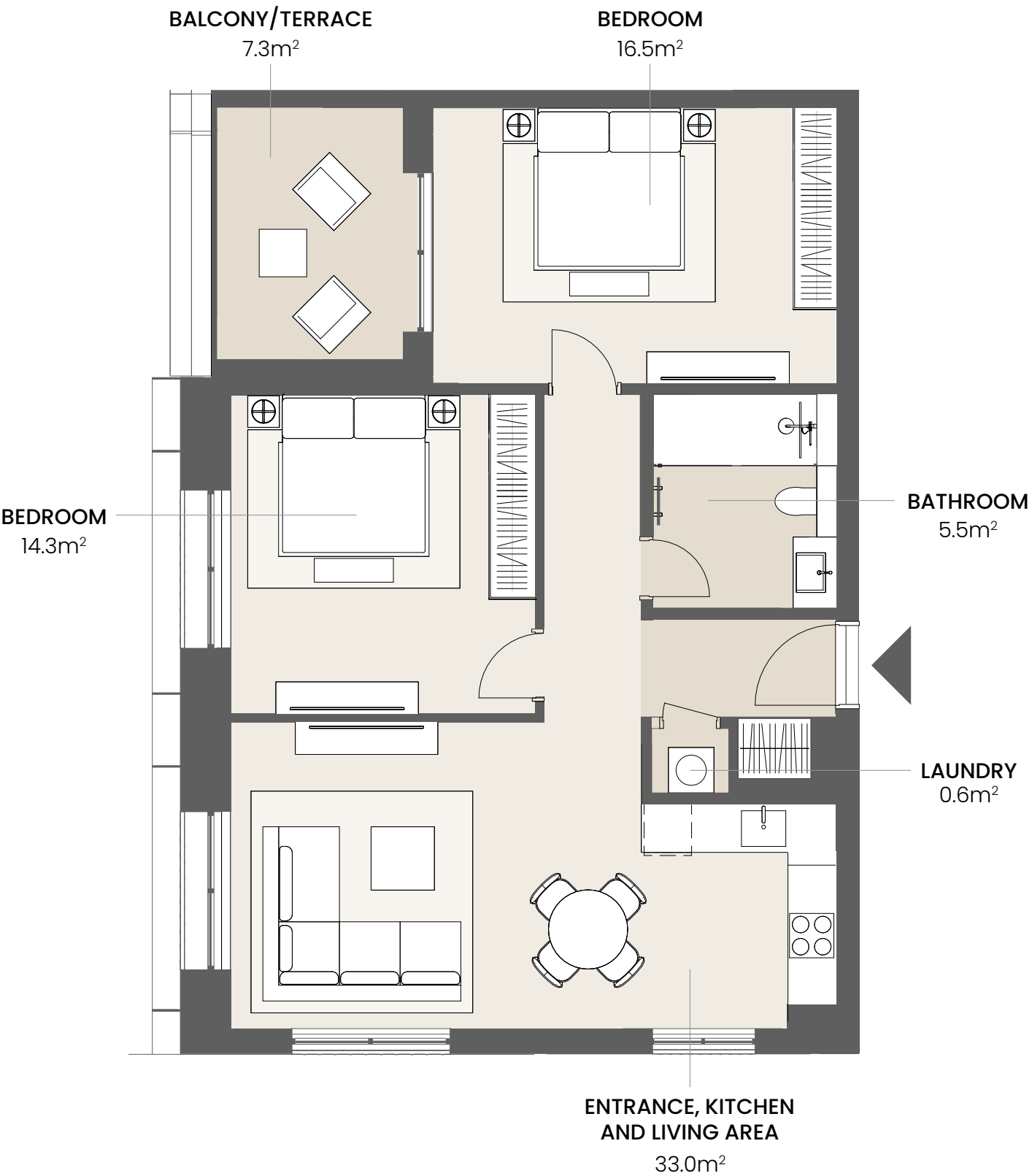
LEVEL 4



LEVEL 5



LEVEL 6

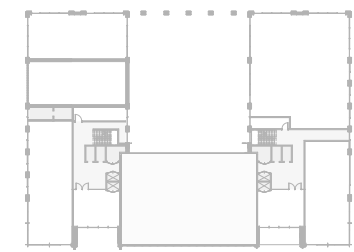




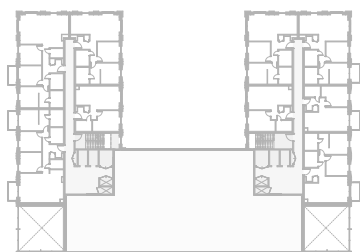
# 2 BEDROOM

## TYPE 2.2A

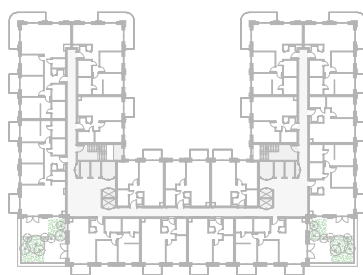
|                  |                     |
|------------------|---------------------|
| Sellable Area    | 77.70m <sup>2</sup> |
| Balcony/Terrace  | 4.50m <sup>2</sup>  |
| Total Gross Area | 82.20m <sup>2</sup> |



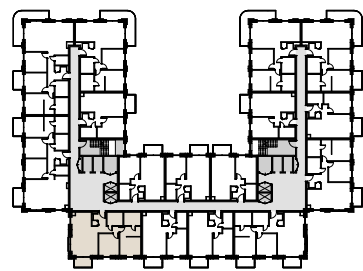
LEVEL 1



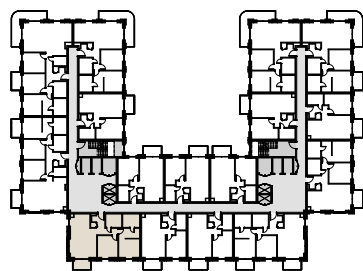
LEVEL 2



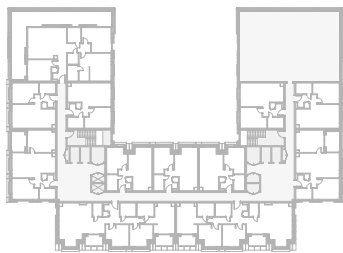
LEVEL 3



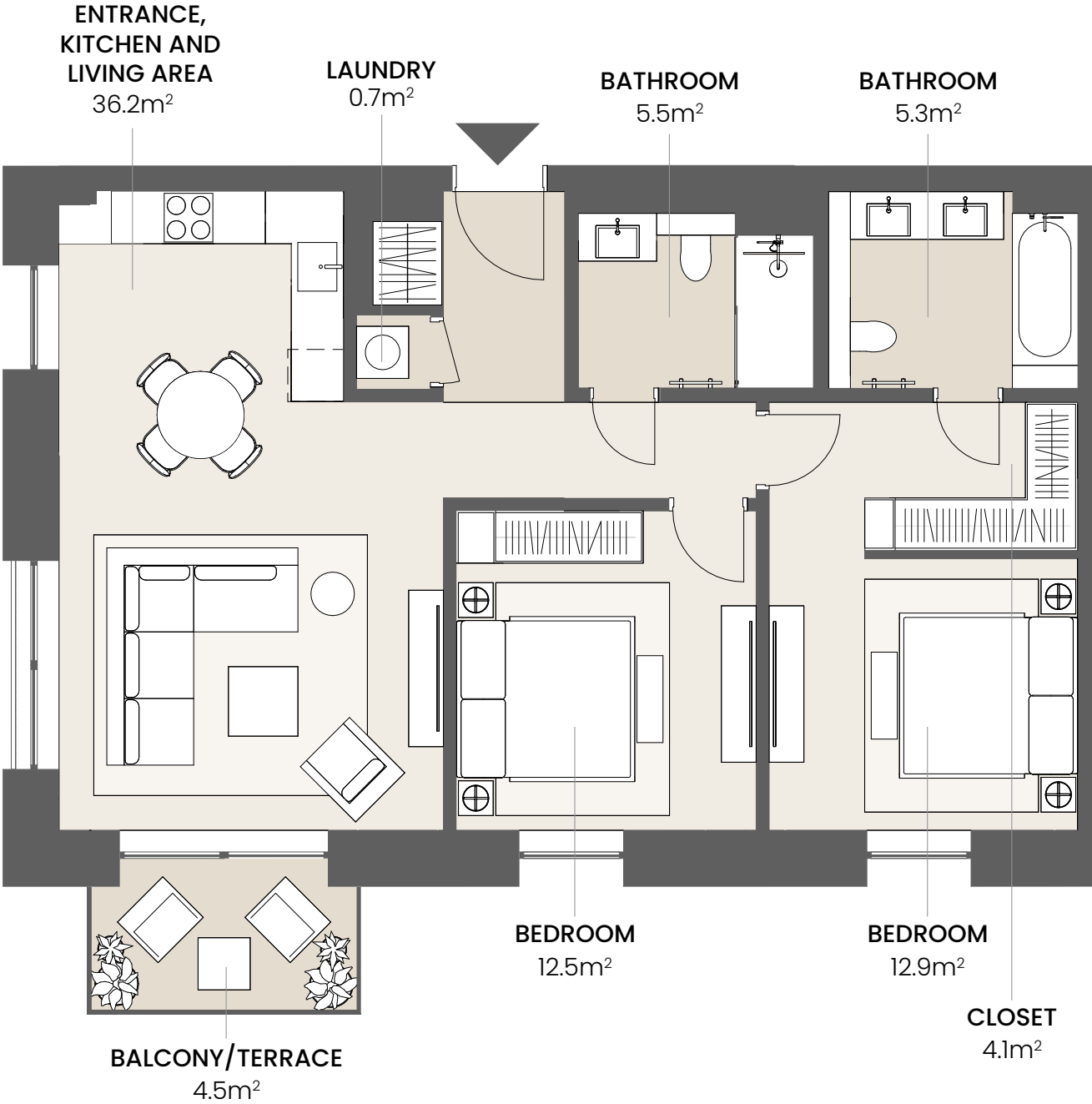
LEVEL 4



LEVEL 5



LEVEL 6

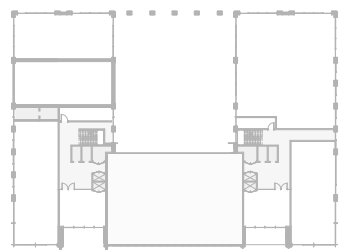




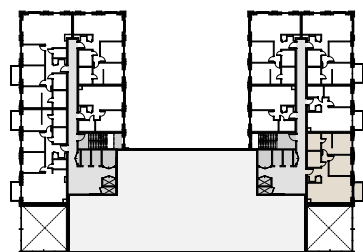
# 2 BEDROOM

## TYPE 2.2B

|                  |                     |
|------------------|---------------------|
| Sellable Area    | 78.00m <sup>2</sup> |
| Balcony/Terrace  | 4.80m <sup>2</sup>  |
| Total Gross Area | 82.80m <sup>2</sup> |



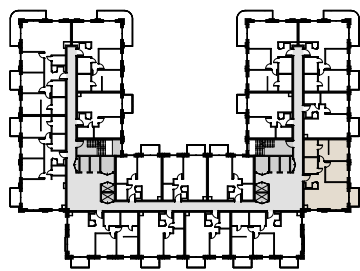
LEVEL 1



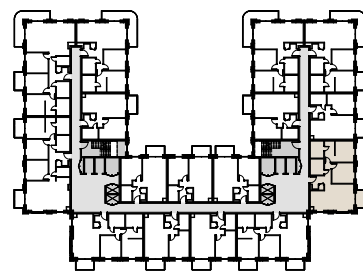
LEVEL 2



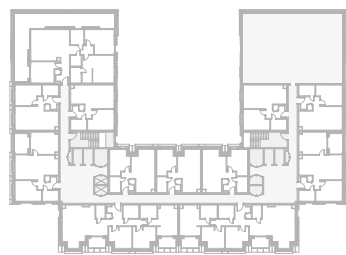
LEVEL 3



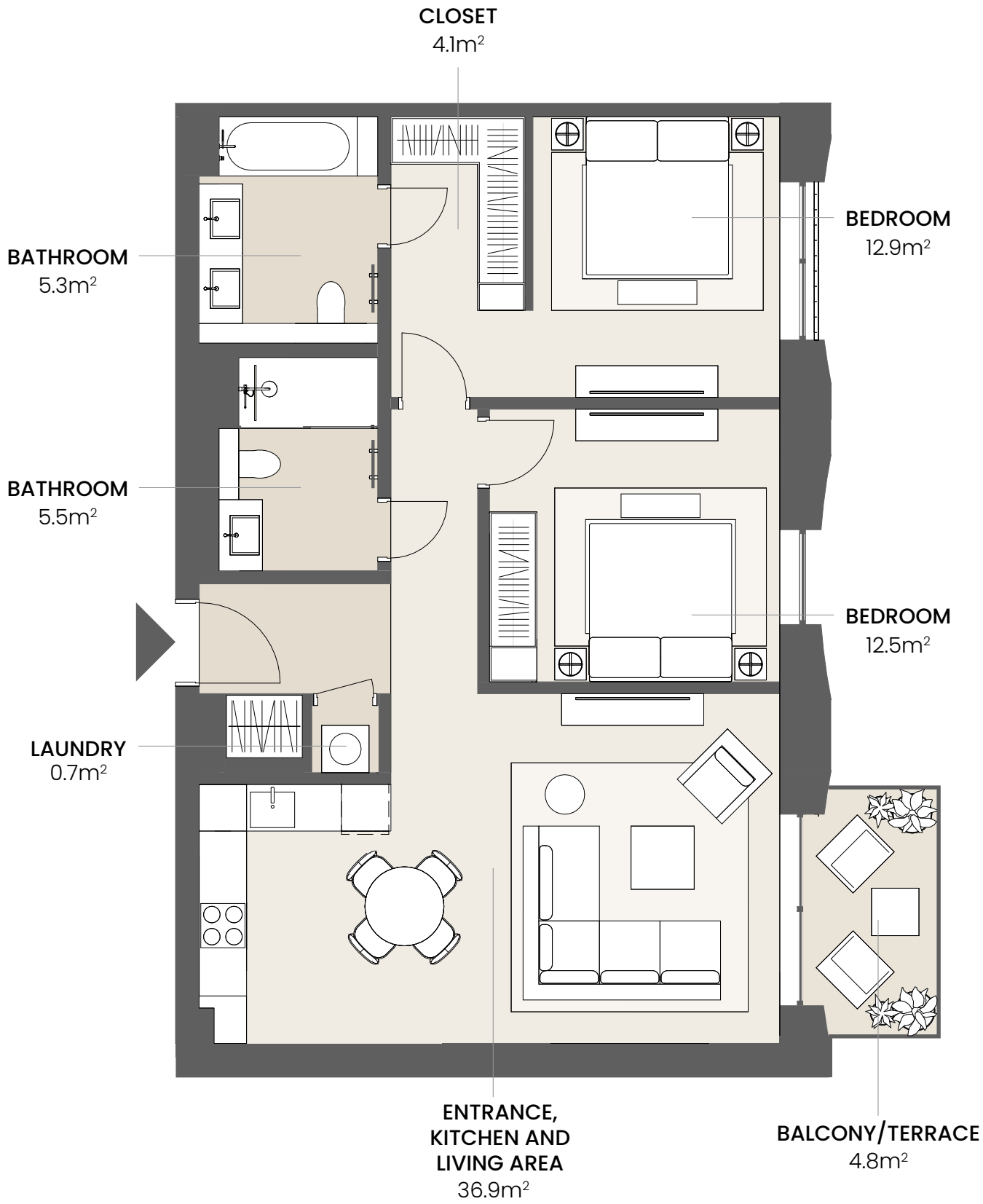
LEVEL 4



LEVEL 5



LEVEL 6

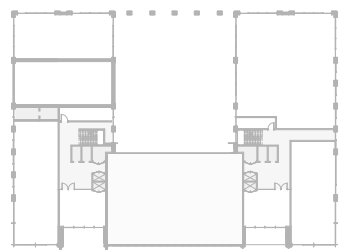




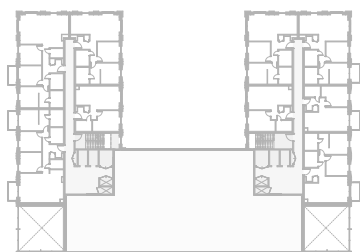
# 2 BEDROOM

## TYPE 2.2C

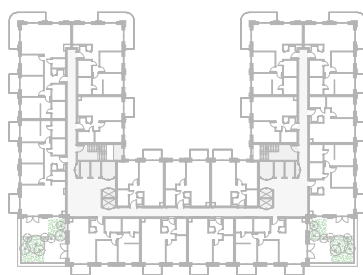
|                  |                     |
|------------------|---------------------|
| Sellable Area    | 77.70m <sup>2</sup> |
| Balcony/Terrace  | 9.00m <sup>2</sup>  |
| Total Gross Area | 86.70m <sup>2</sup> |



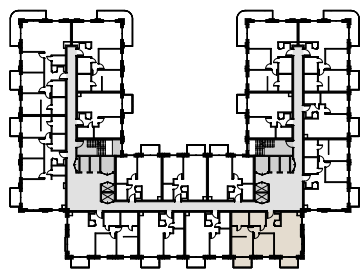
LEVEL 1



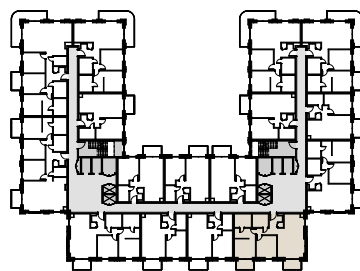
LEVEL 2



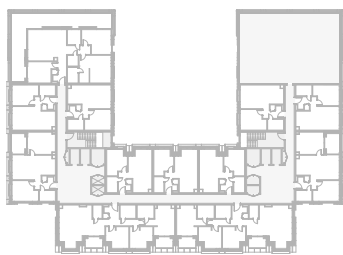
LEVEL 3



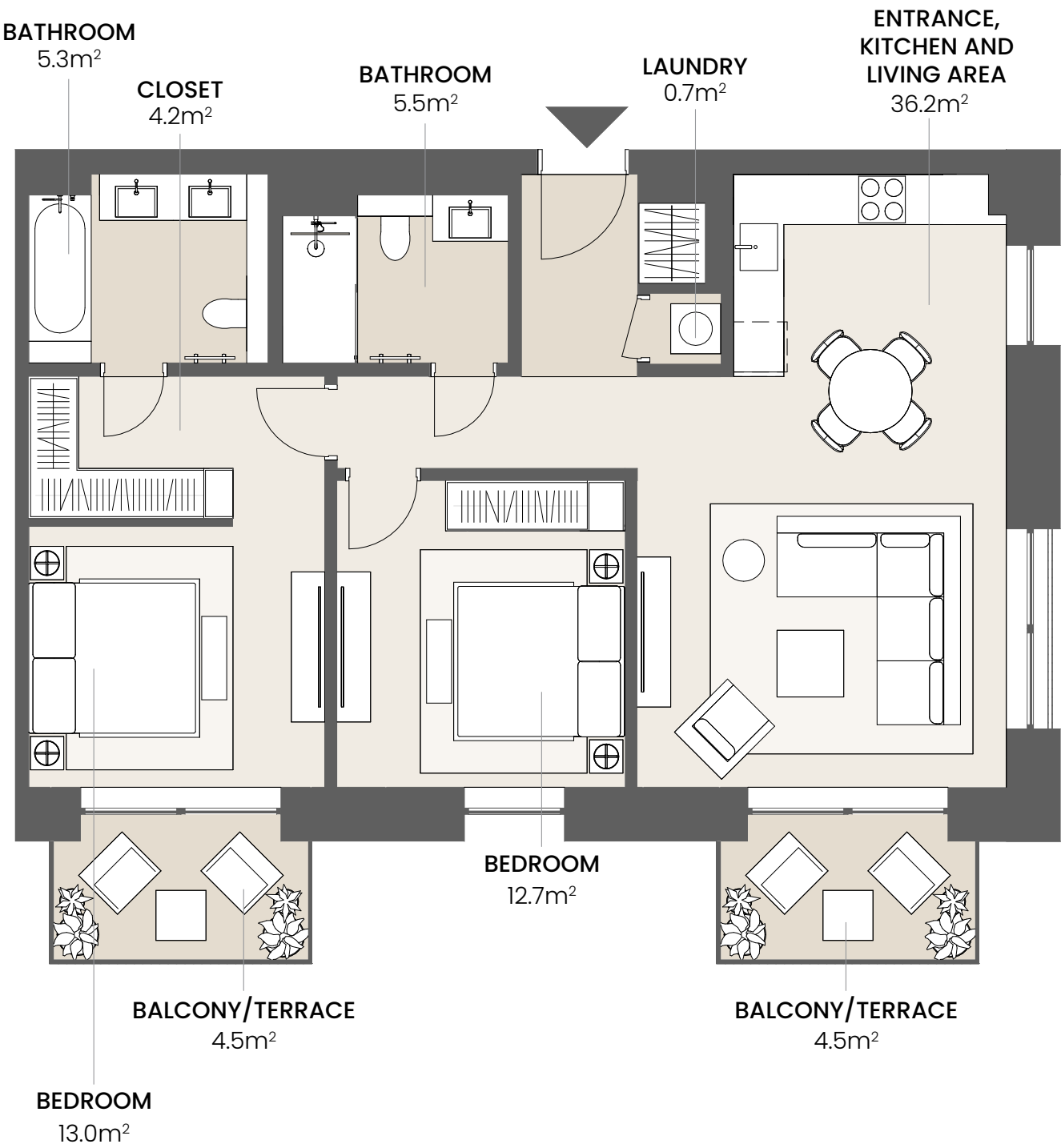
LEVEL 4



LEVEL 5



LEVEL 6

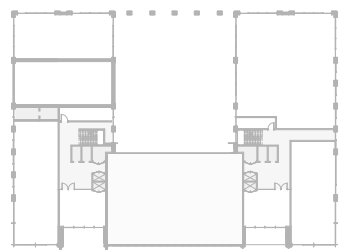




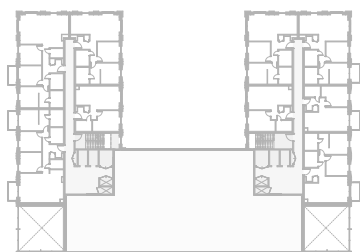
# 2 BEDROOM

## TYPE 2.2D

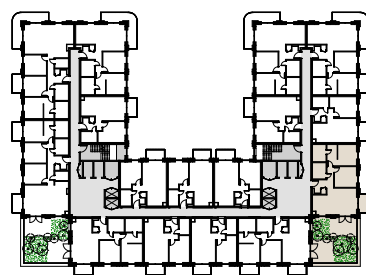
|                  |                      |
|------------------|----------------------|
| Sellable Area    | 78.00m <sup>2</sup>  |
| Balcony/Terrace  | 27.80m <sup>2</sup>  |
| Total Gross Area | 105.80m <sup>2</sup> |



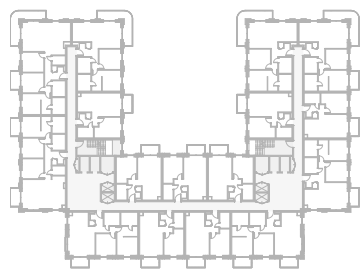
LEVEL 1



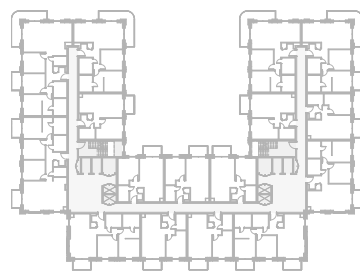
LEVEL 2



LEVEL 3



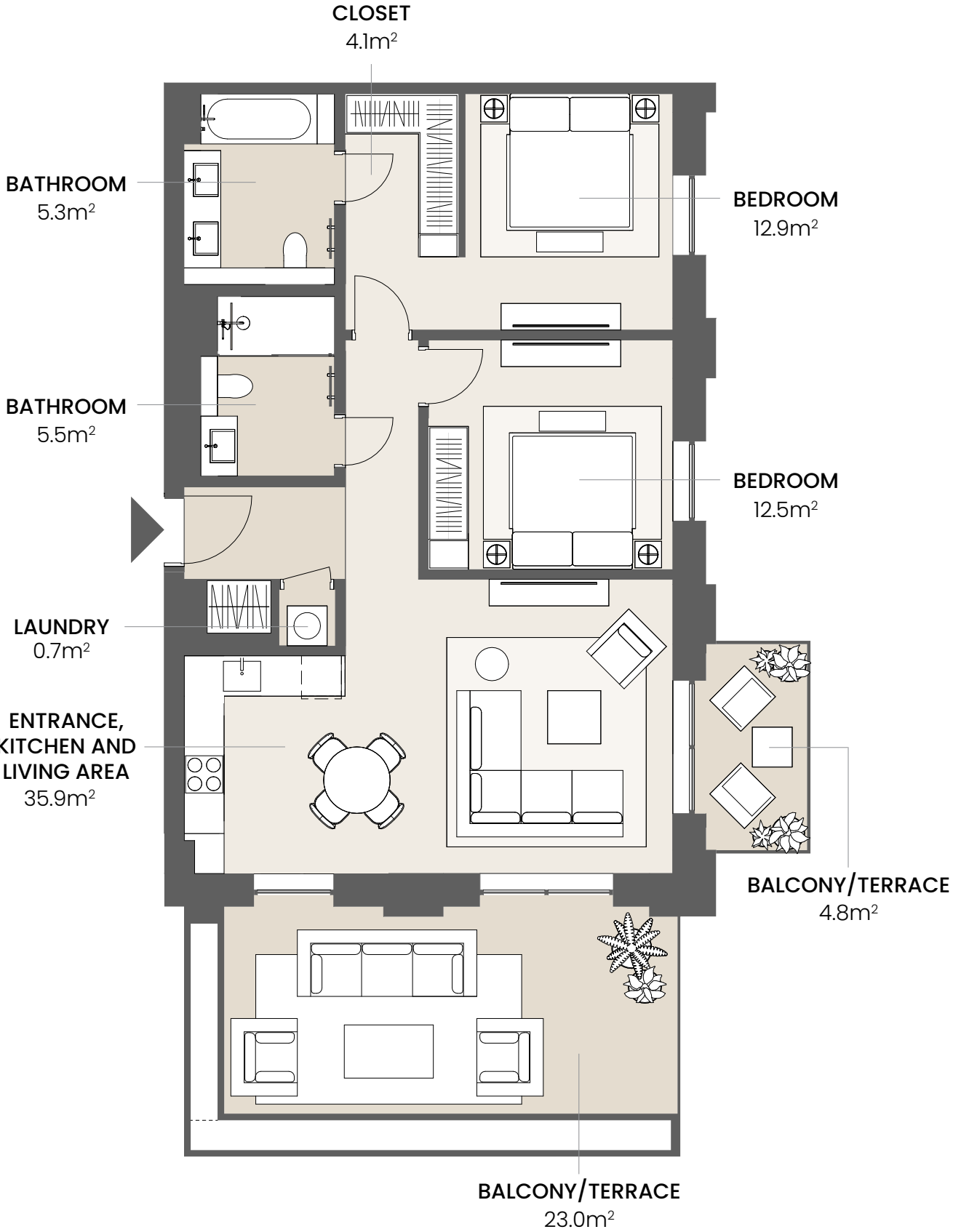
LEVEL 4



LEVEL 5



LEVEL 6

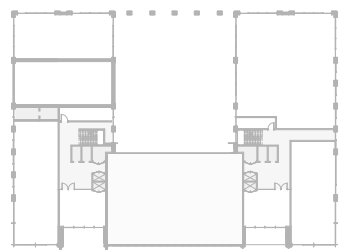




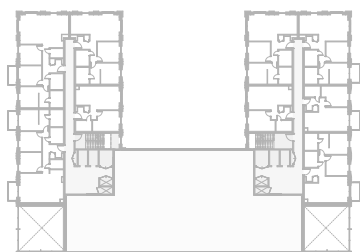
# 2 BEDROOM

## TYPE 2.2E

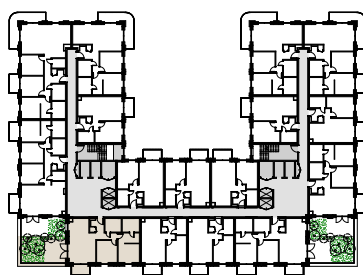
|                  |                      |
|------------------|----------------------|
| Sellable Area    | 77.70m <sup>2</sup>  |
| Balcony/Terrace  | 34.10m <sup>2</sup>  |
| Total Gross Area | 111.80m <sup>2</sup> |



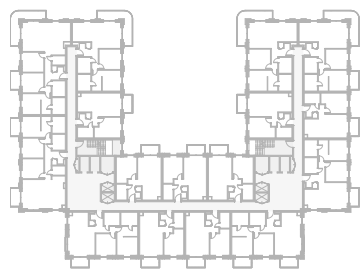
LEVEL 1



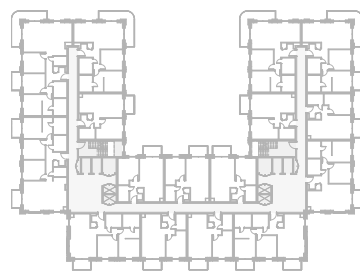
LEVEL 2



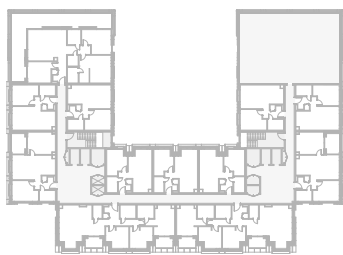
LEVEL 3



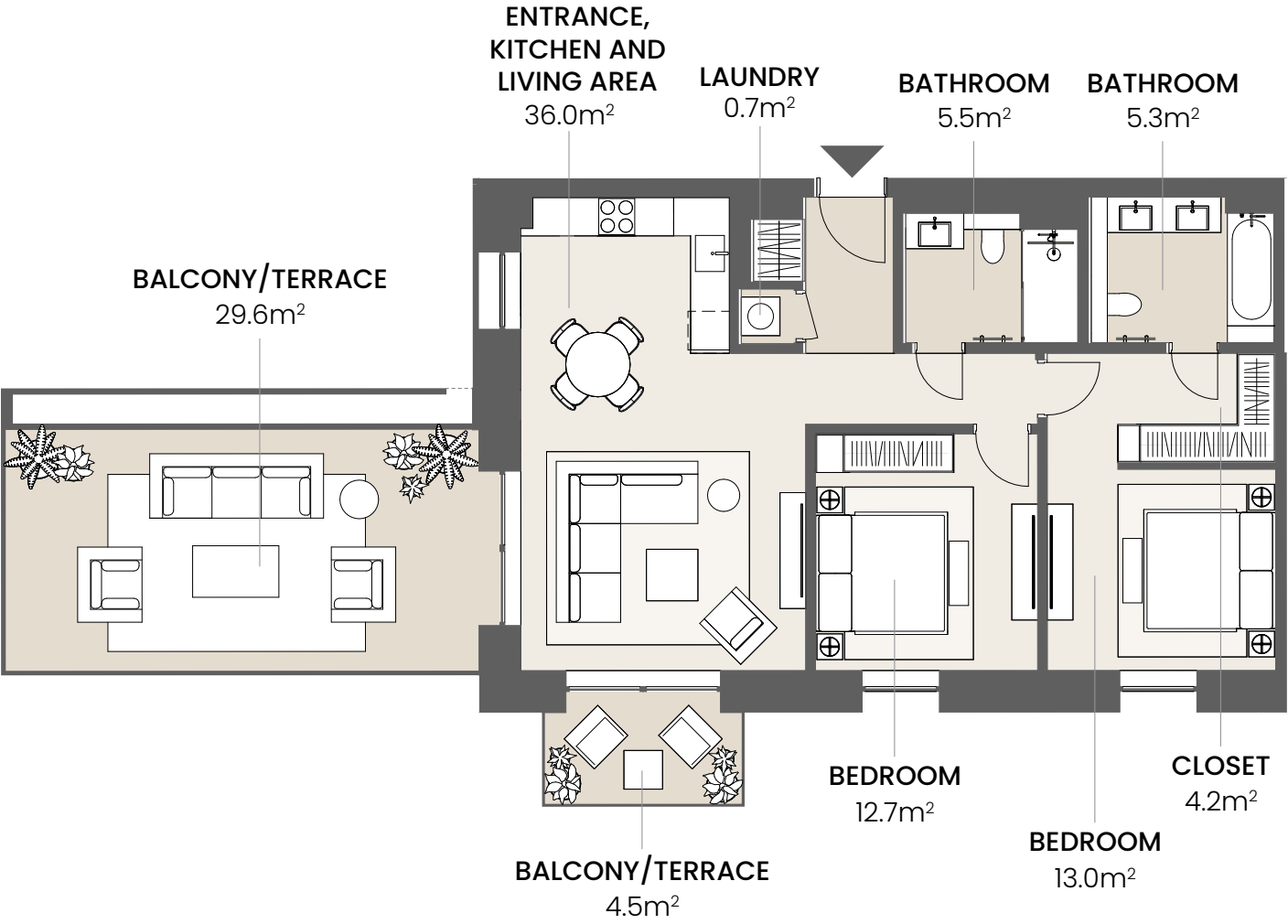
LEVEL 4



LEVEL 5



LEVEL 6

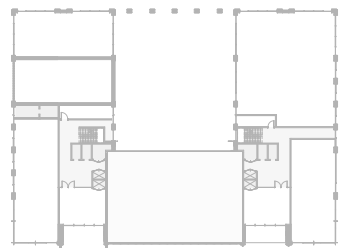




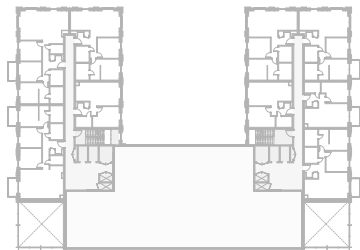
# 2 BEDROOM

## TYPE 2.2F

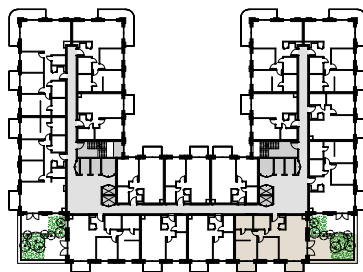
|                  |                      |
|------------------|----------------------|
| Sellable Area    | 77.70m <sup>2</sup>  |
| Balcony/Terrace  | 38.60m <sup>2</sup>  |
| Total Gross Area | 116.30m <sup>2</sup> |



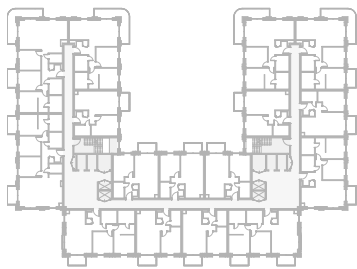
LEVEL 1



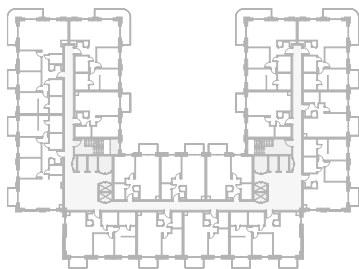
LEVEL 2



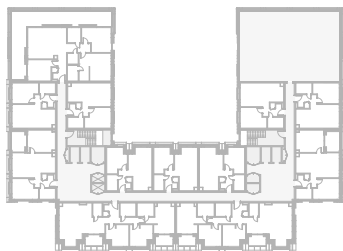
LEVEL 3



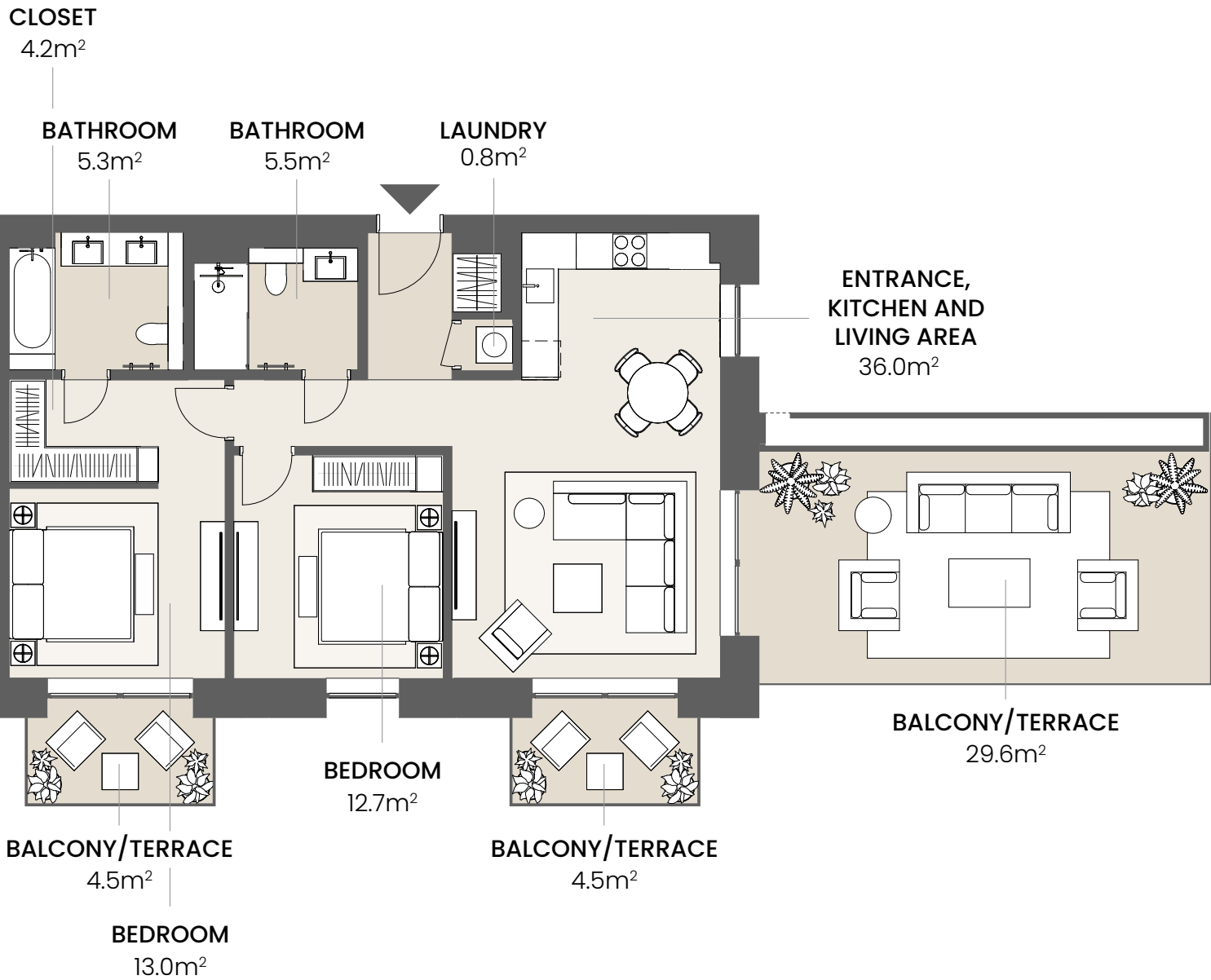
LEVEL 4



LEVEL 5



LEVEL 6

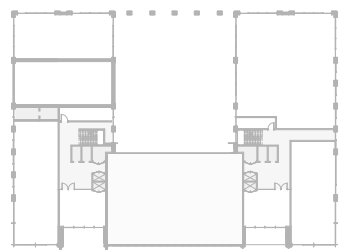




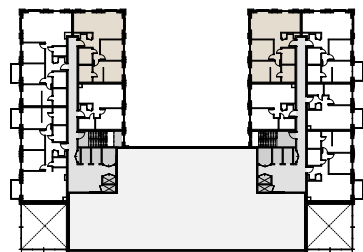
# 2 BEDROOM

## TYPE 2.3A

|                  |                     |
|------------------|---------------------|
| Sellable Area    | 81.80m <sup>2</sup> |
| Balcony/Terrace  | 0.00m <sup>2</sup>  |
| Total Gross Area | 81.80m <sup>2</sup> |



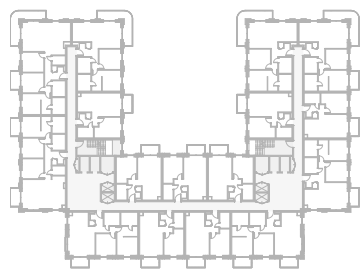
LEVEL 1



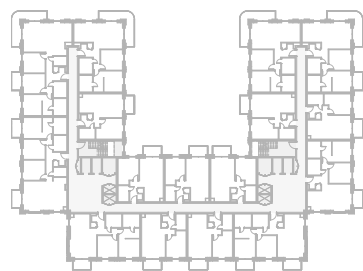
LEVEL 2



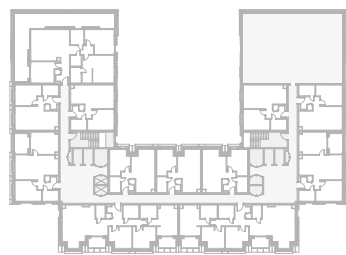
LEVEL 3



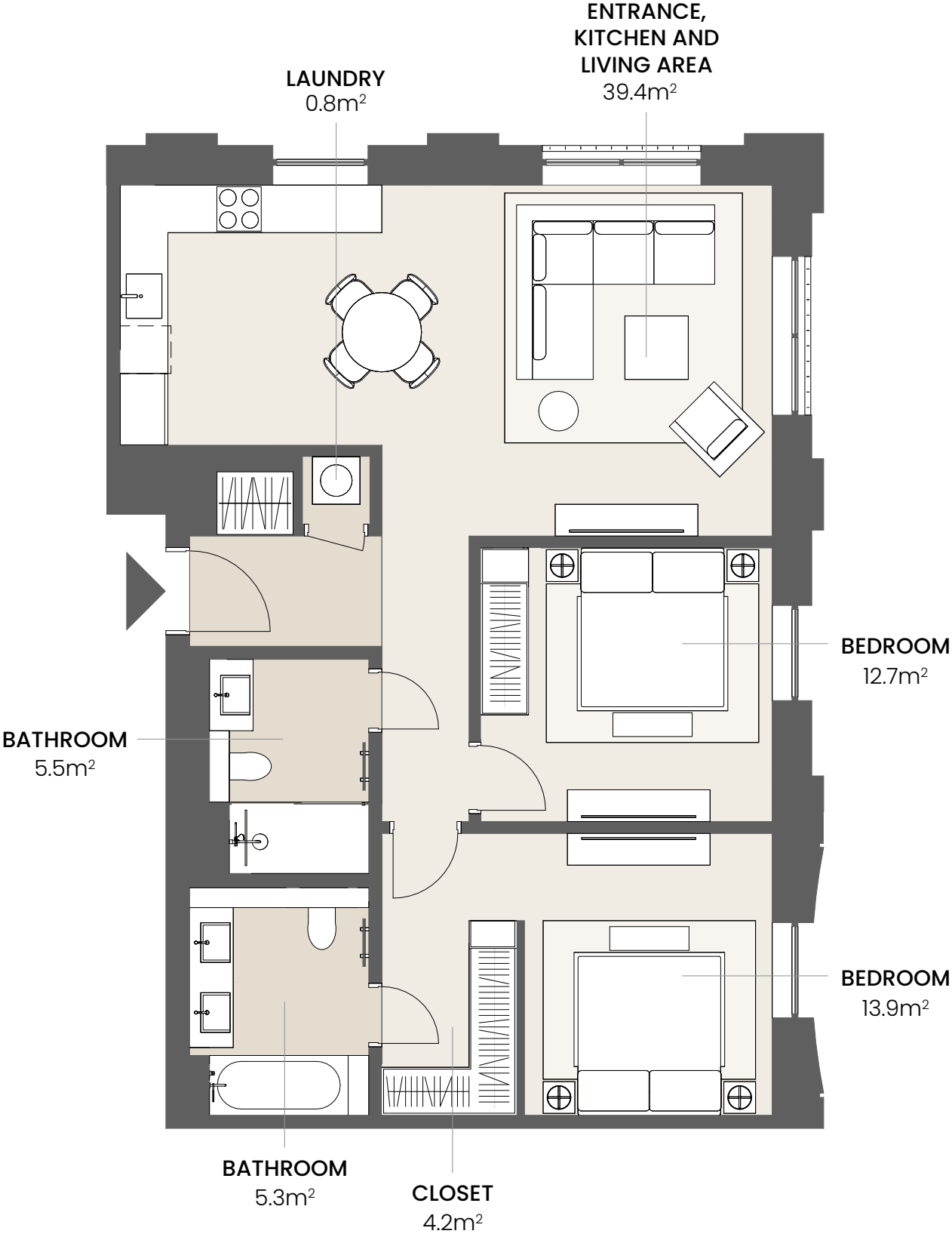
LEVEL 4



LEVEL 5



LEVEL 6

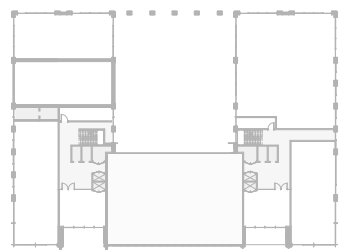




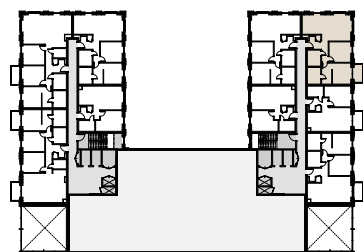
# 2 BEDROOM

## TYPE 2.3B

|                  |                     |
|------------------|---------------------|
| Sellable Area    | 81.80m <sup>2</sup> |
| Balcony/Terrace  | 4.80m <sup>2</sup>  |
| Total Gross Area | 86.60m <sup>2</sup> |



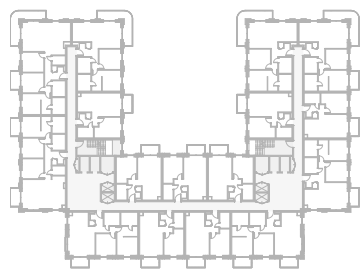
LEVEL 1



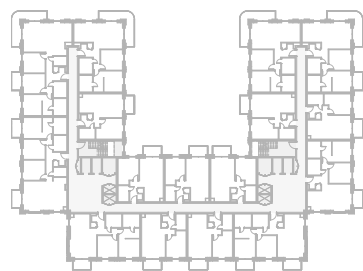
LEVEL 2



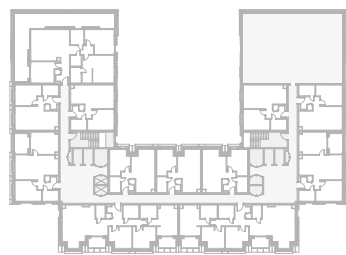
LEVEL 3



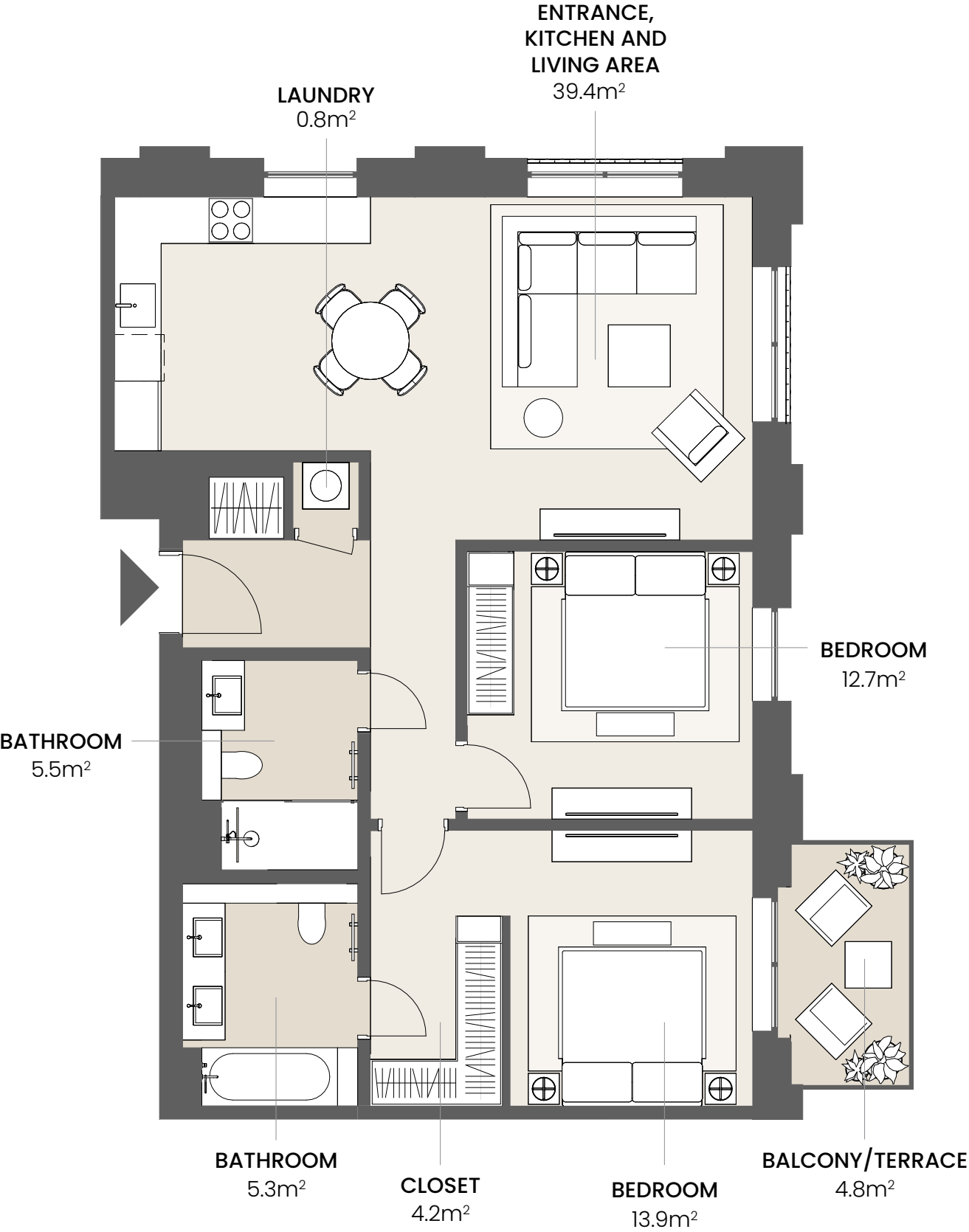
LEVEL 4



LEVEL 5



LEVEL 6

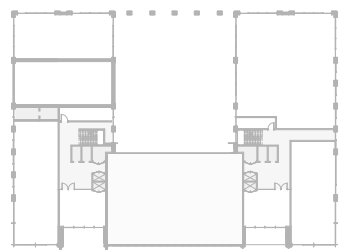




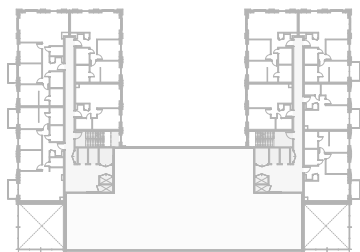
# 2 BEDROOM

## TYPE 2.3C

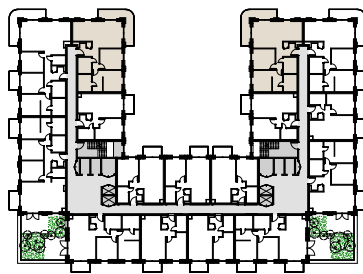
|                  |                     |
|------------------|---------------------|
| Sellable Area    | 81.80m <sup>2</sup> |
| Balcony/Terrace  | 14.40m <sup>2</sup> |
| Total Gross Area | 96.20m <sup>2</sup> |



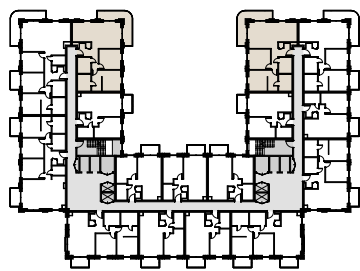
LEVEL 1



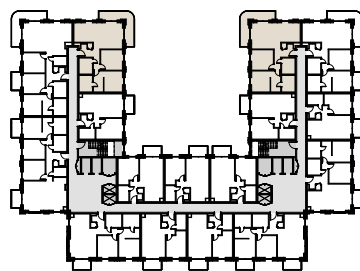
LEVEL 2



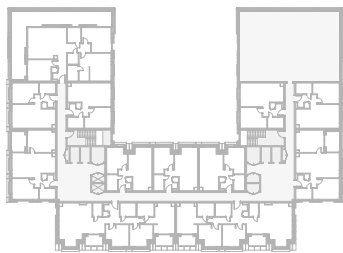
LEVEL 3



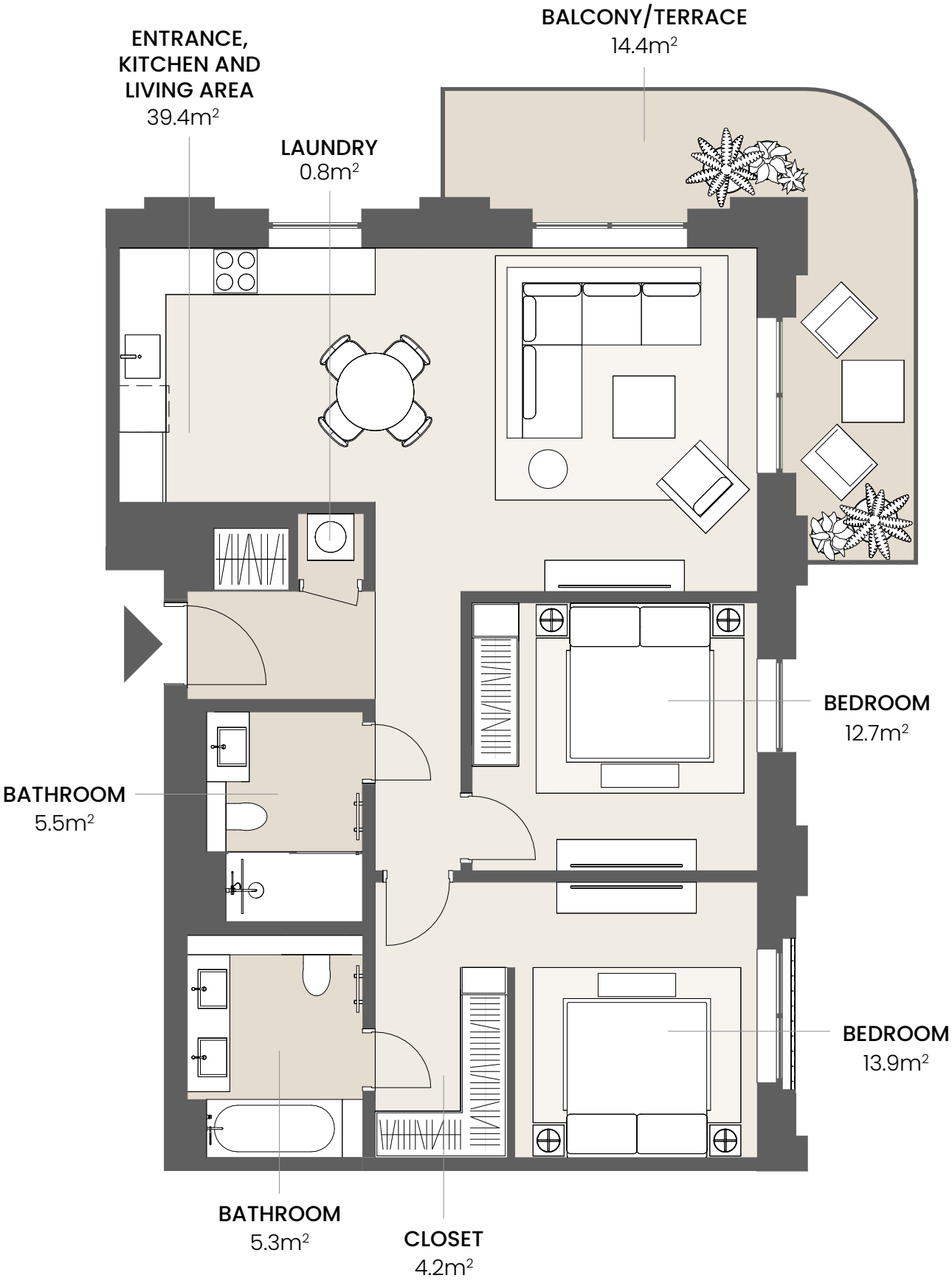
LEVEL 4



LEVEL 5



LEVEL 6

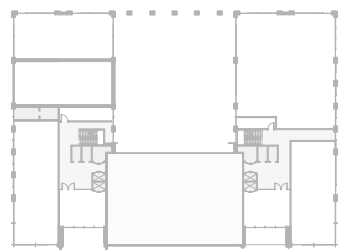




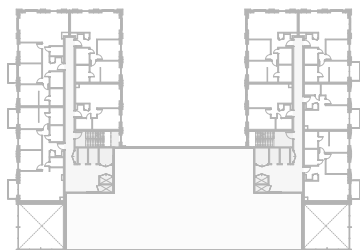
# 2 BEDROOM

## TYPE 2.3D

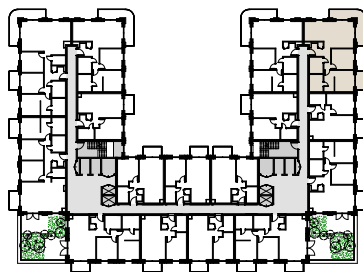
|                  |                      |
|------------------|----------------------|
| Sellable Area    | 81.80m <sup>2</sup>  |
| Balcony/Terrace  | 19.20m <sup>2</sup>  |
| Total Gross Area | 101.00m <sup>2</sup> |



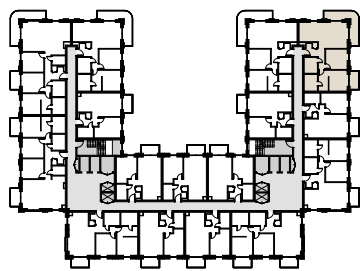
LEVEL 1



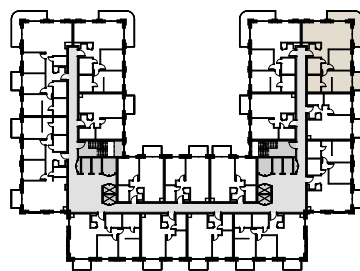
LEVEL 2



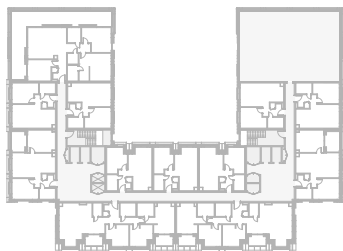
LEVEL 3



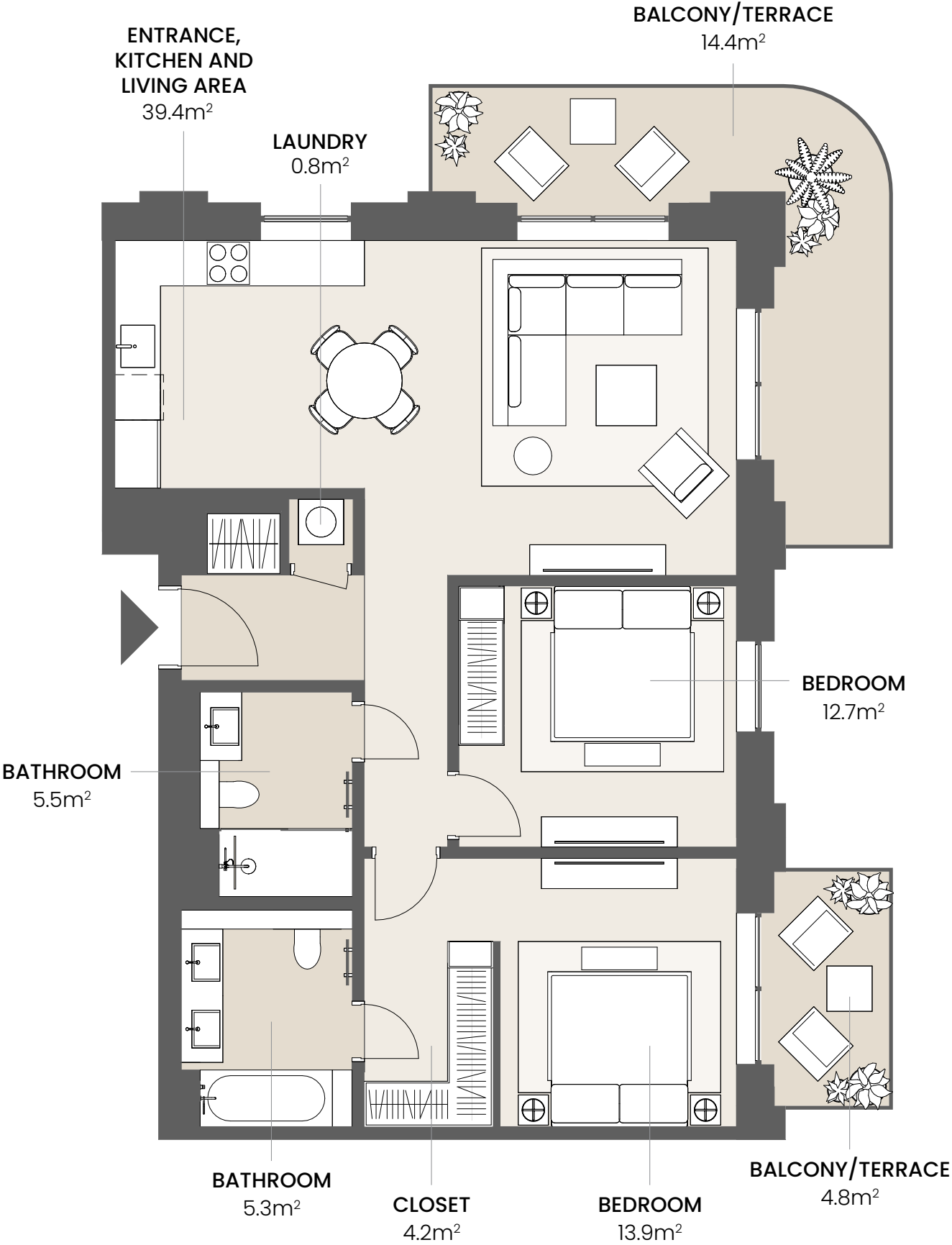
LEVEL 4



LEVEL 5



LEVEL 6







# Pier

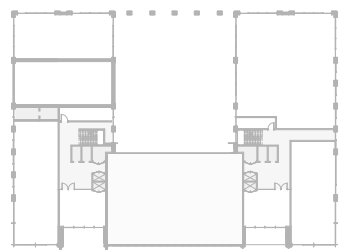
RESIDENCES



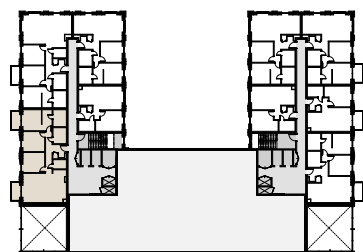
# 3 BEDROOM

## TYPE 3.1A

|                  |                      |
|------------------|----------------------|
| Sellable Area    | 105.70m <sup>2</sup> |
| Balcony/Terrace  | 9.60m <sup>2</sup>   |
| Total Gross Area | 115.30m <sup>2</sup> |



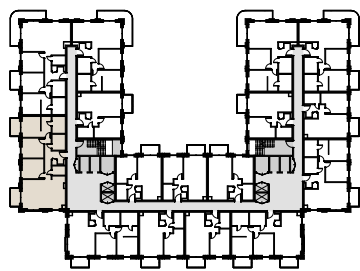
LEVEL 1



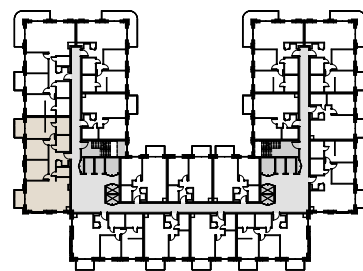
LEVEL 2



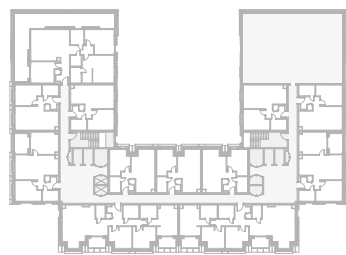
LEVEL 3



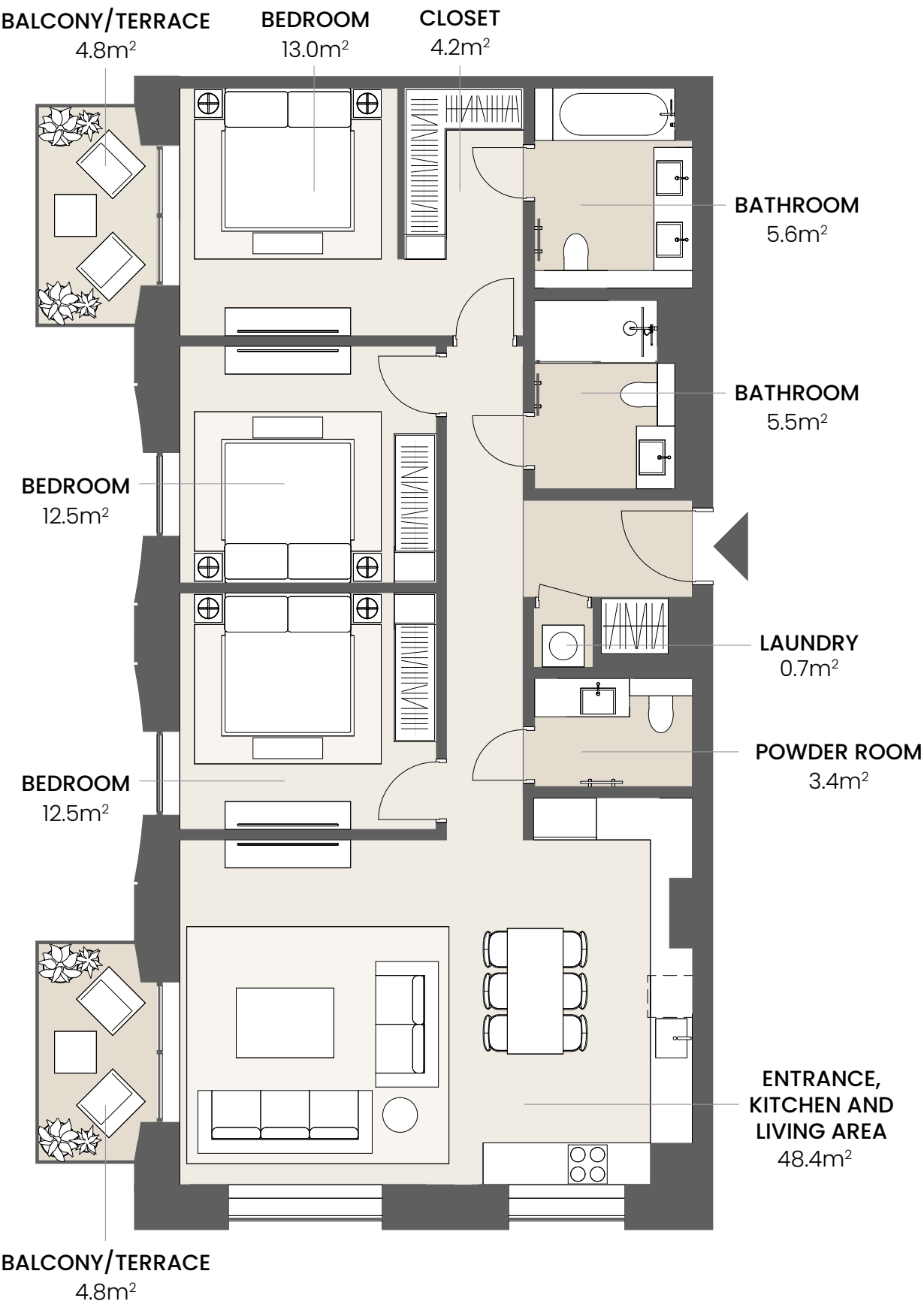
LEVEL 4



LEVEL 5



LEVEL 6

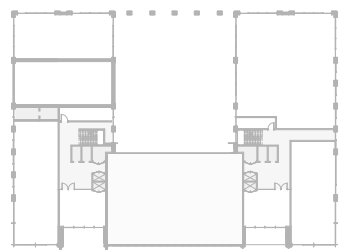




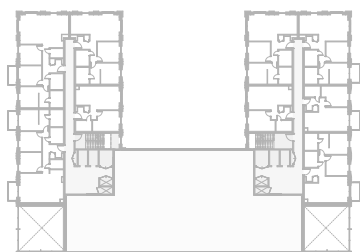
# 3 BEDROOM

## TYPE 3.1B

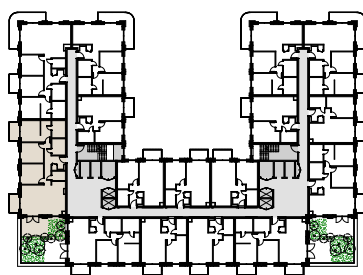
|                  |                      |
|------------------|----------------------|
| Sellable Area    | 105.70m <sup>2</sup> |
| Balcony/Terrace  | 32.60m <sup>2</sup>  |
| Total Gross Area | 138.30m <sup>2</sup> |



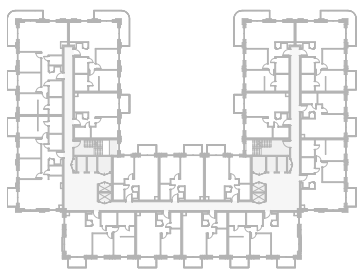
LEVEL 1



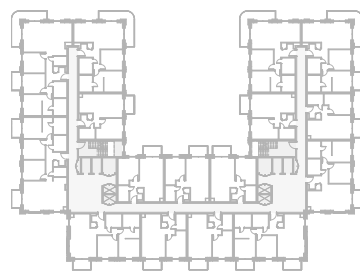
LEVEL 2



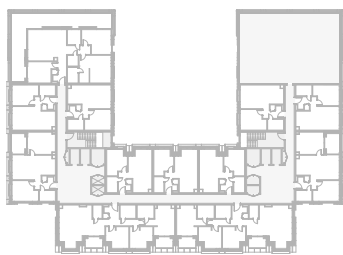
LEVEL 3



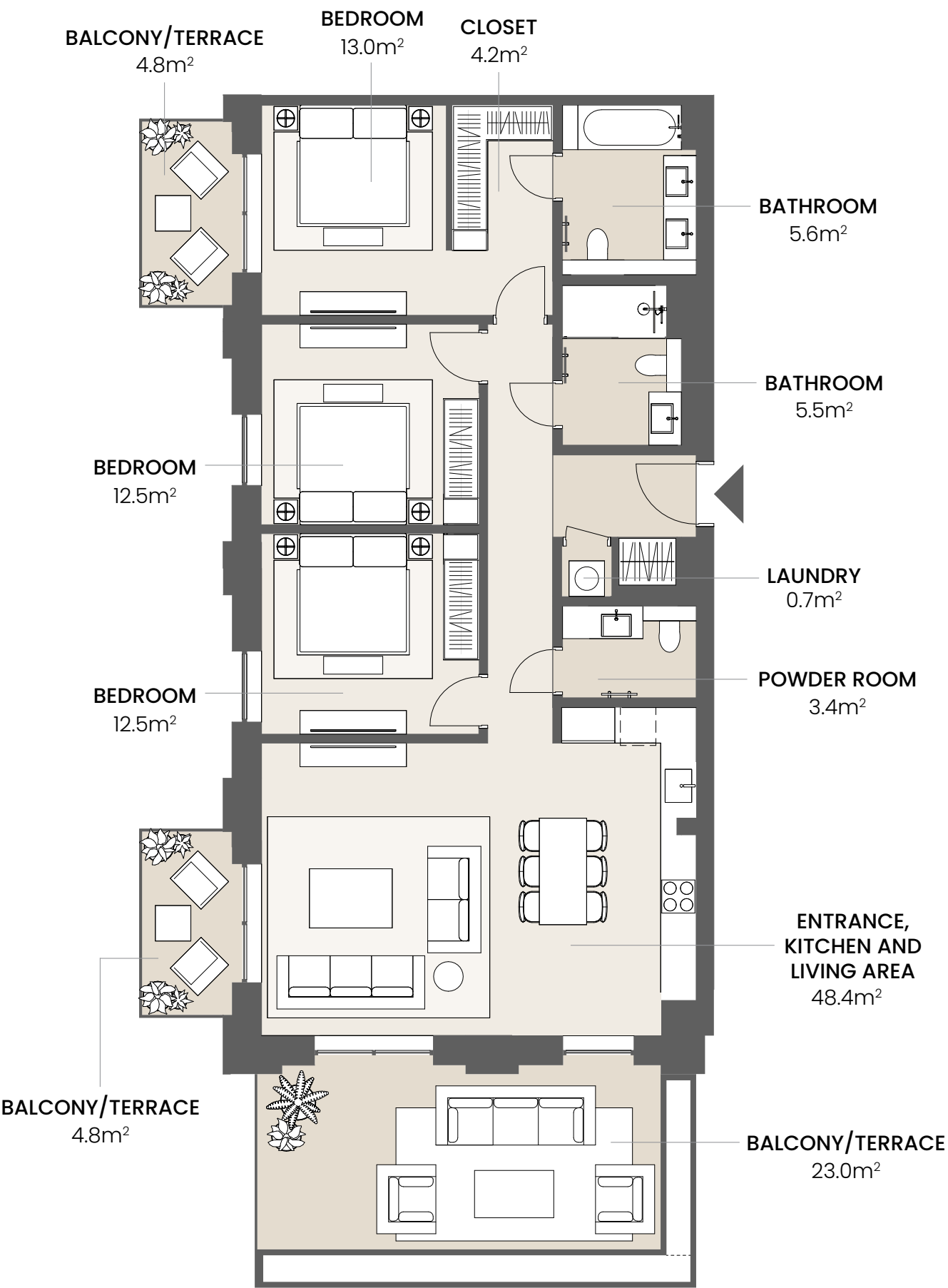
LEVEL 4



LEVEL 5



LEVEL 6

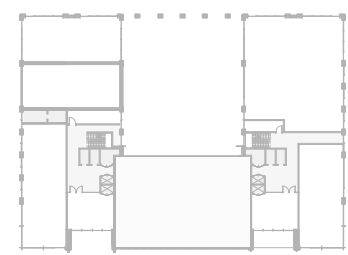




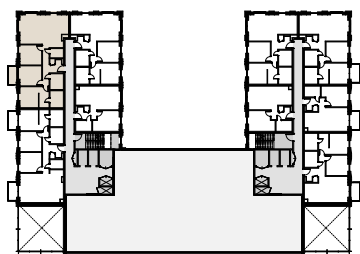
# 3 BEDROOM

## TYPE 3.2A

|                  |                      |
|------------------|----------------------|
| Sellable Area    | 109.00m <sup>2</sup> |
| Balcony/Terrace  | 4.80m <sup>2</sup>   |
| Total Gross Area | 113.80m <sup>2</sup> |



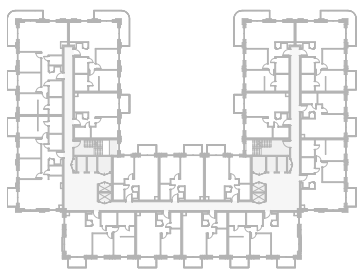
LEVEL 1



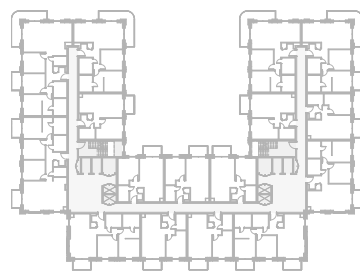
LEVEL 2



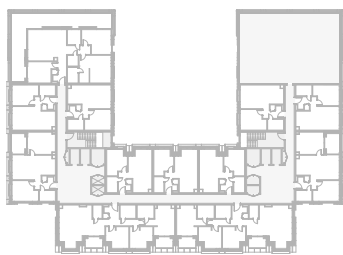
LEVEL 3



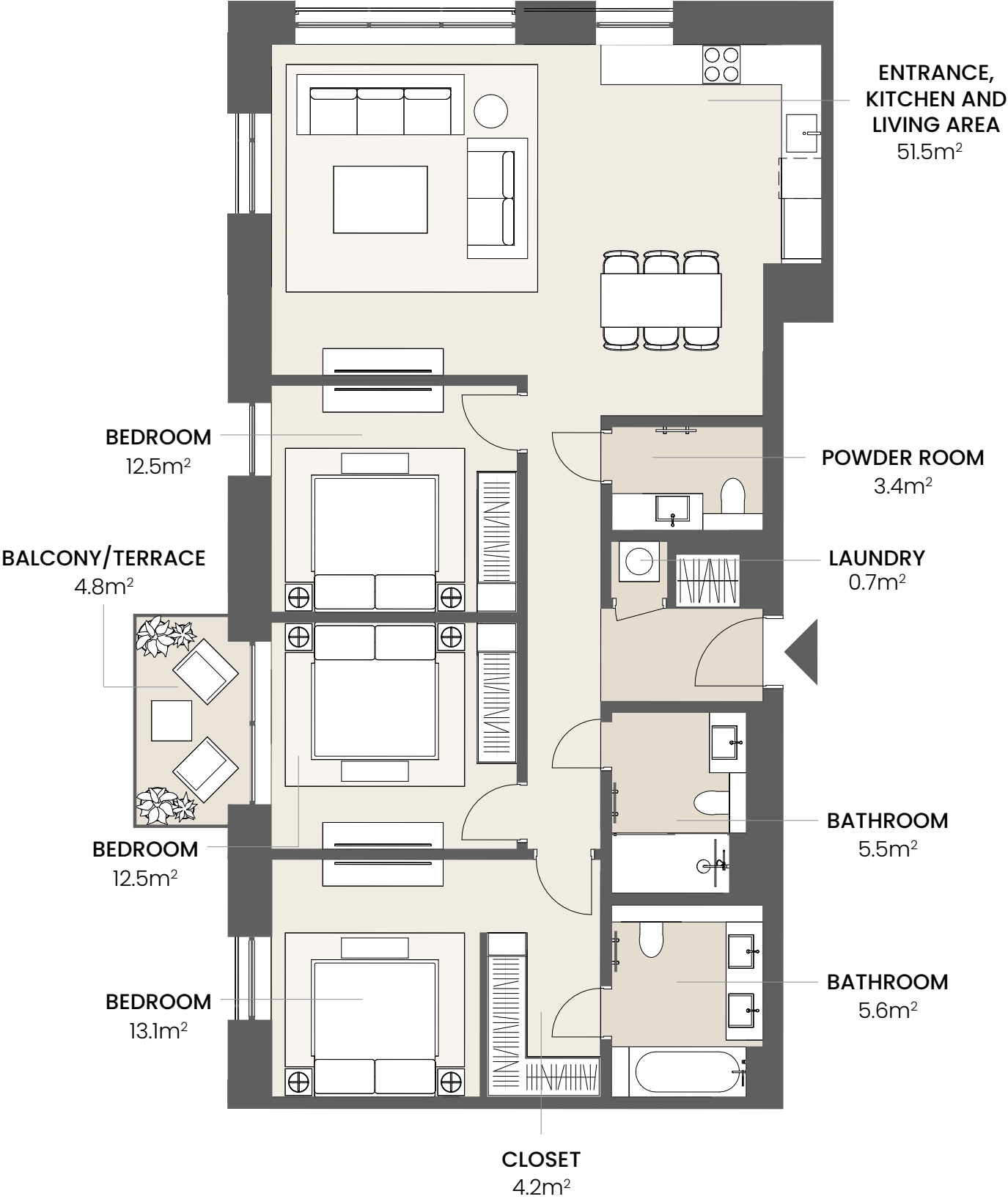
LEVEL 4



LEVEL 5



LEVEL 6

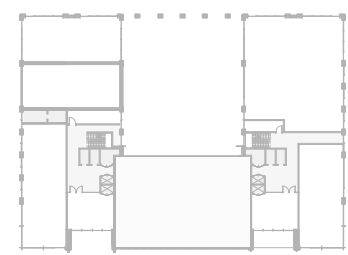




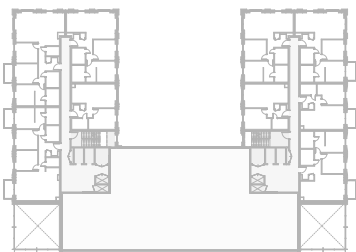
# 3 BEDROOM

## TYPE 3.2B

|                  |                      |
|------------------|----------------------|
| Sellable Area    | 109.00m <sup>2</sup> |
| Balcony/Terrace  | 19.20m <sup>2</sup>  |
| Total Gross Area | 128.20m <sup>2</sup> |



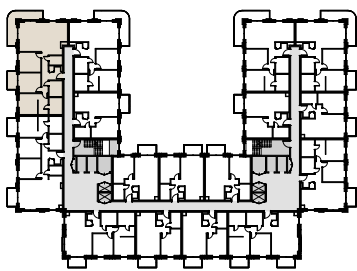
LEVEL 1



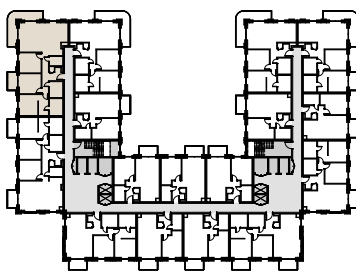
LEVEL 2



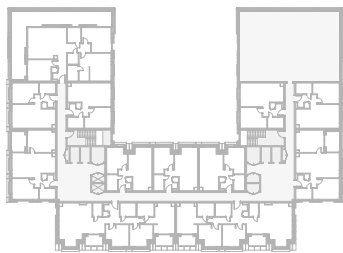
LEVEL 3



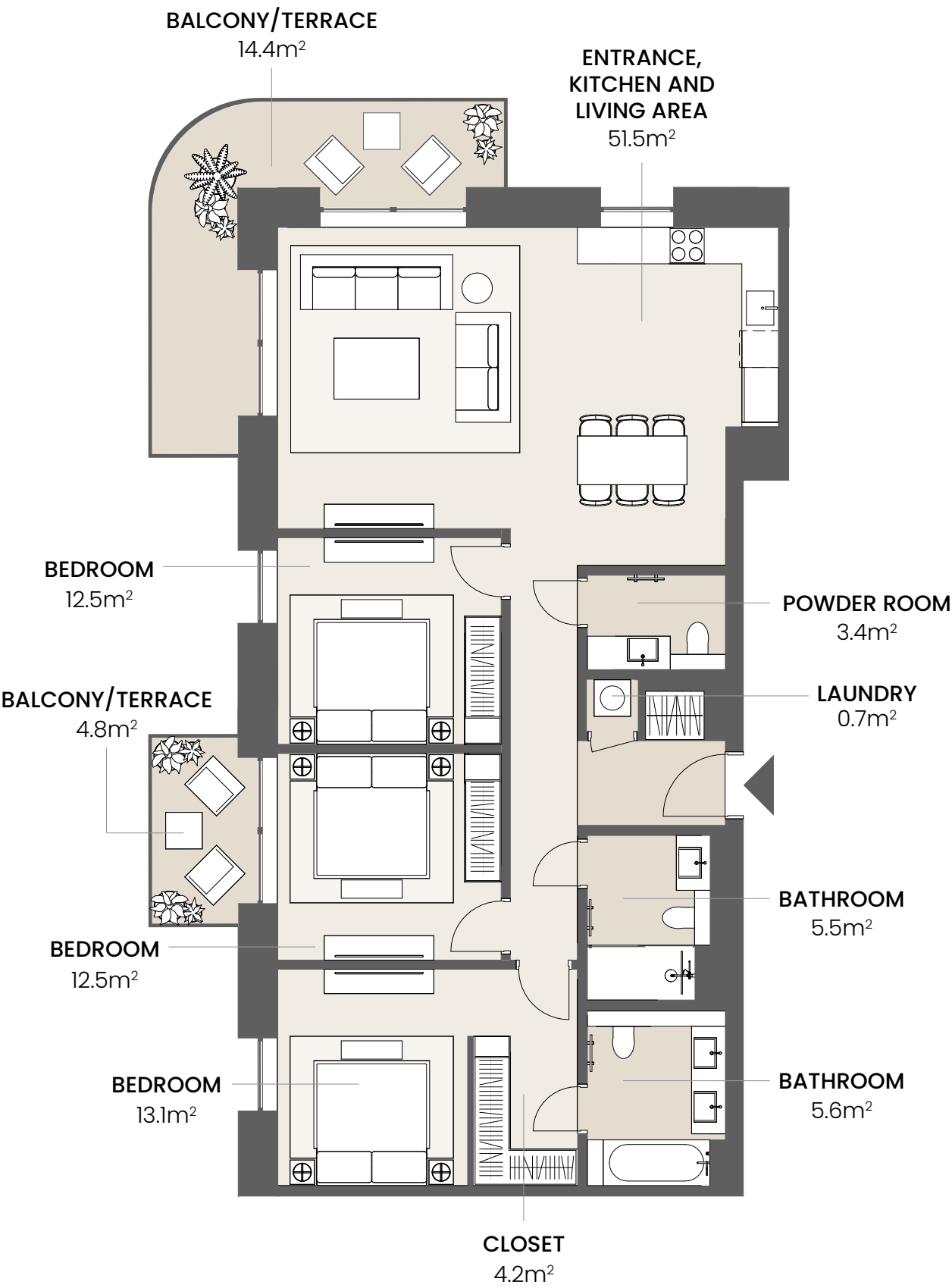
LEVEL 4



LEVEL 5



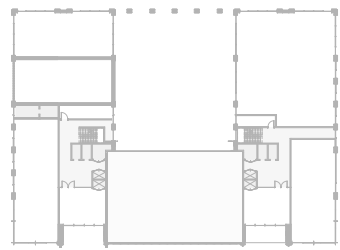
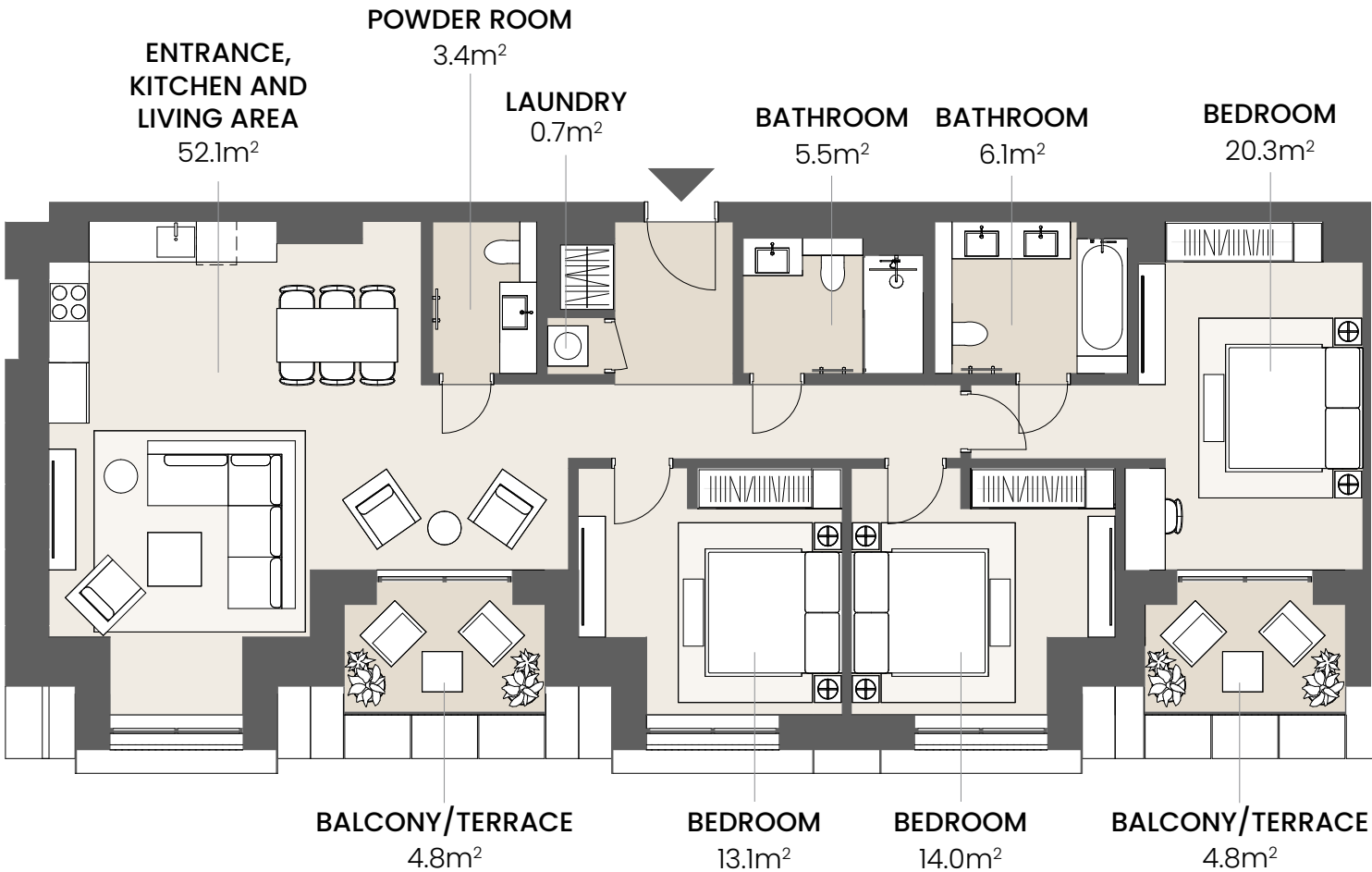
LEVEL 6



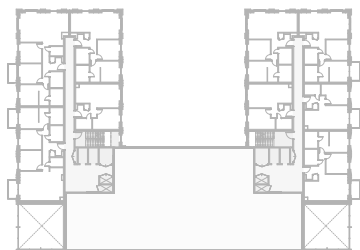
# 3 BEDROOM

## TYPE 3.3A

|                  |                               |
|------------------|-------------------------------|
| Sellable Area    | 115.10 - 115.20m <sup>2</sup> |
| Balcony/Terrace  | 9.60 - 10.00m <sup>2</sup>    |
| Total Gross Area | 124.80 - 125.20m <sup>2</sup> |



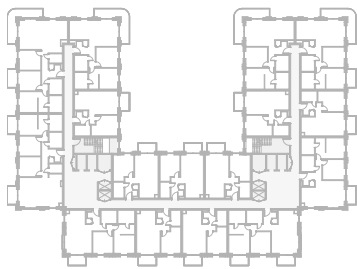
LEVEL 1



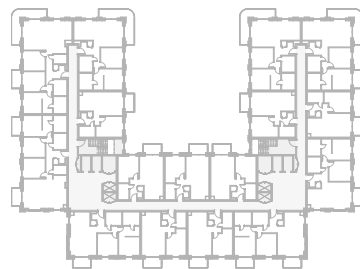
LEVEL 2



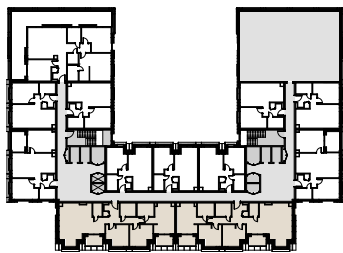
LEVEL 3



LEVEL 4



LEVEL 5



LEVEL 6

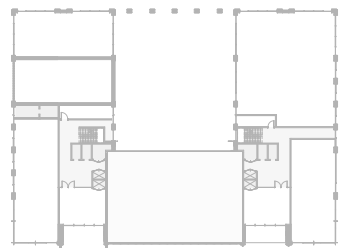




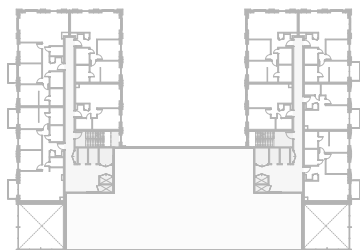
# 3 BEDROOM

## TYPE 3.4A

|                  |                               |
|------------------|-------------------------------|
| Sellable Area    | 119.10 - 119.30m <sup>2</sup> |
| Balcony/Terrace  | 63.50m <sup>2</sup>           |
| Total Gross Area | 182.60 - 182.80m <sup>2</sup> |



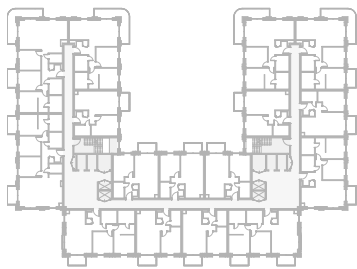
LEVEL 1



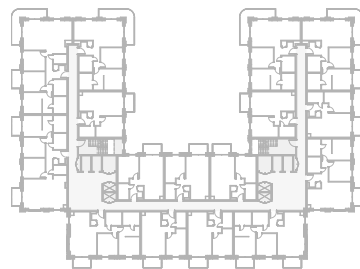
LEVEL 2



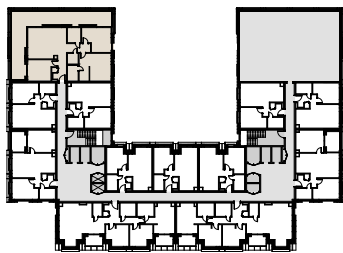
LEVEL 3



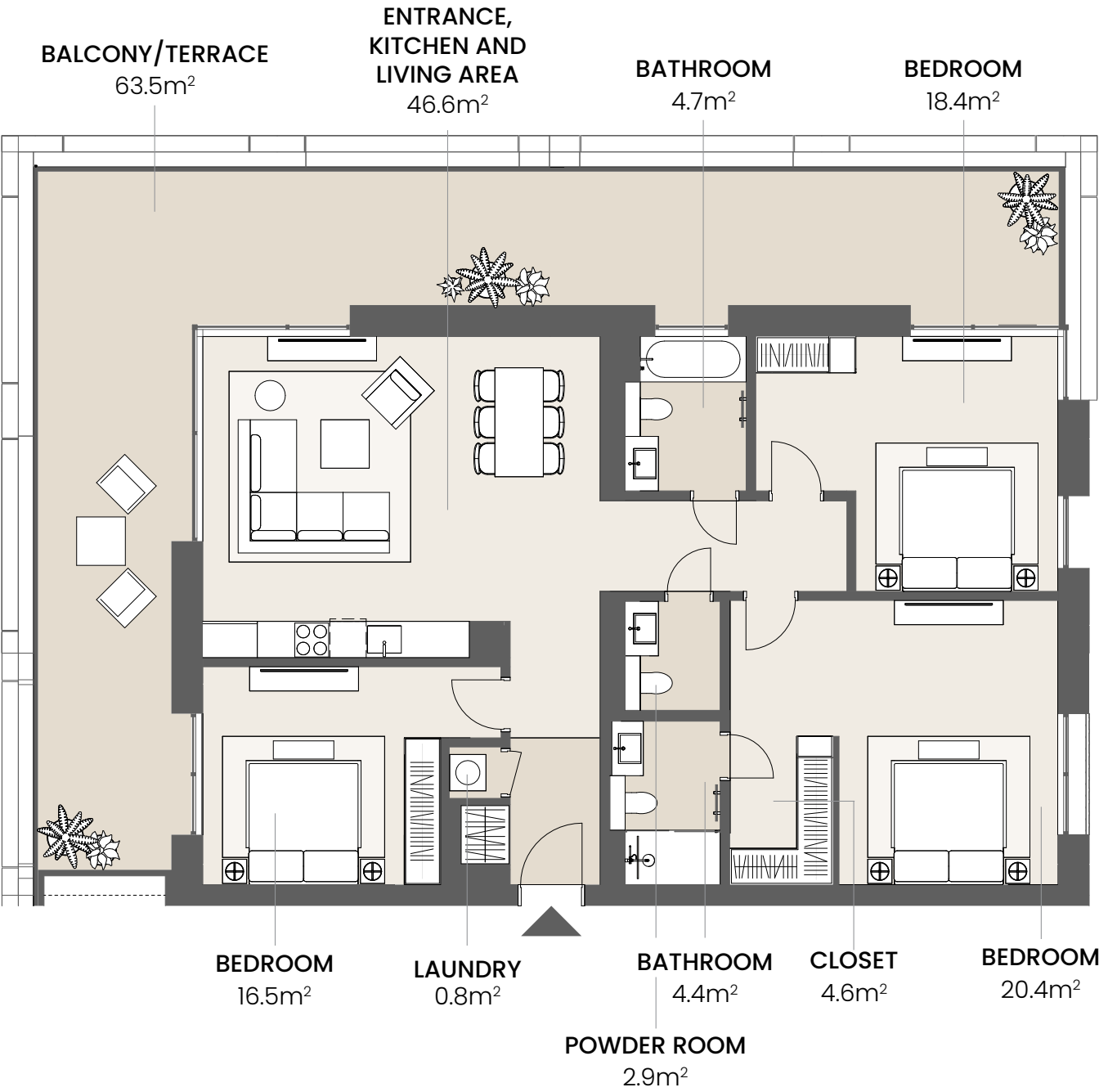
LEVEL 4



LEVEL 5



LEVEL 6













# SPECIFICATIONS

## ENTRANCE AREA

|         |                                         |
|---------|-----------------------------------------|
| FLOORS  | PORCELAIN TILES                         |
| WALLS   | EMULSION PAINT                          |
| CEILING | GYPSUM BOARD FINISHED IN EMULSION PAINT |

## LIVING AREA & DINING ROOM

|         |                 |
|---------|-----------------|
| FLOORS  | ENGINEERED WOOD |
| WALLS   | EMULSION PAINT  |
| CEILING | EMULSION PAINT  |

## KITCHEN AREA

|         |                 |
|---------|-----------------|
| FLOORS  | ENGINEERED WOOD |
| WALLS   | EMULSION PAINT  |
| CEILING | EMULSION PAINT  |

## BEDROOMS

|         |                 |
|---------|-----------------|
| FLOORS  | ENGINEERED WOOD |
| WALLS   | EMULSION PAINT  |
| CEILING | EMULSION PAINT  |

## DOORS

|                |                      |
|----------------|----------------------|
| ENTRANCE       | WOODWORK             |
| INTERNAL DOORS | TIMBER PANELED DOORS |

## BATHROOM & POWDER ROOM

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| FLOORS            | PORCELAIN TILES                                                                     |
| WALLS             | PORCELAIN TILES+WASHABLE EMULSION PAINT                                             |
| CEILING           | MOISTURE RESISTANT GYPSUM FINISHED WITH WASHABLE, MOISTURE RESISTANT EMULSION PAINT |
| SHELF             | MOISTURE RESISTANT MDF WITH MELAMINE, SHUTTERS IN MDF WITH HIGH PRESSURE LAMINATE   |
| VANITY COUNTERTOP | 2CM THICK ENGINEERED STONE                                                          |

## LAUNDRY ROOM

|         |                                                                            |
|---------|----------------------------------------------------------------------------|
| FLOORS  | PORCELAIN TILES                                                            |
| WALLS   | MOISTURE RESISTANT GYPSUM WITH WASHABLE, MOISTURE RESISTANT EMULSION PAINT |
| CEILING | MOISTURE RESISTANT GYPSUM WITH WASHABLE, MOISTURE RESISTANT EMULSION PAINT |

## OTHER

|                             |                                                                                                |
|-----------------------------|------------------------------------------------------------------------------------------------|
| SANITARYWARE                | HIGH QUALITY SANITARY FIXTUES & FITTINGS                                                       |
| AIR CONDITIONING UNITS      | ONLY PROVISIONS                                                                                |
| HEATING UNIT                | UNDERFLOOR HEATING (WATER & ELECTRICAL)                                                        |
| KITCHEN APPLIANCE           | NOT INCLUDED                                                                                   |
| CUPBOARD, WARDROBE, KITCHEN | NOT INCLUDED                                                                                   |
| WINDOWS                     | ALUMINUM FRAME                                                                                 |
| VENTILATION SYSTEM          | CLIMATE CONTROL SYSTEM<br>BASED ON LATVIAN CONSTRUCTION LAWS<br>AND THE RELATED BUILDING CODES |



