

KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



## For sale house KOLMIKU

 Harju maakond, Harku vald, Muraste küla

Property with private house, tennis court and swimming pool!



ERIK SANDLA

☎ +3725016304

☎ +3726556544

✉ erik.sandla@kinnisvaraekspert.ee

7 rooms	2. floors	270 m <sup>2</sup> total area	3451 m <sup>2</sup> plot	450 000 € 1 666.67 € / m <sup>2</sup>
------------	--------------	----------------------------------	-----------------------------	--

ID	147027
Rooms	7
Total area	270 m <sup>2</sup>
Plot	3451 m <sup>2</sup>
Form of ownership	immovable
Condition	completed
Year of construction	2007
Floors	2
Building material	stone
Cadastral register number:	<u>19801:001:0517</u>

Price range **450 000 €**

Price per m2 **1 666.67 €**



## ERIK SANDLA

maakler, elamispinnaad,  
 lepinguline partner,  
 Kinnisvaramaakleri reg. nr: KMR 40830  
 +3725016304  
 +3726556544  
 erik.sandla@kinnisvaraekspert.ee

## Additional data

õhksoojuspump, balconi, bath, boiler, cable TV, coatroom, electricity, fireplace, furniture change possibility, garage, industrial electricity, internet, parquet, refrigerator, tarred felt, sauna, shower, washing machine, water, WC separately, kitchen furniture, neighbourhood watch, separate rooms, closed courtyard, separate entrance, organisation through few floors, garret, fenced territory, deep well, ancillary building, city transport, nearby forest, pool, air conditioner

## Additional information

1) Private house and purpose-built residential land, notional part of the property (3451 m<sup>2</sup>), on which there is a 2-story private house (closed net area 270.0 m<sup>2</sup> + balconies (9.7 m<sup>2</sup> + 2.9 m<sup>2</sup>) and outdoor terrace 41.9 m<sup>2</sup> and covered terrace 9, 1 m<sup>2</sup>. Year of construction 2007.

A total of 7 rooms, 3 washrooms/wc (bath + shower), wood-burning sauna, fireplace room, kitchen-living room, cinema room, utility room and technical room.

Heating: Air-water heat pump. Electricity: 3x25A h. The garden has a shelter (barbecue), a tennis court and an outdoor swimming pool. The buildings do not have use permits. Price: 450,000 euros.

2) A functioning popular eatery Mummi trahter and sauna house 40.0 m<sup>2</sup>, shelter (barbecue).

Price: 350,000 euros.

3) It is also possible to acquire the entire Mummi trahter property (10,708 m<sup>2</sup>) together with a commercial building, a private house and auxiliary buildings. A detailed plan has been established for the property, according to which three purposes have been determined (commercial land 1606 m<sup>2</sup>, residential land 3212 m<sup>2</sup> and land for public buildings 5889 m<sup>2</sup>).

At the same time, there is an opportunity to divide the property into separate commercial and public land and residential land. The property is large and has a nice green environment that helps create privacy.

Price: 800,000 euros. If you buy the whole property, we can negotiate the price.

A modern living environment has developed in this area, where the main necessary services are available. School, kindergarten, restaurant and Coop store. Light traffic roads, playgrounds, a stadium and a skate park in the residential area. An international hiking trail is nearby. Public transport stop within walking distance.

\*\*\*\*

KINNISVARAEKSPERT has been operating on the Estonian market since 1993. Our offices are located in Tallinn and Pärnu, and we serve you all over Estonia. Through cooperation partners Nord Prime Capital and Alliance Group UAB, we are also represented in Latvia and Lithuania.

We offer brokerage services, valuation and real estate advisory services in both the private and commercial sectors.

Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

You can find more information at <http://www.kinnisvaraekspert.ee>

\*\*\*\*

## Location

📍 Harju maakond, Harku vald, Muraste küla









