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## For sale apartment LAINE 7

📍 Harju maakond, Tallinn, Kristiine linnaosa

The timeless historic home in Kristiine is waiting for you!



PEETER NURM

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4	2/3	95.9 m <sup>2</sup>	169 000 €
rooms	floor	total area	1 762.25 € / m <sup>2</sup>



ID	138920
Rooms	4
Total area	95.9 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	requires repair
Floor	2/3
Building material	loghouse
Cadastral register number:	<u>78407:703:1540</u>
<b>Price range</b>	<b>169 000 €</b>
<b>Price per m2</b>	<b>1 762.25 €</b>



## PEETER NURM

Board member of Kinnisvarakspert Staaring OÜ, professional senior broker, level 6, member of Estonian Chamber of Estate Agents. Real estate broker reg. no.: KMR 65570

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## Additional data

balconi, basement, bath, boiler, electricity, internet, locked staircase, parquet, shower, water, closed courtyard, organisation through few floors, high ceilings, central water, fenced territory, city transport, street entrance, stove, electric stove, combined heating

## Additional information

Discover the opportunity to acquire a unique 4-room apartment over two floors, located at Laine tn 7, Kristiine district. This home offers more than just living space – it is a historic legacy with a unique charm and potential to become a true dream home.

- Property: 2312 m<sup>2</sup>, consisting of two cadastral units (Laine 7 and Laine 7a). On the side of the Pärnu road, there is a noise barrier made of reinforced concrete blocks, and the rest is surrounded by a fence. The private backyard creates the perfect oasis for personal enjoyment. The property belongs to Järve's environmentally valuable area according to the master plan of the Kristiine district. Historically, it is the land of the former Erbe (German k Hermansberg, Hermanshof) summer estate. The railway station built in 1923 (Arch Karl Burman) is the starting point for the development of the environmentally valuable area of Järve, which was mostly inhabited by representatives of railway-related professions.
  - Layout: First floor in mansard floor 76.9 m<sup>2</sup>, second floor in attic 19 m<sup>2</sup>. You can enter the apartment through the main floor of the building, where a historic wooden elegant staircase leads to the second floor. From the living room on the east side of the mansard floor, you can access the balcony, where you can enjoy the morning sun. High mirror vaulted ceilings on the mansard floor create spaciousness and an unforgettable atmosphere.
  - On the basement floor: the approx. 26 m<sup>2</sup> basement box can be used as storage or as a workshop.
  - Parking: Vehicle parking is available in the yard and on the street.
  - Needs renovation: The apartment is waiting for a new owner who would give it a new life.
  - Heating: there is a traditional wood stove in the kitchen on the first floor and three cozy ovens in the rooms and an electric radiator in the fourth room.
- Communications: water and sewerage are central.

This opportunity is not just about acquiring real estate, but entering a future inspired by the past. Create a unique living environment where historical atmosphere and modern comfort meet. Take the first step towards your new home and contact us to discover more of the hidden possibilities of this home.

The apartment is available!

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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>

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## Location

📍 Harju maakond, Tallinn, Kristiine linnaosa

















