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# For sale dining KOLMIKU

📍 Harju maakond, Harku vald, Muraste küla

Opportunity to acquire the popular restaurant Mummi trahter



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1/1	172.7 m <sup>2</sup>	3451 m <sup>2</sup>	350 000 €
floor	total area	plot	2.026.64 € / m <sup>2</sup>

ID	147087
Total area	172.7 m <sup>2</sup>
Plot	3451 m <sup>2</sup>
Form of ownership	immovable
Condition	completed
Year of construction	2002
Floor	1/1
Building material	loghouse
Cadastral register number:	<u>19801:001:0517</u>
Price range	<b>350 000 €</b>
Price per m2	<b>2 026.64 €</b>



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## Additional data

õhksoojuspump, alarm, boiler, electricity, furniture, industrial electricity, kitchen, refrigerator, sauna, ventilation, water, WC separately, kitchen furniture, neighbourhood watch, separate rooms, separate entrance, high ceilings, fenced territory, deep well, well, ancillary building, city transport, nearby forest, street entrance, fireplace, electric floor heating

## Additional information

Mummi trahter is an imaginary part of the property as joint ownership (commercial land 1606 m<sup>2</sup> + land for public buildings 5889 m<sup>2</sup>). A detailed plan has been established for the entire 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).

The property is large and has a nice green environment that helps create privacy.

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

It is possible to purchase either:

1) the entire property (10,708 m<sup>2</sup>), where there is a residential building (with a tennis court, swimming pool, barbecue corner, and garage) and a functioning restaurant Mummi trahter, a sauna house, and an auxiliary building. Price: 800,000 euros. When buying the whole property, we can negotiate the price.

2) separate residential land (notional part as co-ownership), approx. 3451 m<sup>2</sup> (residential building, tennis court, garage, swimming pool, barbecue corner, access, etc.).

Residential building: 2-storey, 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> + covered terrace 9.1 m<sup>2</sup>. Year of construction 2007.

In total, according to the project, 7 rooms, 3 washrooms/wc (bath + shower), wood-burning sauna, fireplace room, kitchen-living room, cinema room, economy room and technical room.

Heating: Air-water heat pump.

Electricity: 3x25A

The buildings do not have an occupancy permit;

3) functional dining place Mummi trahter (79.5 m<sup>2</sup> + terrace 28.2 m<sup>2</sup> + part of the attached hall 25.0 m<sup>2</sup>, sauna house 40.0 m<sup>2</sup>, shelter) 172,7 m<sup>2</sup>.

H: 350,000 euros.

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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.

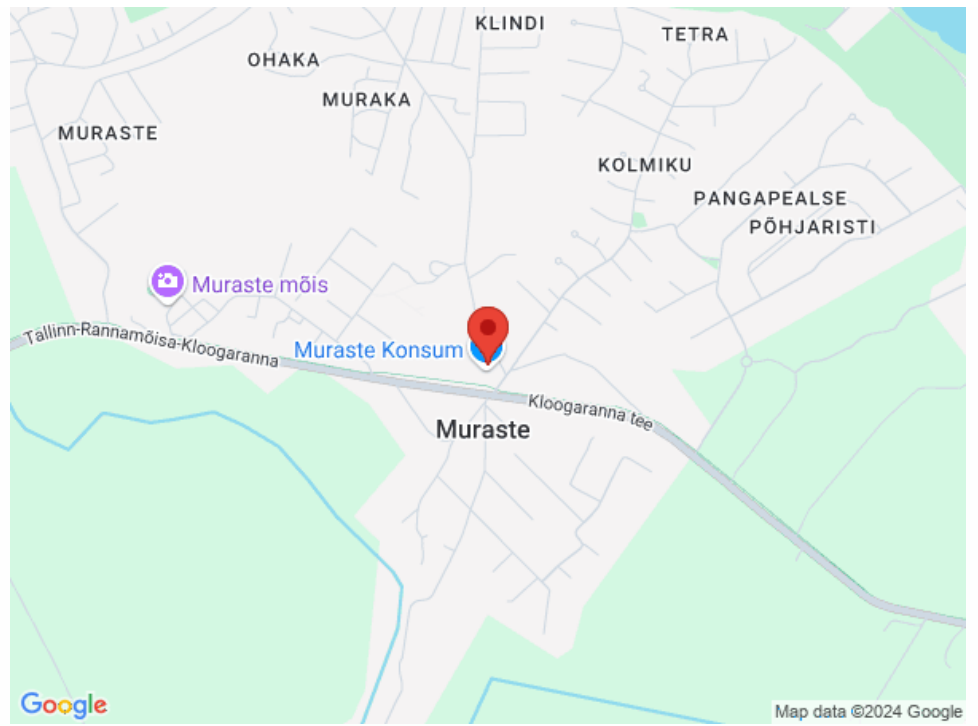
Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

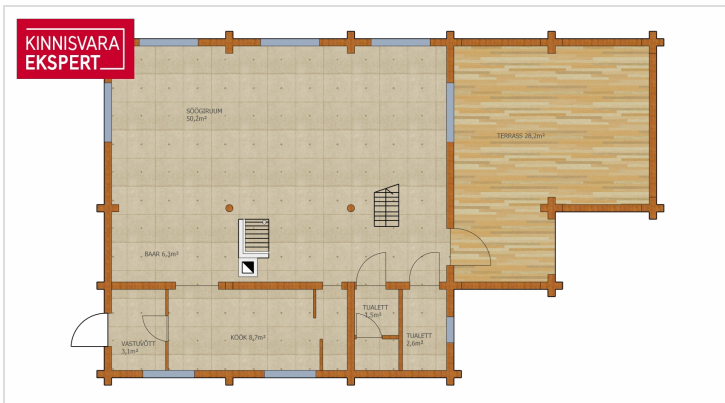
You can find more information at <http://www.kinnisvaraekspert.ee>

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## Location

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