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# For sale apartment LAI 20

 Pärnu maakond, Pärnu linn, Kesklinn

Views that inspire – Luxurious apartments in the city!



KRISTEL NOVEK

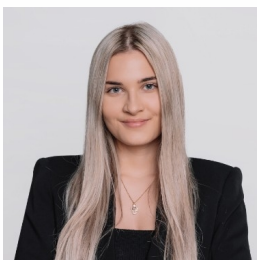
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3	5/7	78.9 m <sup>2</sup>	485 000 €
rooms	floor	total area	6 147.02 € / m <sup>2</sup>

ID	150748
Rooms	3
Total area	78.9 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	completed
Year of construction	2026
Floor	5/7
Apartment	14
Building material	stone
Cadastral register number:	<u>62510:131:7210</u>
Price range	<b>485 000 €</b>
Price per m2	<b>6 147.02 €</b>



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broker

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## Additional data

balconi, electricity, elevator, garage, internet, locked staircase, parquet, secured door, shower, water, video cameras, new sewerage, high ceilings, new electric circuit, storage room, central heating, electric floor heating, air conditioner

## Additional information

By the Pärnu River and the brand-new bridge, an elegant 7-story residential and commercial building, Lai 20, offering unique architecture and breathtaking views, will be completed in the city center by summer 2026.

Apartment 14, a river-facing 3-room corner unit (78.9 m<sup>2</sup>) with a spacious terrace (61.8 m<sup>2</sup>), is located on the 5th floor, offering views of the river, the new bridge, and the estuary/sunset direction. The apartment features a large living room with an open kitchen (30.2 m<sup>2</sup>), two bedrooms (18.3 m<sup>2</sup>; 11.9 m<sup>2</sup>), an entrance hall (11.1 m<sup>2</sup>), a bathroom with a shower and toilet (5.5 m<sup>2</sup>), and a storage room (1.9 m<sup>2</sup>). The green roof outside the bedrooms adds a touch of individuality and greenery to the home. Sliding glass doors provide access to the terrace. The apartment ensures comfort with underfloor water heating, a heat recovery ventilation system, and central cooling. A luxurious standard finish is included, with the option to customize according to your preferences.

Designed by the renowned BOA architects as the winning project of an architectural competition, the Lai 20 building features a stepped design that reduces its overall visual mass and divides the structure into three vertical sections: retail, office, and residential floors. The glass facades on the ground floor lend the building a lighter and more modern appearance, while recessed entrances enhance the airy and contemporary feel. Floors III to VII, housing apartments and guest units, are set back from the second floor, creating balconies and terraces that emphasize openness and provide a dynamic façade. Apartments with views of either the river or the city center include spacious balconies or terraces (ranging from 7 m<sup>2</sup> to 108 m<sup>2</sup>), ceilings up to 3 meters high, and floor-to-ceiling windows.

The building also includes an underground parking garage, offering secure and convenient parking with direct elevator access to residential floors. Reserved parking spaces are available for €25,000, and storage units for €5,000. Electric vehicle charging facilities are also provided. All prices include VAT.

For questions and further information, please get in touch!

Early buyers will benefit from a wider selection and more flexibility in customizing their new home.

NB! Buyers can take advantage of a flexible installment payment plan directly from the developer. By paying at least 20% of the apartment price upon purchase, the remaining balance can be paid over a period of up to five years. The annual interest rate for the installment plan ranges from 5-8%. For detailed installment terms or information about special mortgage offers, please consult a Kinnisvaraekspert real estate agent.

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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.

Kinnisvaraekspert 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

📍Pärnu maakond, Pärnu linn, Kesklinn

