

KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



## For sale apartment TIIRU 3



Pärnu maakond, Pärnu linn, Rannarajoon

KLIENDIPÄEV 31 mail kell 12.00 NÄIDISKORTERID ja maja valmis!



KRISTEL SAAT

+37253422065

+3724420700

kristel.saat@kinnisvaraekspert.ee

3	2/7	83 m <sup>2</sup>	412 500 €
rooms	floor	total area	4 969.88 € / m <sup>2</sup>

ID	151998
Rooms	3
Total area	83 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	new building
Year of construction	2025
Floor	2/7
Apartment	8
Building material	panel
Cadastral register number:	<u>62512:049:0022</u>
Price range	<b>412 500 €</b>
Price per m2	<b>4 969.88 €</b>



KRISTEL SAAT

professional broker

+37253422065

+3724420700

✉ kristel.saat@kinnisvaraekspert.ee

## Additional data

balconi, electricity, elevator, locked staircase, parquet, shower, water, video cameras, closed courtyard, shop window, storage room, central heating, water floor

## Additional information

The new 7-storey apartment building under construction at Tiiru Street 3 in the Valgre residential area is located by the sea, between the tennis hall and Hestia Hotel Strand, on the edge of the coastal meadow. The south- and west-facing balconies of the apartments offer the opportunity to enjoy stunning views and spend evenings with the sunset. The exterior design of the apartment building also reflects the image of Pärnu as a summer resort town – white facades, with large balconies facing the sea and glass railings adding a sense of lightness and airiness.

The seaside 3-room corner apartment No. 8 (83 m<sup>2</sup> + balcony 12.5 m<sup>2</sup>) is located on the second floor and offers direct views of the sea and coastal meadow. The apartment features a spacious living room with kitchen (34.5 m<sup>2</sup>), 2 bedrooms (16.5 m<sup>2</sup>, 15.3 m<sup>2</sup>), a shower room/WC (5.7 m<sup>2</sup>), a separate WC (1.7 m<sup>2</sup>), and a walk-in closet in the hallway. The rooms have floor-to-ceiling sliding windows, with access from both bedrooms to the large south-facing balcony. The comfortable indoor climate is ensured by water-based underfloor heating and heat recovery ventilation, and air conditioning can be installed for an extra cost.

The building offers 2- to 4-room apartments, all with balconies or terraces overlooking the sea. Each apartment features water-based underfloor heating, its own ventilation system, floor-to-ceiling windows in the seaside apartments, and "Premium" interior finishing as standard. All apartments are pre-fitted for air conditioning. The building also has an elevator and video surveillance. On the ground floor, there are storage units (for an additional cost), an enclosed parking lot in the courtyard (parking spaces available for an additional fee, including power supply readiness), a children's playground, and direct access to the seaside promenade. The architects of the apartment building are Hanno Grossschmidt, Tomomi Hayashi, and Siim Endrikson from the architectural bureau HGA.

More information about the apartments at Tiiru Street 3 in Pärnu and the Valgre residential area will soon be available on the website <http://www.valgre.eu>. For apartment plans, prices, and other information, please get in touch.

The sale of the apartments has begun – fulfill your dreams and make seaside living a reality!

\*\*\*\*

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

📍Pärnu maakond, Pärnu linn, Rannarajoon





















