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## For sale apartment TIIRU 5

 Pärnu maakond, Pärnu linn, Rannarajoon

A cozy apartment with a sea view in the Valgre residential area!



JANNO PETERSON

|       |       |                     |                             |
|-------|-------|---------------------|-----------------------------|
| 2     | 6/7   | 45.3 m <sup>2</sup> | 205 000 €                   |
| rooms | floor | total area          | 4 525.39 € / m <sup>2</sup> |

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|                            |                       |
|----------------------------|-----------------------|
| ID                         | 147917                |
| Rooms                      | 2                     |
| Total area                 | 45.3 m <sup>2</sup>   |
| Form of ownership          | apartment ownership   |
| Condition                  | completed             |
| Year of construction       | 2019                  |
| Floor                      | 6/7                   |
| Building material          | panel                 |
| Cadastral register number: | <u>62512:049:0023</u> |
| Price range                | <b>205 000 €</b>      |
| Price per m2               | <b>4 525.39 €</b>     |



## JANNO PETERSON

maakleriteenuse juht, kutseline vanemmaakler  
tase 6

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## Additional data

balconi, electricity, elevator, furniture, locked staircase, parquet, refrigerator, shower, washing machine, water, kitchen furniture, video cameras, open kitchen, fenced territory, storage room, central heating, water floor

## Additional information

A cozy seaside apartment in the Valgre residential area, located on the edge of coastal meadows with a view of Pärnu Bay. There aren't many places where nature, a sandy beach, and the sea are so closely connected to the urban environment—especially with direct access to a bike path leading straight to the beach promenade, the beach itself, the yacht club, or the golf course.

This 2-room apartment (net area 45.3 m<sup>2</sup> + balcony 4.6 m<sup>2</sup>) is situated on the desirable 6th floor, with windows and a balcony facing west, perfect for enjoying the evening sun. The well-laid-out apartment includes a living room-kitchen (24.5 m<sup>2</sup>), bedroom (11.8 m<sup>2</sup>), spacious bathroom (5.5 m<sup>2</sup>), and hallway (3.5 m<sup>2</sup>). The apartment features high-quality finishes, underfloor heating, heat-recovery ventilation (with its own ventilation unit), and is pre-wired for air conditioning. The building has an elevator. The apartment also includes a storage unit on the first floor and a parking space with an electrical connection in the courtyard, both registered in the land registry. The price of the apartment includes all furnishings.

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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

📍 Pärnu maakond, Pärnu linn, Rannarajoon









