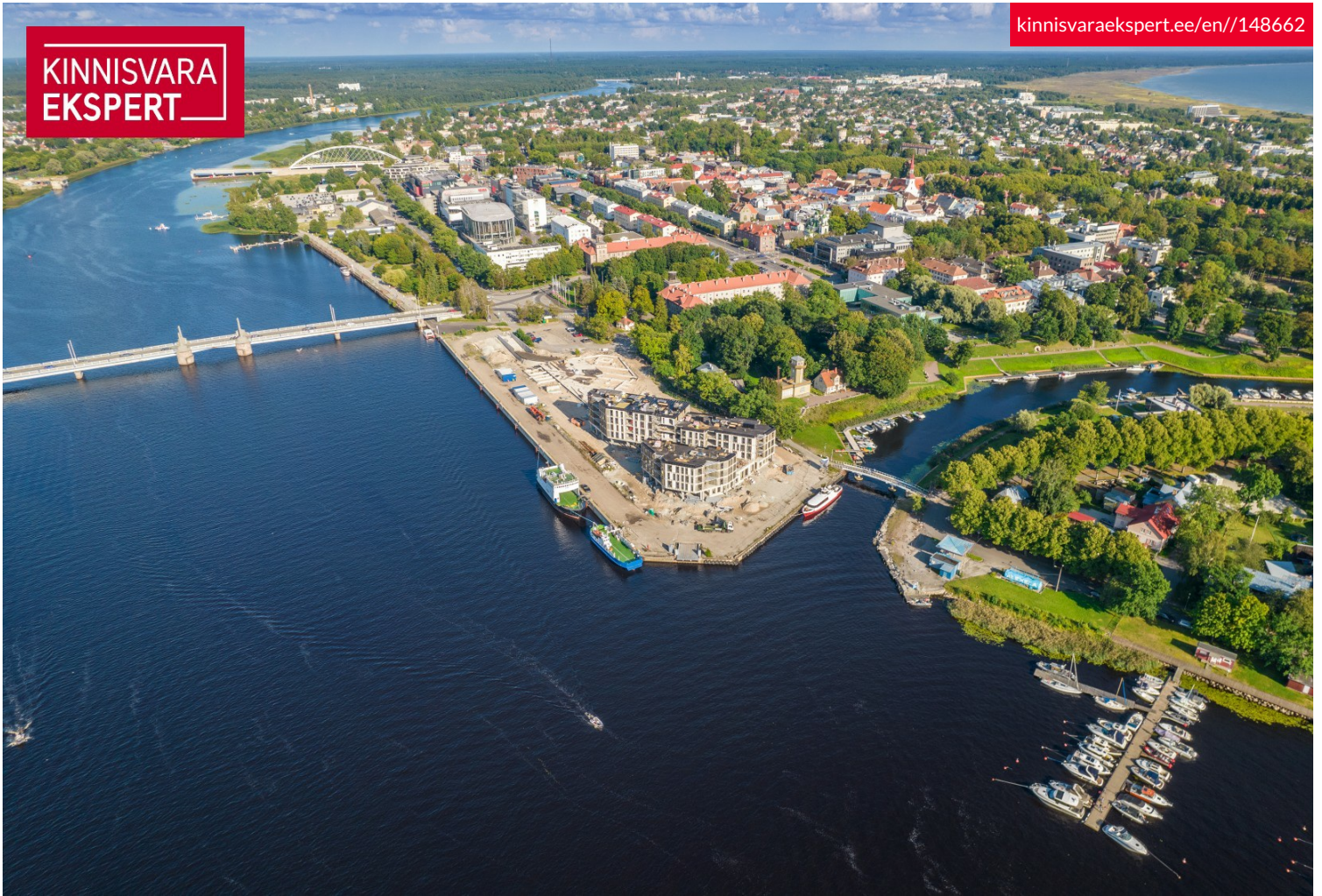


KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



# For sale apartment KALDA 4

 Pärnu maakond, Pärnu linn, Kesklinn

Luxury apartments with the best views in Pärnu's new marina!



JANNO PETERSON

+3725058832

+3724420700

janno.peterson@kinnisvaraekspert.ee

4	2/5	93 m <sup>2</sup>	380 000 €
rooms	floor	total area	4 086.02 € / m <sup>2</sup>

ID	148662
Rooms	4
Total area	93 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	new building
Year of construction	2025
Floor	2/5
Apartment	49
Building material	stone
Cadastral register number:	<u>62401:001:0786</u>

Price range **380 000 €**

Price per m2 **4 086.02 €**



JANNO PETERSON

maakleriteenuse juht, kutseline vanemmaakler  
tase 6

Eesti Kinnisvaramaaklerite Koja liige

+3725058832

+3724420700

janno.peterson@kinnisvaraekspert.ee

## Additional data

balconi, electricity, elevator, locked staircase, parquet, secured door, shower, water, video cameras, open kitchen, storage room, central heating, water floor

## Additional information

In the new Vanasadam Quarter, being developed at the mouth of the river and Vallikäär in the heart of Pärnu, three apartment buildings with public spaces are being constructed, to which a pier for small boats will be added in the future. The Vanasadam Quarter has been designed with the modern person in mind, someone who values durable materials, a comfortable and cohesive living environment, a good location, and proximity to essential services, in addition to modern architecture.

The first apartment building to be completed in 2025 in the Vanasadama Quarter, located at Kalda Street 4, will be the most seaside-facing.

The apartments in the building range from 1 to 5 rooms, with most featuring a balcony, French balcony or terrace. Parking spaces and storage rooms (both for an additional fee) are conveniently located on the ground floor, and the building is equipped with three elevators. The most exclusive apartments offer unique views of the Pärnu River, marinas, sunsets, and the historic bastion area of Pärnu.

4-room apartment No. 35 (93 m<sup>2</sup> + 4.1 m<sup>2</sup> balcony) is located on the 2nd floor, in the central part of the building. The apartment features a spacious living room-kitchen (33.6 m<sup>2</sup>) with access to the balcony, as well as three bedrooms of 13.2 m<sup>2</sup>, 8.9 m<sup>2</sup>, and 10.5 m<sup>2</sup>, plus a walk-in closet. Additionally, there is a bathroom/WC (5.4 m<sup>2</sup>, bathtub possible) and a separate WC, as well as a small utility room. The apartment's comfortable indoor climate is ensured by water underfloor heating and heat recovery ventilation, with an optional cooling system available for an additional fee.

For more information about the Vanasadama Quarter, visit the website <http://www.vanasadamakvartal.ee>.

For questions and additional details, please get in touch!

\*\*\*\*

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.

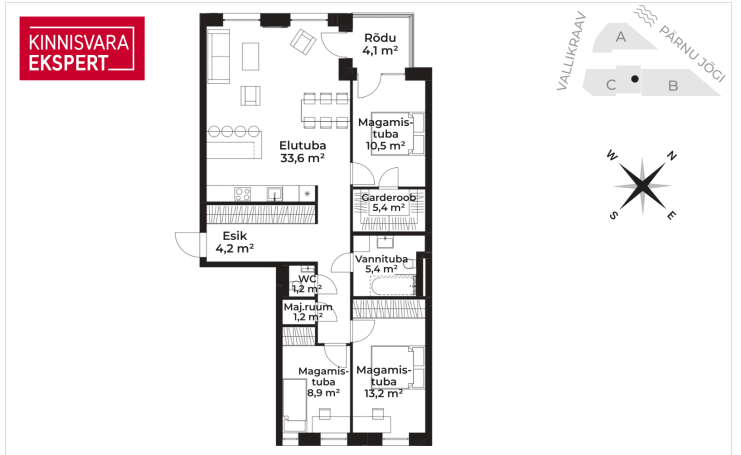
You can find more information at <http://www.kinnisvaraekspert.ee>

\*\*\*\*

## Location

📍Pärnu maakond, Pärnu linn, Kesklinn





KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT

VANASADAMA  
KVARTAL  
UUS LINNA SÜDA

Parima vaatega  
luksuslikud kodud Pärnu  
uues jahisadamas

 vanasadamakvartal.ee

