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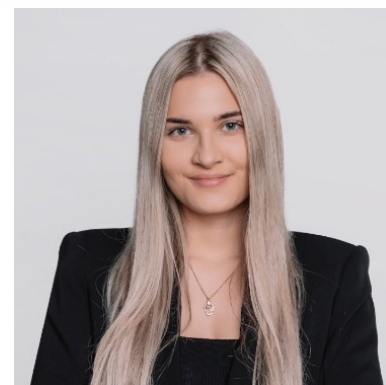


## For sale apartment KALDA 4



Pärnu maakond, Pärnu linn, Kesklinn

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



KRISTEL NOVEK

+37256203454

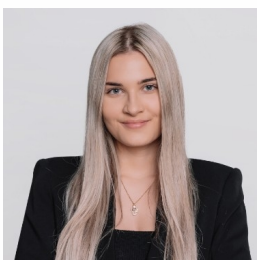
+3724420700

kristel.novek@kinnisvaraekspert.ee

2 rooms	3/4 floor	46.9 m <sup>2</sup> total area	170 000 € 3 624.73 € / m <sup>2</sup>
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ID	149317
Rooms	2
Total area	46.9 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	new building
Year of construction	2025
Floor	3/4
Apartment	9
Building material	stone
Cadastral register number:	<u>62401:001:0786</u>
Price range	<b>170 000 €</b>
Price per m2	<b>3 624.73 €</b>



## KRISTEL NOVEK

broker

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## 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 building to be completed in Vanasadam Quarter is the one closest to the sea, located at Kalda Street 4, which will be finished in the first quarter of 2025. The apartments in the building range from 1 to 5 rooms, and most have a balcony, French balcony, or terrace. The ground floor of the building will also feature guest apartments with private entrances, directly connected to the functional urban space. Parking spaces and storage units (both available at an additional cost) are conveniently located on the ground floor, and the building has three elevators. The most exclusive apartments in the building offer unique views of the Pärnu River, marinas, sunsets, and Pärnu's historic bastion area.

The 2-room apartment No. 9 (46,9 m<sup>2</sup>) is located on the third floor. The room sizes are 26,7 m<sup>2</sup> (living room-kitchen), bedroom 11,3 m<sup>2</sup>, bathroom (4,2 m<sup>2</sup>) and hallway (4,7 m<sup>2</sup>). The comfortable indoor climate in the apartment is ensured by water-based underfloor heating and heat recovery ventilation. Cooling can be added to the apartment for an additional fee.

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

If you have any questions or need further information, please feel free to contact us!

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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, Kesklinn

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