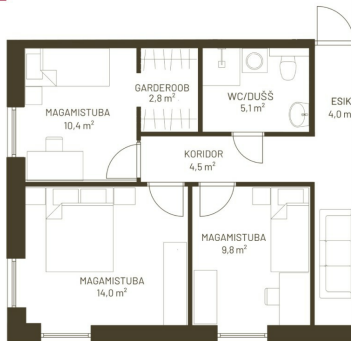


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## For sale apartment NIIDU 1B

 Pärnu maakond, Pärnu linn, Rääma

**\*\*NEWS\*\*** - New apartment building at Niidu 1b!



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4	2/5	78 m <sup>2</sup>	179 000 €
rooms	floor	total area	2 294.87 € / m <sup>2</sup>

ID	149342
Rooms	4
Total area	78 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	new building
Year of construction	2025
Floor	2/5
Apartment	7
Building material	stone
Cadastral register number:	<u>62517:064:0061</u>
<b>Price range</b>	<b>179 000 €</b>
<b>Price per m2</b>	<b>2 294.87 €</b>



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## Additional data

balconi, coatroom, electricity, elevator, furniture change possibility, locked staircase, parquet, sauna, shower, water, video cameras, open kitchen, high ceilings, city transport, nearby forest, storage room, central heating, water floor

## Additional information

**\*\*NEWS\*\*** - The latest apartment building in the Niidupargi residential area at Niidu Street 1b will be completed by the beginning of summer 2025.

A 4-room apartment with a balcony, apartment number 14 (78 m<sup>2</sup> + 4 m<sup>2</sup> balcony), is located on the second floor of the building with views to the south and west. The room sizes are 29 m<sup>2</sup> (living room-kitchen), 14 m<sup>2</sup>, 9.8 m<sup>2</sup>, and 11.6 m<sup>2</sup> (including a walk-in closet), in addition to a shower room/WC (5.1 m<sup>2</sup>) and two hallways (4 m<sup>2</sup> and 4.5 m<sup>2</sup>). If desired, the walk-in closet in the bedroom can be converted into a sauna (for an additional fee). It is also possible to purchase the apartment from the developer with kitchen furniture (added to the apartment price, can be financed within a home loan). The building has only two 4-room apartments, so act quickly if interested!

Request loan offers through the real estate agent, as banks have special offers for Niidupargi apartment buyers!

The new homes built by AS SA.MET are located in Rääma, right next to Niidu park forest. The apartment buildings are energy-efficient, with solar panels on the roof, energy class A, underfloor water heating (district heating), heat recovery ventilation, and an elevator in the building. The apartments/guest apartments are 1-4 rooms, and each apartment has its own balcony or terrace. Floor-to-ceiling windows add brightness. It is possible to purchase a storage unit (price according to size) and a personal parking space with the apartment. The parking lot will also have 2 parking spaces with electric chargers for communal use. A lot of emphasis is placed on the outdoor areas and playgrounds in the residential area, which will also be built between the buildings in the second phase of the residential area. This will bring neighbors together and integrate the residential area into a cohesive community – your home begins far beyond your apartment door!

For more information about the new apartment building at Niidu Street 1b and the Niidupargi residential area, visit the website <http://www.niidupargi.ee>

For questions and additional information, please 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, Rääma



