

KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



## For sale apartment PÄRNU MNT 76

📍 Harju maakond, Tallinn, Kesklinna linnaosa

Cozy Aptment in downtown Tallinn



LEENO ANDRESON

☎ +37255558738

☎ +3724420700

✉ leeno.andreson@kinnisvaraekspert.ee

3	5/5	47.5 m <sup>2</sup>	148 000 €
rooms	floor	total area	3 115.79 €/m <sup>2</sup>

ID	150561
Rooms	3
Total area	47.5 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	completed
Year of construction	1963
Floor	5/5
Building material	stone
Cadastral register number:	<u>78401:109:2690</u>
Price range	<b>148 000 €</b>
Price per m2	<b>3 115.79 €</b>



LEENO ANDRESON

koolitatud maakler

+37255558738

+3724420700

leeno.andreson@kinnisvaraekspert.ee

## Additional data

basement, coatroom, electricity, locked staircase, parquet, refrigerator, secured door, shower, washing machine, water, kitchen furniture, open kitchen, new sewerage, new electric circuit, central water, street entrance, central heating

## Additional information

NEW OFFER A lovely three-room apartment of 47.5m<sup>2</sup> is for sale in the center of Tallinn.

The house at Pärnu mnt 76 is a typical sixties apartment building, with commercial premises on the first floor.

The apartment for sale is located on the fifth floor. The kitchen is open to the living room, from the living room there is access to the bedroom. The second bedroom is separate. The bedroom has a large full-wall built-in wardrobe, the smaller bedroom also has a wardrobe.

WC and bathroom are together.

The apartment was thoroughly renovated approx. 15 years ago, electrical wires and plumbing were replaced.

The central heating system of the whole house was renewed in 2023. in autumn. The floors have a natural light wooden parquet.

The windows have been replaced. All windows overlook the greenery of the courtyard.

The apartment can also use a basement box.

Behind the house, behind the barrier, in the closed courtyard, there is a free possibility to park cars (if there are free spaces).

The apartment is suitable both for own living and for renting out. The amenities of the city center are all within walking distance or a few tram stops away.

The apartment needs some updating.

Sold together with kitchen furniture and household appliances (fridge, washing machine, dryer). The furniture in the picture belongs to the tenant, except kitchen table and chairs.

Utility costs are very low: for example, February 2024 was 146.68 euros and June 2024 was 49.11 euros.

\*\*\*\*

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

📍 Harju maakond, Tallinn, Kesklinna linnaosa









