

KINNISVARA  
EKSPERT



# For sale apartment LAI 20

 Pärnu maakond, Pärnu linn, Kesklinn

Views that inspire – luxurious apartments in the city center!



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3	5/7	79.1 m <sup>2</sup>	400 000 €
rooms	floor	total area	5 056.89 € / m <sup>2</sup>

ID	150793
Rooms	3
Total area	79.1 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	completed
Year of construction	2026
Floor	5/7
Apartment	13
Building material	stone
Cadastral register number:	<u>62510:131:7210</u>
Price range	<b>400 000 €</b>
Price per m2	<b>5 056.89 €</b>



## JANNO PETERSON

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## Additional data

balconi, electricity, elevator, garage, internet, locked staircase, parquet, secured door, shower, water, video cameras, open kitchen, high ceilings, storage room, central heating, water floor, air conditioner

## Additional information

By the summer of 2026, an elegant seven-story residential and commercial building with unique architecture and stunning views – Lai 20 – will grace the city center near the Pärnu River and the brand-new bridge.

Designed by the renowned BOA architects as the winning project of an architectural competition, Lai 20 features a tiered structure that reduces its bulk and divides it vertically into three zones: retail, office, and residential. The glass facades on the ground floor add a sense of lightness and visually diminish the building's mass, while the recessed main entrances emphasize its modern and airy design. The third to seventh floors, housing apartments and guest apartments, are set back from the second floor, creating balconies and terraces that add depth and openness to the facade. All apartments offer views of either the river or the city center, spacious balconies or terraces ranging from 7 to 108 m<sup>2</sup>, ceilings up to 3 meters high, and floor-to-ceiling windows.

Apartment No. 13 is a three-room unit with a total area of 79.1 m<sup>2</sup>, located on the fifth floor, offering views of the river and the new bridge. The apartment includes a large living room with a kitchen (30.3 m<sup>2</sup>), a pantry in the kitchen (2.6 m<sup>2</sup>), two bedrooms (16.6 m<sup>2</sup> and 13.9 m<sup>2</sup>), a hallway (11 m<sup>2</sup>), and a bathroom with a shower and toilet (4.7 m<sup>2</sup>). All rooms have direct access to a spacious 19 m<sup>2</sup> balcony overlooking the river via sliding floor-to-ceiling windows. The apartment's comfortable indoor climate is ensured by underfloor water heating, a heat recovery ventilation system, and air cooling. The apartment comes with luxurious standard finishes, which can be tailored to your preferences.

The building includes underground parking, offering secure parking and elevator access directly to your floor. Parking spaces are priced at €25,000, and storage units are available for €5,000. Electric vehicle charging is also available. All prices include VAT.

Buyers have the option to use an installment plan offered directly by the developer. By paying at least 20% of the apartment's cost, the remaining amount can be paid over a period of up to five years. The annual interest rate ranges from 5% to 8%. For detailed information about installment terms or special bank loan offers, please contact a Kinnisvaraekspert real estate agent.

For more information or to schedule a consultation, please get in touch. Early buyers have greater flexibility and influence over the finishing of their apartments.

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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.

Kinnisvaraekspert 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

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