

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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1	4/7	30.7 m <sup>2</sup>	145 000 €
rooms	floor	total area	4 723.13 € / m <sup>2</sup>

ID	150813
Rooms	1
Total area	30.7 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	completed
Year of construction	2026
Floor	4/7
Apartment	9
Building material	stone
Cadastral register number:	<u>62510:131:7210</u>
Price range	<b>145 000 €</b>
Price per m2	<b>4 723.13 €</b>



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## Additional data

balconi, electricity, elevator, garage, internet, locked staircase, parquet, secured door, shower, water, video cameras, open kitchen, high ceilings, 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 be completed in 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 sections: retail, office, and residential floors. The glass facades on the ground floor lend the building a sense of lightness and visually reduce its volume, while recessed main entrances emphasize its modern and airy character. The third to seventh floors, housing apartments and guest apartments, are set back from the second floor, creating terraces and balconies 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.

The southern one-bedroom guest apartment No. 9 (30.7 m<sup>2</sup>), with an additional balcony (+7.2 m<sup>2</sup>), is located on the fourth floor of the building, offering views of the city center. The apartment is of an optimal size and includes a living room-kitchen (20.1 m<sup>2</sup>), a hallway (4.5 m<sup>2</sup>), and a shower room with a toilet (4.1 m<sup>2</sup>). Large sliding windows lead to the adjacent balcony. The apartment ensures a comfortable indoor climate with underfloor heating, heat recovery ventilation, and district cooling. It comes with luxurious finishing as a standard, which can also be customized to suit your taste.

The building features an underground parking lot, allowing safe and convenient parking with elevator access directly to your floor. Parking spaces with exclusive use rights are priced at €25,000, and storage units at €5,000. Electric vehicle charging is available. All prices include VAT (the price of the guest apartment without VAT is €118,852).

For questions or further information, please get in touch!

Early buyers will have a wider selection and more flexibility to influence the finishing touches on their apartment.

Buyers can take advantage of an installment plan offered directly by the developer. By paying at least 20% of the apartment's price, the remaining amount can be paid over up to five years. The annual interest rate ranges from 5% to 8%. For more details about installment terms or information on special mortgage offers, please contact a Kinnisvaraekspert real estate agent. When purchasing the guest apartment by a private individual for permanent residence, it is possible to apply for a home loan (bank-specific conditions apply).

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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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