

KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



KINNISVARA  
EKSPERT



## For sale apartment KALDA 4



Pärnu maakond, Pärnu linn, Kesklinn

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



JANNO PETERSON

+3725058832

+3724420700

janno.peterson@kinnisvaraekspert.ee

2	3/4	45.9 m <sup>2</sup>	245 000 €
rooms	floor	total area	5 337.69 € / m <sup>2</sup>



ID	150970
Rooms	2
Total area	45.9 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	new building
Year of construction	2025
Floor	3/4
Apartment	7
Building material	stone
Cadastral register number:	<u>62401:001:0786</u>
Price range	<b>245 000 €</b>
Price per m2	<b>5 337.69 €</b>



## JANNO PETERSON

maakleriteenuse juht, kutseline vanemmaakler  
tase 6  
Eesti Kinnisvaramaaklerite Koja liige  
☎ +3725058832  
☎ +3724420700  
✉ janno.peterson@kinnisvaraekspert.ee

## 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 Vanasadama Quarter, being developed at the confluence of Pärnu city center, the river, and Vallikäär, three apartment buildings with public spaces are being built. In the future, a quay for small boats will also be added. The Vanasadama Quarter is designed with the modern person in mind, valuing not only contemporary architecture but also durable materials, a comfortable and integrated living environment, a prime location, and proximity to essential services.

The first building to be completed in 2025 will be the most seaside-facing apartment building at Kalda Street 4. The apartments range from 1 to 5 rooms, with most featuring either a balcony, a French balcony, or a terrace. On the ground floor, there are commercial spaces with separate entrances, directly connected to the functional urban environment. Parking spaces and storage rooms (available for an additional fee) are conveniently located on the ground floor, and the building has three elevators. The most exclusive apartments offer unique views of the Pärnu River, the marinas, sunsets, and Pärnu's historic bastion area.

Apartment No. 7 (2 rooms, 45.9 m<sup>2</sup> + 3.7 m<sup>2</sup> balcony) is located on the 3rd floor, offering excellent views towards the intersection of the Pärnu River and Vallikäär. Room sizes are 25.4 m<sup>2</sup> (living room-kitchen with access to the balcony) and 14.4 m<sup>2</sup>, along with a spacious bathroom/WC (5.5 m<sup>2</sup>) and hallway (3.6 m<sup>2</sup>). The apartment features water underfloor heating and heat recovery ventilation for a comfortable indoor climate, and cooling can be ordered for an additional fee.

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

For questions and additional information, please get in touch!

\*\*\*\*

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

📍Pärnu maakond, Pärnu linn, Kesklinn









