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## For sale house PARDI 30

 Pärnu maakond, Pärnu linn, Rannarajoon

Guesthouse for sale in Pärnu beach area!



JANNO PETERSON

☎ +3725058832

☎ +3724420700

✉ janno.peterson@kinnisvaraekspert.ee

14 rooms	2. floors	479 m <sup>2</sup> total area	874 m <sup>2</sup> plot	885 000 € 1 847.60 € / m <sup>2</sup>
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ID	152058
Rooms	14
Total area	479 m <sup>2</sup>
Plot	874 m <sup>2</sup>
Form of ownership	immovable
Year of construction	2012
Floors	2
Cadastral register number:	<u>62512:029:0840</u>
Price range	<b>885 000 €</b>
Price per m2	<b>1 847.60 €</b>



JANNO PETERSON

maakleriteenuse juht, kutseline vanemmaakler  
tase 6

Eesti Kinnisvaramaaklerite Koja liige

☎ +3725058832

☎ +3724420700

✉ [janno.peterson@kinnisvaraekspert.ee](mailto:janno.peterson@kinnisvaraekspert.ee)

## Additional data

alarm, balcony, bath, electricity, fireplace, furniture, industrial electricity, parquet, profile, shower, water, kitchen furniture, video cameras, closed courtyard, central water, central heating, air conditioner

## Additional information

For sale: a functional guesthouse located in Pärnu's beach area, situated on a quieter side street not far from the swimming beach. The accommodation facility, which includes 12 rooms and apartments (up to 42 beds), has a long operational history and an established client base. Everything is conveniently in place to continue the hospitality business – along with the property, the buyer will receive all the necessary business information, complete furnishings, inventory, and contracts.

The plot, adjacent to Pardi and Kanali streets, features a main building with 8 rooms and common areas, as well as a courtyard building with 4 spacious apartment-style rooms. The fully renovated main building (total area 264.4 m<sup>2</sup>) includes, on the first floor, a reception area, dining room, guest rooms, and a sauna. The second floor houses additional guest rooms and offers access to a spacious rooftop terrace. The rooms are decorated in various styles and color schemes to cater to different tastes, highlighting, for example, romance or a sense of history through interior design details. To ensure a pleasant indoor climate, the rooms are equipped with air conditioning. Depending on the size and furnishings, the rooms with en-suite bathrooms can accommodate 2-3 guests.

The courtyard building (total area 214.4 m<sup>2</sup>) houses 4 apartments with terraces, three of which are spread across two floors. On the first floor of the apartments, there is a spacious living room, kitchen, and sauna, while the second floor features a sleeping area that can accommodate up to four people. The studio-type apartment has beds for 4 guests, while the others can accommodate up to 6. The kitchenettes are fully equipped – stove, microwave, dishwasher, kettle, refrigerator, cutlery, etc. There is a shared barbecue area in the courtyard of the building.

The buildings are connected to district heating, with all necessary utility connections at sufficient capacity. To manage the guesthouse, an automated check-in and check-out system with video surveillance is in place, which helps save on personnel costs and enables the business to be managed remotely. Parking is available on the property for up to 12 cars.

For more information, please contact us or visit the Embrace guesthouse website at <http://www.embrace.ee>.

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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, Rannarajoon















