

KINNISVARA  
EKSPERT



# For sale apartment KALDA 4



Pärnu maakond, Pärnu linn, Kesklinn

1st Floor Guest Apt – Vanasadama!



JANNO PETERSON

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1	1/5	33.1 m <sup>2</sup>	130 000 € +km
rooms	floor	total area	3 927.49 € / m <sup>2</sup>



ID	152088
Rooms	1
Total area	33.1 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	new building
Year of construction	2025
Floor	1/5
Building material	stone
Cadastral register number:	<u>62401:001:0786</u>
Price range	<b>130 000 € +km</b>
Price per m2	<b>3 927.49 €</b>



## JANNO PETERSON

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## Additional data

electricity, locked staircase, parquet, secured door, shower, water, video cameras, open kitchen, organisation through few floors, high ceilings, central heating, water floor

## Additional information

Three apartment buildings with public spaces will be built in the new Vanasadama Quarter, located at the heart of Pärnu, near the river and the mouth of Vallikäär. In the future, a quay for small boats will also be added. The Vanasadama Quarter is designed for the modern person who values not only contemporary architecture but also durable materials and a convenient, integrated living environment in a great location.

The first building to be completed in the Vanasadama Quarter is the seaside apartment house at Kalda St. 4, scheduled for completion in 2025. The building will feature 1–5-room apartments, most of which include either a balcony, French balcony, or terrace. On the ground floor, there are guest apartments and commercial spaces with separate entrances that are directly connected to the functional urban space.

Guest apartment no. ÄR01 is located on the 1st floor of the building, along Kalda Street, which connects the city center with the yacht club. The apartment includes a 20.1 m<sup>2</sup> living room with kitchen, an 8.9 m<sup>2</sup> sleeping nook/room, a 3.6 m<sup>2</sup> shower room/WC, and an 8.9 m<sup>2</sup> loft-style sleeping area on the upper level. The stairs in front of the apartment can be used as a small terrace. The guest apartment can also function as a commercial space.

Note: VAT (28,600 €) is added to the price of the guest apartment. Total price including VAT: 158,600 €.

More information about the Vanasadama Quarter is available at <http://www.vanasadamakvartal.ee>  
For questions and further details, please feel free to contact us!

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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, Kesklinn









