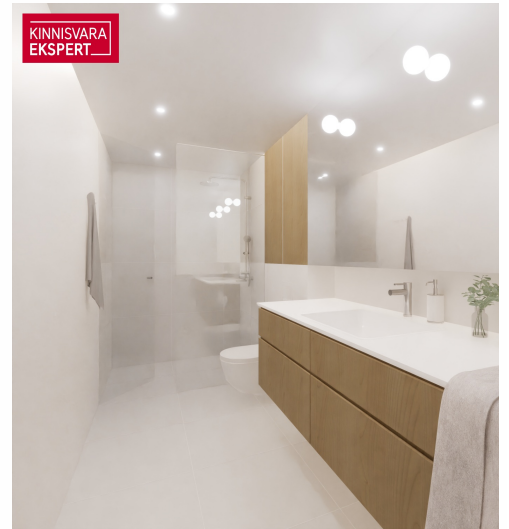
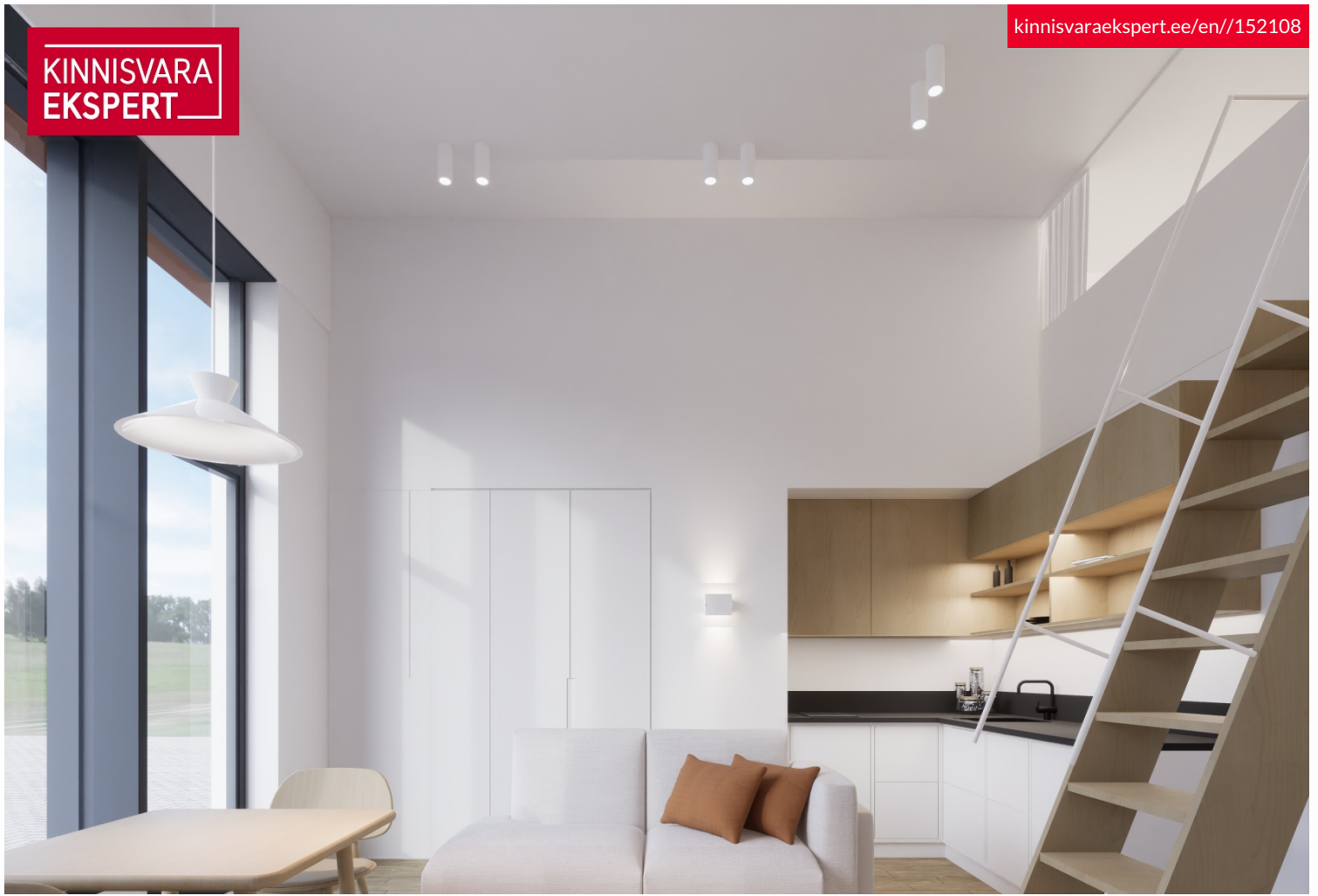


KINNISVARA  
EKSPERT



## For sale apartment KALDA 4



Pärnu maakond, Pärnu linn, Kesklinn

1st Floor Guest Apt – Vanasadama!



KRISTEL NOVEK

☎ +37256203454

☎ +3724420700

✉ kristel.novek@kinnisvaraekspert.ee

1	1/5	29.9 m <sup>2</sup>	119 000 € +km
rooms	floor	total area	3 979.93 € / m <sup>2</sup>

ID	152108
Rooms	1
Total area	29.9 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>119 000 € +km</b>
Price per m2	<b>3 979.93 €</b>



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broker

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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 Kald 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.

Studio guest apartment no. ÄR08 is located on the 1st floor of the building, on the riverside, with a view of the Central Bridge. The apartment features an 18.3 m<sup>2</sup> living room with kitchen, a 6.9 m<sup>2</sup> shower room/WC, and a 7.6 m<sup>2</sup> loft-style sleeping area on the upper level. The steps in front of the apartment can be used as a small terrace. The guest apartment can also serve as a commercial space.

Note: VAT (27,500 €) is added to the price of the guest apartment. Total price including VAT: 152,500 €.

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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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

□







