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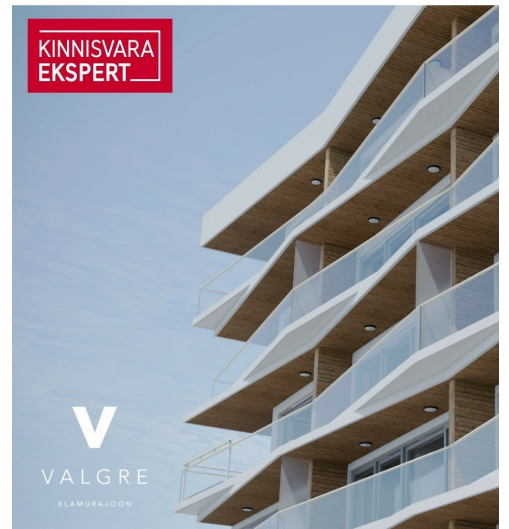


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# For sale apartment TIIRU 3

📍 Pärnu maakond, Pärnu linn, Rannarajoon

Home at the Edge of the Sea - New Seaside Apartments!



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2	1/7	52.6 m <sup>2</sup>	195 000 €
rooms	floor	total area	3 707.22 € / m <sup>2</sup>

ID	148592
Rooms	2
Total area	52.6 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	new building
Year of construction	2025
Floor	1/7
Apartment	2
Building material	panel
Cadastral register number:	<u>62512:049:0022</u>

Price range **195 000 €**

Price per m2 **3 707.22 €**



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## Additional data

balconi, electricity, elevator, locked staircase, parquet, shower, water, video cameras, closed courtyard, shop window, storage room, central heating, water floor

## Additional information

DISCOUNTED PRICE €195,000 / regular apartment price €207,000!

The new 7-story apartment building at Tiiru Street 3 in the Valgre residential area is located by the sea, between the tennis hall and Hestia Hotel Strand, near the coastal meadows. The south and west-facing balconies of the apartments offer the opportunity to enjoy stunning views and spend evenings watching the sunset. The exterior design of the building also reflects Pärnu's image as a summer city – white exterior walls are complemented by spacious sea-facing balconies with glass railings, adding an airy and light feel. The house will be completed as early as April 2025.

The building will feature 2- to 4-room apartments, each with a sea-view balcony or terrace. The apartments come equipped with underfloor heating, individual ventilation systems, floor-to-ceiling windows in sea-facing units, and a "Premium" interior finish as standard. All apartments are pre-wired for air conditioning. The building includes an elevator and video surveillance. Storage units are available on the ground floor (for an additional fee), and there is a private enclosed parking lot in the courtyard (parking spaces available for an additional fee, with electrical connections ready). The building also features a children's playground and direct access to the seaside promenade and bike path. The building's architects are Hanno Grossschmidt, Tomomi Hayashi, and Siim Endrikson from the HGA architectural firm.

The sea-facing 2-room guest apartment No. 2 (54.7 m<sup>2</sup> + terrace 13.7 m<sup>2</sup>) is located on the ground floor and offers direct views of the sea and coastal meadows. The apartment includes a spacious living room-kitchen area (28.9 m<sup>2</sup>), a bedroom (15.6 m<sup>2</sup>), and a shower room/WC (5.7 m<sup>2</sup>, with the possibility to add a sauna). The rooms feature floor-to-ceiling sliding windows, providing access to the large south-facing terrace from both rooms. The comfortable indoor climate is ensured by underfloor heating and a heat-recovery ventilation system. Air conditioning can be added for an additional fee.

For more information about the apartments at Tiiru Street 3 in Pärnu, visit the Valgre residential area website at <http://www.valgre.eu>. For questions and additional information, please contact us!

Fulfill your dreams and make living by the sea a reality!

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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.

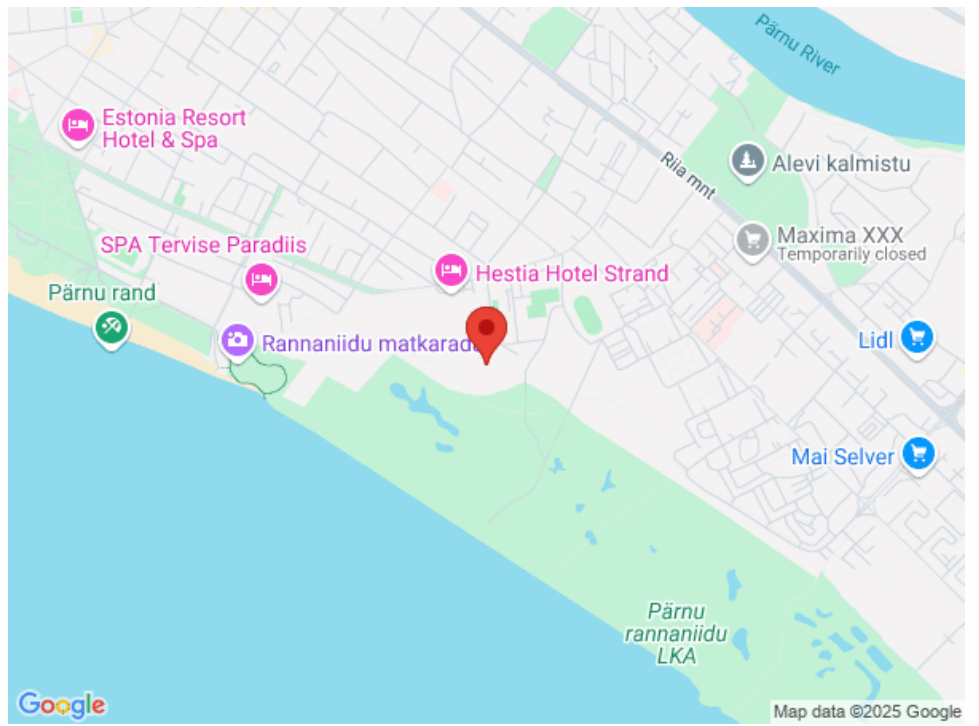
Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

You can find more information at <http://www.kinnisvaraekspert.ee>

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## Location

📍Pärnu maakond, Pärnu linn, Rannarajoon



Estonia Resort  
Hotel & Spa

SPA Tervise Paradiis

Pärnu rand

Rannaniidu matkaradi

Hestia Hotel Strand

Alevi kalmistu

Maxima XXX  
Temporarily closed

Lidl

Mai Selver

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