



EILIKI PUKK PHOTOGRAPHY  
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## For sale house SEEDRI 15

 Pärnu maakond, Pärnu linn, Rannarajoon

Historic villa in the most prestigious area of the seaside!



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11 rooms	3. floors	324 m <sup>2</sup> total area	636 m <sup>2</sup> plot	469 000 € 1.447.53 € / m <sup>2</sup>
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ID	147122
Rooms	11
Total area	324 m <sup>2</sup>
Plot	636 m <sup>2</sup>
Form of ownership	immovable
Year of construction	1938
Floors	3
Building material	loghouse
Price range	<b>469 000 €</b>
Price per m2	<b>1 447.53 €</b>



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## Additional data

õhksoojuspump, balconi, basement, bath, boiler, electricity, fireplace, furniture change possibility, industrial electricity, parquet, kivikatus, shower, water, closed courtyard, high ceilings, central water, electric stove, combined heating

## Additional information

Villa Marleen, originally built by engineer Hans Paas in 1938 as a family home, is situated in the best location of the Pärnu seaside district - the district of villas. Architecturally, the building is an example of Pärnu's villa architecture, the so-called pointy houses. It is a three-storey plastered stone house with a gable roof, where, characteristically to the building practices of the time, vertical logs have been used as wall materials. The villa was used as an apartment house after the war, and in the mid-nineties the building was renovated and turned into an accommodation residence—Villa Marleen.

On the 1st floor (139 m<sup>2</sup>) of a building with a stone staircase, which is relatively rare in the architecture of Pärnu villas, there are 3 rooms (currently two accommodation rooms - one with access to the terrace, an arched lounge café), a kitchen, 2 bathrooms, a toilet and utility rooms. On the second floor of the building (108 m<sup>2</sup>) there are 6 rooms (of which 4 are used as guest rooms - one of them has access to the balcony and 2 smaller business rooms), as well as a shower room and a corridor. On the roof floor (40 m<sup>2</sup>) there are 2 bedrooms and a bathroom. Auxiliary rooms are located on the basement floor (37 m<sup>2</sup>). Today, the villa, which is open seasonally, has up to 20 accommodations, in addition, a cafe and a beauty salon are available during the summer.

The building is suitable for a continued use for its current purpose but can also be easily renovated into a villa-type single-family dwelling or an exclusive apartment building with 3-4 apartments.

The current intended purpose of the property is residential land. According to the detailed plan being processed, the surface area of the property changes, and a possible additional intended purpose of 0-40% commercial land is added. The sales object in question is the property at Seedri 15 with a new plot surface area—636 m<sup>2</sup>. Moreover, a new property with a building right and with a surface area of 555 m<sup>2</sup> (residential and commercial land) will be formed between the plots of Seedri 15 and Seedri 13 by a detailed plan. It is possible to buy the property of Seedri 15 (plot surface area 636 m<sup>2</sup>) and the property being formed (plot surface area 555 m<sup>2</sup>) together. The property being formed is not for sale separately.

Please contact me for further information and/or seeing the property.

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We offer brokerage services, valuation and real estate advisory services in both the private and commercial sectors.

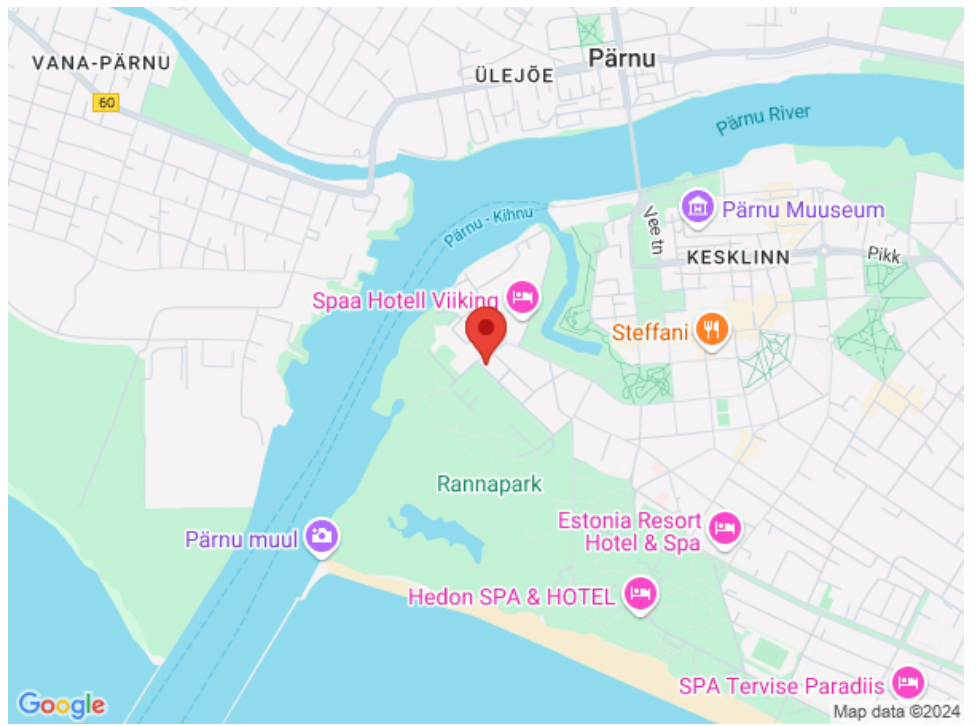
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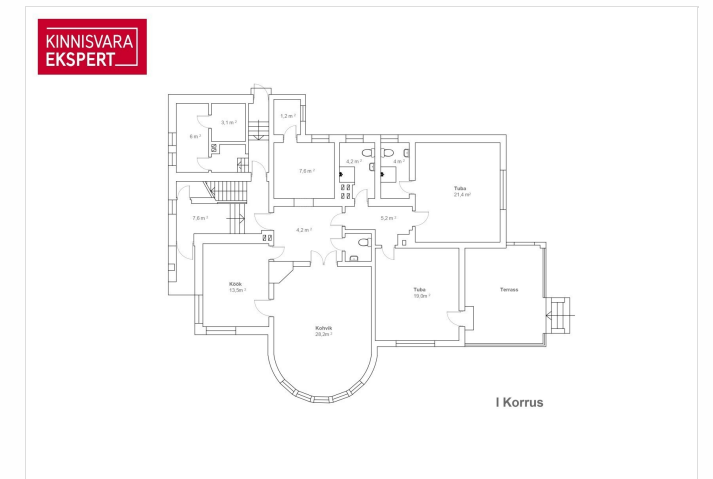
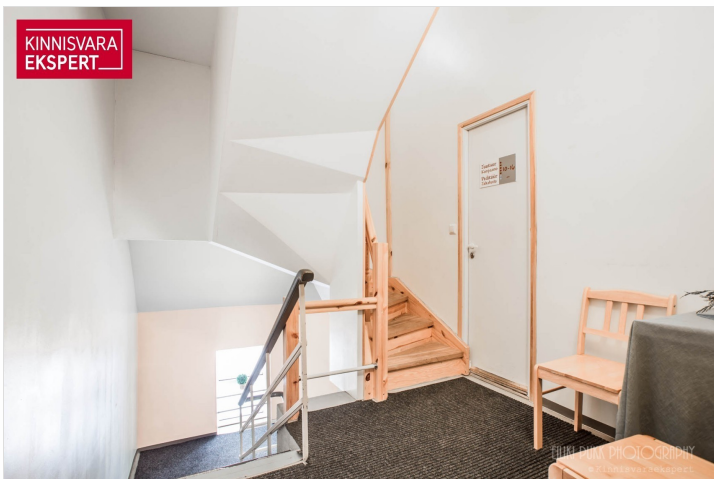
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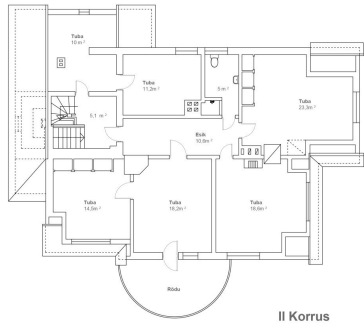
## Location

📍 Pärnu maakond, Pärnu linn, Rannarajoon

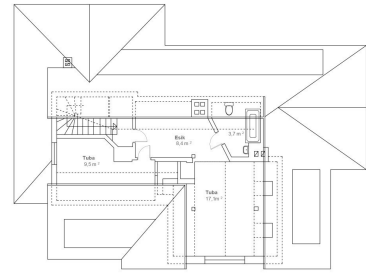








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