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## For sale houseshare UUS-KALAMAJA

📍 Harju maakond, Tallinn, Põhja-Tallinna linnaosa

CHARACTERFUL HOME IN THE HEART OF KALAMAJA, NEW AND COSY



MARJU REISBERG

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4  
rooms

3.  
floors

102 m<sup>2</sup>  
total area

499 000 €  
4 892.16 € / m<sup>2</sup>

ID	152028
Rooms	4
Total area	102 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	new building
Year of construction	2021
Floors	3
Building material	wood

**Price range 499 000 €**

**Price per m2 4 892.16 €**



## MARJU REISBERG

maakler, elamis- ja äripinnad, lepinguline partner  
Eesti Kinnisvaramaaklerite Koja liige,  
Kinnisvaramaakleri reg.nr: KMR 77398

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## Additional data

bath, boiler, coatroom, electricity, furniture change possibility, internet, parquet, terne plate, sauna, shower, water, WC separately, kitchen furniture, separate rooms, open kitchen, closed courtyard, separate entrance, organisation through few floors, high ceilings, central water, fenced territory, city transport, street entrance, water floor

## Additional information

Unique Home in the Heart of Kalamaja – Light, Tranquility and Quality

### A LOCATION THAT SPEAKS FOR ITSELF

Kalamaja – a district where historical charm meets modern lifestyle. Now for sale is a special part of a house in a quiet inner courtyard, away from the city buzz, yet just a short walk from everything you love – Kalamaja Park, Noblessner cafés, the Seaplane Harbour, the sea, Balti Station and the Old Town.

### A HOME BUILT WITH LOVE

Completed in 2021, this part of the house is inspired by the classical Lender house but built for today's comfort and quality. Every detail is thoughtfully crafted – because it was built not to sell, but to live in.

### FUNCTIONAL AND COZY LAYOUT ON THREE FLOORS

Ground floor – sauna evenings and silence:

Entrance hall

Sauna lounge (option to install a fireplace)

Utility room

Wood-heated sauna

Spacious bathroom with jacuzzi

Door directly to the yard – ideal for a winter plunge in the snow

First floor – light and life:

40 m<sup>2</sup> open living room with kitchen

South-facing veranda – perfect for morning coffee or evening wine

3-meter-high ceilings

Natural oak herringbone parquet – timeless and elegant

Second floor – rest and privacy:

Two bedrooms

Walk-in wardrobe

Bathroom with WC

Peaceful atmosphere and excellent soundproofing – a true place to rest

### TECHNICAL SOLUTIONS THAT MAKE LIFE EASY

Water underfloor heating on all floors

Air-to-water heat pump – low heating costs

Heat recovery ventilation – always fresh air

Concrete and cast gypsum floors – durable and quiet

Apartments insulated with acoustic wool – complete peace and quiet

Handmade standing seam metal roof + 220 mm sandwich wool – cool in summer, quiet in wind

#### EXTRA VALUE

Private entrance from the yard

1 parking spot in the yard (remote-controlled gate)

Possibility to store a bicycle in the utility room (by agreement)

Notarised usage agreement ensures transparency and harmonious co-living

#### WHY IS THIS MORE THAN JUST REAL ESTATE?

Because this home reflects care, quality and thoughtful design. It's not a development project – it's a heart-crafted home. The seller offers a 2-year construction warranty – proof that everything is done properly.

Contact us – homes like this don't come up every day!

Come and feel how this home speaks to you – sunlit rooms, a quiet yard, modern comfort, and the character of Kalamaja. A rare opportunity not to miss!

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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

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