



EILIKI PUKK PHOTOGRAPHY
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For sale house SEEDRI 17



Pärnu maakond, Pärnu linn, Rannarajoon

Historic villa in the most prestigious area of the seaside!



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11
rooms

3.
floors

324 m²
total area

635 m²
plot

455 000 €
1 404.32 €/m²

ID	151858
Rooms	11
Total area	324 m ²
Plot	635 m ²
Form of ownership	immovable
Year of construction	1938
Floors	3
Building material	loghouse
Cadastral register number:	<u>62401:001:3055</u>
Price range	455 000 €
Price per m2	1 404.32 €



JANNO PETERSON

maakleriteenuse juht, kutseline vanemmaakler
tase 6

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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 m²) 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 m²) 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 m²) there are 2 bedrooms and a bathroom. Auxiliary rooms are located on the basement floor (37 m²). 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 designated use of the property is residential land – according to the valid new detailed plan, a mixed-use designation of 0-40% for commercial land is also possible.

If desired, the property can be purchased together with the adjacent undeveloped property at Seedi Street 15 (556 m²). The potential building area for the Seedi Street 15 plot is 277 m², with a maximum building footprint of 208 m², up to 1 + 2 attic floors, and a maximum building height of 11 meters.

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.

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

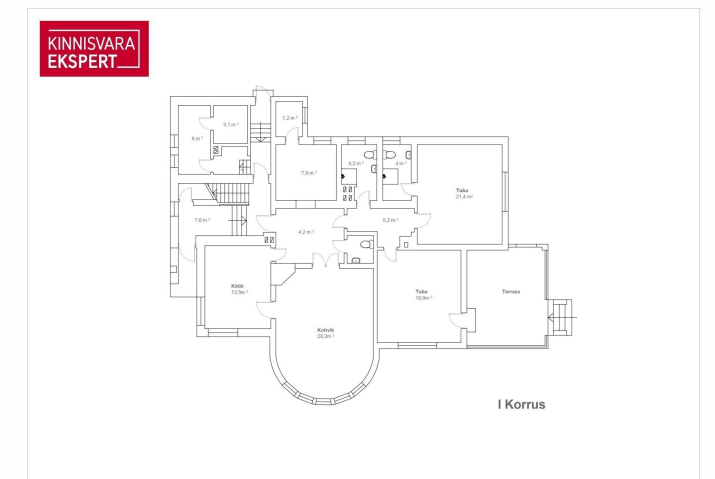
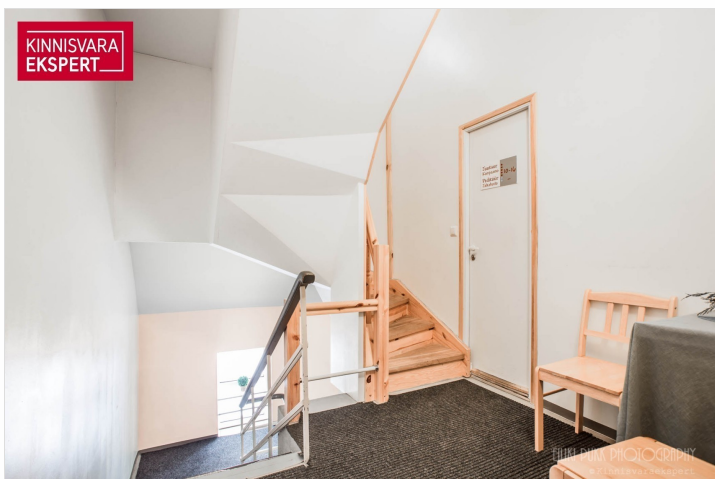
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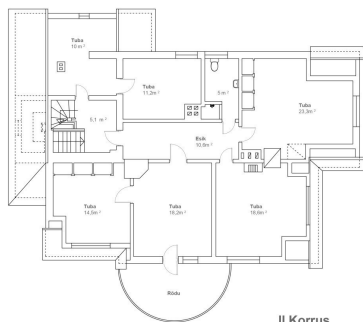
Location

📍 Pärnu maakond, Pärnu linn, Rannarajoon

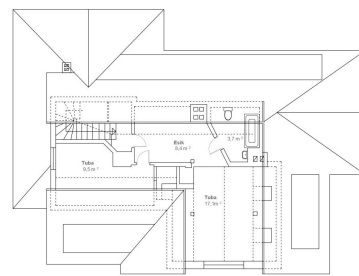








II Korrus



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