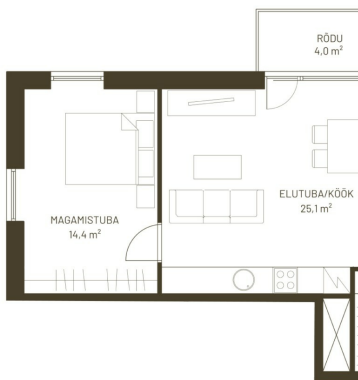


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## For sale apartment NIIDU 1B

 Pärnu maakond, Pärnu linn, Rääma

**\*\*NEWS\*\*** - New apartment building at Niidu 1b!



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3	3/5	58.8 m <sup>2</sup>	152 000 €
rooms	floor	total area	2 585.03 € / m <sup>2</sup>

ID	149337
Rooms	3
Total area	58.8 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	new building
Year of construction	2025
Floor	3/5
Apartment	14
Building material	stone
Cadastral register number:	<u>62517:064:0061</u>
<b>Price range</b>	<b>152 000 €</b>
<b>Price per m2</b>	<b>2 585.03 €</b>



## JANNO PETERSON

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## Additional data

balconi, electricity, elevator, furniture change possibility, locked staircase, parquet, shower, water, video cameras, open kitchen, high ceilings, city transport, nearby forest, storage room, central heating, water floor

## Additional information

**\*\*NEWS - The Latest Apartment Building in Niidupargi Residential Area, Niidu St. 1b, to be Completed by Early Summer 2025.\*\***

The 3-room apartment with a balcony, No. 14 (58.8 m<sup>2</sup> + 4 m<sup>2</sup> balcony), is located on the third floor of the building, with views towards Niidu Creek. The room sizes are 25.1 m<sup>2</sup> (living room-kitchen), 14.4 m<sup>2</sup>, and 10 m<sup>2</sup>, plus a shower room/WC (4.4 m<sup>2</sup>) and hallway (4.9 m<sup>2</sup>). Upon request, the developer offers the option to purchase the apartment with kitchen furniture (this will be added to the apartment's price and can be financed as part of a home loan). Ask for loan offers through your real estate agent; banks have special offers for those purchasing apartments in Niidupargi!

The new homes, built by AS SA.MET, are located in Rääma, right next to the Niidu park forest. The apartment buildings are energy-efficient, with solar panels on the roof, energy class A, underfloor heating (district heating), heat recovery ventilation, and an elevator in the building. The apartments/guest apartments range from 1 to 4 rooms, and each has its own balcony or terrace. Floor to-ceiling windows add brightness to the spaces. There is an option to purchase a storage unit (price depending on size) and a personal parking space. The parking lot will also have two parking spaces with electric chargers for shared use. A lot of emphasis is placed on the outdoor areas and playgrounds in the residential area, which will also be established between the buildings in the second phase of the residential area. This will bring neighbors together and unite the residential area into a cohesive community – your home begins far beyond the apartment door!

For more information about the new apartment building at Niidu St. 1b and the Niidupargi residential area, visit the website at <http://www.niidupargi.ee>.

If you have any questions or need additional information, please get in touch!

\*\*\*\*

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.

Kinnisvaraekspert 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, Rääma



