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## For sale house **KILDE 8**

 Harju maakond, Tallinn, Haabersti linnaosa

A SPACIOUS HOME FOR AN ACTIVE FAMILY: NATURE, SPORTS, AND COMFOR



**MARJU REISBERG**

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✉ marju.reisberg@kinnisvaraekspert.ee

6 rooms	2. floors	193.4 m <sup>2</sup> total area	950 m <sup>2</sup> plot	425 000 € 2 197.52 € / m <sup>2</sup>
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ID	151132
Rooms	6
Total area	193.4 m <sup>2</sup>
Plot	950 m <sup>2</sup>
Form of ownership	immovable
Year of construction	2003
Floors	2
Building material	blocked
Cadastral register number:	<u>78406:606:1510</u>
Price range	<b>425 000 €</b>
Price per m2	<b>2 197.52 €</b>



## MARJU REISBERG

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

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## Additional data

basement, bath, boiler, cable TV, coatroom, electricity, fireplace, furniture change possibility, gas stove, internet, parquet, terne plate, sauna, shower, water, WC separately, kitchen furniture, open kitchen, closed courtyard, separate entrance, wall cupboard, fenced territory, city transport, street entrance, local gas heating, stove, electric floor heating

## Additional information

THE HOUSE HAS A USAGE PERMIT!

A spacious and light-filled home, built in 2004, designed with the needs of a large family in mind. This house offers the perfect balance of privacy, comfort, and proximity to nature.

### HOUSE/LAYOUT:

On the first floor:

Open entrance hall (20 m<sup>2</sup>), kitchen-living room with a fireplace (40 m<sup>2</sup>)  
Bedroom (10 m<sup>2</sup>), sauna, shower, sauna lounge (21 m<sup>2</sup>), separate WC, and utility room  
Covered terrace (30 m<sup>2</sup>) with removable sides

On the second floor:

Stair hall, three spacious bedrooms (30, 26, and 12 m<sup>2</sup>) with wardrobes

Bathroom and WC

### HEATING AND UTILITIES:

First floor: water-based underfloor heating

Second floor: adjustable radiators powered by a gas boiler

Central water, sewerage, and electricity

### PLOT AND LOCATION:

Landscaped 950 m<sup>2</sup> fenced plot with fruit trees, bushes, and decorative plants

A pond with year-round goldfish

Cellar (6 m<sup>2</sup>), shed, greenhouse, and stone paving in front of the house

Nearby public transport stops (Tähistaeva 193 m, Pikaliiva 225 m, Tuleraua 469 m), sports clubs, trails schools (Rocca al Mare School 1610 m, Harkujärve Basic School 1751 m), and kindergartens (Eralasteaed Aarete Saar 341 m, Harku Järve Kindergarten 1692 m, Tallinn Vikerkkaar Kindergarten 1738 m)

Selver supermarket, Rocca al Mare shopping center, Unibet Arena, and Škoda Ice Hall are within walking distance

Circle K 386 m, Alexela 1266 m

Harku Lake is just 400 m away

### AMENITIES AND LIFESTYLE:

This home provides a cozy and peaceful living environment in a scenic area, while being conveniently located close to everything you need. Ideal for a family that values space, privacy, and a high-quality living environment.

Come and see your future home today! Call to schedule a viewing!

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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

📍 Harju maakond, Tallinn, Haabersti linnaosa





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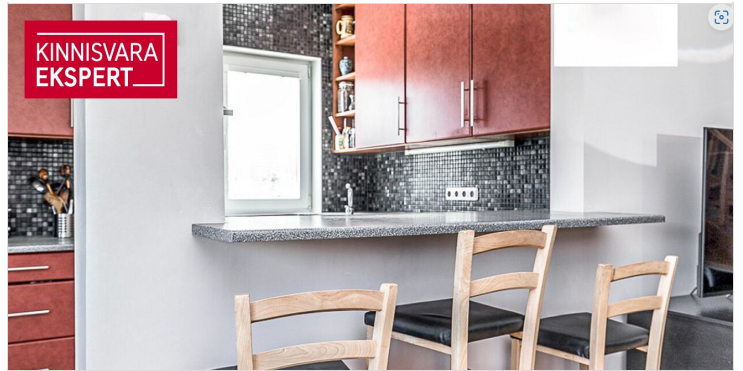
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