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## For sale apartment LAI 20

 Pärnu maakond, Pärnu linn, Kesklinn

Views that inspire – Luxurious apartments in the city!



KRISTEL NOVEK

☎ +37256203454

☎ +3724420700

✉ kristel.novek@kinnisvaraekspert.ee

|       |       |                     |                             |
|-------|-------|---------------------|-----------------------------|
| 2     | 5/7   | 44.5 m <sup>2</sup> | 229 000 €                   |
| rooms | floor | total area          | 5 146.07 € / m <sup>2</sup> |

|                            |                       |
|----------------------------|-----------------------|
| ID                         | 150783                |
| Rooms                      | 2                     |
| Total area                 | 44.5 m <sup>2</sup>   |
| Form of ownership          | apartment ownership   |
| Condition                  | completed             |
| Year of construction       | 2026                  |
| Floor                      | 5/7                   |
| Apartment                  | 16                    |
| Building material          | stone                 |
| Cadastral register number: | <u>62510:131:7210</u> |
| <b>Price range</b>         | <b>229 000 €</b>      |
| <b>Price per m2</b>        | <b>5 146.07 €</b>     |



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broker

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## Additional data

balconi, electricity, elevator, garage, internet, locked staircase, parquet, secured door, shower, water, video cameras, new sewerage, high ceilings, new electric circuit, storage room, central heating, electric floor heating, air conditioner

## Additional information

By the Pärnu River and the brand-new bridge, an elegant and uniquely scenic 7-story residential and commercial building, Lai 20, is set to be completed in the city center by summer 2026.

Apartment 16, a 2-room unit (44.5 m<sup>2</sup>) with a balcony (+11.8 m<sup>2</sup>), is located on the 5th floor, offering direct views of the heart of Pärnu. The apartment features a living room-kitchen (19.8 m<sup>2</sup>), bedroom (12.5 m<sup>2</sup>), hallway (7.7 m<sup>2</sup>), and WC-shower room (4.5 m<sup>2</sup>). The balcony is accessible through sliding windows. The apartment ensures comfortable living with underfloor water heating, heat-recovery ventilation, and central cooling. A luxurious finish is included as standard, with customization options available.

Designed by the acclaimed BOA architects as the winning project of an architectural competition, the Lai 20 residential and commercial building features a stepped structure that reduces its visual mass and divides it into three vertical sections: retail, office, and residential floors. The glass facades on the ground floor lend the building a lighter and more contemporary appearance, with recessed main entrances enhancing the sense of airiness. Floors III to VII, housing apartments and guest units, are set back from the second floor, creating balconies and terraces that add a stepped and open feel to the building. All apartments with views of either the river or the city center include large balconies or terraces (7 m<sup>2</sup> - 108 m<sup>2</sup>), ceilings up to 3 meters high, and floor-to-ceiling windows.

The building includes an underground parking garage, offering secure and convenient parking with direct elevator access to residential floors. Dedicated parking spots are available for €25,000, and storage units for €5,000. Electric vehicle charging is also provided. All prices include VAT.

For inquiries and additional information, please contact us! Early buyers will benefit from a wider selection and more flexible options to participate in customizing their apartment.

NB! Buyers have the option to use an installment payment plan directly from the developer. By paying at least 20% of the apartment price upon purchase, the remaining amount can be paid over up to five years. The annual interest rate for the installment plan ranges from 5-8%. For detailed installment terms or special mortgage offers, please consult a Kinnisvaraekspert real estate agent.

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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.

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

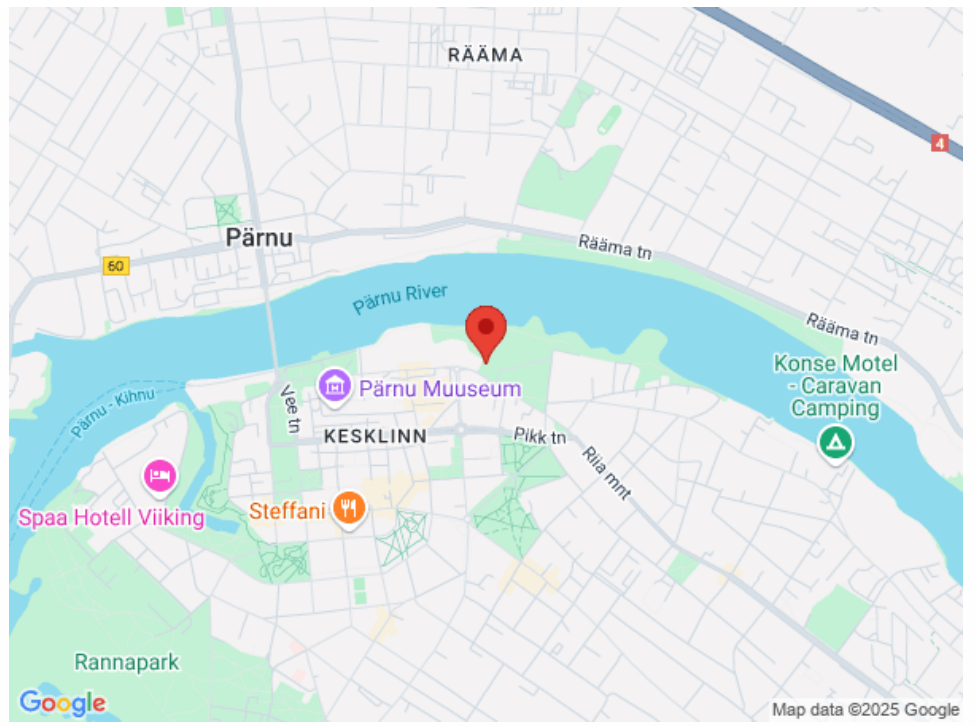
You can find more information at <http://www.kinnisvaraekspert.ee>

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## Location

📍Pärnu maakond, Pärnu linn, Kesklinn

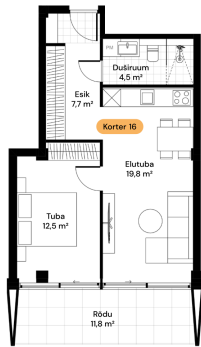








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