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# For sale apartment LAI 20

 Pärnu maakond, Pärnu linn, Kesklinn

Views that inspire – luxurious apartments in the city center!



JANNO PETERSON

☎ +3725058832

☎ +3724420700

✉ janno.peterson@kinnisvaraekspert.ee

2	4/7	54.2 m <sup>2</sup>	320 000 €
rooms	floor	total area	5 904.06 € / m <sup>2</sup>



ID	150818
Rooms	2
Total area	54.2 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	completed
Year of construction	2026
Floor	4/7
Apartment	1
Building material	stone
Cadastral register number:	<u>62510:131:7210</u>
Price range	<b>320 000 €</b>
Price per m2	<b>5 904.06 €</b>



JANNO PETERSON

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tase 6  
Eesti Kinnisvaraaklerite Koja liige  
☎ +3725058832  
☎ +3724420700  
✉ janno.peterson@kinnisvaraekspert.ee

## Additional data

balconi, electricity, elevator, garage, internet, locked staircase, parquet, secured door, shower, water, video cameras, open kitchen, high ceilings, central heating, water floor, air conditioner

## Additional information

Next to the Pärnu River and the brand-new bridge, an elegant 7-story residential and commercial building with unique views, Lai 20, will be completed in the city center by the summer of 2026.

Designed as the winning project of an architectural competition by the renowned BOA architects, Lai 20 features a stepped volume design, reducing the building's massiveness and dividing it vertically into three parts: retail, office, and residential floors. The glass façades on the ground floor give the building a sense of lightness and visual compactness, with recessed main entrances further emphasizing its modern and airy character. Floors III to VII, housing apartments and guest suites, are set back from the second floor, creating balconies and terraces that add depth and lightness to the building's façade. All apartments, offering views of either the river or the city center, come with large balconies or terraces (7 m<sup>2</sup> - 108 m<sup>2</sup>), ceiling heights up to 3 meters, and floor-to-ceiling windows.

The river-facing two-bedroom guest apartment No. 1 (54.2 m<sup>2</sup>) with a spacious terrace (+46.2 m<sup>2</sup>) is located on the fourth floor of the building, offering views of the river, directly onto the new bridge, and towards the morning sun. The apartment features a large living room-kitchen (27.5 m<sup>2</sup>), a bedroom with a walk-in wardrobe (17.1 m<sup>2</sup>), a hallway (5.5 m<sup>2</sup>), and a shower room with a toilet (4.1 m<sup>2</sup>). Large sliding windows lead to the adjacent terrace. The apartment ensures a comfortable indoor climate with underfloor heating, heat recovery ventilation, and district cooling. It comes with luxurious finishing as a standard, which can also be customized to suit your taste.

The building includes an underground parking garage, offering a safe and convenient space to park your car and take the elevator directly to your floor. The price for a designated parking space is €25,000, and for storage space, €5,000. An electric vehicle charging option is available. All prices include VAT (the price of the guest apartment without VAT is €262,295).

For questions and more information, please don't hesitate to get in touch! Early buyers will benefit from a wider selection and greater flexibility to influence the design of their apartment! For additional information, see <http://www.lai20.ee>

NB! Buyers have the option to pay for the apartment through an installment plan directly with the developer. By paying at least 20% of the apartment price at the time of purchase, the buyer can pay the remaining amount over up to five years. The installment interest rate is 5-8% per year. For more details about installment terms or information on special bank loan offers, please contact a Kinnisvaraekspert real estate agent. When purchasing the guest apartment by a private individual for permanent residence, it is possible to apply for a home loan (bank-specific conditions apply).

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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









