

KINNISVARA
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Kliendipäeva pakkumine
10.04.2025 kell 16-18
Registreeri osalemise!

SALE

MIINUS
2000 EUROT



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For sale apartment PÄÄSKÜLA 10

📍 Harju maakond, Tallinn, Nõmme linnaosa

THE SPACIOUSNESS OF A PRIVATE HOUSE, THE CONVENIENCE OF AN APAR



MARJU REISBERG

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3	1/5	91.5 m ²	210 000 €
rooms	floor	total area	2 295.08 € / m ²

ID	150995
Rooms	3
Total area	91.5 m ²
Form of ownership	apartment ownership
Year of construction	2002
Floor	1/5
Building material	stone
Cadastral register number:	<u>78401:101:7349</u>

Price range 210 000 €

Price per m2 2 295.08 €



MARJU REISBERG

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

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Additional data

õhksoojuspump, balconi, basement, boiler, cable TV, coatroom, electricity, furniture change possibility internet, locked staircase, parquet, refrigerator, sauna, secured door, shower, phone, washing machine, water, WC separately, kitchen furniture, video cameras, separate rooms, city transport, nearby forest, street entrance, electric stove, electric floor heating

Additional information

A spacious and exclusive home with a unique layout, introduced in 2002, located in the heart of Pääsküla amidst the lush greenery of Nõmme!

Comfortable and spacious 3-room apartment with a total area of 91.5 m² (including a 7 m² balcony and an 8.4 m² storage unit) is situated on the elevated first floor. It features a large, cozy kitchen, a spacious bathroom with a sauna, a separate WC, a balcony, and a storage space in the basement. Additionally, a private parking spot is available right next to the house!

APARTMENT/LAYOUT:

Upon entering the apartment, you arrive in a hallway with access to a walk-in wardrobe. To the right, there is a spacious bathroom with a washing machine and a sauna, as well as a separate WC. The heart of this home is the large living room, seamlessly connected to a spacious kitchen that easily accommodates a 6-8 person dining table, perfect for enjoying meals with family and friends. The apartment includes a walk-in wardrobe and two bedrooms. One can be used as a children's or office room, while the larger master bedroom has access to a balcony. The balcony offers enough space for a table and chairs, making it a perfect spot to enjoy the evening sun, grow flowers, or dry laundry. This bedroom also features a decorative fireplace, built-in wardrobes, and a wide bed. The bathroom is spacious, equipped with a shower, washing machine, cabinets, and a sauna. A 100-liter water boiler is located in the basement storage unit.

The floors are made of natural wood parquet, while the sanitary areas and the entrance hallway have ceramic tiles. Most windows face the backyard, ensuring a quiet environment.

The custom-made corner kitchen has ample storage space and high-quality built-in appliances.

The apartment is heated electrically, with programmable settings for different rooms and times of the day. Additionally, a heat pump provides both heating and cooling.

The kitchen and bathroom furniture are in excellent condition. The kitchen includes a refrigerator, an electric stove, and a hood.

The apartment can be purchased with the existing furniture, all of which is in like-new condition.

Built-in furniture, such as the kitchen, wardrobe systems, bedroom wardrobes, bathroom furniture, curtains, and storage shelves, are included in the price.

This spacious apartment is an ideal family home for a household with 1-2 children, offering ample space, cozy shared areas, and sufficient privacy.

HEATING:

The apartment uses an air heat pump for heating, with thermostatic radiators in the rooms. Utility costs depend on consumption (water, electricity), with monthly bills from the housing association varying accordingly.

BUILDING/PARKING:

The building at Pääsküla 10 is a unique project completed in 2002. It offers a private and serene living environment. The front of the building is surrounded by a few trees, has a distinctive facade, and parking spaces. The backyard features green areas. The property includes partial landscaping, creating a family-friendly and safe living environment.

The building has an active housing association. It features a spacious and well-lit hallway, a locked front door, and an intercom system. The building is equipped with fiber optic internet for a high-speed connection.

Under the building, there is a secure bike storage area and large storage units. Residents have designated parking spots next to the house, and there are guest parking spaces in front of the building.

LOCATION AND NEIGHBORHOOD:

This apartment offers the perfect balance of comfort, privacy, and proximity to nature. It provides a warm and cozy atmosphere in the heart of Pääsküla for its new owners.

Ideally located with excellent transport links (bus and train) to the city center. Nearby, you'll find kindergartens, schools, restaurants, shops, and playgrounds, ensuring a complete living environment.

Children can independently attend school and extracurricular activities, as everything is within close reach.

The Nõmme market, known for its fresh produce and delicacies, is approximately 5 km away. Thanks to the lush greenery characteristic of Nõmme, there are excellent opportunities for outdoor activities and scenic walks in the Pääsküla bog and nearby forests. The Nõmme Sports Center and swimming pool offer year-round recreational options.

Video Tour:

https://www.youtube.com/shorts/_Wclbmo1xQw

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HEATING/UTILITY COSTS:

The apartment uses an air-to-water heat pump for heating, with thermostatic radiators in the rooms.

Utility costs depend on consumption (water, electricity), with monthly bills from the housing association varying accordingly. During colder winter months, electricity costs have ranged from €270-350/month, while summer costs are around €70/month.

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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.

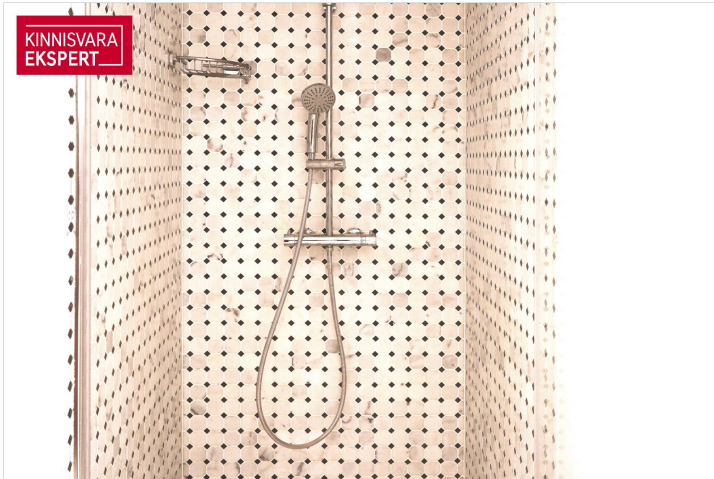
Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

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

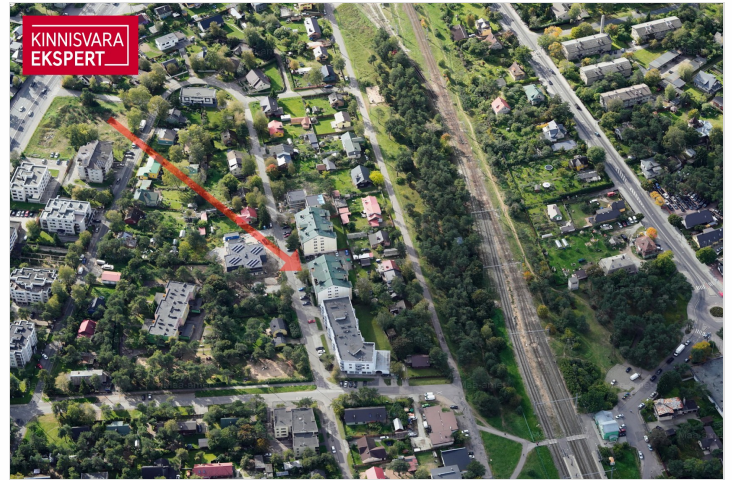
Location

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