



For sale houseshare KIRSI 46B

 Pärnu maakond, Pärnu linn, Rääma

An energy-efficient, well-maintained apartment, 300 m² courtyard



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|-------|--------|---------------------|--------------------|-----------------------------|
| 4 | 2. | 91.7 m ² | 937 m ² | 269 000 € |
| rooms | floors | total area | plot | 2 933.48 € / m ² |

| | |
|----------------------------|-----------------------|
| ID | 149017 |
| Rooms | 4 |
| Total area | 91.7 m ² |
| Plot | 937 m ² |
| Form of ownership | apartment ownership |
| Year of construction | 2016 |
| Floors | 2 |
| Building material | blocked |
| Cadastral register number: | <u>62507:061:0006</u> |

Price range **269 000 €**

Price per m2 **2 933.48 €**



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maakleriteenuse juht, kutseline vanemmaakler
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Additional data

alarm, bath, electricity, parquet, refrigerator, tarred felt, shower, washing machine, water, WC separately, kitchen furniture, video cameras, separate rooms, open kitchen, closed courtyard, separate entrance, organisation through few floors, central water, central heating, water floor

Additional information

An apartment/section of a house with a large courtyard, located in a quadruplex built using the energy-efficient VELOX construction system. The apartment, which spans two floors (the apartment ownership area, including the terrace, is 103.4 m²), is situated in a more private part of the building, with windows facing west and north. The apartment includes a landscaped courtyard exclusively for its use, measuring 300 m². In addition to low maintenance costs, the apartment is lightly used and in good condition.

On the first floor of the two-story apartment, there is a living room-kitchen area (28.7 m²), with access to the terrace and courtyard from both spaces. Additionally, the first floor features a staircase hall-entrance (11.8 m²), a utility room (4.4 m²), and a WC. The second floor of the building section contains three bedrooms (11.3 m², 10.7 m², 10.7 m²), a bathroom with a shower and bathtub (4.2 m²), a hallway (4.2 m²), and a WC. All rooms are comfortably heated with energy-efficient underfloor water heating (district heating), and a good indoor climate is ensured by mechanical ventilation with a heat exchanger. The apartment's lightly used kitchen furniture, along with integrated appliances (refrigerator, dishwasher, stovetop, extractor hood, oven, and microwave) and window textiles/curtains, are included in the sale price.

The apartment has exclusive use of a storage room (5.2 m²), one parking spot on the property, and one parking spot along the perimeter of the street.

Thanks to the energy-efficient construction (a monolithic building shell built with the VELOX system, free of thermal bridges), the apartment's maintenance costs are approximately 60 € in the summer and 100-140 € in the winter.

The building contains 4 apartment units, each with separate entrances, and both the building and its surroundings are well-maintained and regularly managed.

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Location

📍 Pärnu maakond, Pärnu linn, Rääma







