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# For sale apartment LAI 20

 Pärnu maakond, Pärnu linn, Kesklinn

Views that inspire – luxurious apartments in the city center!



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2	5/7	54.2 m <sup>2</sup>	325 000 €
rooms	floor	total area	5 996.31 € / m <sup>2</sup>



ID	150758
Rooms	2
Total area	54.2 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	completed
Year of construction	2026
Floor	5/7
Apartment	12
Building material	stone
Cadastral register number:	<u>62510:131:7210</u>
<b>Price range</b>	<b>325 000 €</b>
<b>Price per m2</b>	<b>5 996.31 €</b>



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## 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 2-room corner apartment No. 12 (54.2 m<sup>2</sup>) with a spacious terrace (+46.2 m<sup>2</sup>) is located on the 5th floor of the building. It offers views of the river and the new bridge, facing the morning sun. The apartment includes a large living room with a kitchen (27.5 m<sup>2</sup>), a bedroom with a wardrobe (17.1 m<sup>2</sup>), a hallway (5.5 m<sup>2</sup>), and a bathroom/WC (4.1 m<sup>2</sup>). The terrace, adjacent to the apartment, is accessible through sliding glass doors. The apartment's comfortable indoor climate is ensured by underfloor water heating, heat recovery ventilation, and district cooling. The apartment comes with a luxurious standard finish, which can also be customized to suit personal tastes.

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.

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.

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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









