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## For sale apartment LAI 20

 Pärnu maakond, Pärnu linn, Kesklinn

Views that inspire – Luxurious apartments in the city!



KRISTEL NOVEK

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2	4/7	45.5 m <sup>2</sup>	219 000 €
rooms	floor	total area	4 813.19 € / m <sup>2</sup>

ID	150768
Rooms	2
Total area	45.5 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	completed
Year of construction	2026
Floor	4/7
Apartment	3
Building material	stone
Cadastral register number:	<u>62510:131:7210</u>
<b>Price range</b>	<b>219 000 €</b>
<b>Price per m2</b>	<b>4 813.19 €</b>



## KRISTEL NOVEK

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

An elegant 7-story residential and commercial building, Lai 20, featuring unique architecture and stunning views, will be completed in the city center near the Pärnu River and the brand-new bridge by summer 2026.

Apartment 3, a 2-room guest apartment (45.5 m<sup>2</sup>) with a balcony (+11.8 m<sup>2</sup>), is located on the 4th floor offering views of the river and the new bridge. The apartment includes a living room with an open kitchen (20.2 m<sup>2</sup>), a bedroom (13.6 m<sup>2</sup>), an entrance hall (7.2 m<sup>2</sup>), and a bathroom with a shower and toilet (4.5 m<sup>2</sup>). Sliding glass doors provide access to the balcony. Comfort is ensured with underfloor water heating, heat recovery ventilation, and central cooling. The apartment comes with a luxurious standard finish, with the option to customize according to your taste.

Designed by the renowned BOA architects as the winning project of an architectural competition, Lai 20 features a stepped design that reduces the building's mass and divides it into three vertical sections: retail, office, and residential floors. Glass facades on the ground floor give the building a light and modern appearance, while recessed main entrances emphasize openness and airiness. Floors III to VII, which house the apartments and guest units, are set back from the second floor, creating terraces and balconies that enhance the building's dynamic and open feel. All apartments, with views of either the river or the city center, include spacious balconies or terraces (ranging from 7 m<sup>2</sup> to 108 m<sup>2</sup>), ceilings up to 3 meters high, and floor-to-ceiling windows.

The building also features an underground parking garage, providing safe and convenient parking with direct elevator access to residential floors. Reserved parking spaces are available for 25,000€ and storage units for 5,000€. The garage includes electric vehicle charging facilities. All prices include VAT.

For inquiries and additional information, please contact us!

Early buyers will have access to a larger selection of apartments and more flexibility in customizing their new home.

NB! Buyers can take advantage of a flexible installment payment plan directly from the developer. By paying at least 20% of the apartment price upon purchase, the remaining balance 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 information about 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







