



## For sale residential land TARVA 7A



Pärnu maakond, Pärnu linn, Raeküla

Suurem liitumistega elamukrunt vaikselt tupiktänaval, ehitusluba!



JANNO PETERSON

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1197 m<sup>2</sup>  
plot

129 000 €  
107.77 € / m<sup>2</sup>



ID 148782

Plot 1197 m<sup>2</sup>

Form of ownership immovable

Cadastral register number: 62508:033:0002

Price range **129 000 €**

Price per m2 **107.77 €**



## JANNO PETERSON

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## Additional data

detailed plan, electricity, water

## Additional information

A larger residential plot located on a quiet cul-de-sac in the Raeküla area, complete with a valid detailed plan and a building permit for a single-family home. This well-maintained plot, situated in a good neighborhood, has been filled/leveled and is enclosed by a fence on a foundation, including sections with wrought iron posts.

According to the detailed plan, the plot can be developed with a building footprint of up to 240 m<sup>2</sup>, with the main building allowed to have up to 2 floors + 1 basement floor, a building height of up to 8.5 meters, and up to three auxiliary buildings, each permitted to be single-story structures up to 5 meter high. A building permit has been issued in 2024 for the construction of a single-story five-room house with a net enclosed area of 158 m<sup>2</sup> + a 61 m<sup>2</sup> terrace, and an auxiliary building (40 m<sup>2</sup>). The house is planned with a partially "solarstone" tiled roof and an energy class A rating. If you would like to review the house project (the project in the scope of the building permit is included in the sale price), please contact us.

The property is also connected to the city water and sewage systems and has a larger electrical connection (3x40A), which includes provisions for faster electric vehicle charging and up to 15kW small-scale electricity production capabilities.

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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.

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## Location

📍Pärnu maakond, Pärnu linn, Raeküla



