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## For sale apartment TIIRU 3

📍 Pärnu maakond, Pärnu linn, Rannarajoon

Home at the Edge of the Sea - New Seaside Apartments!



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4	5/7	131 m <sup>2</sup>	615 000 €
rooms	floor	total area	4 694.66 €/m <sup>2</sup>

ID	149167
Rooms	4
Total area	131 m <sup>2</sup>
Form of ownership	apartment ownership
Condition	new building
Year of construction	2025
Floor	5/7
Apartment	28
Cadastral register number:	<u>62512:049:0022</u>
Price range	<b>615 000 €</b>
Price per m2	<b>4 694.66 €</b>



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## Additional data

balconi, bath, coatroom, electricity, elevator, locked staircase, parquet, sauna, shower, water, WC separately, video cameras, open kitchen, closed courtyard, high ceilings, shop window, storage room, central heating, water floor, air conditioner

## Additional information

One of the Best Apartments in the Building - Spacious Corner Apartment with a Large Balcony and Panoramic View!

DISCOUNTED PRICE €615,000 / Regular apartment price €649,000!

A seafront, penthouse-style, 4-room corner apartment with balcony, number 28 (131 m<sup>2</sup> + balcony 30.6 m<sup>2</sup>) is located on the 5th floor of the building and offers direct views of the sea and coastal meadows. The apartment features a very spacious living room-kitchen (45.8 m<sup>2</sup>), three bedrooms (18.6 m<sup>2</sup> + walk-in closet 4 m<sup>2</sup>; 14.3 m<sup>2</sup>; 13.2 m<sup>2</sup>), a large bathroom with a sauna (8 m<sup>2</sup> + 2.9 m<sup>2</sup>), a separate shower room/WC (4.2 m<sup>2</sup>), a utility room (3.9 m<sup>2</sup>), two hallways (7 m<sup>2</sup> and 9 m<sup>2</sup>), and a separate WC. The windows in the seafront rooms are floor-to-ceiling sliding windows, providing access to the large south-facing balcony. The apartment's comfortable indoor climate is ensured by water-based underfloor heating, heat recovery ventilation, and a cooling unit (included in the price). The first-class interior. The house will be completed as early as April 2025.

The new 7-story apartment building at Tiiru Street 3, located in the Valgre residential area, is being constructed by the sea, between the tennis hall and Hestia Hotel Strand, on the edge of the coastal meadow. The south and west-facing balconies of the apartments offer the opportunity to enjoy stunning views and spend evenings watching the sunset. The building's exterior design also reflects the image of Pärnu as a resort city – white exterior walls, with large seafront balconies with glass railings adding an airy and light feel.

The building will house 2-4 room apartments, each with a balcony or terrace with a sea view. The apartments feature water-based underfloor heating, their own ventilation system, floor-to-ceiling windows in seafront apartments, and a "Premium" interior finish as standard. The building includes an elevator and video surveillance. On the ground floor, storage units (available for an additional fee), a private enclosed parking area in the courtyard (parking space available for an additional fee, including electrical connection readiness), a children's playground, and access to the seafront promenade. The architects for the apartment building are Hanno Grossschmidt, Tomomi Hayashi, and Siim Endrikson from the HGA architecture office.

For more information about the apartments at Tiiru Street 3 in Pärnu, please visit the Valgre residential area's website at <http://www.valgre.eu>. For questions and additional information, please contact us!

Fulfill your dreams and make living by the sea a reality!

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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.

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

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## Location

📍 Pärnu maakond, Pärnu linn, Rannarajoon









