

**Additional info**

Detailed (spatial) plan, electricity, water

**Information**

20 residential plots with building rights!

**284 000 €**

## residential land, Ees-Metsa

Four properties have been added to the public offerings in the real estate market:

Ees-Metsa (18993m<sup>2</sup>) 79401:006:0597  
Ees-Metsa road (524m<sup>2</sup>) 79401:006:0773  
Tammiku (40300m<sup>2</sup>) 79601:001:0846  
Tammiku street L3 (2832m<sup>2</sup>) 79601:001:0843

According to the valid detailed plan, the plots will be divided into 20 residential plots, allowing for the construction of 4 semi-detached houses and 16 detached houses.

The plots have access from a publicly accessible road.

According to the building rights assigned to the plots, the maximum permitted building footprint for a semi-detached house is 300m<sup>2</sup>, maximum permitted height is 8.5m, and up to 3 buildings are allowed on each plot.

The maximum permitted building footprint for a detached house is 250m<sup>2</sup>, maximum permitted height is 8.5m, and up to 2 buildings are allowed on each plot.

The nearest electricity connection point is less than 400m away, so connection is based on ampere fee.

Water and sewage will be provided regionally through a borehole and individual sewage treatment system.

Daily convenience is ensured by the knowledge that a bicycle path to Tartu city has been constructed, the nearest bus stop (Maramaa, with 14 departures per day) is 350m away, and the 5km drive to Tartu city takes only 4 minutes.

Get in touch, inquire for more information, and come for a visit!

Object ID:	189108
Transaction:	Sale, residential land
County:	Tartu maakond
City/county:	Tartu vald Maramaa küla
Ownership form:	registered immovable
Cadastral register number:	79401:006:0597
Total area:	0.00 m <sup>2</sup>
Area of plot:	62649.00 m <sup>2</sup>
Sale price:	284 000 €
Price per m <sup>2</sup> :	5 €

**Real estate agent**

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**residential land, Ees-Metsa**















