

**Additional info**

balcony, bathtub, cable TV, wardrobe, electricity, elevator, Furniture available, stairwell locked, strip flooring, refrigerator, shower, water, separate WC, furnished kitchen, neighbour watch, video surveillance, separate rooms, open kitchen, wall cabinets, central water, public transportation, entry from the street

**Information**

Open day on June 28 at 1:30 to 2:30 p.m. with pre-registration

**SPECIAL PRICE!**

**3-ROOM APARTMENT WITH TWO LARGE BALCONIES FOR SALE IN KALARANNA!**

The price of a parking space is 27 000 €

**453 000 €**

apartment, Kalaranna 8/11

<b>Object ID:</b>	193048
<b>Transaction:</b>	Sale, apartment
<b>County:</b>	Harju maakond
<b>City/county:</b>	Tallinn Põhja-Tallinna linnaosa
<b>Floor:</b>	4
<b>Number of rooms:</b>	3
<b>Type of heating:</b>	central heating, hydronicunderfloorheating
<b>Year of construction:</b>	2021
<b>Readiness:</b>	Completed
<b>Ownership form:</b>	apartment ownership
<b>Cadastral register number:</b>	78401:101:3628
<b>Total area:</b>	83.30 m <sup>2</sup>
<b>Area of plot:</b>	0.00 m <sup>2</sup>
<b>Energy Class:</b>	B
<b>Sale price:</b>	453 000 €
<b>Price per m<sup>2</sup>:</b>	5 438 €

A very quiet and spacious 3-room apartment with an excellent location for sale!

- two sunny balconies with wind protection (one with partial sea view)
- an underground parking space right next to the elevator
- ready to move in
- Schmidt kitchen
- frugal community

Kalaranna Kvartal is a residential area consisting of 12 residential buildings along with the beach area. Kalaranna houses and the modern public urban space surrounding them offer the opportunity to enjoy top-class restaurants and cafes, design shops and services. You can quickly enter the city life, where theaters, cinemas, restaurants, etc. await you.

**Construction and layout:**

The houses were built in 2021 according to B energy class requirements. The floors are covered with single-ply oak parquet, and the toilet, utility room and laundry room are tiled. The apartment is stylish and bright. NB! Furniture can be purchased by individual agreement!

**Plan:**

Hallway with a large built-in wardrobe; master bedroom; second bedroom; 30.2 m2 open kitchen-living room, bathroom, separate toilet and utility room. Both bedrooms have access to a 11.6m2 balcony + access to another 10.5m2 balcony from the living room.

**Heating systems and communications:**

- Heating: district heating
- The apartment has water underfloor heating pipes everywhere, which can be adjusted from room to room.
- Local ventilation system with heat recovery.
- Light cable.
- Smart House solution.
- Alarm system.

Call and ask for more!

**Real estate agent**



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**apartment, Kalaranna 8/11**







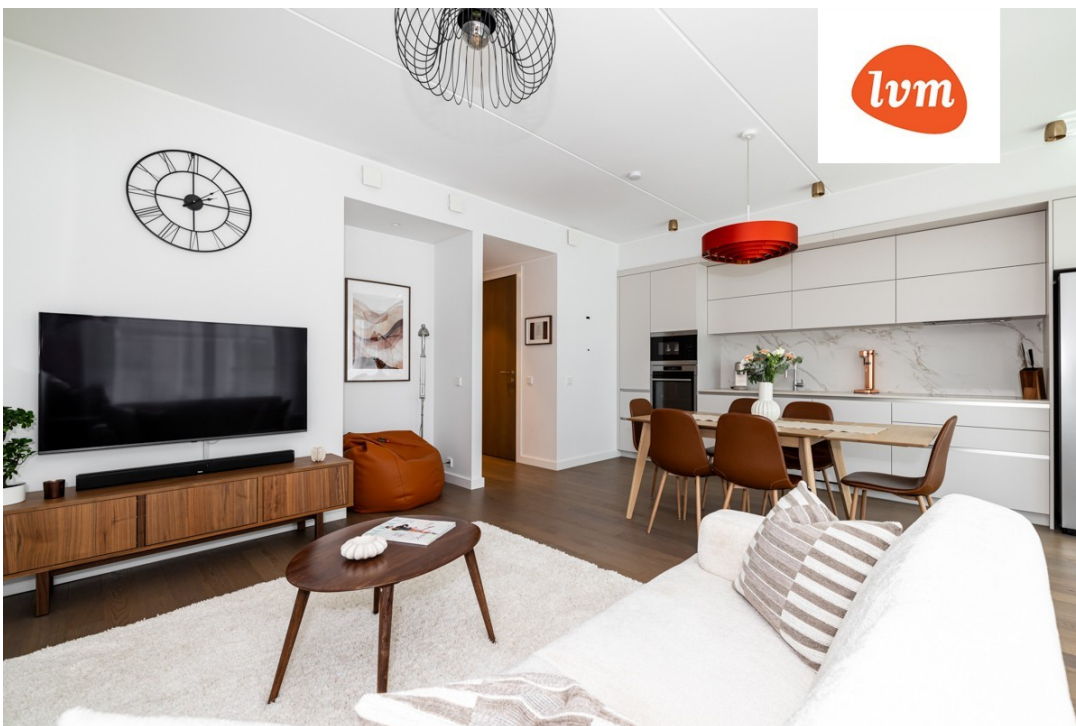






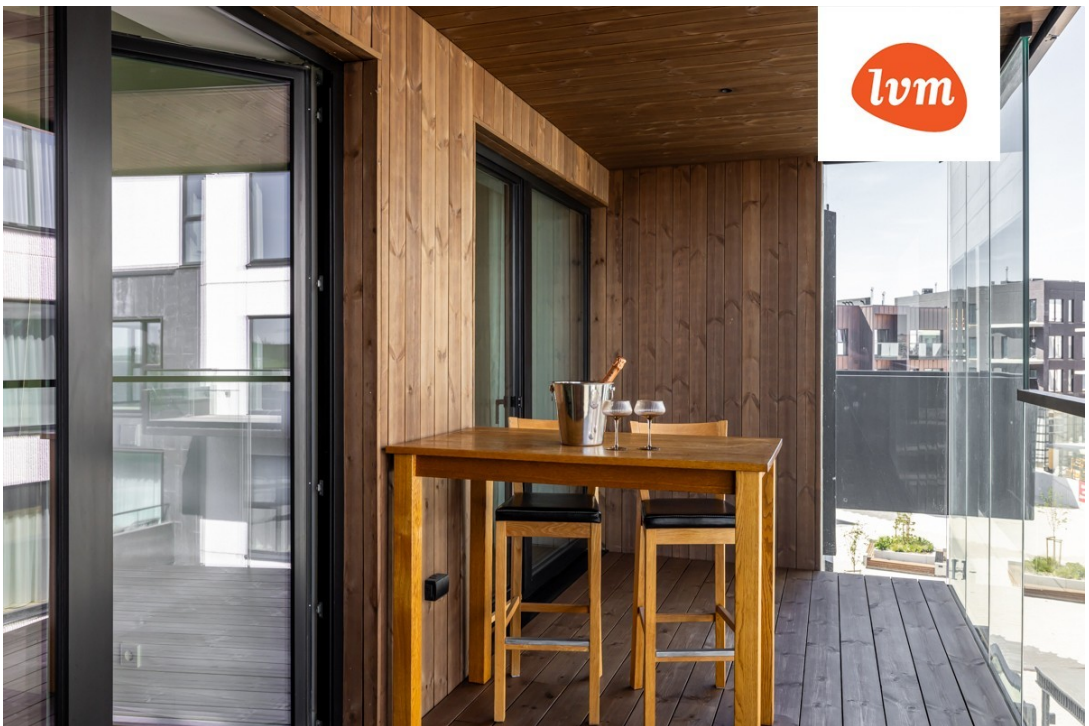
























Kalaranna 8-11

