

| Object ID: | 196448 | Additional info |
|----------------------------|--|--|
| Transaction: | Sale, apartment | balcony, cable TV, electricity, internet, stairwell locked, strip flooring, refrigerator, shower, telephone, water, furnished kitchen, separate rooms, open kitchen, new sewage system, courtyard, separate |
| County: | Tartu maakond | entrance, new wiring, central water, fenced area, auxiliary building, public transportation, entry from the |
| City/county: | Tartu linn Ülejõe | street 205 000 € |
| Floor: | 1 | Information A new home with character and a sunny terrace! A new home has been added to the public real estate market, facing the southern sun, complete with a designated parking space, storage room, and terrace. |
| Number of rooms: | 3 | |
| Type of heating: | central heating, hydronicunderfloorheating | |
| Year of construction: | 2024 | |
| Readiness: | New building project | The home is located on the first floor of a building and, thanks to its good floor plan, has the functionality of a 3-room apartment. |
| Ownership form: | apartment ownership | |
| Cadastral register number: | 79514:006:0012 | The home underwent a major renovation this year, with affordable maintenance costs and a pleasant indoor climate ensured by city central heating with water-based underfloor heating and a heat recovery ventilation system. |
| Total area: | 56.50 m² | |
| Area of plot: | 0.00 m² | The location is ideal – essentially in the city center, with everything you need within easy reach. The nearest grocery stores (COOP, Selver, and Maxima) and the university buildings (University of Tartu, TalTech) are just a few minutes' walk away. In front of the apartment is a nearly 6 m ² private terrace facing south. |
| Sale price: | 205 000 € | |
| Price per m ² : | 3 628 € | |
| | | The apartment is equipped with Telia fiber optic cable, offering internet speeds of up to 1 Gbit/s both downstream and upstream. |

Real estate agent



Philip Saksing philip.saksing@lvm.ee +37253484806 Peace of mind is ensured by the fact that both the building and apartments have valid occupancy permits.

Thanks to a separate entrance, the apartment is also perfect for offering short-term accommodation services.

Get in touch, ask for more and come and have a look at this beautiful home!



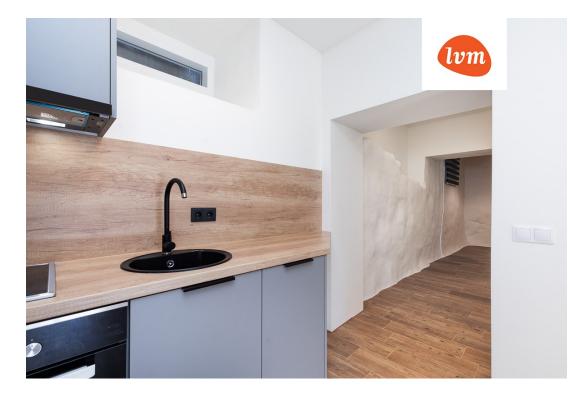
apartment, Staadioni 3













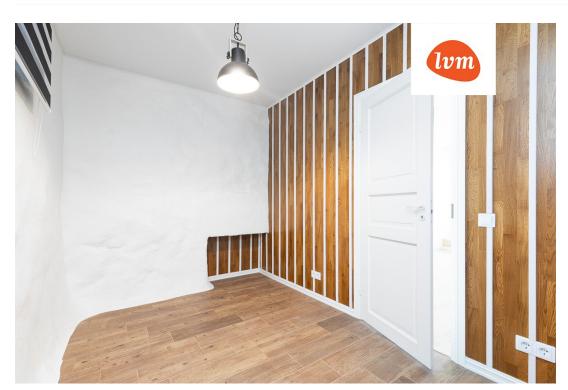


Stadion 3



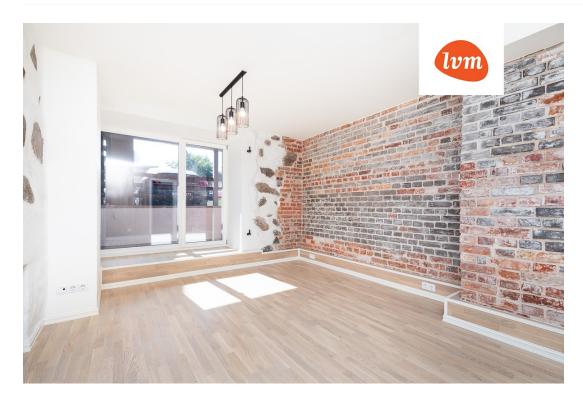




















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