



**Additional info**

balcony, electricity, strip flooring, sauna, security door, shower, water, open kitchen, courtyard, central water, fenced area, entry from the street

**Information**

You can definitely get a sense of home here. A spacious courtyard, a large second floor balcony and a 25m<sup>2</sup> terrace offer freedom of action and breathing space for all family members. Ideal for a family with children. **255 000 €**

The house has been built with a focus on quality, both in terms of materials and occupant comfort. The Monier stone roof, the stone house and all the partitions are also made of stone. All the walls are concrete.

Modern and maintenance-free microcement flooring in the sanitary rooms and hallway, and hard-wearing LVT flooring in the living areas. Sound insulation is provided by Jeldwren internal doors with gaskets and PVC windows with triple glazing. The rooms are equipped with LED lighting and modern bench tops.

There is everything a modern home should have: a sauna, two toilets and a shower room, several storage rooms and a concrete staircase, covered with ash wood steps.

The heating solution is a heaven-sent: Gren central heating! To relieve the heat waves, an air conditioner has been providently installed in the stairwell on the second floor. And, of course, thermally controlled ventilation, which can be controlled from a remote control.

And what's more, there's a code lock on the front door - handy, no need to carry a key. The house has a built-in electric car charger.

You can choose the sanitary ware that suits you: shower screens, basins and mixers. Included in the price is a unique stone roof and a garden with a gate.

A shopping centre and a nursery school are planned in the detailed plan next to the Hoburaua residential area, while a public green area is planned alongside. There will also be several playgrounds in the area.

There is an occupancy permit.

Relations with the neighbour are also transparent - a notarial usage agreement has already been established.

Door key codes and possession will be transferred on the day of the deal.

NB: The sale price includes VAT.

**apartment, Rõugu 32**

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| <b>Object ID:</b>                 | 197018                            |
| <b>Transaction:</b>               | Sale, apartment                   |
| <b>County:</b>                    | Pärnu maakond                     |
| <b>City/county:</b>               | Pärnu linn Ülejõe                 |
| <b>Type of heating:</b>           | central heating, air-conditioning |
| <b>Year of construction:</b>      | 2025                              |
| <b>Readiness:</b>                 | New building project              |
| <b>Ownership form:</b>            | apartment ownership               |
| <b>Cadastral register number:</b> | 62401:001:1704                    |
| <b>Total area:</b>                | 112.20 m <sup>2</sup>             |
| <b>Area of plot:</b>              | 0.00 m <sup>2</sup>               |
| <b>Energy Class:</b>              | B                                 |
| <b>Sale price:</b>                | 255 000 €                         |
| <b>Price per m<sup>2</sup>:</b>   | 2 273 €                           |

**Real estate agent**

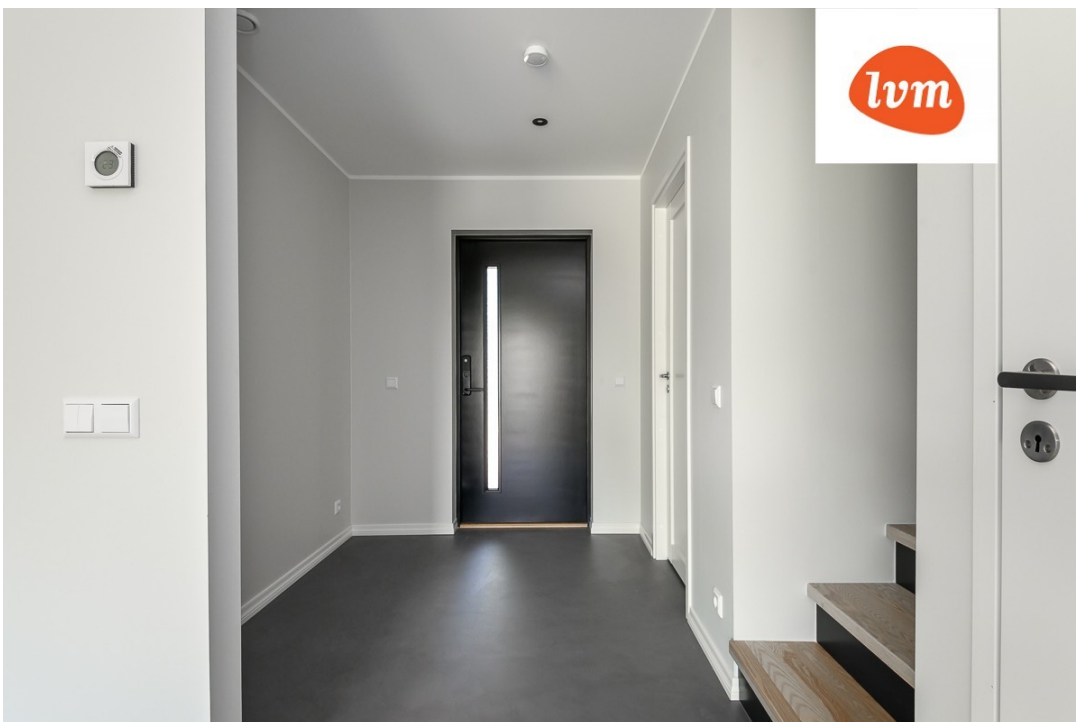


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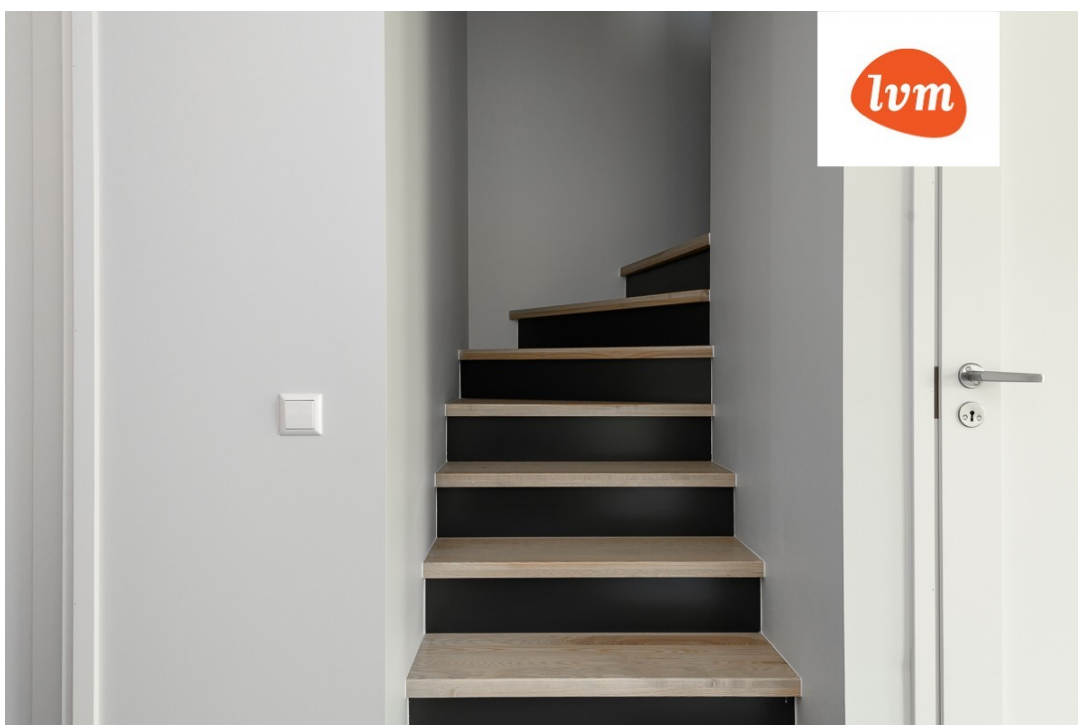








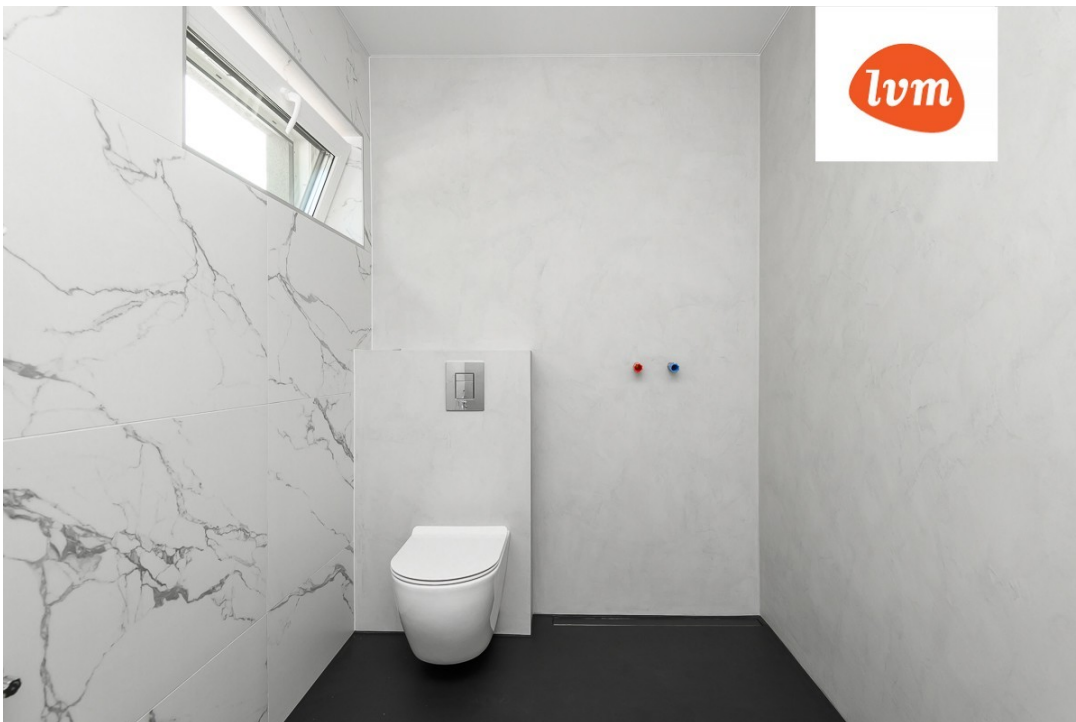
















Rõugu 34  
I ja II korrus

