



**Additional info**

hot-water boiler, cable TV, electricity, furniture, Furniture available, internet, stairwell locked, security door, shower, washing machine, water, furnished kitchen, separate rooms, open kitchen, new sewage system, separate entrance, new wiring, wall cabinets, fenced area, public transportation

**Information**

**apartment, Aardla 11**

If you're looking for a comfortable and stylish residence in a quiet area of Tartu, this renovated and modernly designed apartment might be just what you're searching for! The 43.4 m<sup>2</sup> apartment on Aardla St 11 is an ideal choice for a young family, an individual, or an investment. Located on the ground floor, it offers easy access and privacy. **121 800 €**

**Apartment Description:**

**Rooms:** The apartment has 2 spacious rooms—a cozy bedroom and an open-plan living room-kitchen. The living room is beautifully furnished and bright, thanks to large windows that let in plenty of natural daylight.

**Kitchen and Living Room:** The spacious living room is connected to the kitchen, with enough room for a comfortable dining area. The kitchen furniture and countertops are stylishly finished, providing ample space for cooking.

**Heating and Insulation:** The apartment features a wood stove, adding a cozy warmth and homely feel, as well as an energy-efficient air-source heat pump, which helps keep utility costs low even during the coldest winter months. The apartment is insulated from the outside, ensuring a comfortable and economical living environment year-round.

**Hot Water:** The apartment is equipped with an electric water heater, ensuring quick and convenient access to hot water.

**Outdoor Shed:** The apartment comes with a practical outdoor shed, perfect for storing gardening tools, bicycles, or seasonal items.

**Utility Costs and Additional Benefits:** Utility costs are affordable, averaging around 150 euros per month year-round, which includes the maintenance fund. The apartment has a new electrical system and plumbing, providing long-term security and safety.

**Additional Information and Security:** The apartment's entrance door is locked, ensuring privacy and security. Living on the ground floor offers convenient access, making this apartment well-suited for older individuals or those who value convenience and practicality.

**Surrounding Area:** The apartment is located in a quiet residential area where everything needed for daily life is within reach. Nearby, there are shops, schools, kindergartens, sports trails, and public transport stops, providing good connections to other parts of the city. There are also green areas nearby, offering a chance to spend time outdoors and enjoy a peaceful environment.

Don't miss this great opportunity! This apartment is ready for a new owner and offers everything a home needs—style, comfort, and affordable living.

<b>Object ID:</b>	197563
<b>Transaction:</b>	Sale, apartment
<b>County:</b>	Tartu maakond
<b>City/county:</b>	Tartu linn Ropka
<b>Floor:</b>	1
<b>Number of rooms:</b>	2
<b>Type of heating:</b>	stove heating, air source heat pump
<b>Year of construction:</b>	1977
<b>Readiness:</b>	Renovated
<b>Ownership form:</b>	apartment ownership
<b>Cadastral register number:</b>	79510:005:0012
<b>Total area:</b>	43.40 m <sup>2</sup>
<b>Area of plot:</b>	0.00 m <sup>2</sup>
<b>Sale price:</b>	121 800 €
<b>Price per m<sup>2</sup>:</b>	2 806 €

**Real estate agent**



**Henri Siimsalu**  
 henri.siimsalu@lvm.ee  
 +37256502757

**apartment, Aardla 11**







Aardla 11

















