



<b>Object ID:</b>	197573
<b>Transaction:</b>	Sale, apartment
<b>County:</b>	Tartu maakond
<b>City/county:</b>	Elva vald Elva linn
<b>Floor:</b>	4
<b>Number of rooms:</b>	4
<b>Type of heating:</b>	central heating
<b>Year of construction:</b>	1991
<b>Ownership form:</b>	apartment ownership
<b>Cadastral register number:</b>	17007:004:0029
<b>Total area:</b>	77.10 m <sup>2</sup>
<b>Area of plot:</b>	0.00 m <sup>2</sup>
<b>Energy Class:</b>	B
<b>Sale price:</b>	105 000 €
<b>Price per m<sup>2</sup>:</b>	1 362 €

**Additional info**

basement, hot-water boiler, electricity, furniture, internet, stairwell locked, strip flooring, refrigerator, security door, shower, water, furnished kitchen, separate rooms, open kitchen, separate entrance, central water, forest nearby

**105 000 €**

**Information**

Are you looking for a cozy home in the beautiful town of Elva? The apartment at Nooruse Street 6 is exactly what you need! This 4-room apartment offers the following amenities and features:

**Layout:** Open kitchen and living room, bedroom, bathroom.

**Furniture and Appliances:** Electric stove, refrigerator, boiler, shower, built-in wardrobe.

**Heating and Comfort:** Central heating, balcony (4 m<sup>2</sup>), free parking in front of the building.

**Additional Features:** Storage room and basement unit, internet connection, secured stairwell.

**Building Amenities:** Shared bicycle storage room.

A major renovation is starting in the building!

Currently, summer utility costs are around 150 euros, and winter costs are about 300 euros. The good news is that the building is undergoing a major renovation, which will include a full upgrade and modernization of the entire structure — including the facade, roof, heating system, ventilation, water supply, and electrical system. The renovation fee is 2.4 €/m<sup>2</sup>, and as a result, utility costs will decrease.

**Renovation Plan:**

**Facade and window update:** insulation, new windows and exterior doors, awnings for entrances.

**Roof reconstruction:** insulated roof and updated rainwater system.

**Reinforcement of the base and foundation:** insulation and new concrete slabs.

**Ventilation and heating system upgrade.**

**Water supply and sewage system reconstruction.**

**Electricity and low-voltage systems:** new electrical and ventilation system.

This apartment is perfect for both personal use and investment. Come and see how you could shape your life in the charming town of Elva!

**Real estate agent**



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**apartment, Nooruse 6**





Nooruse 6





















