

**Additional info**

electricity, elevator, furniture, internet, stairwell locked, refrigerator, security door, shower, telephone, TV, washing machine, water, furnished kitchen, neighbour watch, video surveillance, separate rooms, open kitchen, new sewage system, wall cabinets, central water, public transportation

<b>Object ID:</b>	198086
<b>Transaction:</b>	Sale, apartment
<b>County:</b>	Harju maakond
<b>City/county:</b>	Tallinn Kesklinna linnaosa
<b>Floor:</b>	2
<b>Number of rooms:</b>	2
<b>Type of heating:</b>	central heating, electricalunderfloorheating
<b>Year of construction:</b>	1980
<b>Ownership form:</b>	apartment ownership
<b>Cadastral register number:</b>	78401:111:0960
<b>Total area:</b>	34.30 m <sup>2</sup>
<b>Area of plot:</b>	0.00 m <sup>2</sup>
<b>Energy Class:</b>	D
<b>Sale price:</b>	146 000 €
<b>Price per m<sup>2</sup>:</b>	4 257 €

**146 000 €**

**Information**

The apartment in the city center is quiet and spacious. The windows open onto the courtyard and the apartment has morning sun. The layout is comfortable and functional: a kitchen-living room and a separate small, light-filled bedroom. In the stairwell, there is an entrance area for three apartments where a bicycle can be placed if desired. The apartment itself is on the second floor and the building also has an elevator. There is free parking in the inner courtyard.

**About the apartment:**

- Spacious layout
- Quiet and courtyard-facing apartment
- Efficient central heating system and low utility costs
- Underfloor heating in the bathroom
- Utility costs: summer €50, winter €120. Electricity is additional.

Ideal location in the city center! Nearby are Stockmann, Tallinn bus station, Hobujaama, Viru Keskus, MyFitness Rävåla, and the Tallinn Central Library. Convenient public transport connections and the tram line is a 2-minute walk from the apartment.

**Added value:**

- Active homeowners' association
- Building facade has been renovated and insulated
- No loans for the homeowners' association
- Parking spot in the inner courtyard
- Elevator
- Nice and quiet neighbors
- Video surveillance and locked stairwell
- Energy class D

Excellent apartment for a quiet, low-cost home in the city center. Contact me and let's schedule a viewing.

**Real estate agent**



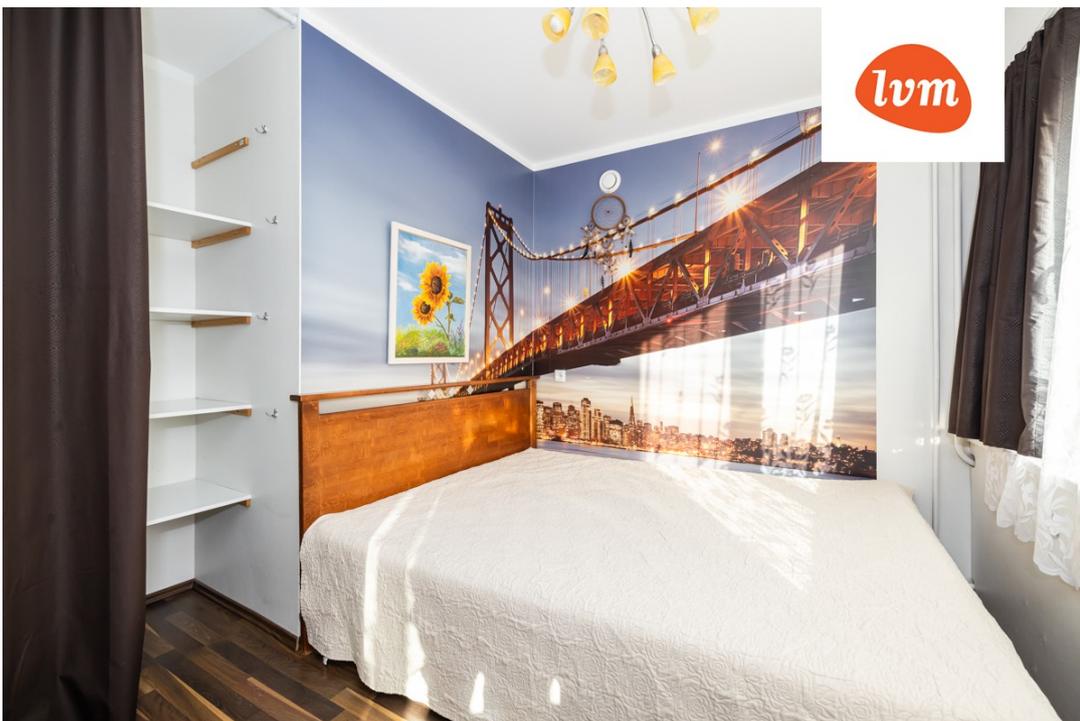
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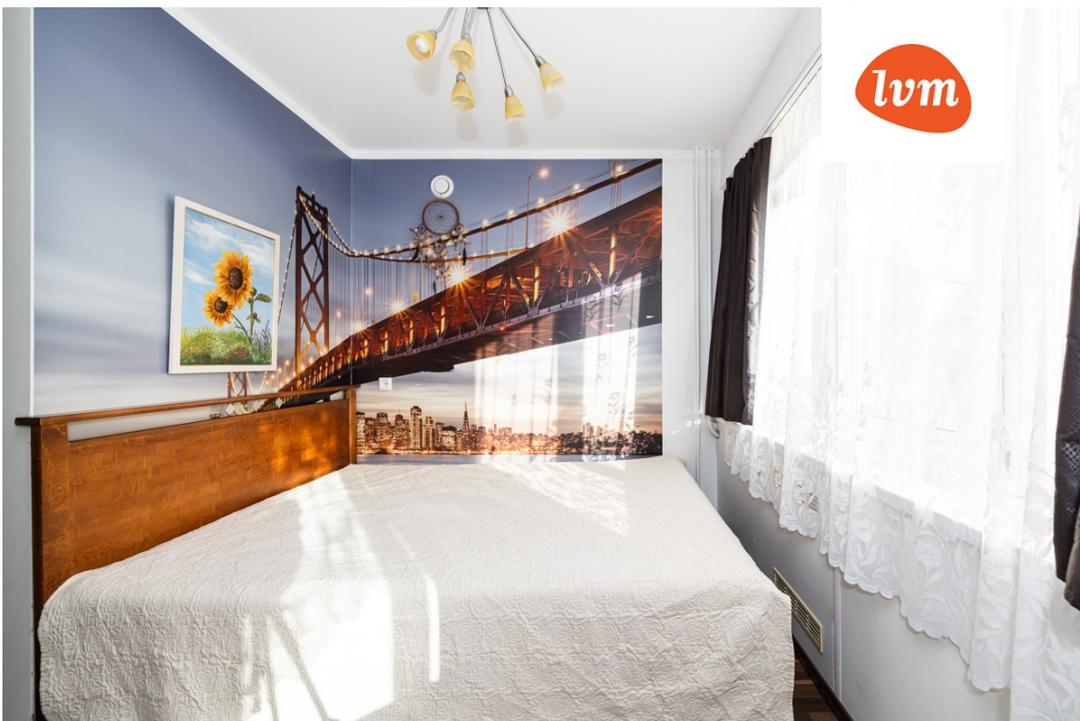
**apartment, Liivalaia tn 40**















Liivalaia 40

