

apartment, Jaama 193

**Additional info**

balcony, bathtub, electricity, elevator, Furniture available, internet, stairwell locked, strip floor, refrigerator, security door, shower, water, separate WC, furnished kitchen, video surveillance, separate rooms, new sewage system, central water

**Information**

Are you looking for a spacious and sunny home in Tartu, where everything you need is within walking distance? This 3-room apartment on Jaama Street, equipped with all essentials for comfortable living, might be just what you're looking for! **99 000 €**

<b>Object ID:</b>	198161
<b>Transaction:</b>	Sale, apartment
<b>County:</b>	Tartu maakond
<b>City/county:</b>	Tartu linn Annelinn
<b>Floor:</b>	2
<b>Number of rooms:</b>	3
<b>Type of heating:</b>	central heating
<b>Year of construction:</b>	1995
<b>Ownership form:</b>	apartment ownership
<b>Cadastral register number:</b>	79516:019:0018
<b>Total area:</b>	64.40 m <sup>2</sup>
<b>Area of plot:</b>	0.00 m <sup>2</sup>
<b>Energy Class:</b>	D
<b>Sale price:</b>	99 000 €
<b>Price per m<sup>2</sup>:</b>	1 537 €

**Location:**

Located on Jaama Street, only 3.4 km from the center of Tartu – ideal for those who want to live near the city but in a peaceful area.

Kivilinna Coop, multiple grocery stores, schools, kindergartens, and bus stops are all within a 200 m radius, ensuring convenient daily living and excellent transportation connections throughout the city.

**Apartment layout and features:**

The apartment has a through-plan layout, allowing light from every direction. Located on the edge of the building, it offers views both to the front and back of the house.

The rooms are separated by a corridor, providing privacy for each resident.

There's a 3 m<sup>2</sup> glazed balcony – a perfect spot for morning coffee and evening relaxation, with access from the bedroom.

**Finishes:**

The walls in the rooms are covered with wallpaper, the floors are laminate, and the kitchen is finished with wooden paneling. The bathroom and WC are clad in PVC panels. High-quality double-glazed windows and a metal front door ensure warmth and security.

**Building and neighbors:**

An active housing association: the building has had its water and sewage pipes replaced, and new radiators have recently been installed, improving heating efficiency.

A safe environment: video surveillance in front of the building and at the entrance, with locked stairwell doors. The apartment also has its own basement storage and a parking permit for the front of the building.

A quiet neighborhood where residents value home tranquility and a pleasant atmosphere.

**Utility costs:**

Summer months (May–September): management and maintenance fee €96.90 + ongoing costs (water, heating, waste, shared electricity).

Winter months (October–April): management and maintenance fee €70.84 + ongoing costs.

The apartment is immediately available and ready for new residents! If this home speaks to you, get in touch and come for a viewing – this might be the apartment you've been looking for.

**Real estate agent**

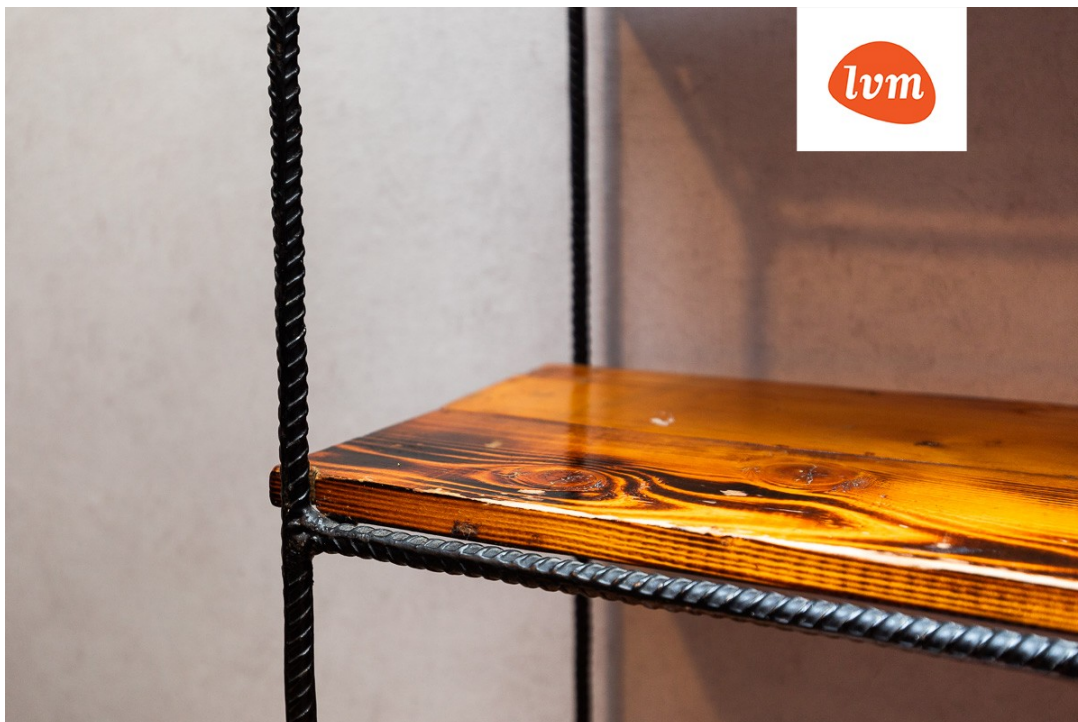


**Henri Siimsalu**  
henri.siimsalu@lvm.ee  
+37256502757

**apartment, Jaama 193**







Jaama 193

