



apartment, lhaste põik 10

**Additional info**

balcony, basement, electricity, elevator, furniture, Furniture available, internet, stairwell locked, strip flooring, refrigerator, security door, shower, telephone, washing machine, water, furnished kitchen, video surveillance, separate rooms, open kitchen, new sewage system, separate entrance, new wiring, wall cabinets, central water, public transportation, forest nearby

**Information**

For sale: stylish and modern 3-room apartment in the Linnupargi high-rise – an ideal choice for those who appreciate light, spaciousness, and closeness to nature! **215.000 €**

The apartment has an area of 61.9 m<sup>2</sup>, with an open-plan kitchen-living room as its heart, leading to a balcony facing the evening sun (4.6 m<sup>2</sup>) – a perfect spot for enjoying peaceful evenings or morning coffee. This apartment is designed with thoughtful details and offers a truly high standard of living.

**In the apartment:**

Spacious entrance (10.9 m<sup>2</sup>) with plenty of room for everyday storage.  
 Open kitchen-living room in light tones (26 m<sup>2</sup>), with high-quality Häcker kitchen furniture and Bosch accent line appliances, including an integrated coffee machine – start every day with a real barista experience!  
 Two spacious built-in wardrobes by Tank Indoors – everything has its place here.  
 Comfortable floor-heated bathroom (4.1 m<sup>2</sup>), creating a spa-like feel at home.  
 Separate bedroom (12.7 m<sup>2</sup>) and children's room (8.2 m<sup>2</sup>), with views and layout offering a calm and private atmosphere.  
 The apartment is equipped with all modern amenities: video intercom, Home Connect-enabled kitchen appliances, and a lift in the building. If desired, almost all furniture seen in the photos can remain in the apartment – high-quality Estonian brands (Softrend, Woodman, Pehmõ, etc.) have been carefully selected for each detail.

**Location and surroundings:** The Linnupargi residential area is valued for its nature proximity and family-friendly environment. On one side, it borders a beautiful nature reserve, featuring three modern playgrounds, an outdoor gym, a ping-pong table, and a grill area – everything needed for active recreation and children's play. Nearby, you'll also find various shops and sports centers:

Selver (850 m), Lidl (950 m), and Eeden Shopping Center (1 km).  
 NET Sports Hall (550 m) and MyFitness (1 km) for fitness enthusiasts.  
 Tartu Organic Garden across the street – perfect if you're interested in urban organic farming and growing your own produce!  
 The building is also conveniently located near a bus stop (line 11) and the Tartu bike-sharing station, ensuring quick and smooth access to the city center.

**Other important details:**

The apartment includes a warm storage room on the first floor (4.6 m<sup>2</sup>), a parking space in front of the building, and a spot in the locked bike storage.  
 The owners wish to stay in the apartment until at least January 31st, but no later than February 28th – providing ample time for a smooth move-in and preparation for the start of the new year.  
 Come and experience the charm of the Linnupargi residential area!

<b>Object ID:</b>	198231
<b>Transaction:</b>	Sale, apartment
<b>County:</b>	Tartu maakond
<b>City/county:</b>	Tartu linn Annelinn
<b>Floor:</b>	6
<b>Number of rooms:</b>	3
<b>Type of heating:</b>	central heating
<b>Year of construction:</b>	2020
<b>Ownership form:</b>	apartment ownership
<b>Cadastral register number:</b>	79301:001:0498
<b>Total area:</b>	61.90 m <sup>2</sup>
<b>Area of plot:</b>	0.00 m <sup>2</sup>
<b>Energy Class:</b>	B
<b>Sale price:</b>	215 000 €
<b>Price per m<sup>2</sup>:</b>	3 473 €

**Real estate agent**



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

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