

#### Additional info

balcony, wardrobe, electricity, elevator, internet, stairwell locked, strip flooring, security door, shower, water, separate WC, separate rooms, open kitchen, new sewage system, new wiring, central water, public transportation, entry from the street

#### Information

VEKTOR residential building offers you a clear direction and purpose – this is your opportunity to purchase your future home today.

**345 400 €**

### apartment, Pärnu mnt 137

Object ID:	199696
Transaction:	Sale, apartment
County:	Harju maakond
City/county:	Tallinn Kesklinna linnaosa
Floor:	10
Number of rooms:	4
Type of heating:	central heating, electricalunderfloorheating, hydronicunderfloorheating, air-conditioning
Year of construction:	2024
Readiness:	New building project
Ownership form:	apartment ownership
Cadastral register number:	78401:101:4687
Total area:	82.70 m <sup>2</sup>
Area of plot:	0.00 m <sup>2</sup>
Energy Class:	B
Sale price:	345 400 €
Price per m <sup>2</sup> :	4 177 €

The Vektor residence, with its impressive architecture, offers all the perks of a modern living environment. The contemporary and functional layout of the apartments ensures spaciousness, large windows and stunning views of the city center, the sea, lake Ülemiste or the lush Kristiine garden district. Vektor homes are also energy-efficient, being the first in the Baltics to receive the international LEED Gold green building certification, which attests to sustainable design, construction and environmental responsibility.

The location makes the Vektor residence an ideal choice for fast-paced professionals, specialists, families, couples enjoying urban life as well as investors.

#### 4-ROOM APARTMENT

Functional and spacious layout, separate spacious entrance hall, open living room with large windows, three separate bedrooms of reasonable size. Separate walk-in wardrobe in the master bedroom. Bathroom with shower corner and toilet and ample space for a bath or bathroom suite. The apartment is on the 10th. floor. View: Spacious views of the Kristiine district, combined with urbanistic upgrades. The charm of sunsets and garden city at night. Balcony, partially enclosed with moveable glass (75%). The price per square meter is one of the most affordable in the city center!

#### INTERIOR FINISHES AND CONSTRUCTION

A bold yet elegant approach to finishes. Characteristic oak parquet, interior doors and floor moldings in parquet tone, Villeroy & Boch bathroom fixtures and Hansgrohe faucets. The entrance floor is tiled. The apartments feature triple-glazed wood-aluminum windows and the exterior doors are wooden. The ceilings between apartments are made of monolithic and/or prefabricated reinforced concrete, as are the walls between apartments, with special attention paid to sound insulation.

#### ROOFTOP GARDEN

A unique feature of the building is a 1,500 m<sup>2</sup> rooftop garden with rich landscaping. Located on the roof of the inner courtyard parking garage, this green terrace and community garden is a place to relax or chat with friends. There are areas for an outdoor office, grilling, sunbathing or reading in a hammock. For gardening enthusiasts, there are raised beds for growing herbs and small vegetables. Those looking for more active pursuits can play table tennis or train in the Omnigym outdoor gym. The garden is divided by perennial plants, hedges, and trees.

#### BUILDING AND TECHNICAL SYSTEMS

The entrances to the building are located separately from commercial spaces in stairwells, with each tower having two fast elevators connecting the underground parking levels with the above-ground floors. The energy class of the VEKTOR building is B. The building uses district heating and the room temperatures in the apartments are adjustable via thermostats. Apartments feature water-based underfloor heating, with electric underfloor heating in the bathrooms. There is forced ventilation with heat recovery, and all apartments are equipped with local cooling units. The building is equipped with a video intercom system with video panels in each apartment. The apartments also have an automatic fire alarm

#### Real estate agent



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system.

#### SMART HOME SOLUTION

All apartments are equipped with a smart home system. The standard installation includes control over heating, cooling and ventilation, monitoring of the intercom system (video and audio) and tracking electricity, heating and hot/cold water consumption. The monthly meter readings are automated and the system sends the data directly to the building manager. All of this can be controlled and monitored from a screen inside the apartment or via the internet.

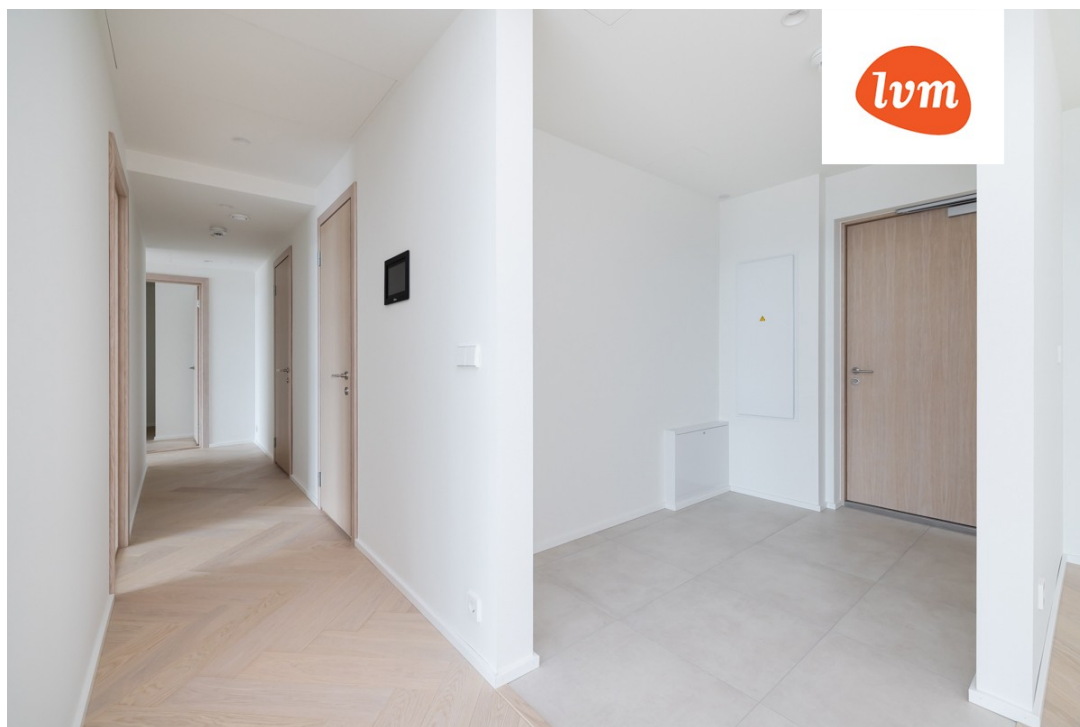
Purchase your future home today!

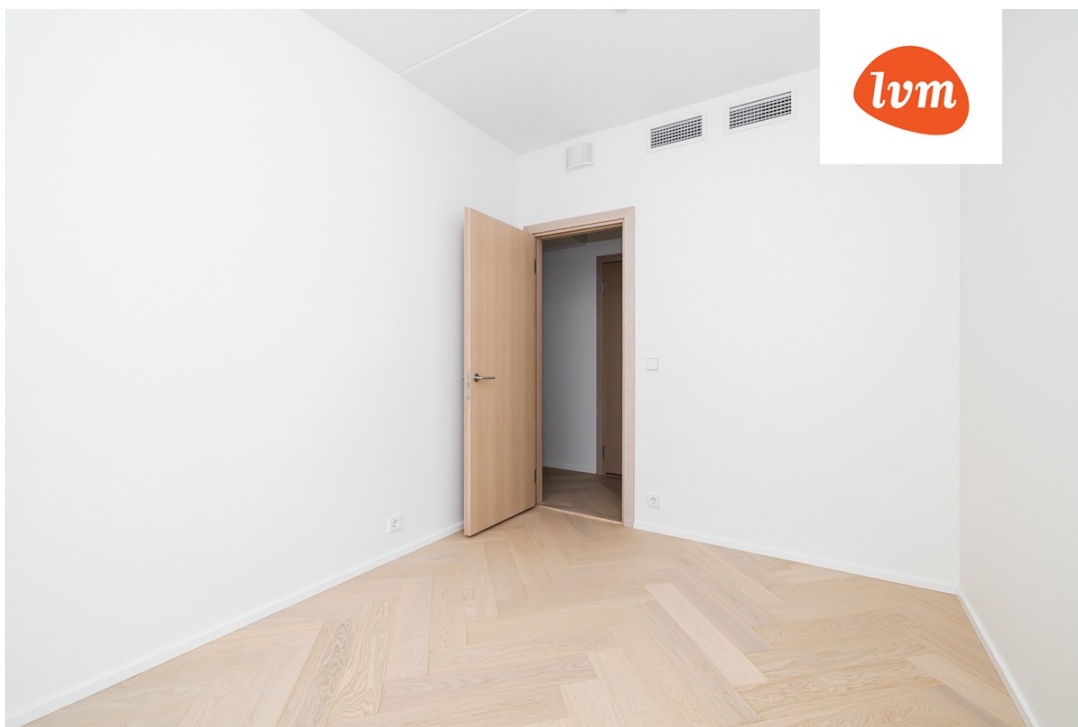
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