



**Additional info**

balcony, basement, bathtub, cable TV, electricity, furniture, floor heating, internet, metal lock, strip flooring, refrigerator, security door, shower, washing machine, separate WC, finished kitchen, neighbour watch, separate rooms, new sewage system, separate entrance, public transportation, entry from the street

**apartment, Anne 92**

**115 000 €**

**Information**

<b>Object ID:</b>	200241
<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>	4
<b>Type of heating:</b>	electricheating, central heating
<b>Year of construction:</b>	1986
<b>Ownership form:</b>	apartment ownership
<b>Cadastral register number:</b>	79516:018:0030
<b>Total area:</b>	78.00 m <sup>2</sup>
<b>Area of plot:</b>	0.00 m <sup>2</sup>
<b>Sale price:</b>	115 000 €
<b>Price per m<sup>2</sup>:</b>	1 474 €

Are you looking for a spacious and modern home with enough room for the whole family? This 4-room apartment at Anne 92 meets all expectations – large rooms, cozy interiors, and modern amenities create an ideal living environment. Located on the second floor, it offers plenty of privacy and comfortable living conditions. With two separate balconies, new parquet flooring, and a bathroom with added conveniences, this home is truly special.

**Apartment description:**

**Rooms:** The apartment features 4 spacious rooms – a large living room and three separate bedrooms, ideal for family members or a home office. Two bedrooms come with their own balconies, offering views of the green surroundings and providing peace and tranquility.

**Kitchen:** The apartment has a separate and spacious kitchen with enough room for cooking and dining. The kitchen is in good condition and equipped with all necessary amenities.

**Parquet and radiators:** The apartment has recently been fitted with new parquet flooring, extending from the hallway to the bedrooms, giving the home a fresh and modern look. New metal radiators have also been installed, ensuring warmth and energy efficiency.

**Bathroom:** The modern bathroom is equipped with new plumbing and includes a bathtub – perfect for relaxing after a long day. The bathtub makes the bathroom even more functional and is ideal for a family that values comfort and luxury.

**Utility costs and energy efficiency:** utility costs are approximately €150 in the summer and up to €270 in the winter. The building has an active and well-functioning housing association, ensuring good maintenance and stable expenses.

**Neighborhood and security:** The building's main door is locked, adding privacy and security. Quiet and friendly neighbors create a pleasant community atmosphere. The building's surroundings are well-kept, and the green areas provide the opportunity to enjoy peace and tranquility while living in the city.

**Location and amenities:** Anne 92 is located in an area where everything necessary for daily life – shops, schools, kindergartens, and public transport stops – is conveniently nearby. There are also health trails and sports centers in the area, offering excellent opportunities for an active lifestyle.

**Real estate agent**



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Anne 92



















