



apartment, Salme 40

**Additional info**

hot-water boiler, electricity, furniture, gas, internet, stairwell locked, strip flooring, refrigerator, security door, shower, telephone, washing machine, water, furnished kitchen, separate rooms, open kitchen, new sewage system, duplex, new wiring, public transportation

**Information**

A thoroughly renovated apartment in a wooden house, completed at the end of 2024. This duplex apartment has been fully renovated with new technical systems, interior finishes, and furnishings. Features clay plastered walls and oak parquet flooring.

171 000 €

The apartment comes fully furnished, including an integrated kitchen with stone countertops and furnished bedroom and bathroom. The building's basement level has been completely renovated and waterproofed. Facade renovation (including replacement of 1st-floor windows) and roof renovation are planned for the near future.

<b>Object ID:</b>	200611
<b>Transaction:</b>	Sale, apartment
<b>County:</b>	Harju maakond
<b>City/county:</b>	Tallinn Põhja-Tallinna linnaosa
<b>Floor:</b>	1
<b>Number of rooms:</b>	2
<b>Type of heating:</b>	gas heating, hydronic underfloor heating
<b>Year of construction:</b>	1915
<b>Readiness:</b>	Redecorated
<b>Ownership form:</b>	apartment ownership
<b>Cadastral register number:</b>	78408:801:5560
<b>Total area:</b>	43.30 m <sup>2</sup>
<b>Area of plot:</b>	0.00 m <sup>2</sup>
<b>Sale price:</b>	171 000 €
<b>Price per m<sup>2</sup>:</b>	3 949 €

**GENERAL INFO:**

- Thoroughly reconstructed duplex apartment in 2024
- Kitchen-living room on the first floor, bedroom and bathroom in the basement level
- New technical systems

**TECHNICAL SOLUTIONS:**

- Gas heating system (hot water and water floor heating)
- Completely renewed water, sewage, and electrical systems
- New ceiling with insulation and heating pipes
- Waterproof basement level

**FINISHES:**

- 3-layer clay plaster on the 1st floor
- Limestone and lime plaster in the basement level
- Brushed and oiled oak parquet
- Natural sandstone and microcement in the bathroom
- Double-frame wooden windows in the basement level
- Finishes without trims

**LOCATION AND SURROUNDINGS:**

- Salme Street
- Next to Kalamaja Cemetery Park
- 700m to the sea
- Walking distance to Noblessner quarter, Telliskivi
- Quick connection to city center

**ADDITIONAL INFO:**

- Active housing association with hired cleaner
- Association has no loans
- Facade (including windows) and roof renovation costs are not borne by the association/owner
- Lockable storage room
- Free street parking
- Planned renovation of facade, roof, and stairwell in the near future

**Real estate agent**



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Property viewings available on open house days with pre-registration! Or get in touch and suggest a time

that works for you.

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