



#### Additional info

balcony, bathtub, cable TV, wardrobe, electricity, furniture, Furniture available, internet, strip flooring, refrigerator, sauna, shower, washing machine, water, furnished kitchen, separate rooms, open kitchen, new sewage system, courtyard, duplex, new wiring, wall cabinets, central water, fenced area

**199 000 €**

#### Information

A spacious four-room apartment has been added to the selection of public listings.

On the first floor, the apartment features an open-plan kitchen and living room, a spacious storage area under the stairs, and a bathroom with a sauna. The second floor includes a bathroom with a bathtub and three bedrooms.

Additionally, the apartment has its own private garden area bordered by a fence and a storage room. The yard also includes a terrace and a separate grill area with a shelter.

There are two designated parking spaces in front of the house.

Comfortable indoor climate is ensured by underfloor heating and a ventilation system with heat recovery. Each room has its own thermostat for temperature regulation.

The ventilation system has been cleaned, and the gas boiler receives annual maintenance.

The building has an active apartment association and friendly neighbors. Monthly utility costs are affordable.

The apartment is connected to a fiber optic cable, providing high-speed internet!

Tõrvandi is a rapidly developing area. Nearby amenities include a grocery store (Coop), gas station (Terminal), kindergarten (Rüblük), and schools (Ülenurme Gymnasium, Tõrvandi School). There is a fast bus connection to the city of Tartu, and a light traffic road also leads directly to the city.

Feel free to get in touch, ask for more information, and come see your new home!

Object ID:	201071
Transaction:	Sale, apartment
County:	Tartu maakond
City/county:	Kambja vald Tõrvandi alevik
Type of heating:	gas heating, hydronicunderfloorheating
Year of construction:	2021
Readiness:	New building project
Ownership form:	apartment ownership
Cadastral register number:	94901:001:0581
Total area:	75.40 m²
Area of plot:	0.00 m²
Sale price:	199 000 €
Price per m²:	2 639 €

#### Real estate agent



**Erko-Erik Reinmets**  
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+37253807333

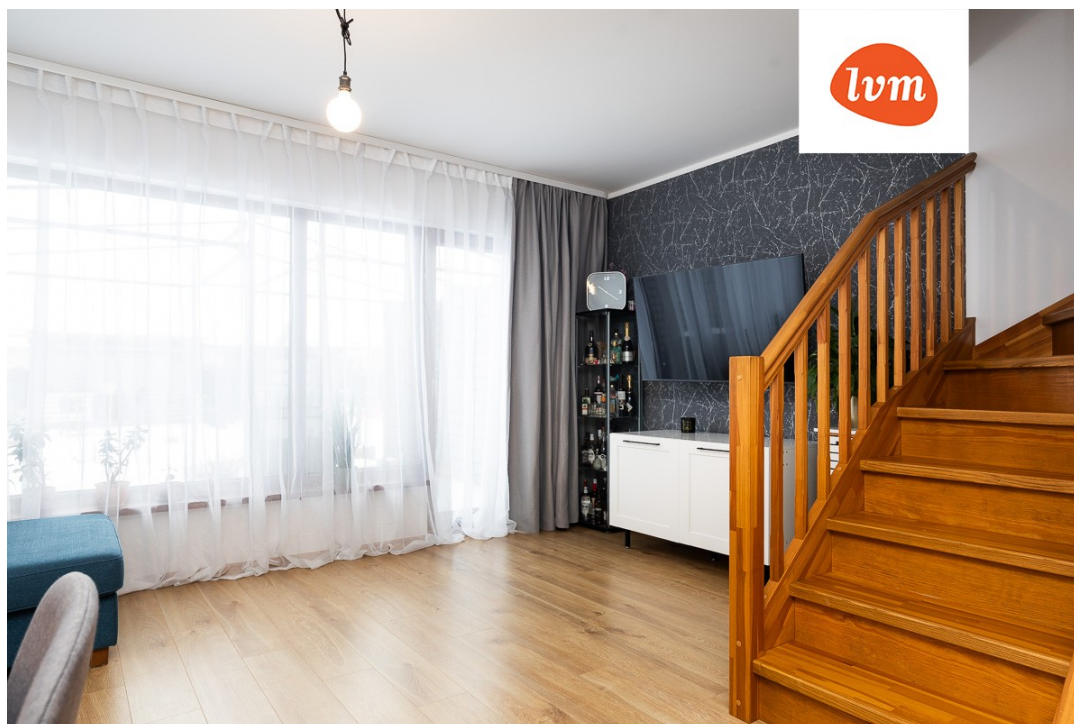
**apartment, Pärnaõie 13**





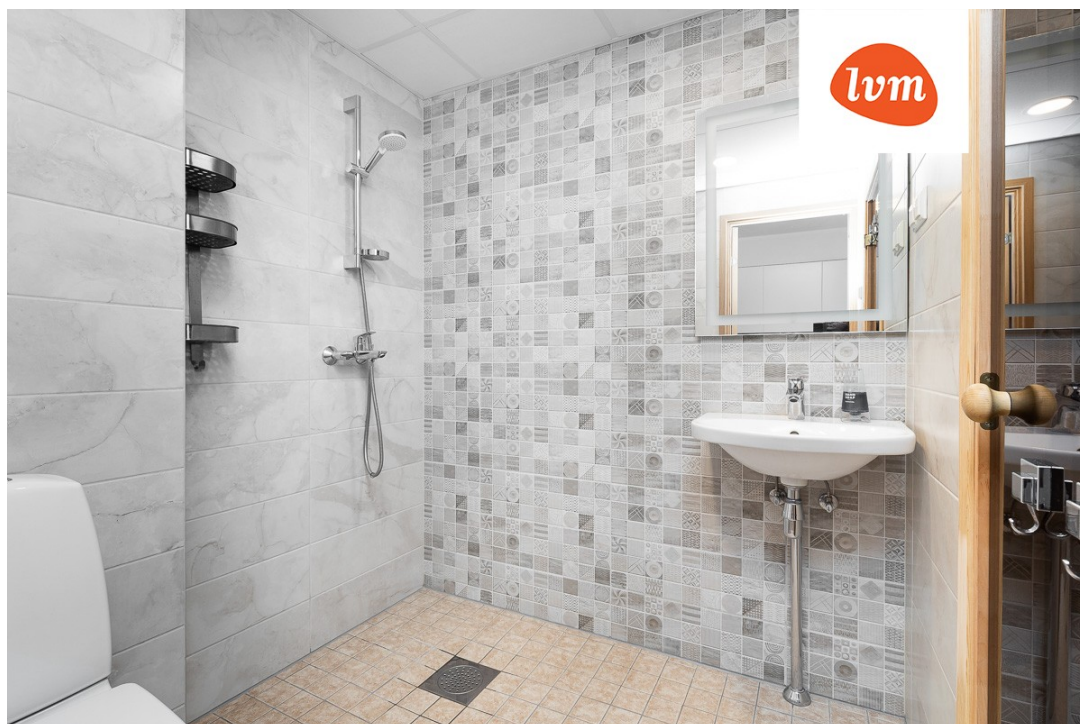
















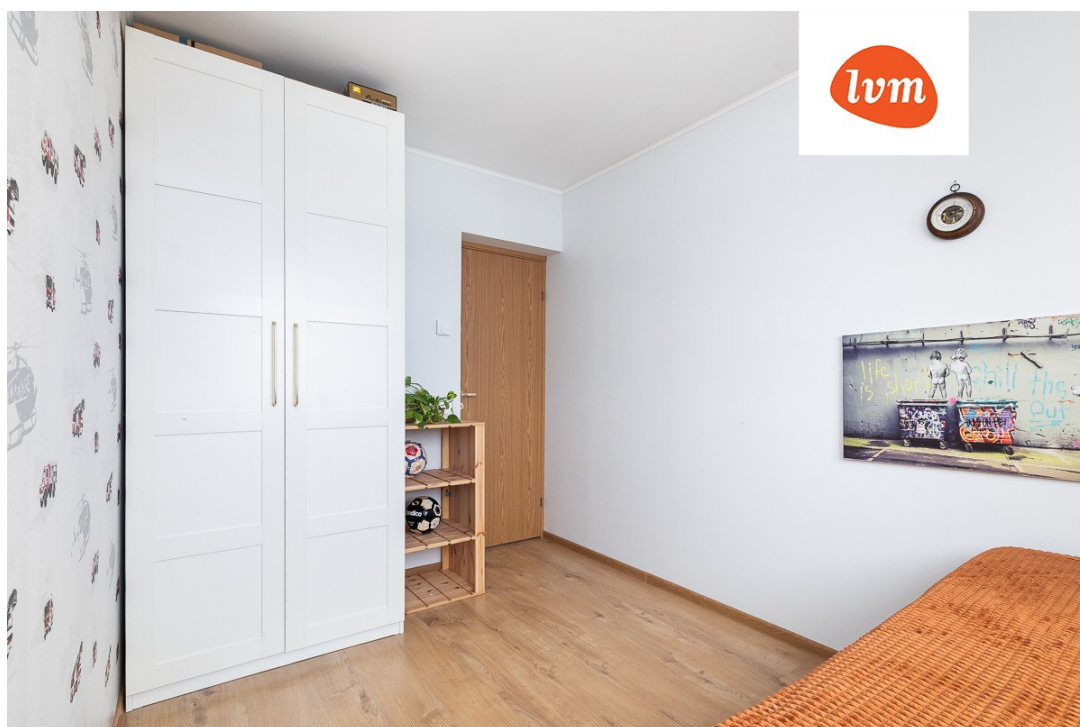
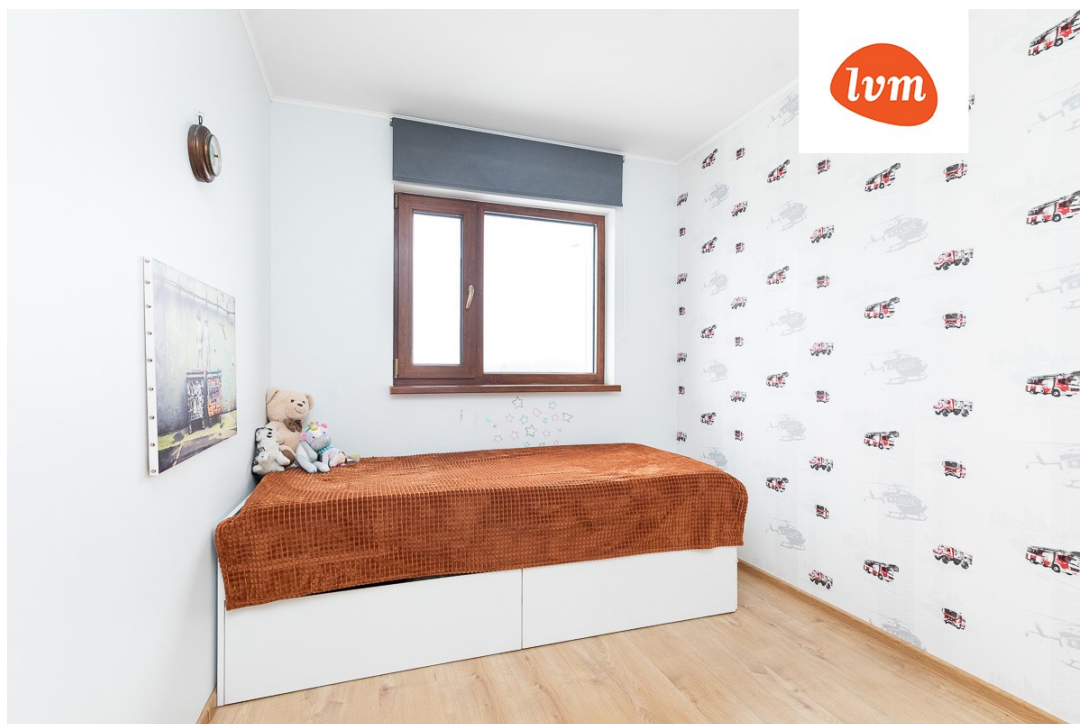




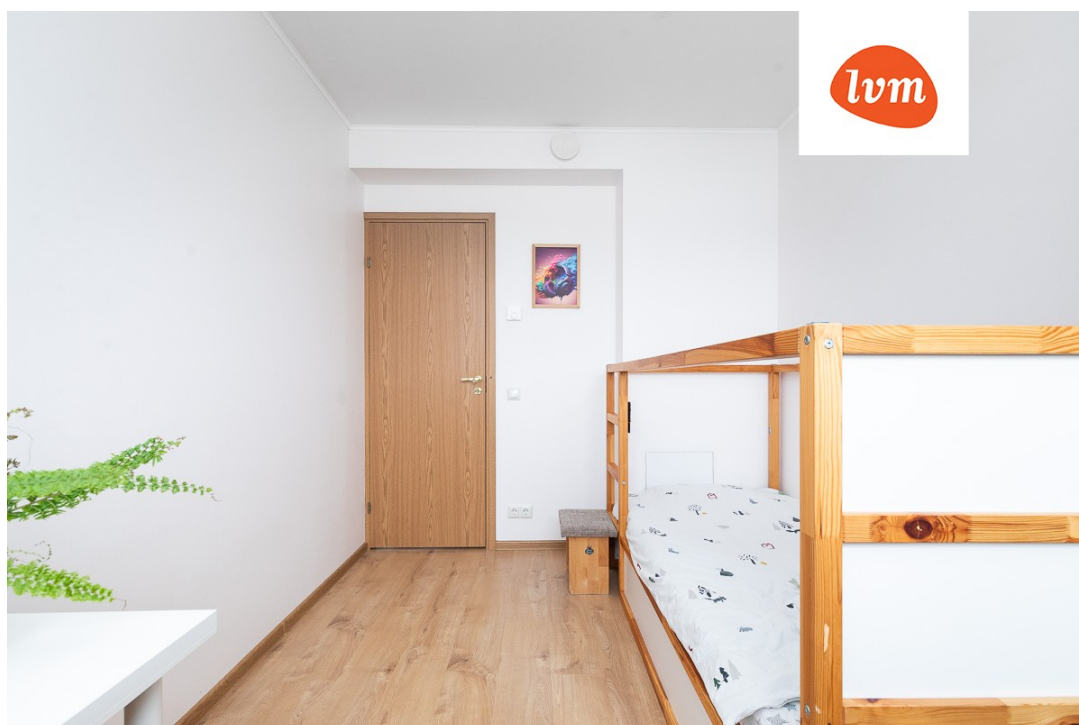




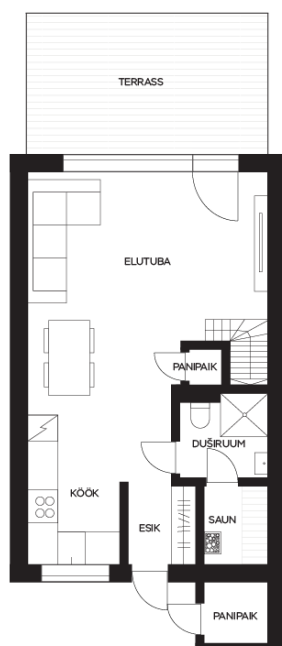








**Pärnaõie 13**  
I korrus



**Pärnaõie 13**  
II korrus

