



<b>Object ID:</b>	202441
<b>Transaction:</b>	Sale, Commercial space (office)
<b>County:</b>	Tartu maakond
<b>City/county:</b>	Tartu linn Tähtvere
<b>Type of heating:</b>	central heating, electricalunderfloorheating
<b>Year of construction:</b>	2023
<b>Readiness:</b>	New building project
<b>Ownership form:</b>	apartment ownership
<b>Cadastral register number:</b>	79301:001:0980
<b>Total area:</b>	44.30 m <sup>2</sup>
<b>Area of plot:</b>	0.00 m <sup>2</sup>
<b>Sale price:</b>	99 000 €
<b>Price per m<sup>2</sup>:</b>	2 235 €

**Additional info**

**99 000 €**

electricity, internet, office, shower, ventilation, water, separate rooms, new sewage system, separate entrance, new wiring, central water, auxiliary building, public transportation, entry from the street

**Information**

The roots of the building at F. R. Kreutzwaldi 50 date back to the 19th century, when the manor manager's house of Tähtvere estate was built at the current address.

Thanks to its dedicated parking space and separate entrance, it is well-suited for business activities as well as offering unique short-term accommodation.

Respecting the building's more than 100-year history, all modern comforts have been added to the current commercial space – a secure parking space in the inner courtyard, a weather-protected storage room in the outbuilding, individually adjustable heating, electric underfloor heating in the shower room, solid wood windows, and a private entrance directly from the street.

The sale price includes a dedicated parking space in the courtyard. VAT will be added to the sale price.

The commercial space is connected to Telia fiber-optic internet, allowing speeds of up to 1 Gbit/s both down and up.

Within a 300-meter radius of the new commercial space, you'll find grocery stores Rimi and Selver, as well as Smartpost, Omniva, and DPD parcel lockers.

Nearby bus stops include Tuglase, Tartu Näitused, and the Estonian University of Life Sciences.

Come and see how you could take the next step in your life here!

**Real estate agent**



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**Commercial space (office), F. R. Kreutzwaldi 50**







F.R.Kreutzwaldi 50





















