



#### Additional info

#### Information

Industrial Land for Sale in Pärnu – detailed zoning plan approved, Building Rights for up to 4 Buildings

commercial land, Kõrtsi 7

Location: Kõrtsi St 7, Pärnu city, Pärnu county  
Cadastral ID: 62503:077:0062  
Register Part No: 2797205  
Land Type: Industrial land  
Zoning Plan: Approved, building rights for 4679 m<sup>2</sup>  
VAT: Price subject to VAT

**608 335 €**

An industrial plot for sale in the rapidly developing Loode-Pärnu industrial area. The property is 100% industrial land with building rights for up to 4 buildings – a great opportunity for developing production, warehouse, or commercial premises.

#### Key Advantages:

- Valid detailed zoning plan
- Building rights for 4679 m<sup>2</sup>
- Possibility to construct up to 4 buildings
- Electricity connection based on ampere demand
- Utility lines run along Kõrtsi Street
- Connection agreements to be signed by the new owner

#### Additional Opportunity – Adjacent Plots Also Available:

Kõrtsi 5 – 5507 m<sup>2</sup> (building rights 2754 m<sup>2</sup>)  
Kõrtsi 3 – 4182 m<sup>2</sup> (building rights 2091 m<sup>2</sup>)  
Together, the plots form a significant development opportunity with a total area exceeding 19,000 m<sup>2</sup>.

#### Location & Business Environment:

The Loode-Pärnu industrial area is in a strategically excellent location, just 2.5 km from the city center. The area is ideally suited for various industrial sectors, including:

- Timber and forest material processing
- Machinery, metal, and electronics industries
- Building materials manufacturing
- Warehousing and logistics
- Nearby: Pärnu Airport, port, and Via Baltica highway, offering fast and efficient connections both within Estonia and internationally.

Object ID:	202671
Transaction:	Sale, commercial land
County:	Pärnu maakond
City/county:	Pärnu linn Ülejõe
Ownership form:	registered immovable
Cadastral register number:	62503:077:0062
Total area:	0.00 m <sup>2</sup>
Area of plot:	9359.00 m <sup>2</sup>
Energy Class:	none
Sale price:	608 335 €
Price per m <sup>2</sup> :	65 €

#### Real estate agent



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