

**Additional info**

bathroom, electricity, Furniture available, Garage, gas, refrigerator, shower, water, separate WC, furnished kitchen, separate rooms, open kitchen, courtyard, separate entrance, duplex, built-in cabinets, fenced area, public transportation, entry from the street

**Information**

A three-floor townhouse in Kristiine, just a 5-minute drive from downtown. Features private garden, terrace, balcony and garage! Rooms received fresh interior finishing in 2022.

**335 500 €**

apartment, Sõpruse pst 22/8

**General Information:**

- 103.8 m<sup>2</sup>
- Gas heating (own gas boiler and radiators, water floor heating on ground floor), air-to-air heat pump (mainly for cooling)
- Utility costs: approximately €100 in summer, €300 in winter

**Layout/****Ground Floor (basement):**

- Office/guest room
- Bathroom and toilet
- Storage room

**1st Floor:**

- Entrance hall
- Kitchen
- Living room
- Yard-facing terrace

**2nd Floor:**

- 2 bedrooms with high ceilings
- Shower room/toilet
- Balcony
- Access to attic storage

**Garden:**

- Private fenced yard area
- Ornamental plants
- Garage/storage
- Additional parking space next to garage

**Additional Information:**

- Ownership form is property, no association fees.
- Built-in furniture stays, other furniture negotiable.

Get in touch & let's schedule a viewing!

Object ID:	202926
Transaction:	Sale, apartment
County:	Harju maakond
City/county:	Tallinn Kristiine linnaosa
Type of heating:	gas heating, hydronicunderfloorheating
Year of construction:	1961
Ownership form:	registered immovable
Cadastral register number:	78407:701:0705
Total area:	103.80 m <sup>2</sup>
Area of plot:	0.00 m <sup>2</sup>
Sale price:	335 500 €
Price per m <sup>2</sup> :	3 232 €

**Real estate agent**

Kairit Raudla  
kairit.raudla@lvm.ee  
+37256830018

apartment, Sõpruse pst 22/8



































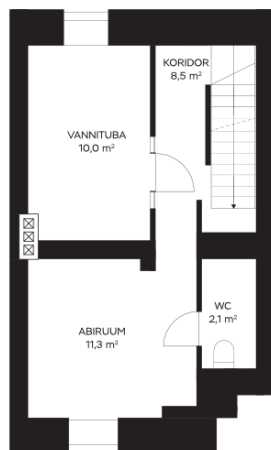




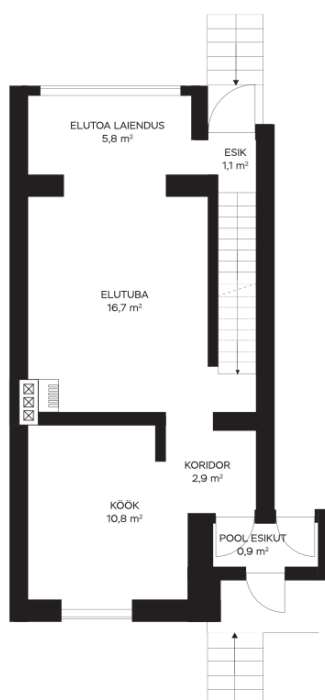




**Sõpruse pst 22/8**  
0 korrus



**Sõpruse pst 22/8**  
I korrus



**Sõpruse pst 22/8**  
II korrus

