



Object ID:	203886
Transaction:	Sale, apartment
County:	Tartu maakond
City/county:	Tartu linn Annelinn
Floor:	1
Number of rooms:	2
Type of heating:	central heating
Year of construction:	2020
Readiness:	New building project
Ownership form:	apartment ownership
Cadastral register number:	79301:001:0498
Total area:	50.30 m²
Area of plot:	0.00 m²
Energy Class:	C
Sale price:	173 250 €
Price per m²:	3 444 €

#### Additional info

balcony, cable TV, electricity, elevator, internet, stairwell locked, strip flooring, refrigerator, shower, telephone, washing machine, water, furnished kitchen, separate rooms, open kitchen, new sewage system, separate entrance, high ceilings, new wiring, wall cabinets, central water, public transportation, forest nearby, entry from the street

#### Information

High ceilings, plenty of light, private terrace!

A quiet and private home surrounded by greenery has just been listed on the real estate market.

This apartment has windows facing two directions and shares no walls with neighboring units, ensuring peace and privacy. The terrace—with an electrical outlet—adds a townhouse-like living experience.

Heating is provided by economical district heating with individual room controls. A comfortable indoor climate is ensured by above-standard ceiling height and a ventilation system with heat recovery.

The sale price includes built-in furniture with appliances (including a dishwasher) and darkening curtains on every window. A private parking space is located directly in front of the building's main entrance, and a warm, dry storage room is situated next to the apartment.

From here, walking and cycling paths begin, leading through nature reserves and along the banks of the Emajõgi River. Across the street is the Tartu Maheaed community garden, where you can grow your own produce on plots of up to 150 m².

Within walking distance are grocery stores Selter, Lidl, Rimi, and Maxima. For active lifestyles, you'll find MyFitness, Net Sports Hall, and the A. Le Coq Sports Center nearby. An outdoor gym, table tennis area, and barbecue spot are located right next to the building.

The apartment is connected to Telia and Elisa fiber optic internet, offering speeds of up to 2.5 Gbit/s both down and up.

Get in touch, ask questions, and come see it in person!

#### Real estate agent



**Philip Saksing**  
philip.saksing@lvm.ee  
+37253484806

apartment, lhaste põik 6





Ihaste põik 6















