

**185 000 €**

Object ID:	80472426
Transaction:	Sale, apartment
County:	Tartu maakond
City/county:	Tartu Karlova
Floor:	4
Number of rooms:	2
Type of heating:	central heating, air-conditioning, electrical underfloor heating
Year of construction:	2025
Ownership form:	apartment ownership
Cadastral register number:	79508:058:0014
Total area:	35.90 m <sup>2</sup>
Area of plot:	17768.00 m <sup>2</sup>
Sale price:	185 000 €
Price per m <sup>2</sup> :	5 153 €

#### Additional info

new sewage system, high ceilings, open kitchen, refrigerator, new wiring, strip flooring, ventilation, balcony, furnished kitchen, washing machine, shower

#### Information

Valukoja Residents – a location that shapes the future!

A copper-clad live-work-rest building, inspired by the area's industrial past and contemporary solutions, has now been completed as the cornerstone of the district. The surrounding environment will transform significantly in the coming years: new shops, restaurants, and diverse leisure opportunities are on the way.

In this A-energy-class building, everyday comfort is taken to the maximum – so you can focus on what truly matters.

The building features a modern lift, a separate laundry room, secure parking solutions, chargers for light vehicles, heat-recovery ventilation with presence sensors, air conditioning, smart locks, water-based underfloor heating, and higher-than-usual ceilings. The apartment includes an Arens kitchen with a stone countertop and integrated appliances.

Here, what is considered optional elsewhere comes as standard.

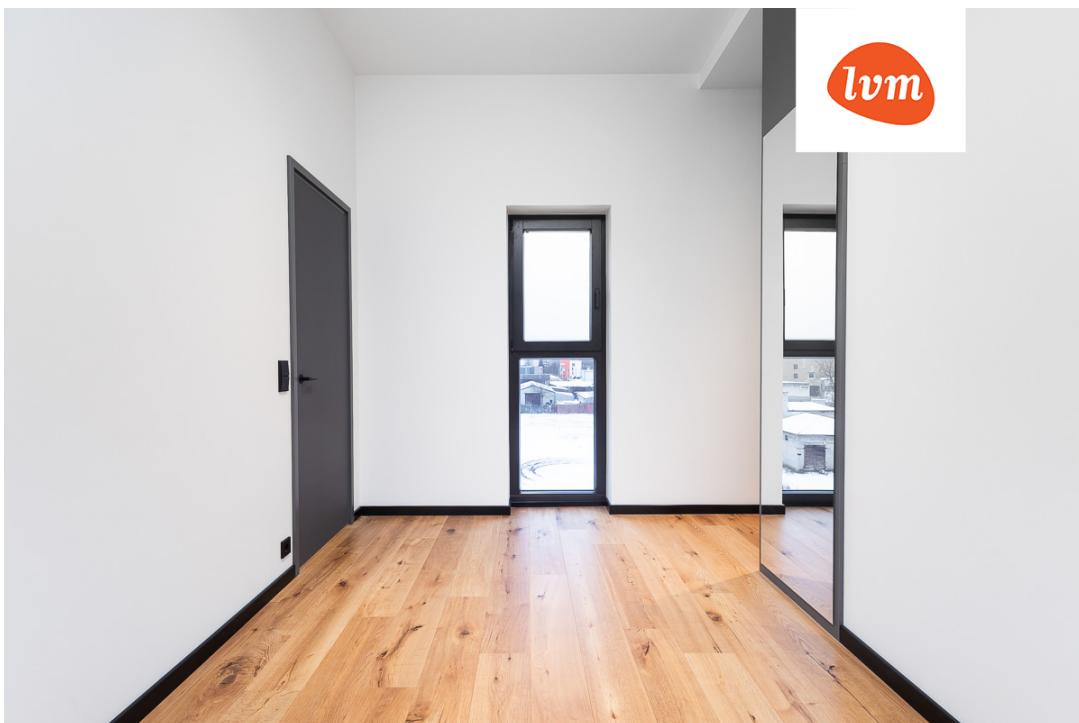
The sale price includes VAT.

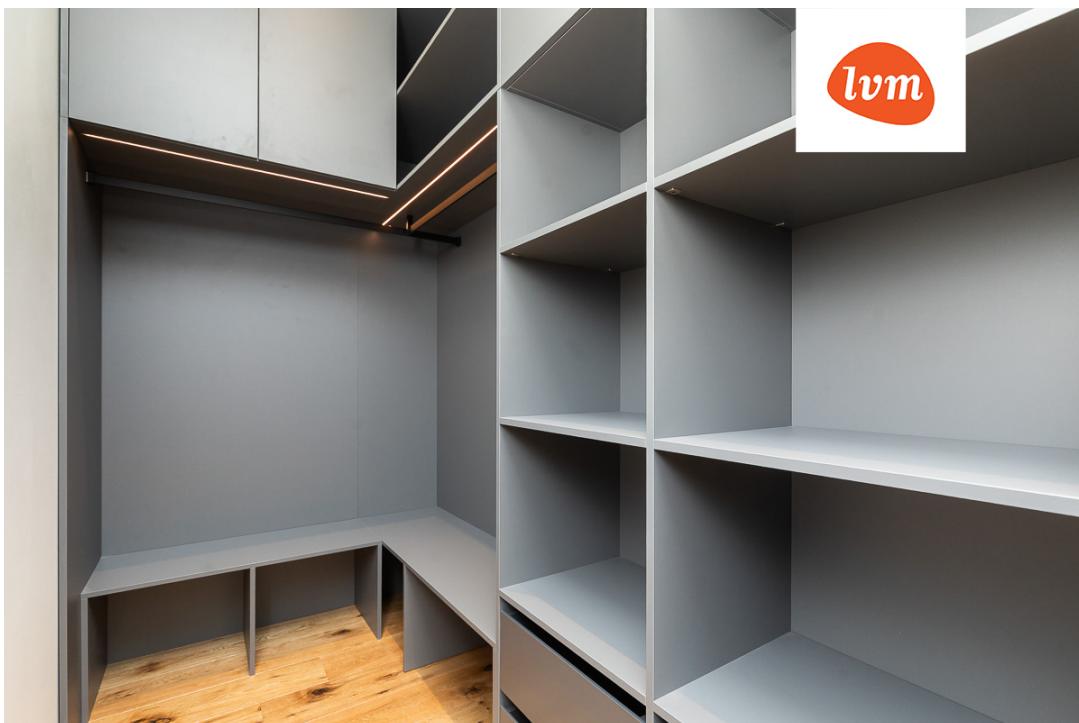
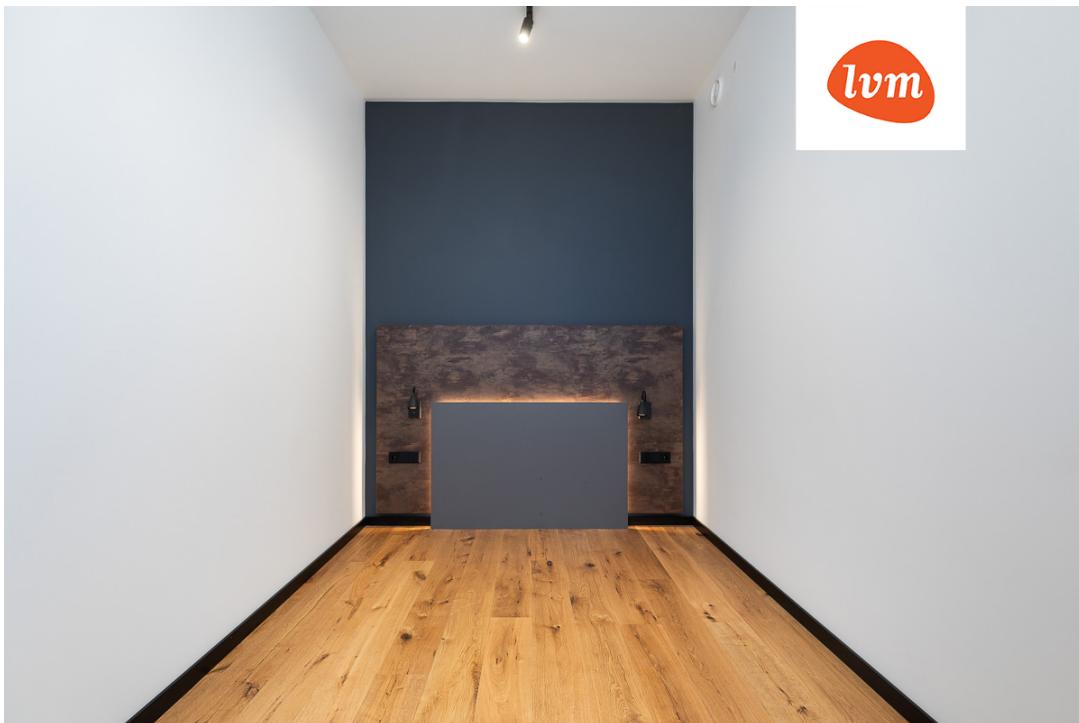
Get in touch, ask for more information, and come for a viewing!

#### Real estate agent

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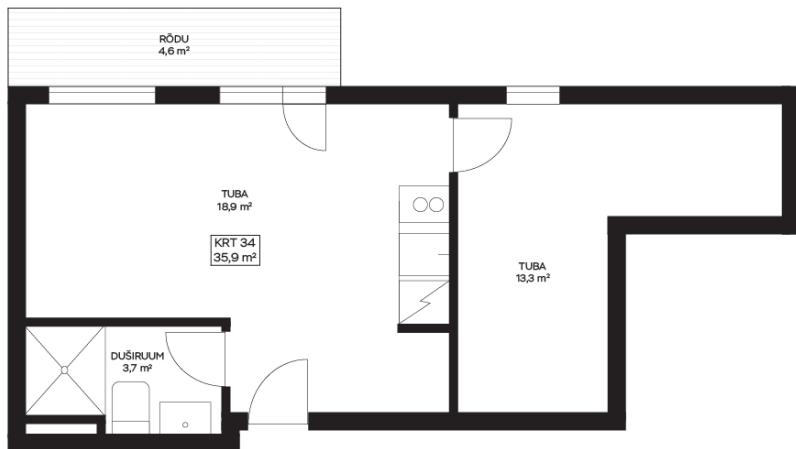
apartment, Teguri 32-34







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