

INTERIOR I LAI 20 NEW DEVELOPMENT



VP KINNISVARA

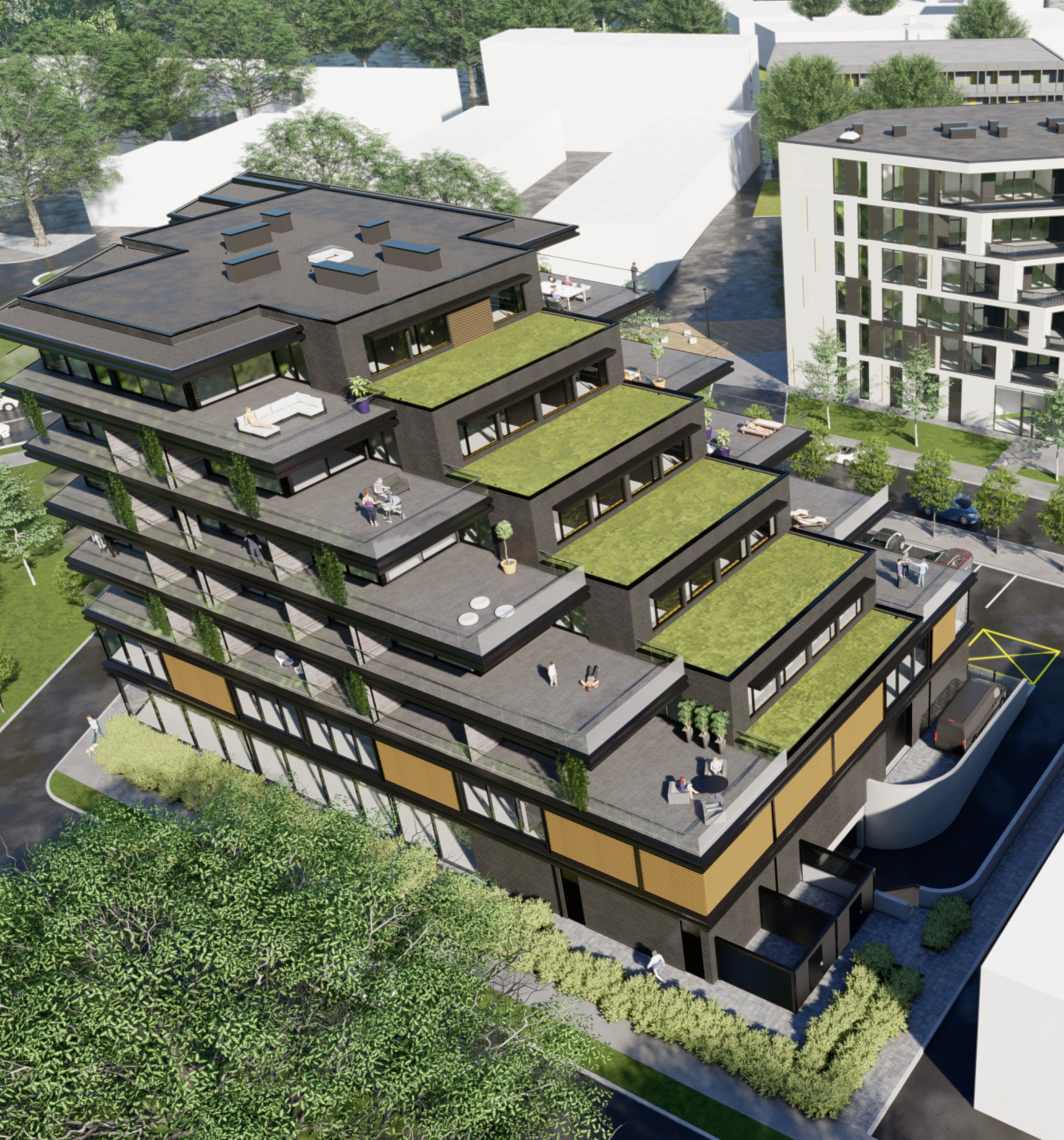
Ela · Tööta · Naudi

BUILDING INFORMATION

LAI 20

Apartments	29
Offices	8
Entire building	4550,8 m ²
Parking spots	31
Storages	31





In collaboration with the highly esteemed Boa Architects, a unique 7-story residential and commercial building is being developed at Lai 20. The building is located next to the future new bridge, right in the heart of Pärnu.

The Lai 20 new development features an elegant design, highlighted by exceptionally large balconies with glass railings, floor-to-ceiling triple-glazed wooden windows, and a lush green environment.

The first three floors of the building are planned for commercial spaces, while starting from the fourth floor, there are spacious city apartments, ideal for both living and investment.

At VP Kinnisvara, we focus on quality, ensured by our long-term partners and carefully selected materials - let's look to the future together!

FEATURES

- Ceilings up to 3 meters high in apartments
- Unique views of the Pärnu River, city center, and the new Pärnu bridge
- Spacious balconies ranging from 7 m² to 80 m²
- Floor-to-ceiling triple-glazed wood-aluminum profile windows
- Tall solid wood doors
- Luxurious Hansgrohe sanitary ware
- Solid wood flooring from Lincona
- 90x90 cm ceramic tiles from Wermstock
- Underfloor heating and cooling
- Weatherproof underground parking garage
- Private storage rooms and a general room for bicycles
- Option for a private electric car charging point in the underground parking area

Design your new home or office entirely to your taste!







PARTNERS

The unique building was designed by the always creative and elegant **Boa Architects**.

For acquiring a home or making a real estate investment, you will be assisted by Estonia's most esteemed bank and our long-term partner, **LHV Bank**.

In the apartments, we use top-level ceramic tiles produced in Italy and high-quality sanitary ware from **Wermstock**.

The durable flooring material is provided by our long-term partner, **Lincona**.

LAI 20 NEXT TO PÄRNU'S NEW BRIDGE





INTERIOR

Design to Your Taste!

At VP Kinnisvara, we approach each client personally - by working with us, you have the opportunity to make changes that meet your specific expectations.

When you purchase real estate from us, you have the following options:

- Modify the apartment layout
- Choose interior solutions entirely to your taste, including involving an interior designer (changes in electrical plans, sanitary ware, flooring materials, etc.)
- Take advantage of an installment plan without a bank loan for 2-5 years, with an annual interest rate of 5-8%.

APARTMENT INTERIOR SOLUTIONS

BATHROOM STANDARD PACKAGE

Axor Tecturis S Mixer 110 Fine CoolStart Faucet (Hansgrohe)

Axor Pulsify S Shower Faucet (Hansgrohe)

Axor AddStoris Towel Holders (Hansgrohe)

Axor AddStoris Toilet Paper Holder (Hansgrohe)

Axor AddStoris Toilet Brush Holder (Hansgrohe)

Duravit SensoWash D-Neo Compact White Toilet

Duravit Qatego Washbasin White Sink

Sanitary ware, except for the toilet and sink, is available in four different colors:
matte black, white, chrome, and bronze.

Upon request, we can order models that suit your preferences for an additional fee!





Duravit SensoWash WC Pot features rear wash, lady wash, pulsating shower spray, adjustable shower arm and seat, adjustable temperature, self-cleaning shower, limescale removal function, and night light.



Axori Tecturis S segisti (Hansgrohe)

Axori Pulsify S dušisegisti (Hansgrohe)

Axori harjahoidja (Hansgrohe)

Axori paberi- ja rätikuhoidja (Hansgrohe)

In one-bedroom apartments, we use smaller Duravit washbasins in the bathrooms.



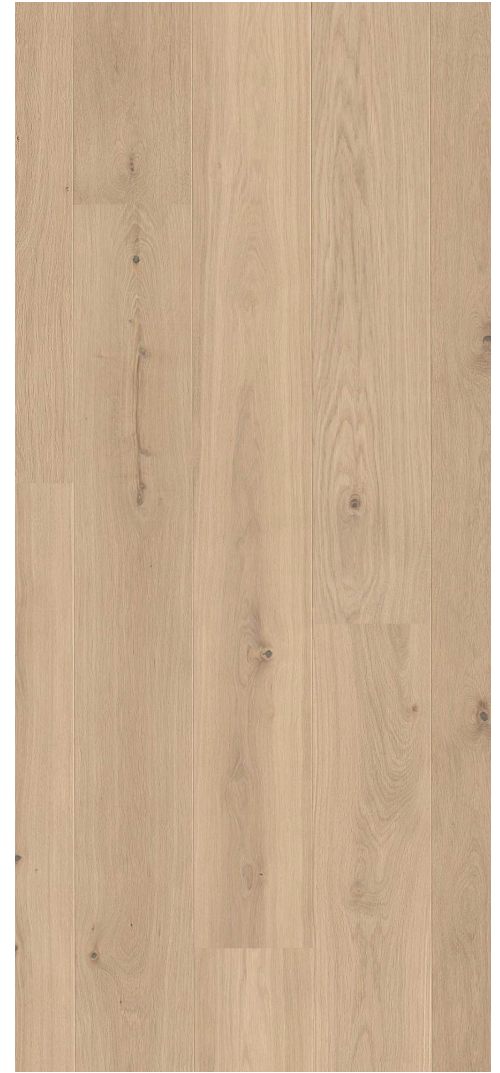
APARTMENT INTERIOR SOLUTIONS

FLOOR COVERINGS

In living spaces, we install high-quality Lincona wooden flooring, specifically Boen 1-strip Oak 14/3.5x209x2200mm. For the wet walls in bathrooms, we use 90x90 cm ceramic tiles from the Lafaenza Couture catalog. Our selection includes eight different ceramic tiles that can be combined as desired.

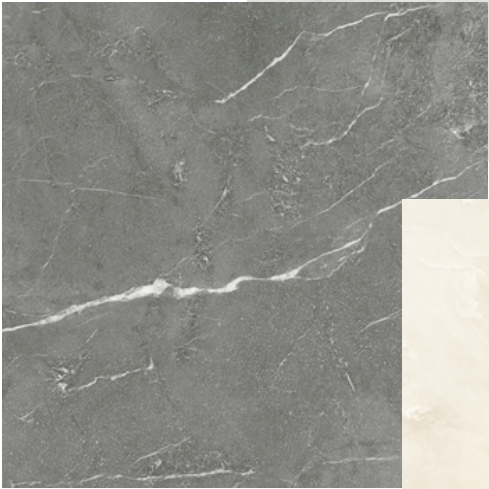
Upon request, it is possible to choose larger ceramic tiles for an additional fee, or to tile all living spaces.







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INTERIOR SOLUTIONS

The apartment interior finishes also include:

- White sockets and switches,
- 5 different wall tones,
- Central district cooling,
- Spotlights in corridors and bathrooms,
- Balconies covered with wooden boards.

Please note that furniture and electronics, shower glass, and project modifications (available for an additional fee) are not included in the apartment interior finishes.



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