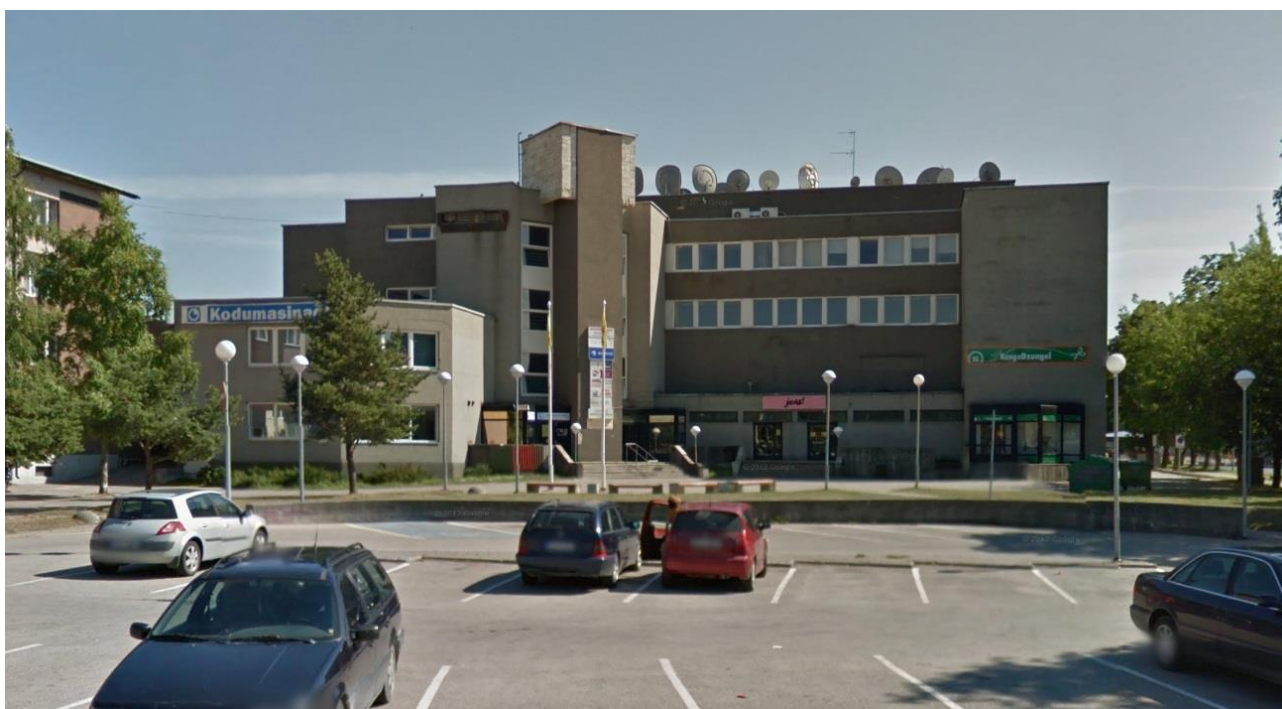


Office building and parking areas in the centre of the town of Haapsalu

Address of the property	Lihula mnt 3, Lihula mnt 1a and Lihula mnt 3a, Haapsalu
Cadastral references	18301:010:0038; 18301:010:0035; 18301:010:0037
Size of the property	4676 m ²
Property type / features	Office building in the very centre of the town of Haapsalu, built in 1983. Suitable for offices, small-scale manufacture (textiles, electronics, handicrafts), service shops, stores.
Building footprint	977 m ² , area of the building 3566 m ²



Electricity	Supplier of services Imatra Elekter AS
Water system	Supplier of services Haapsalu Veevärk AS
Sewage system	Supplier of services Haapsalu Veevärk AS
Communications	Service providers Elion AS, Starman AS
District heating	Supplier of services Eraküte AS
Waste management	Supplier of services Ragn-Sells AS
Name of the owner	Haapsalu Linnamajanduse AS
Contact details of the owner's representative	Madis Raudsepp, +372 5344 5699, madis.raudsepp@haapsalulv.ee
Possible transactions	Sales, rental



Town of Haapsalu

Haapsalu is a small town on the southern coast of Haapsalu Bay. As of today, the town covers an area of 10,59 square kilometres and is bordered by the sea on three sides. During the last decades, the town has grown inland and the centre of town has shifted from the ancient episcopal castle to the present commercial centre. Haapsalu is recognised as a quiet resort for summer holidays and mud therapy. Due to its shallow waters, Haapsalu Bay is warmer in the summer than any other bay on the Estonian coast. Haapsalu is considered the sunniest resort in Estonia, despite its high air humidity compared to places inland. Throughout history, the therapeutic mud of Haapsalu has attracted high society from imperial Russia, as well as social celebrities from the Nordic countries.

Area – 10,60 km²

Population – 10 146 (1st of January 2013)

Distances – 101 km from Tallinn, 110 km from Pärnu

www.visithaapsalu.com