

Architectural concept

Tallinn's Kristiine district will be the site of a new apartment building designed by architect Velle Kadalipp, characterized by quality apartments and a private interior courtyard with abundant trees and shrubs. All 51 flats have a terrace, loggia or balcony, and the penthouse apartments have exclusive terraces located on the roof of the four-storey part of the building with southern exposure. The ground floor of the building will have commercial space, while a garage with 35 spaces and apartments' storage areas are located on the basement level.



The apartment building is characterized by keywords such as city centre, modern, and environmentally friendly. The energy class B building is enhanced by different façade materials and glass lifts. The outside of the building uses weatherproof wood veneer board materials, concrete surfaces with different textures and abundant glass surfaces, all of which are supported powerfully by orange façade surfaces on the side of the building facing the garden-town Kristiine district.

Well-conceived, functional layouts

The apartments have flexible floor plans, allowing many different uses and options for situating furniture based on the wishes and needs of the future homeowners. The larger apartments are divided into public and private zones – if desired, the private zone remains out of sight for visitors. The larger apartments face more than one direction and extend through the building with windows on both sides. Both the bigger and smaller apartments have alcoves for furniture and storage areas for stowing life's necessities. Privacy and comfort were major considerations in the design of the apartment; the apartment space is supplemented by weatherproof glass-enclosed balconies.

Sound insulation

The apartment building was built and the apartments planned with attention paid to privacy and soundproofing. The apartments are separated from one another by noise-dampening solid walls, and the bedroom and living rooms, and bedrooms and bathrooms have sound-proof structures between them. Where possible, the bedrooms are situated in the quieter courtyard side of the building. Each apartment has an apartment, loggia or terrace. Sliding balcony glass systems increase ease of use of the loggia. The building has sound-muffling windows and the building will be equipped with a ventilation system that insulates it from outside noise.



Structural systems

The building is being erected on pile foundations. The frame of the underground and ground floor levels is made of monolithic concrete and the rest is of prefabricated reinforced concrete elements. The exterior walls are made of three-layered elements; the weight-bearing interior walls are of single-layer prefab reinforced concrete panels. The walls separating the apartments are made of reinforced concrete to keep noise at a minimum. Wet rooms are built of lightweight masonry units and rooms within apartments are separated by drywall mounted on aluminium studs. Triple-glazed wooden window assemblies will be installed in apartments, while aluminium profile glass facades will be used in common areas.

Heating

The ground floor of the building has a large gas-fired boiler plant. The apartments have hydronic floor heating, thanks to which the apartments have no radiators, freeing up space and keeping views from the windows unobstructed.

Ventilation

Each apartment has a fresh air intake and exhaust systems with heat recovery.

Electrical system

Each apartment will have a two-section electrical and weak current junction box with group fuses, while the weak-current side will have a security centre and TV feed and support for active data communication equipment. Each room will have at least three sockets, and the locations of the sockets will take into consideration the functional location of kitchen fixtures. Lights will be installed in the washrooms and hallways of apartments. Balconies will have lighting and electrical sockets. Both electrical and water metres are remote-read.

The building will have telephone and data communication systems, fire alarm systems, intercom door buzzer systems, cable TV, security alarm and universal Cat6 communication network. The data communication junction box is located on the ground floor of the building and is connected with the service providing cable line. The living room of each apartment will have two double telephone and data connection jacks, and one in other rooms.

Door buzzer system and television

The residential-use entrances to the building will be equipped with video intercom systems. The apartments will have intercom phones with a colour screen, equipped with doorbell function as well.

For viewing free digital TV channels and listening to FM radio, antennas will be installed on the roof of the building. The TV feed within the apartments will rely on distributors in the apartment's circuit box, based on the number of sockets. The apartments will be cable TV-ready. The living room will have stereo jacks for adding rear speakers.



Security alarm system

To ensure additional security, flats, storage areas and technical utility rooms will be equipped with security alarm systems. The apartments will be video surveillance system ready, if homeowners decide they want to install video cameras in public areas as well.

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