

A large, ornate, light-colored wooden building with multiple gables and decorative carvings, surrounded by green trees and a blue sky. The building has a dark roof and many windows.

Pärnu Bellevue

Construction Description

Historical Buildings

Historical Building 1 and part of Building 2

STRUCTURES, WINDOWS, AND DOORS

The 1st floor has a concrete slab-on-ground, while the 2nd and 3rd floors have floors with a gypsum screed supported by a timber structure with a load-bearing layer and a gypsum screed cast over impact sound insulation.

Walls between apartments, between apartments and corridors, and certain interior apartment walls are preserved and restored log walls, which are covered with an isolation layer to meet sound isolation and fire resistance requirements.

New non-load-bearing interior partition walls in dry rooms will be framed walls with high-density gypsum board. Wall reinforcements will be installed for kitchen furniture and wall-mounted TVs based on furniture layout shown on the apartment floor plan.

Partition walls in wet rooms will be moisture-resistant metal stud walls, with waterproofing applied on the wet-room side.

All apartment windows and balcony doors are made of wood and may be either restored or new. Restored and new window/door elements may coexist within the same apartment.

External walls are restored log walls. The facade is covered in painted exterior wall boards. As much original cladding will be preserved and restored as possible.

The roof is covered with sheet metal.

HEATING/COOLING AND MEP SYSTEMS

The apartment building is connected to district heating, which supplies space heating and domestic hot water.

Each apartment is equipped with a separate heat recovery ventilation unit, usually installed above the suspended ceiling in the bathroom. In apartments with a utility room, the ventilation unit may be wall-mounted. Details are specified in the apartment's MEP layout.

Water-based floor heating is installed in both living and wet rooms, ensuring even heat distribution. Heating in wet rooms is controlled by a floor sensor to allow comfort heating even during warmer seasons.

Each apartment will have a cooling unit installed above the suspended ceiling in the living room, operable via remote control and mobile app. Wall-mounted unit readiness is provided for bedrooms.

Each balcony/terrace includes one power socket and lighting controllable from inside. See MEP plan for details.

Some first-floor apartment terraces include a water outlet.

Recessed lights will be installed in wet rooms and entrance halls. Refer to MEP drawings for exact layout.

INTERIOR FINISHES

Bathroom walls and floors are covered with ceramic tiles.

Entrance halls and utility rooms have ceramic tile flooring.

Living rooms and bedrooms feature parquet flooring.

Due to heritage conservation, certain structural elements, materials, and details must be preserved, restored, or replaced with replicas. In Building 1, white-painted timber ceilings will be restored in the living rooms and bedrooms of apartments on the first and second floors.

Ceiling height in living areas is approx. 2.7–3.0 m. There are sloped ceilings under the pitched roof, and the ceiling height changes under the sloped areas.

In wet rooms, entrance areas, and spaces with technical systems, suspended ceilings made of gypsum board will be installed. Cornices made of gypsum board will also be added in rooms. The location of suspended ceilings and cornices is indicated with hatching on the apartment's MEP layout. The minimum height under suspended ceilings and cornices is 2.4 m.

If an apartment includes a sauna, the sauna wall boards are installed vertically.

LOCKS AND SMART LOCK READINESS

A video intercom panel is installed next to the apartment entrance door, which allows opening of the main entrance. Building entrance is via the staircase main door using a contact key.

All apartment entrance doors are pre-wired for smart lock installation.

COURTYARD

The property is fenced. Landscaping is designed by a landscape architect to create a harmonious living environment. The courtyard includes a shared outdoor bicycle parking area and a children’s playground. Pedestrian gates are not lockable; vehicle gates are remote-controlled (remote or phone access).

Waste management is shared across all buildings.

CONSTRUCTION DESCRIPTION OF THE NEW BUILDINGS





New Buildings

New Part of Building 2 and Building 3

STRUCTURE

Intermediate floors are made of hollow core slabs.

Partition walls between apartments and between apartments and corridors are solid concrete block (reinforced hollow block). Interior walls in dry rooms are framed walls with high-density gypsum board. Interior walls in wet rooms are framed walls with moisture-resistant sheathing and waterproofing applied on the wet side.

Windows and balcony doors are wood-aluminium or, in facade systems, fully aluminium profile.

Exterior walls are made of hollow concrete blocks, lightweight concrete, or aerated concrete blocks.

Roof covering: sheet metal cover for Building 2, SBS bitumen roll material for Building 3.

Facades feature a combination of painted exterior wall boards, wood profiles, sheet metal, aluminium composite panels, and fibre cement board.

MEP SYSTEMS AND HEATING/COOLING

The apartment building is heated via district heating, providing both heating and hot water.

All apartments are equipped with individual heat recovery ventilation units, typically located above suspended ceilings in the bathroom. Wall-mounted units may be installed in apartments with a utility room.

Each apartment's living room will have a ceiling-mounted cooling unit, and bedroom readiness for wall-mounted units is provided.

Water-based floor heating is installed in all rooms, including wet areas, for even heat distribution. Wet room heating is floor sensor-controlled, enabling comfort heating during warmer periods.

Each balcony/terrace includes one power socket and lighting controllable from inside.

Some apartment terraces are equipped with a water outlet. Refer to the apartment's MEP layout for specifics.

Recessed lighting is installed in wet rooms and entrance halls. See the MEP drawings for exact placement.

INTERIOR FINISHES

Bathroom walls and floors are finished with ceramic tiles.

Entrance halls and utility rooms have ceramic tile floors.

Living rooms and bedrooms have parquet flooring.

Transition strips are used between tiled and parquet flooring.

Ceiling height is approx. 2.7–3.0 m. In Building 2, there are sloped ceilings under the pitched roof, and the ceiling height changes under the sloped areas.

Suspended ceilings and gypsum cornices are installed in wet rooms, entrance areas, and areas with MEP systems. Their locations are shown in the project drawings. Minimum height below the suspended ceiling or cornice is 2.35 m.

If an apartment includes a sauna, the sauna wall boards are installed vertically.

LOCKS AND SMART LOCK READINESS

A video intercom panel next to the apartment entrance door allows access to the main entrance. Entry through the stairwell main door is via contact key.

All apartment entrance doors are pre-wired for smart lock installation.

COURTYARD

The property is fenced. Landscaping is designed by a landscape architect to create a harmonious living environment. The courtyard includes a shared outdoor bicycle parking area and a children's playground. Pedestrian gates are not lockable; vehicle gates are remote-controlled (remote or phone access).

Waste management is shared across all buildings.