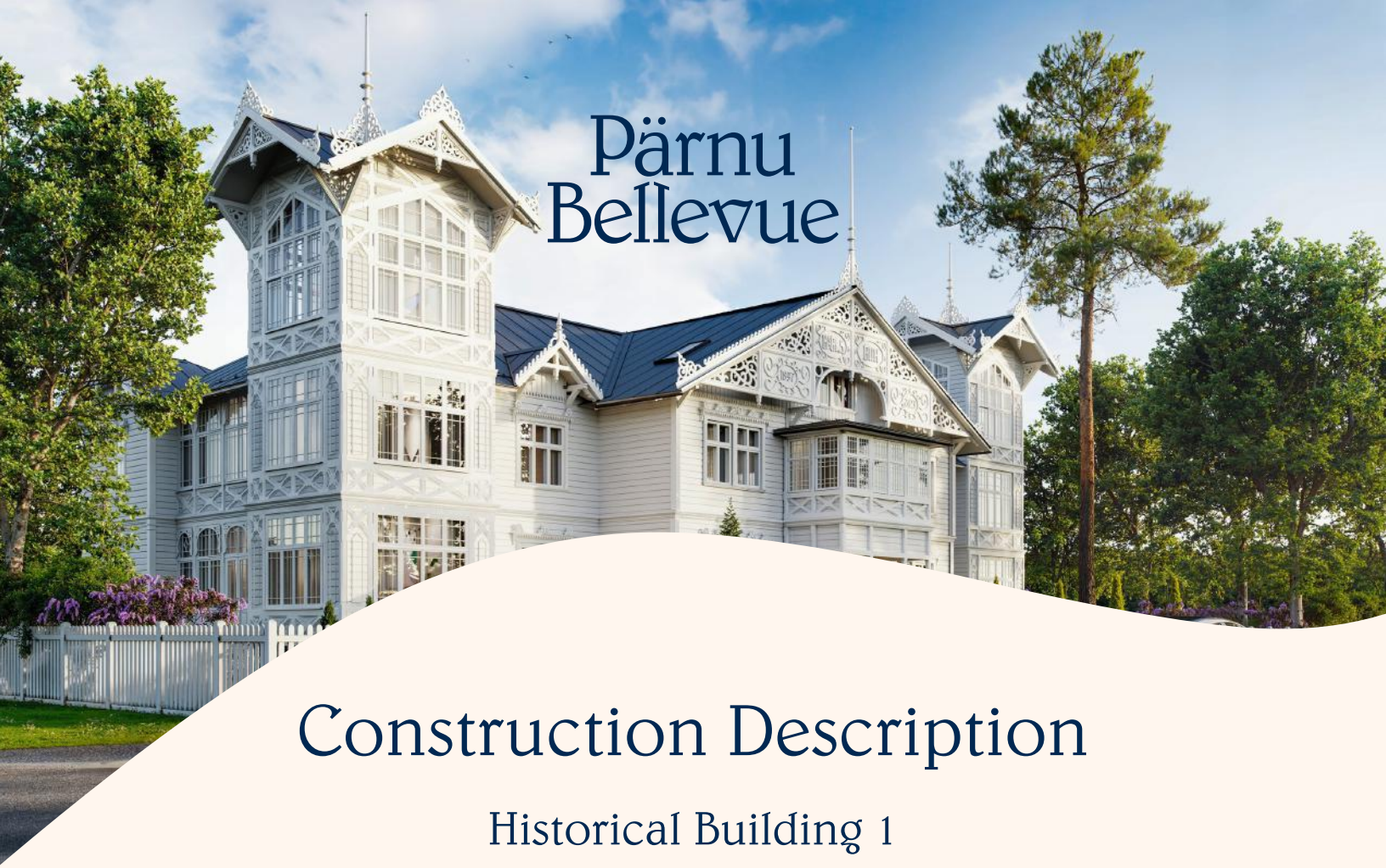

Construction Description

Historical Building 1

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 timber-frame walls, which are covered with an isolatsion layer to meet sound isolatsion and fire resistance requierements.

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 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.

A concealed ceiling-mounted cooling unit will be installed in the living rooms of all apartments. In addition, bedrooms are provided with readiness for the installation of wall-mounted cooling units.
The electrical and low-voltage distribution panel is located in the hallway; in some apartments, it may be placed in an internal storage room. Exact locations are defined in the apartment's technical systems plan.
The heating manifold cabinet is located in the hallway, utility room, or internal storage room. Exact locations are defined in the apartment's technical systems plan.

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

Ground-floor apartments have an outdoor water tap on the terrace. Exact locations are defined in the apartment's technical systems plan.

All rooms are equipped with at least one data socket, as well as power outlets and switches in accordance with the architectural furniture layout plan. Exact locations are defined in the apartment's technical systems plan.

Recessed lighting fixtures are installed in wet rooms and hallways. Exact locations are defined in the apartment's technical systems plan.

All apartments are equipped with an autonomous smoke detector in the living room; in duplex apartments, one detector is installed on each floor.

All apartments are equipped with a cooling unit in the living room. The cooling unit is installed above the suspended ceiling and can be controlled via remote control and mobile app. If the buyer wishes to have cooling units installed in the bedrooms, they must inform the seller after receiving notification of the start of construction. Installation in bedrooms is available at an additional cost. The exact model and location of the unit will be provided together with the technical systems plan. If the buyer requests a change to the standard model or solution, this will be treated as a modification and additional work.

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.
Transition strips are installed at the junctions between parquet and tiled flooring.

Due to the building's heritage protection status, all materials must be preserved within the property – accordingly, the ceilings in the living rooms and bedrooms on the first and second floors are finished with restored or replaced equivalent timber cladding, painted white.

The ceiling height is approximately 2.7–3.0 m.

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 2.3 m. The widths of cornices may differ from those indicated on the plan.

The suspended ceiling in the bathroom includes a gypsum access hatch, approx. 1.0 × 1.2 m, for servicing the ventilation unit.

NB! The apartment's technical systems plan will be provided to the buyer later, with the date specified in the contract.
The technical systems plan indicates the locations of lighting fixtures, sockets, and switches; ventilation units, electrical panels, heating manifolds, and air distributors. It also shows the positioning of reinforcements within walls, ceiling and suspended ceiling heights, and the distribution of different floor finishes.

LOCKS

A video intercom panel is installed next to the apartment entrance door, which allows opening of the main entrance. Access to the building from the parking area and the main entrance is provided via contact key and code.

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. Pedestrian gates are not lockable; vehicle gates are remote-controlled (remote or phone access). Waste management is shared across all buildings.

Construction Description

Building 2
A new building constructed in a historical style

STRUCTURES, WINDOWS, AND DOORS

The intermediate floors are of timber construction, with a load-bearing layer installed and a gypsum screed poured over impact sound insulation.

Walls between apartments, between apartments and corridors, and certain interior apartment walls are timber-framed, finished with battens, insulation, and construction boards.

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.

The facade is covered in painted exterior wall boards.

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 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.

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.

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.

Note: The apartment's mechanical and electrical systems plan will be provided to the buyer later, with the delivery date specified in the contract.
The systems plan indicates the locations of light fixtures, sockets, and switches; as well as the positions of the ventilation unit, electrical distribution board, heating manifolds, and air diffusers. It also shows the placement of wall reinforcements, ceiling and suspended ceiling heights, and the layout of different floor finishing materials.

LOCKS

A video intercom panel is installed next to the apartment entrance door, which allows opening of the main entrance. Access to the building from the parking area and the main entrance is provided via contact key and code.

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. 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 PART OF THE BUILDING

Construction Description

Building 2
A building section with contemporary architecture

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. Wall reinforcements will be installed for kitchen furniture and wall-mounted TVs based on furniture layout shown on the apartment floor plan. Interior walls in wet rooms are framed walls with moisture-resistant sheathing and waterproofing applied on the wet side.

All apartment windows and balcony doors are made of wood-aluminium.

The exterior walls are constructed of lightweight concrete and aerated concrete blocks.
The roof is covered with standing seam sheet metal.

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. As specified in detail in the apartment's mechanical and electrical systems plan.

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.

The electrical and low-voltage distribution board is located in the hallway; in some apartments, it may be situated in the in-unit storage room. As specified in detail in the apartment's mechanical and electrical systems plan.

The heating manifold cabinet is located in the hallway, utility room, or in-unit storage room. As specified in detail in the apartment's mechanical and electrical systems plan.

Each balcony/terrace is equipped with one power outlet and a light fixture controlled from inside the apartment. As specified in detail in the apartment's mechanical and electrical systems plan.

All rooms are equipped with at least one data outlet, as well as power sockets and switches according to the architectural furniture layout plan. As specified in detail in the apartment's mechanical and electrical systems plan.

Recessed ceiling lights are installed in wet rooms and hallways. As specified in detail in the apartment's mechanical and electrical systems plan.

Each apartment is equipped with an autonomous smoke detector located in the living room.

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 wet rooms, entrance areas, and spaces containing utilities, a gypsum suspended ceiling is installed, and gypsum cornices are used in the rooms. The locations of suspended ceilings and cornices are indicated on the apartment plan with hatching. The minimum height from the floor to the underside of the suspended ceiling or cornice is 2.3 m. The width of the cornices may differ from what is shown on the plan.

The bathroom suspended ceiling includes a gypsum access hatch for servicing the ventilation unit, with approximate dimensions of 1 × 1.2 m.

If the apartment includes a sauna, the sauna wall cladding is installed vertically. The type of wood used for the cladding and benches is specified in the interior finishing package. The sauna glass door, or glass door with an accompanying glass wall, is made of clear glass as standard. Lighting is provided behind the sauna bench backrest with an LED strip running the full width of the wall.

Note: The apartment's mechanical and electrical systems plan will be provided to the buyer later, with the delivery date specified in the contract.
The systems plan indicates the locations of light fixtures, sockets, and switches; as well as the positions of the ventilation unit, electrical distribution board, heating manifolds, and air diffusers. It also shows the placement of wall reinforcements, ceiling and suspended ceiling heights, and the layout of different floor finishing materials.

LOCKS

A video intercom panel is installed next to the apartment entrance door, which allows opening of the main entrance. Access to the building from the parking area and the main entrance is provided via contact key and code.

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. Pedestrian gates are not lockable; vehicle gates are remote-controlled (remote or phone access). Waste management is shared across all buildings.