



ROCCA
TOWERS

CONSTRUCTION
DETAILS



ENDOVER

FAÇADE	Painted concrete will be used for the façades of the buildings, while the façade of the parking building will feature metal panels.
BUILDING STRUCTURES	The load-bearing walls of the building will be constructed from prefabricated reinforced concrete and concrete blocks. The parking building will be constructed from reinforced concrete structures. The floors and suspended ceilings will be made from hollow reinforced concrete panels.
ROOF	The flat roofs will be covered with dual-layer SBS roll covering material.
INTERNAL WALLS	The walls between the apartments will be made from prefabricated reinforced concrete elements or insulated concrete blocks. Some of the walls between the commercial premises will be soundproof light partition walls. The internal walls have been designed as gypsum boards on metal frames.
STORAGE SPACES	The walls of the storage spaces will be made from stone. The doors will be made from metal. The storage spaces will not be heated.
BALCONIES	Some of the apartments and commercial spaces (starting from the 2nd floor) will have balconies. The balcony railings will be made from metal. The balconies will feature a PVC covering.
WINDOWS	The commercial spaces on the 1st floor will feature triple-glazed, aluminium-framed windows opening inwards. The apartments and commercial premises from the 2nd floor up will be fitted with triple-glazed PVC-framed windows.
DOORS	The external doors of the apartments will be insulated and fireproof. The internal doors will be in accordance with the interior finish package selected.
HEATING	The apartments have underfloor heating, based on the district heating system. Bathrooms will have electrical floor heating.
VENTILATION & AIR CONDITIONING	Apartment-based heat-recovery ventilation is planned for the apartments and commercial premises. The kitchen hood is to be installed by the buyer. The commercial premises are planned to be air conditioning-ready, with systems able to be installed at additional cost.



ROCCA
TOWERS

WATER & SEWERAGE

The building will be connected to Tallinn's water supply and sewerage system. Sanitary equipment will be installed in accordance with the interior finish package selected. The apartments will have remotely read water meters.

ELECTRICITY

Sockets and switches will be installed in the apartments in accordance with the interior finish package selected. Use of electricity will be calculated via remotely read electricity meters on each floor of the building.

LOW CURRENT

Cabling for TV and Internet will be provided and a video intercom system installed for each apartment and commercial premises.

ENERGY RATING

Energy class B

STAIRWELLS
& COMMON AREAS

The part of the building with commercial premises will have one stairwell and a lift. The parking building will have a separate stairwell. There will be a bicycle storage area on the 1st floor. The rubbish containers will be situated on the 1st-floor level of the car park.

INTERIOR FINISH OF
1st-FLOOR COMMERCIAL
PREMISES

The floors of the commercial premises on the 1st floor of the building will feature ceramic tiles. The walls of the rooms will be painted white. Sanitary rooms will be finished in accordance with the Standard 1 interior finish package. The commercial premises will have both painted hollow panel ceilings and plaster suspended ceilings.

INTERIOR FINISH
OF APARTMENTS AND OF
COMMERCIAL PREMISES
ON FLOORS 2-5

Two interior finish packages are available (two standard packages). The walls and ceilings of the main rooms will be painted in light tones in accordance with the interior finish package selected. The apartments will have both painted hollow panel ceilings and plaster suspended ceilings. The floors of sanitary rooms will be tiled. Two walls in the sanitary rooms will also be tiled, with the remaining two walls painted in accordance with the interior finish package selected. In the standard packages, the floors of the living areas feature laminate parquet. Natural 1-slip parquet can be selected at additional cost.



ROCCA
TOWERS

INTERIOR FINISH
OF COMMON AREAS

The walls and ceilings of corridors and stairwells will be painted in light tones. The floors in the foyer and corridors will be tiled. The floors in the stairways, technical rooms and car park will have a 100% concrete surface. The building will have smart letterboxes.

CEILING HEIGHT

The height of the ceilings in the 1st-floor commercial premises will be up to 3.3 metres. In the apartments and other commercial premises the ceilings will be up to 2.63 metres high.

PARKING

Parking spaces will be located on the four floors of the parking building connected to the main building.



ROCCA
TOWERS