



ROCCA
TOWERS

CONSTRUCTION
DETAILS



ENDOVER

FAÇADE	Painted concrete is used on the facade of the building, the facade of the car park building is partly made of metal lamellas and partly painted concrete.
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 roof of the apartment building is covered with a double roof covering made of SBS roller cover material.
INTERNAL WALLS	The walls between the apartments are made of reinforced concrete elements or stacked concrete blocks. The walls between some of the commercial premises are soundproof light partitions. The interior walls are designed on a metal frame as plaster walls.
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 apartments and commercial premises from the 2nd floor have balconies. Balcony railings are made of glass. Balcony floors are uncovered concrete surfaces.
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.



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VENTILATION & AIR CONDITIONING

Apartment-based ventilation with heat recovery has been designed for apartments and commercial premises. Kitchen extractor hoods are intended to be installed by the buyer. Cooling is designed for commercial premises. 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.



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INTERIOR FINISH
OF COMMON AREAS

The walls and ceilings of the corridors and stairwells are painted in light colors, with the exception of the cold stairwells of the building and car park, which are unfinished or partially finished.

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.



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