



ROCCA
TOWERS

TOWER II & III
CONSTRUCTION
DETAILS



ENDOVER



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Page 1

FACADE	The building's facade is made of painted concrete. The parking structure's facade is partially open, metal railings are installed in some parts, while painted concrete is used in others.
BUILDING STRUCTURES	The building's load-bearing walls are made from prefabricated reinforced concrete and, in part, from concrete block. The multistory car park is built from reinforced concrete structures. The floors and inserted ceilings in the building are made from reinforced concrete hollow panels.
ROOF	The building's flat roof is covered with double SBS roll roofing.
INTERIOR WALLS	The walls between apartments are made mainly from prefabricated reinforced concrete. The walls inside apartments are designed as plasterboard walls on metal frames.
BALCONIES	Some of the apartments on the fourth and higher floors have balconies. The balconies have glass railings and concrete floors.
WINDOWS	Commercial premises on the first floor and apartments on the 17-18th floor have triple-glazed windows with aluminum frames. Triple-glazed windows with PVC frames will be installed for apartments and commercial premises on floors 3 to 16. Window frames are the color black on their interior as well as exterior sides.
DOORS	The apartments' front doors are fireproof metal doors. Interior doors depend on the interior finishing package selected.
HEATING	District heating based floor heating is planned for the apartments. Bathrooms have electrical floor heating.
VENTILATION AND COOLING	Unit-based heat recovery ventilation is planned for the apartments and commercial premises. The buyer installs the kitchen hood. A cooling system has been designed for business and commercial premises. The penthouse apartments have a cooling system.
WATER SUPPLY AND SEWAGE	The building will be connected to Tallinn's water and sewage network. Sanitary installations depend on the interior finishing package selected. The apartments are equipped with remotely read water meters.

ENDOVER



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Page 2

ELECTRICITY	Sockets and switches have been installed in the apartments as depending on the interior finishing package selected. Remotely read electricity meters are located in each floor's switchboard.
LOW-CURRENT	TV and internet cables as well as a video intercom system are installed in the apartments and on commercial premises.
ENERGY LABEL	Energy Class C
STAIRWELLS AND FACILITIES IN GENERAL USE	The building is equipped with a non-heated stairwell used for evacuation. Bicycle storage is located on the first floor. Garbage containers are situated on the car park's first floor level.
INTERIOR FINISHING OF COMMERCIAL PREMISES ON FIRST FLOOR	The floor of commercial premises on the building's first floor will be tiled, the mezzanine floor will be covered with PVC flooring. Walls are painted white. Interior finishing in sanitary rooms is based on the Standard 1 package. Ceilings on commercial premises will not be finished and communications in the ceiling will be visible.
INTERIOR FINISHING OF COMMERCIAL PREMISES ON 3rd AND 4th FLOOR	Finished in accordance with interior finishing package Standard 2. The walls and ceilings of the rooms are painted a shade of white, in accordance with the interior decoration package. The ceiling consists of partially painted hollow core slabs and a partially plaster suspended ceiling. Telecommunications on the ceiling are partially visible. Sanitary installation flooring is tiled. At least two of the walls in the washrooms are tiled and the other two walls are painted a shade of white. The floor is covered with 1-strip parquet style laminated flooring, vestibules are tiled.
INTERIOR FINISHING IN APARTMENTS	Buyers can select between two interior finishing packages (Premium 1 and Premium 2). The walls and ceilings in rooms are painted in white shades based on the interior finishing package selected. Apartment ceilings are in part painted hollow panels and in part suspended drywall ceilings. Sanitary rooms have tiled floors. 2 walls in the bathroom are tiled, while the remaining walls are painted based on the interior finishing package selected. Premium package apartments have 1-strip natural oak parquet flooring. Apartments on the 17-18th floor will be finished based on the Penthouse interior finishing package.

ENDOVER



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DETAILS

Page 3

INTERIOR FINISHING
IN GENERAL AREAS

Hallway and stairwell walls are painted; ceilings are in part drywall and in part baffle ceilings. The floors in the lobby and hallways are tiled. Staircases, technical rooms, and the car park have concrete floors. The floor in the non-heated stairwell will not be tiled.

CEILING HEIGHTS

Ceilings on first floor commercial premises are up to 5.9 meters in height, while ceilings on the other commercial premises and in apartments are up to 2.7 meters high. Ceilings in the apartments on the 17-18th floor are up to 5.9 meters high.

PARKING SPACES AND
STORAGE FACILITIES

Parking spaces and storage facilities are located in the multistory car park that is connected to the main building, yet open to outdoor air. Storage facilities have stone walls (20-30 cm opened from the ceiling to create better ventilation) and metal doors. Storage facilities are not heated.