

UUS-VOLTA 10

CONSTRUCTION INFORMATION

VOLTA

RESIDENTSID

A-ENERGY CLASS

ENDOVER



FAÇADE

The Uus-Volta 10/1 and 10/3 buildings feature an industrial-style façade combining brickwork with grey- and white-painted concrete surfaces. True to Volta's character, the buildings have black grid-framed window profiles. The Uus-Volta 10/2 building has a white-painted reinforced-concrete panel façade, complemented by light-grey concrete surfaces and light-grey window frames, white louvres, and curved corner balconies.

BUILDING STRUCTURE

The load-bearing walls are constructed from prefabricated reinforced concrete and, in part, concrete blocks. Intermediate floors are made of reinforced-concrete hollow-core slabs. The buildings are founded on a raft (slab) foundation.

INTERNAL PARTITIONS

Walls between apartments are primarily prefabricated reinforced concrete. Internal walls within apartments are designed as gypsum board partitions on a metal stud frame.

TERRACES AND BALCONIES

Penthouse apartments in the Uus-Volta 10 buildings have rooftop terraces. All ground-floor apartments across the buildings feature terraces finished with stone pavers. Several apartments include balconies with steel structures and either metal or glass balustrades. Balcony floors are concrete. Rooftop terraces are finished with timber decking.





ROOF

The buildings have flat roofs finished with PVC or SBS roll roofing membranes. Solar panels are installed on the rooftops.

WINDOWS

Uus-Volta 10/1 and 10/3 feature triple-glazed PVC-framed windows with a grid pattern, up to 2.65 m in height. The window frames are black on both the interior and exterior. Uus-Volta 10/2 has triple-glazed PVC-framed windows with a light-grey finish, up to 2.65 m in height.

DOORS

Apartment entrance doors are fire-rated doors with a black wood-veneer finish. Internal doors are painted profiled doors, up to 2.2 m in height. Apartments delivered with the Penthouse interior-finish package will have solid-core internal doors veneered in natural wood, up to 2.2 m in height.

HEATING AND COOLING

Apartments are designed with water-based underfloor heating supplied via district heating. Temperature control is room-specific. Bathrooms/WCs have electric underfloor heating. Apartments do not include cooling, except for Penthouse-level apartments, which have an integrated cooling system in the living room and the master bedroom (the largest bedroom).

VENTILATION

Each apartment is equipped with an apartment-based mechanical ventilation system with heat recovery. Kitchen extractor hoods are to be installed by the purchaser and are specified as motorless (ducted) units.

WATER SUPPLY AND SEWERAGE

The building will be connected to Tallinn's municipal water and sewer networks. Sanitary ware is installed according to the selected interior-finish package. Apartments have remotely readable water meters.

ELECTRICAL

Sockets and switches are installed in accordance with the interior-finish package. Electricity consumption is measured via remotely readable electricity meters installed in the floor electrical cabinets.

LOW-VOLTAGE SYSTEMS

Apartments are pre-wired for internet connectivity and include the Bisly smart home system, which controls the indoor climate and the video intercom.

CEILING HEIGHT

Ceiling height in Uus-Volta 10 buildings is up to 2.9 m. In bathrooms/WCs, ceiling height is up to 2.2 m. In some areas, soffits/lowered ceilings may occur due to building services routed within the apartment.

ENERGY PERFORMANCE CERTIFICATE

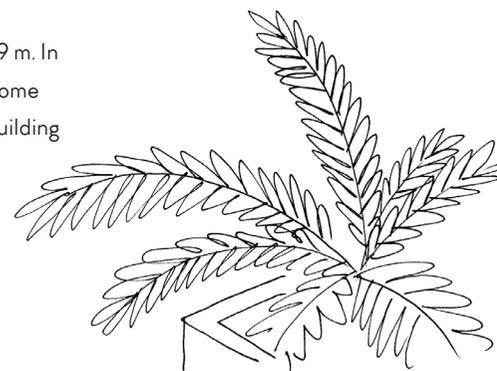
Energy Class A.

APARTMENT INTERIOR FINISH

Apartments are sold with interior finishes in accordance with the interior-finish package attached to the sale agreement. Ceilings are partially painted hollow-core concrete slabs and partially suspended gypsum-board ceilings. Bathroom/WC floors are tiled. In washrooms, up to three walls are tiled according to the layout; remaining walls are painted in white tones in line with the selected interior-finish package. Floors in the entrance hall, utility room, and storage room are tiled. Living areas are finished with oak parquet flooring in accordance with the interior-finish package.

INTERIOR FINISHES OF COMMON AREAS

Walls in corridors and stairwells are painted; ceilings are partly finished with painted gypsum-board ceilings. Corridor floors are tiled. Floors in staircases, technical rooms, and the car park are finished as exposed concrete. Floors in unheated (cold) stairwells are not tiled.





STAIRWELLS AND SHARED FACILITIES

Each building has one stairwell and a dedicated entrance. Waste containers are underground (sunken) units located in front of Uus-Volta 10/2 along Uus-Volta Street.

LIFT

All buildings are equipped with an elevator.

PARKING SPACES AND STORAGE UNITS

Parking spaces and storage units are located in a weather-protected underground parking facility. An Enefit Volt central unit (electrical distribution cabinet) has been installed in the parking facility, and provisions have been made for the future installation of electric vehicle charging infrastructure. Parking space widths range from 2.4 m to 3.0 m, and the construction of the parking spaces does not comply with the EVS 843:2016 standard. Parking space widths may also be affected by installed wheel stops/impact barriers. In addition, entry/exit turning radii and clearance height may not meet the standard. Structural elements and building services (pipes, cables, ladders, etc.) may be located above individual parking spaces.

Bicycle and pram/stroller storage rooms are located on the ground floor of the buildings. These are wall-enclosed spaces open to outdoor air and may not be lockable.

