



TÖÖSTUSE 47  
CONSTRUCTION INFORMATION

VOLTA

VILLA

ANNO 1899

ENDOVER



## FAÇADE

The historical façade design is preserved, all decorative elements are restored, and the building receives a new plaster layer. Traditional finishing materials are used on the building facades. The exterior combines white and gray tones, while the main doors are burgundy red.

## BUILDING STRUCTURE

The foundation and load-bearing walls are made of limestone and partly brick. Intermediate floors are made of wood.

## APARTMENT INTERIOR AND PARTITION WALLS

The partition and internal walls of the apartments are designed as metal frame plasterboard walls.

## ROOF

A new roof structure is built similarly to the historical solution as a gable roof, covered with folded sheet metal. Given its use as living space in the attic, skylights are planned in the roof.

## WINDOWS

New windows are designed based on historical windows as double-framed wooden windows. The external frame (with single-pane glass) opens outward, while the internal frame (with triple glazing) opens inward, ensuring better thermal and sound insulation. The windows are white on both the inside and outside. The rooms on the third floor have skylights.

## DOORS

The apartment entrance doors are fire-resistant wooden doors with decorative profiling and a burgundy red hue on the corridor side and gray on the inside. On the first and second floors of the building, the interior doors are profiled doors, up to 2.3 meters in height, while on the third floor, the door height is up to 2.2 meters. The interior doors are white.

## HEATING

Water floor heating based on district heating is planned for the apartments as well as wall radiators, as needed. Temperature can be individually adjusted in each room. Bathrooms on both ends of the building have electric floor heating.

## VENTILATION

Each apartment has its own ventilation system with heat recovery. The kitchen extractor hoods are intended to be installed by the buyer without a motor. Apartments which have a kitchen island are to use a kitchen extractor which is integrated inside the island and has a charcoal filter.

## WATER SUPPLY AND SEWAGE

The building will be connected to the Tallinn water and sewage network. Sanitary devices are installed according to interior finishing packages. Apartments have remotely readable water meters.

## LOW-VOLTAGE SYSTEMS

Apartments and commercial spaces will have TV and internet cabling as well as a video intercom system.

## ENERGY LABEL

The building's architectural appearance is valuable both as an individual building and considering the rich ambiance of the district, which is why an energy label has not been provided for the building.

## ELECTRICITY

Sockets and switches are installed in the apartments according to the interior finishing package. Electric energy accounting is done through remotely readable electricity meters installed in the floor switchboards.





### CEILING HEIGHT

On the 1st and 2nd floors, the apartments have a ceiling height of up to 3.6 meters. The third floor rooms are located under a sloping roof, where the room height varies depending on the roof slope.

### APARTMENT INTERIOR FINISHING

Apartments are sold with interior finishes. The apartment price includes a choice of three interior finishing packages. Room walls and ceilings are painted in white tones according to the interior finishing package. The apartment ceiling is a suspended plaster ceiling. The bathroom floor is tiled. Bathrooms have tiles on up to three walls according to the plan, and the remaining walls are painted according to the interior finishing package. The floors of the entrance hall, utility room, and storage room are tiled. Living room floors are covered with oak parquet according to the interior finishing package.

### COMMON AREA INTERIOR FINISH

The walls and ceilings of corridors and stairwells are painted, with painted plaster ceilings. Corridor floors are tiled. The floors of stairs and technical rooms are exposed concrete. The building retains the historic limestone main staircase.

### STAIRWELLS AND COMMON AREAS

The building has 1 stairwell and 2 entrances. Technical rooms and bicycle storage rooms are located in the basement. Trash containers are sunk into the ground and are located in front of the building on Mootori Street.

### PARKING SPACES AND STORAGE ROOMS

Storage rooms are located in the basement of the building. Parking is partly permanently resolved on its own plot. Temporary, time-limited outdoor parking will be located on the Mootori St. 3, Tallinn property. Parking spaces range from 2.4 meters to 3 meters in width, and their construction does not follow the EVS 843:2016 standard. Likewise, the turning radii for entry and exit may not comply with the standard.

