



ENERGY CLASS A

The energy-efficient buildings in the Harkumõisa development have an A rating, drawing a proportion of their energy from the solar panels on their roofs.

A SAFE AND SECURE COURTYARD

The space between the Harkumõisa apartment buildings will be filled by a car-free recreational area that is fully landscaped and features children's playgrounds. There will also be an outdoor gym and a space for ball games.

SMART SOLUTIONS

The technical systems in each apartment will be pre-set for the automated management of heating and ventilation. The temperature in each room (and the rate at which the ventilation operates throughout the apartment) will nevertheless be able to be adjusted using a remote control. Each apartment will have a video intercom, while the monthly reading of electricity and water meters will be fully automated, with the system itself forwarding the data to the building's administrator.

FOUNDATIONS

The load-bearing structures of the buildings will rest on reinforced concrete strip foundations.

FLOORS AND CEILINGS

The suspended ceilings will be made from hollow reinforced concrete panels. The total ceiling height will be ca 2.65 m; actual ceiling height at the level of the suspended ceilings will be ca 2.3-2.4 m.

WALLS

The exterior walls, the walls between homes and those between the homes and the stairwell will be concrete stone with an additional concrete coating. The interior walls will be constructed on metal frames covered on both sides with double-thickness plasterboard for sound-proofing. The wall cavities will be filled with mineral wool. Paint will be used to finish dry rooms, while wet rooms will be finished with ceramic tiles.

FACADES AND ROOFS

A combined solution will be used for the facades: the majority of the walls will be rendered with mosaic aggregate plaster, offset by timber boarding or composite tiles. The roof ceilings will be made from prefabricated reinforced concrete elements that are insulated and covered with hydroinsulation roll material.

HEATING SYSTEM

The Harkumõisa buildings will have an air-water thermal pump-based heating system. The apartments will boast convenient, energy-saving underfloor water heating that can be adjusted in each room. Heating pipe manifold cabinets will be installed at floor level.

FORCED-AIR VENTILATION

Ensuring healthy air exchange in the apartments will be an apartment-based heat-recovery forced ventilation system. A separate ventilation outlet has been planned for the exhaust hoods in kitchens, channelling the air to the roof.

WATER SUPPLY AND SEWERAGE

Hot water will be produced in the building's own heating node, with hot and cold water meters being installed above the suspended ceiling in the hallway or in the bathroom of each apartment. The meters will be read automatically.

ELECTRICITY

The electricity meters for the apartments will be located in the power room on the 1st floor of the building and will be read remotely. The power boxes for the apartments will be recessed in the hallway wall. Power points, switches and communications sockets will be fitted in all apartments. Recessed LED lighting will be installed in the sanitary rooms and hallway.

LOW CURRENT

Cabling for TV and Internet will be provided and a video intercom system installed in each apartment. The low-current cabinet will be situated in the hallway.

DOORS AND WINDOWS

The Harkumõisa apartment buildings will have triple-glazed windows with selective glass in plastic frames. The external doors of the apartments will be wooden. The internal doors will be painted doors on large laminated timber frames.

A BALCONY OR TERRACE FOR EVERY APARTMENT

The balcony floors will be covered with PVC roll material. The 1st-floor apartments will have timber-board terraces.

A LIFT IN EVERY BUILDING

The lifts in the Harkumõisa apartment buildings will guarantee ease of movement between floors.

ACCESS FOR ALL

The entryways to the buildings' stairwells will be at ground level, ensuring ease of access for all. The lifts will be at the same level as the main doors, meaning that even those with restricted movement will be able to use them.

CONVENIENT STORAGE SPACES

Every apartment comes with a storage space on the 1st floor. Each building will also have a larger store room that all residents can use to store e.g. prams.

PARKING SPACES FOR EVERYONE

The parking spaces designed for residents will be in a sealed car park with grass pavers on the property.

CHARGING POINTS FOR ELECTRIC CARS

Selected parking spaces in the car park will have charging points for electric cars.

INTERIOR FINISHING OF PUBLIC AREAS

The walls and ceilings of corridors and stairwells will be painted in light tones. The floors in the corridors will be tiled. Letter boxes will be installed in the foyer.

INTERIOR FINISHING OF APARTMENTS

Buyers can choose between four interior finish packages.

Parquet flooring will be installed in the living areas, while the floors in hallways and sanitary rooms will be tiled. The walls in separate toilets and laundry rooms will be finished according to the interior finish solution.

The walls and ceilings of the living areas will be painted in light tones. The apartments will utilise both painted reinforced concrete panel ceilings and unpainted plasterboard suspended ceilings.

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