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MERE VAATE

RESIDENCE

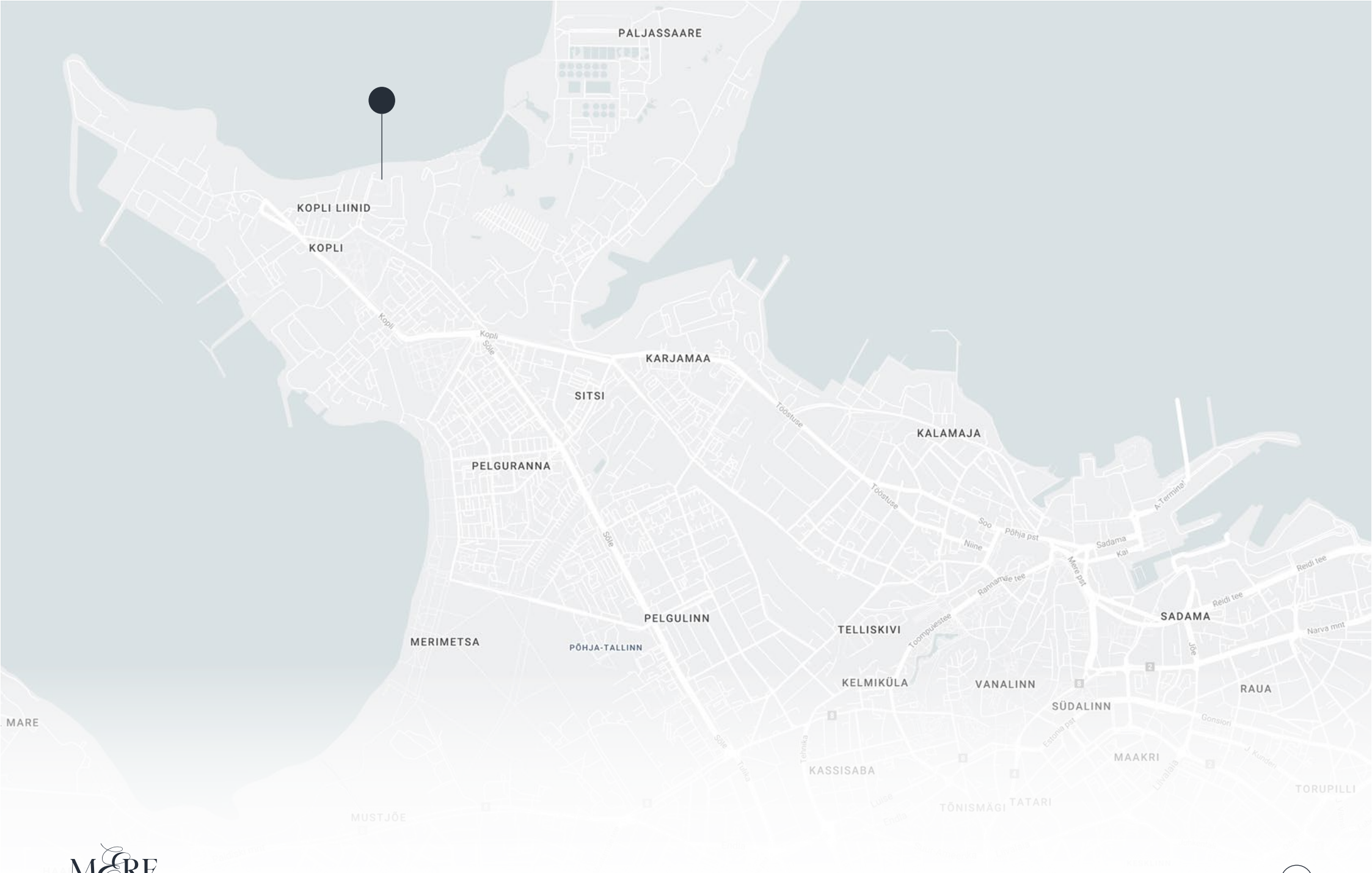
Your Unique seafront home in Põhja-Tallinn



Nearest to the sea among apartment building developments in the area

- Just 34 apartments and 3 commercial premises. One- to five-room apartments, all apartments with a spacious balcony or terrace.
- Almost all apartments have a view of the sea.
- Sunshine-filled three-room apartments facing south.
- Attractive four- to five-room family apartments facing the sea. There is a luxurious penthouse on Floor 5 of each building, accessible directly from the elevator, with large terraces and expansive views of the sea.
- Well thought-out courtyard area with a promenade and walkways, plus an exercise area and children's play areas in the courtyard.





KOPLI LIINID

KOPLI

PALJASSAARE

KARJAMAA

SITSI

PELGURANNA

KALAMAJA

PELGULINN

MERIMETSA

PÕHJA-TALLINN

TELLISKIVI

KELMIKÜLA

VANALINN

SÜDALINN

SADAMA

RAUA

KASSISABA

MAAKRI

TÕNISMÄGI TATARI

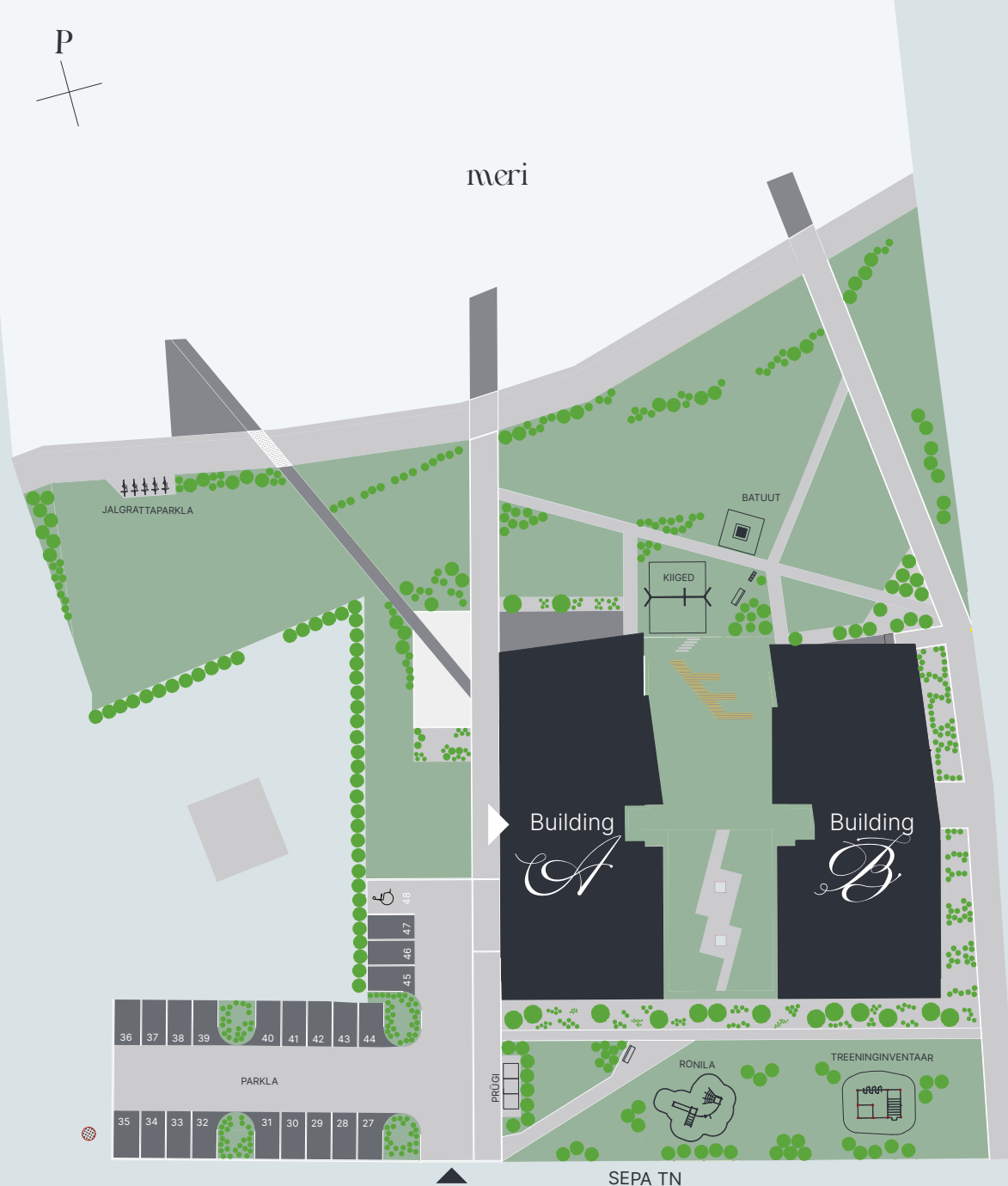
TORUPILLI

MUSTJÕE

Come live on the shore - the sea is your neighbour

Magnificent views of Kopli Bay emphasise the unique location in one of the most prestigious neighbourhoods in Põhja-Tallinn – the Kopli Lines. The address of your new home is Sepa 28.

The seaside Kopli Peninsula with its strong historical background, Paljassaare Harbour, and the living environment of the Kopli Lines neighbourhood have the highest development potential in Tallinn – the future truly is brighter there. Plenty of privacy and closeness to nature, while new living and business environments contribute to the creation of a holistic region.







Apartment building at Sepa 28, Põhja-Tallinn

A seafront apartment building with modern technical solutions, located in Põhja-Tallinn. The building borders the sea on one side. Unique.

The new apartment building, consisting of two building volumes, will be 5 floors high, connected by a car park on Floor 1. There are one- to five-room apartments with a surface area of 28–132 m²; all apartments have a balcony. All apartments come with a storage room on Floor 0, and each apartment has one to two parking spaces on Floor 1 or the courtyard area.



Beach breeze

This is an interior design that exudes peace and harmony. It is an oasis of serenity that leaves all the bustle of the city behind and wraps you in its softness, its light.

The natural, sandy tones are gentle and relaxing.



Island oasis

Freshness, relaxation, inspired by the sea are the keywords that characterise this interior design. There is vibrancy, colourfulness, mixed with the holiday vibe on the island of your dreams.

The airy and marine blue tones are sensual and toning for both the body and mind.



Coastal LUX

Fashionable metals, luxurious natural stone inspired surfaces and precious walnut floors. This is all part of the LUX package.

For extra cost – ask the sales manager for more information.



Terms of sale in the apartment building

Included in the price of the apartment:

- final completion of the building, apartment and property according to the project documentation and the interior finishing table (incl. bathroom sanitary installations);
- interior design according to the Beach Breeze or Island Oasis packages; the Coastal Lux interior design package is available for an additional charge;
- the sale price of the apartment includes the cost of the storage room;
- the cost of the construction of and connection to utility networks (electricity, water, and sewerage).

Not included in the price of the apartment:

- the notary fee and the state fee relating to the conclusion of the contract of sale;
- connection charges for connection to telephone, data, cable TV and alarm systems;
- the sales price does not include the cost of parking spaces;
- the Premium interior design package (ask the sales manager for more details).

Construction warranty

The builder carries out warranty works two years after the completion of the building. If possible, they will be carried out simultaneously throughout the building. Defects that prevent the normal use of any part of the building will be corrected on an ongoing basis after the defect has occurred.

Please note!

All images and graphics used in sales literature, in promotional materials for the interior design packages and on the website are for illustrative purposes and do not necessarily depict any specific product. The developer has the right to modify the products and finishing materials of the interior design packages by substituting equivalent products and materials.



Sales table

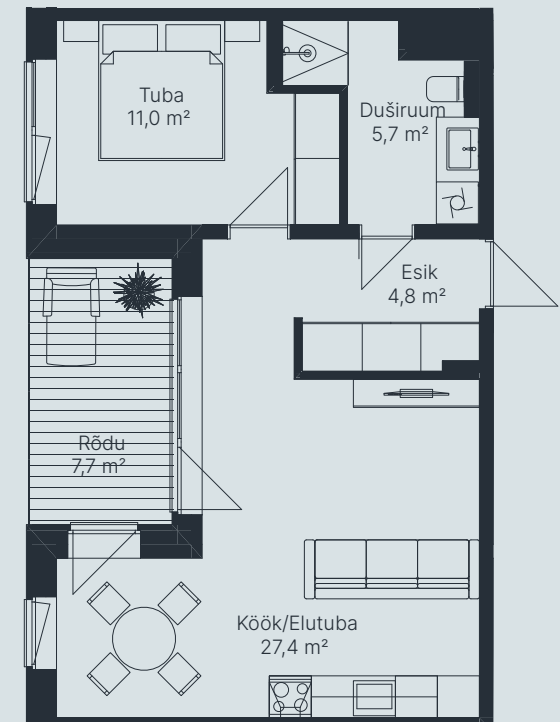
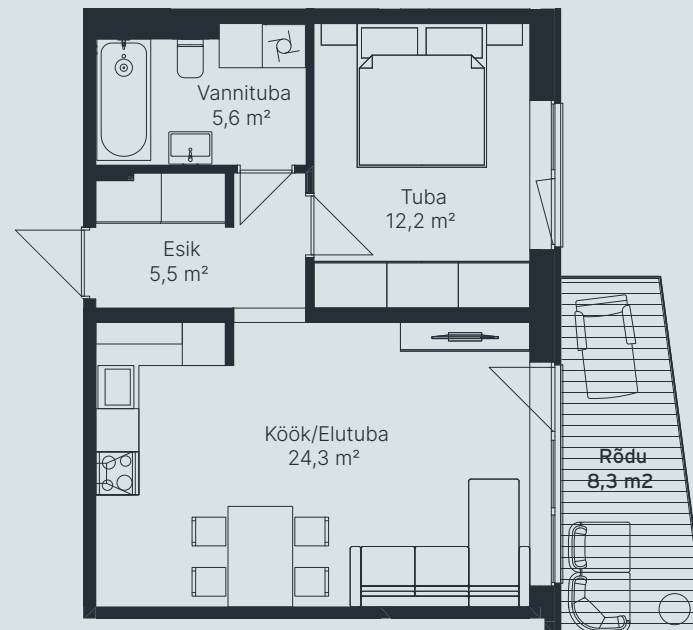
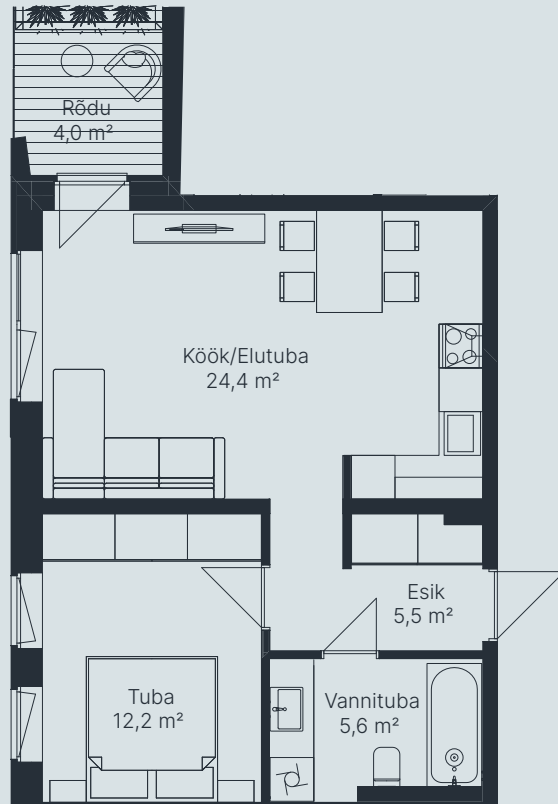
Apartment	Total area, m ² *	Rooms	Floor	Building A or B	Terrace/balcony size
1	68,8	3	II	A	59,3
2	70,7	3	II	A	16,7
3	51,6	2	II	A	7,7
4	50,4	2	II	A	4
5	82,2	4	II	A	31,1
6	50,3	2	II	A	8,3
7	68,8	3	III	A	27,4
8	70,7	3	III	A	16,8
9	51,6	2	III	A	7,7
10	50,4	2	III	A	4
11	82,2	4	III	A	30,9
12	50,4	2	III	A	8,3
13	68,3	3	IV	A	28,4
14	66,3	3	IV	A	37,8
15	28	1	IV	A	7,7
16	124,2	5	IV	A	99 + 8,3
17	134,9	5	V	A	108,2 + 87,5
18	68,8	3	II	B	59,3
19	70,7	3	II	B	16,8
20	52,6	2	II	B	9,2
21	50,4	2	II	B	4
22	82,2	4	II	B	30,9
23	45,9	2	II	B	8,6
24	68,8	3	III	B	27,4
25	70,6	3	III	B	16,8
26	52,6	2	III	B	9,2
27	88,6	3 või 4	III	B	22,1
28	88,2	4	III	B	21,6
29	68,4	3	IV	B	28,2
30	66,3	3	IV	B	37,8
31	38,3	2	IV	B	9,3
32	57,3	2	IV	B	49,4
33	52,2	2	IV	B	8,6 + 46
34	132,5	5	V	B	108,4 + 83,1
Büroo 1	30,5	1	I	B	
Büroo 2	31,6	1	I	B	
ÄP1	63	1	I	A	

* The total area of the apartment includes a storage space of 2,7 m²



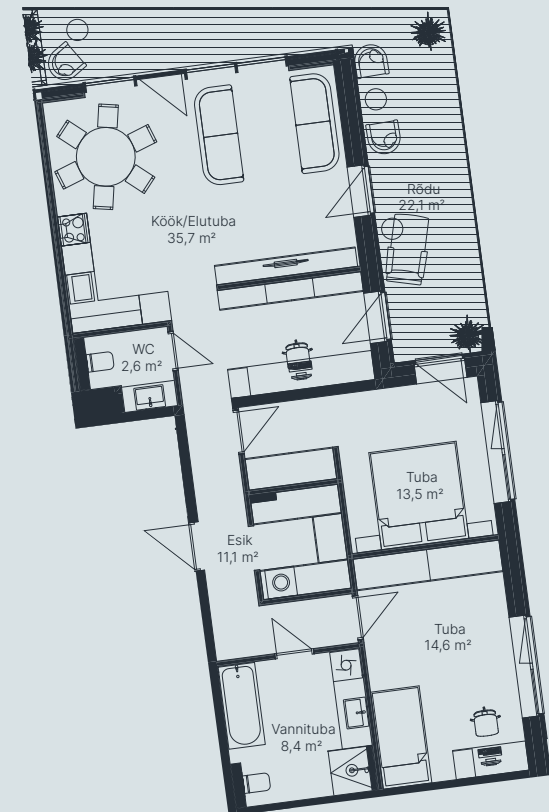
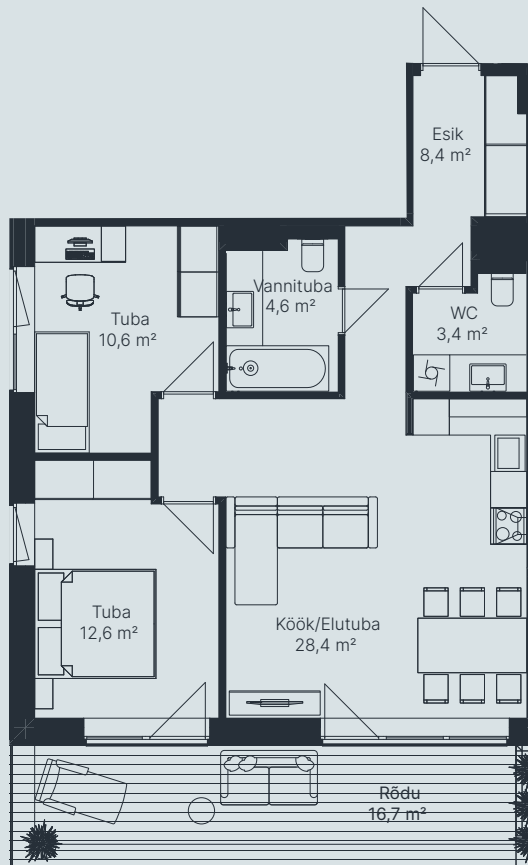
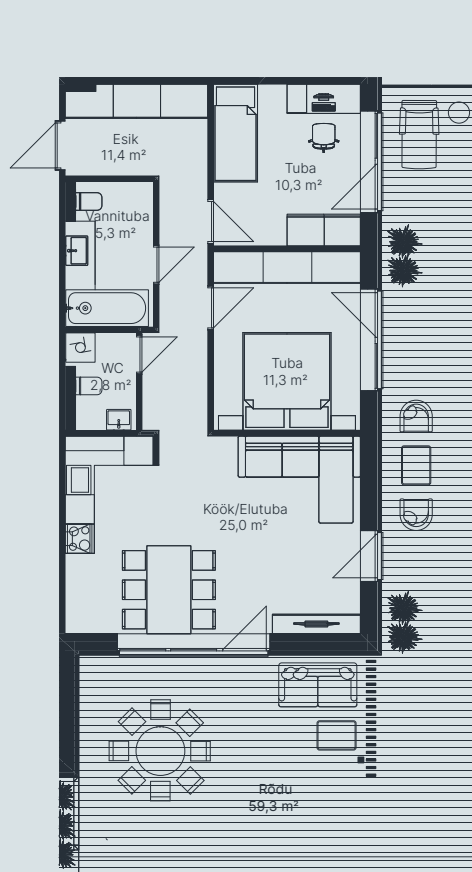
2-Room apartments

The two-room apartments are located on Floors 2, 3 and 4 in both building volumes. The apartments range in size from 38 to 57 m². All apartments come with a balcony. Perhaps the most attractive two-room apartment is located on Floor 4 of the building; it has a size of 52 m² and comes with two balconies, one of which with an area of over 46 m².



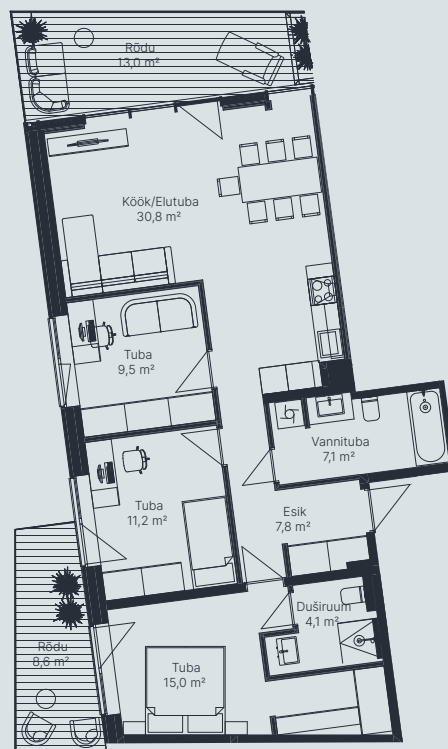
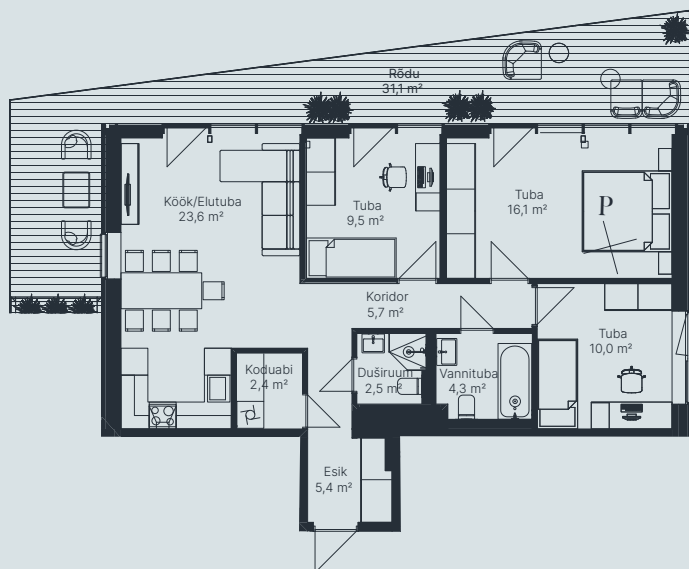
3-Room apartments

The three-room apartments range in size from 66 to 70 m², and there are a total of 13 different three-room apartments. All apartments come with a balcony, with different sizes ranging from 16 to 59 m².



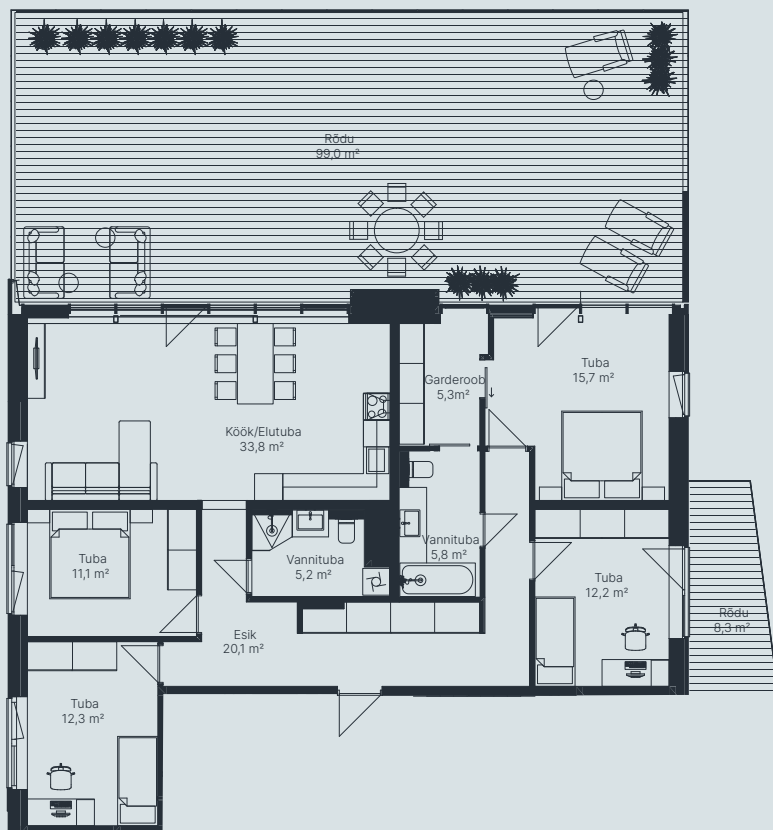
4-Room apartments

In the building, there are only four luxurious 4-room apartments with a view of the sea. The apartments range in size from 82 to 88 m². All these apartments are on Floors 2 and 3 of the building, and naturally come with a balcony that provides an attractive view.



Penthouse apartments

There is a luxurious penthouse apartment on Floor 5 of both building volumes, accessible directly from the elevator, with large terraces and expansive views of the sea. Both apartments are over 130 m² in size and have two balconies/terraces.



The architects' great contribution deserves recognition!

KEY PARTIES TO THE PROJECT

BUILDING ARCHITECTS/DESIGNERS

Puusepp & Mänd OÜ, architects Endrik Mänd, Kätlin Mänd, Anna Fomina

LANDSCAPE ARCHITECT

Nüüd Arhitektid OÜ, landscape architect Kaie Kuldkepp

INTERIOR DESIGNER

Finishing solutions for both apartments and common areas by Pulo Disain, architect Liis Toppel



Technical info

A seafront apartment building with modern technical solutions, located in Põhja-Tallinn. The building borders the sea on one side. Unique.

The new apartment building, consisting of two building volumes, will be 5 floors high, connected by a car park on Floor 1. The buildings contain a total of 34 apartments and 3 commercial premises. There are one- to five-room apartments with a surface area of 28 to 132 m²; all apartments have a balcony. All apartments come with a storage room on Floor 0, and each apartment has one to two parking spaces under the building or in the courtyard area. The commercial premises with view of the sea are on Floor 1 of the buildings, ranging from 30 to 63 m².

Three distinctive interior design packages have been developed for the apartments: two packages – Beach Breeze and Island Oasis – are included in the price of the apartment, while the premium Coastal Lux package is available for an additional charge. A car park, bicycle park (enclosed by a metal mesh wall), and storage rooms for apartments have been designed on the ground floor of the building. External bicycle parking is planned near the main entrance of both buildings.

The façade of the building is a combination of smooth white and grey concrete surfaces, plus white concrete surfaces with a form liner design. The exterior of the fifth floors will be covered in steel cladding sheet, which is in harmony with the completed apartment buildings on the other side of Sepa Street in terms of its colour. The property at Sepa 28 is designed to be without boundaries (fenceless).

The property and the adjacent seafront promenade section are designed to form a unified whole with the beach promenade of the Kopli Lines. Between the building volumes, there will be a landscaped slope that also covers the underground floor of the apartment building. Landscaped stairs are planned for the landscaped slope; the stairs will be aligned with the bicycle and pedestrian track designed for the property.



Technical info

HEATING SOLUTION

The apartment building is heated by district heating. The building will be equipped with an underfloor heating system (collectors). Temperature control of the underfloor heating takes place individually in each room by means of thermoregulators.

SOLAR PANELS

The building is equipped with solar panels, which are located on the roof of the building.

VENTILATION

The building will be equipped with an apartment-based heat recovery ventilation unit. Fresh air is blown into the living rooms by means of air supply vents. Exhaust takes place in sanitary rooms, the kitchen and hallway.

WATER SUPPLY AND SEWERAGE

Each apartment has its own remotely readable meters for both hot and cold water. All the water for consumption is supplied by Tallinna Vesi and is heated in the building's own heating unit. The building will be equipped with a domestic wastewater sewerage system.



All images are for illustrative purposes and may contain inaccuracies.

Technical info

Structural and technical solution of the apartment building

FOUNDATION

The building is designed with a shallow foundation.

LOAD-BEARING STRUCTURES

The interior and exterior load-bearing walls of the building will be constructed of prefabricated concrete blocks. The intermediate ceilings of the building are made of prefabricated hollow core slabs.

ROOF/ROOF CEILING

The building has a flat roof. The roof will be covered by 2x SBS bitumen roofing.

EXTERNAL WALLS OF THE BUILDINGS

The exterior walls of the building are precast reinforced concrete elements, insulated and finished with a white concrete surface with form liner design, or a smooth concrete surface, wooden slats.

INTERMEDIATE CEILINGS

The intermediate ceilings of the apartments are made of hollow core slabs.

INTERIOR STAIRS

The stairs inside the building are made of precast reinforced concrete elements.

ELEVATOR

Both building volumes are designed to have an elevator.

WALLS BETWEEN APARTMENTS

The walls between the apartments and the load-bearing walls are made of precast reinforced concrete elements.

INTERIOR WALLS OF APARTMENTS

The interior walls of the apartments are plasterboard walls on metal frames. The plasterboard is installed in two layers on both sides, with mineral wool being placed between the frames. In the kitchen area, plywood is installed behind the plasterboard for reinforcement. Interior walls are finished according to the need/purpose of the rooms and the interior design package chosen.



Technical info

Finishing of apartments

The interior solutions – both the common areas and the commercial spaces – were developed by PULO Disain. Three different interior design packages have been developed for the apartments. Two packages – Beach Breeze and Island Oasis – are included in the price of the apartment, the premium Coastal Lux package is available for an additional charge.

FLOORS OF APARTMENTS

The floors are covered with parquet flooring, the design of which corresponds to the chosen interior finishing package. The parquet is complemented by the chosen white or veneered skirting boards. The floors in the hallways and sanitary rooms of the apartments are covered with ceramic tiles according to the interior design package.

CEILINGS OF APARTMENTS

The rooms have 2.7-metre high ceilings and are finished with hollow core slabs that are painted white. Sanitary rooms, hallways, corridors and parts of the apartment with technical systems (e.g., ventilation ducts) have a white painted plasterboard suspended ceiling with a minimum height of 2.4 metres.

INTERIOR WALLS OF APARTMENTS

The walls between the apartments are made of precast reinforced concrete. The interior walls of the apartments are partition walls on metal frames, covered on both sides with double plasterboard and painted according to the chosen interior package. The walls of ducts will be constructed of lightweight blocks or a metal frame with mineral wool insulation and covered with plasterboard.

WINDOWS

The windows are triple glazed, on a wood-aluminium structure. The weighted average thermal performance of all windows is $U < 0.8 \text{ W/m}^2\text{K}$. Window frames are dark grey inside and out.

INTERIOR DOORS

The interior doors of the apartments are made of wood, according to the interior finishing package.



Technical info

EXTERIOR DOORS

The front doors of the apartments are made of wood. The front doors are equipped with a security lock and an intercom system. The front doors of the apartments are equipped with security sensors.

ELECTRICAL INSTALLATION

Recessed LED luminaires are installed in the suspended plasterboard ceilings of bathrooms and hallways. The rooms are equipped with wiring for the lighting, which will be supplied and installed by the future owner of the apartment.

BALCONIES AND TERRACES

Each apartment comes with a balcony or terrace, covered with decking. The end railings of balconies are of clear glass.

Other solutions

IRRIGATION WATER SYSTEM

Watering taps for general use (public water) will be installed on the perimeter of the buildings. Watering taps will be installed on commercial premises and larger terraces.

ELECTRIC CAR CHARGING

Some parking spaces have been prepared for charging electric cars. No chargers are installed.

GARBAGE ENCLOSURE

Waste management is handled by means of underground containers (1 household waste container, 1 paper and cardboard container, 1 packaging container, 1 glass container, and 1 biodegradable waste container). A collection point for household waste is planned to be located in the car park by the driveway.



Technical info

BICYCLE PARKING

External bicycle parking is planned near the main entrance of both buildings.

OUTDOOR LANDSCAPING

The landscaping of the property has been developed by landscape architect Kaie Kuldkepp. On the property, pathways to the building and parking areas will be locally lit. A sand-covered play area has been designed for the area, bordered by a pathway of grass pavers.

Both the design of the promenade and the outdoor space of Sepa 28 in general incorporate a layer of contemporary landscape architecture – geometric paths, squares and planting areas form a unified whole. At the same time, the solution has also taken into account the existing context, and has therefore utilised meadow grassland patches and gramineous plants, as well as shrub species and high vegetation found in Kopli.

In the choice of foliage, it is important to consider the natural urban landscape, easy maintenance and durability. Planting areas will help to diversify the space, while keeping visibility in mind to ensure a safe public space.

Smaller design elements on the beach promenade will include simple wooden terraces / cascading stairs, as well as picnic tables and chairs that seem to grow out of the terrace like stones from the sea, blending into the landscape without overburdening the existing overall appearance.

In addition, the promenade as well as the outdoor space at Sepa 28 also utilise more traditional benches and litter bins.



About the developer

Eco Advice OÜ is a consultancy company specialising in the management and sale of real estate development projects.

QUALITY CONTROL UPON RECEIPT OF THE HOME

A unique service for buyers of both after-market housing and newly built homes.

WE INSPECT

- visually the compliance with building regulations of visible works carried out
- the construction documentation

We also represent you in the construction of your new home, verifying that the work complies with the design and building regulations.

TRADITIONAL REAL ESTATE SERVICES

We can also help you sell or rent out your existing real estate.

If you did not find a suitable home among our projects at www.ecoadvice.ee/myygis, we will be happy to help you find a new home from other development projects.

OWNER SUPERVISION

By providing owner supervision services, we ensure that your new home (detached, semi-detached, etc.) complies with the building design and building regulations. The owner supervision service is provided by Pro Advice (www.proadvice.ee), a member of the Eco Advice Group.

Eco Advice is a Member of the Association of Real Estate Companies of Estonia (EKFL).



ECO
advice

PRO
advice

E·K·F·L·

About the developer

VALUES AND PRINCIPLES OF ECO ADVICE

Dear homebuyer!

Thank you for your interest in our activities.

When designing and building new properties, we always remember that we are not merely constructing buildings, but homes for wonderful people. When developing your home, our team members and partners will always be guided by the following principles and values:

- The homebuyer always comes first.
- Keeping the customer informed is important! We will keep you up to date on how the construction of your home is progressing.
- Our customers enjoy the purchase process. We try to make the whole process simple and clear for you. Our professional team will be happy to answer any questions you may have and advise you throughout the process.
- Our customers can design their home according to their taste. We are very flexible when it comes to changing the interior design of your new home if you confirm your intention to buy at the design or early construction stage.

As a developer, we are guided by the following principles:

- Our customers are proud of their new home! We develop buildings responsibly and professionally – because our buildings are your home.
- A home starts at the stairwell! We want you to feel at home from the moment you step into the stairwell.
- Energy efficiency at every step! Our aim is to develop low-energy buildings (read: homes) to ensure that your new home has low costs and its financial value is retained for years to come.
- A building must have an occupancy permit! We undertake a contractual commitment to obtain an occupancy permit for the building, to give you peace of mind and ensure the asset value of your new home.
- We require more from builders than our competitors! We are demanding of the builder to ensure that you can enjoy a higher quality of construction.
- A sense of pride in a job well done, because we develop homes as if they were for ourselves!
- We execute the developments as if we wanted to live in the same building as you.
- We also demand the same from our partners, designers and builders. There is no other way.
- Cooperation for years to come! We appreciate lasting partnerships.
- Guarantees for the warranty period! We will always require a bank guarantee from the builder for the warranty period of your home, so you do not have to worry about construction quality.

We appreciate your trust. We hope that you will be happy with our work and remain proud of your home for years to come!

Your interest in new
apartments is always welcome!
We will reply personally!

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