MUSKETÄRI

MAJAD

Construction Details

Talli 1 / Sammu 7 / Rivi 8

PROKAPITAL

BUILDING 1: Talli 1 / Sammu 7

The building comprises seven storeys and is designed as two separate volumes connected by the parking structure and the ground floor level. The ground floor accommodates apartments, guest apartments, and one commercial unit, as well as storage rooms, a bicycle storage area, and a utility room for washing pets, bicycles, and prams. Access to the semi-underground parking garage is provided via a shared ramp with the Rivi 8 building, located on the Talli Street side of the development.

Building facade

The building facade is constructed from prefabricated three-layer reinforced concrete panels with a smooth exposed concrete finish pigmented in red.

The interior surfaces of the loggias are clad with thermally treated timber. The flooring is finished in a natural brown wood tone, while the walls and ceilings feature a light, whitewashed finish.

The reveals of the loggias are finished with painted steel or aluminium composite cladding panels in a silver-white or light grey metallic tone. The loggias are fitted with glass balustrades featuring upper and lower horizontal aluminium profiles. The glass balustrades are framed in metal, with a finish matching the light tone of the loggia wall cladding. Cantilevered balconies are equipped with powder-coated steel railings with a vertical pattern, finished in a silver-grey colour.

BUILDING 2: Rivi 8

The building rises seven storeys and features residential apartments throughout. The ground floor accommodates apartments as well as private storage units, a bicycle storage room, and a dedicated washroom for pets, bicycles, and prams.

On the Talli Street side, the building shares a vehicle access ramp with the neighbouring Talli 1 / Sammu 7 development, providing entry to the semi-underground parking garage.

Building facade

The building facade is constructed from prefabricated three-layer reinforced concrete panels featuring an exposed aggregate concrete finish made with black concrete and black stone aggregate.

The interior surfaces of the loggias are clad with thermally modified timber. The decking is finished in a natural brown wood tone, while the walls and ceilings feature a light, whitewashed finish.

The side walls and reveals of the loggias are finished with painted steel or aluminium composite cladding panels in a silver-white or light grey metallic tone. The loggias are equipped with glass balustrades incorporating upper and lower horizontal aluminium profiles. The balustrades are set within metal frames finished in a tone matching the light colour of the loggia wall cladding.

Cantilevered balconies feature powder-coated steel railings with a vertical design, finished in a silver-grey colour.

Building Structure

The structural framework of the residential buildings consists of cast-in-place reinforced concrete columns, beams, and retaining walls at the parking level, complemented by load-bearing prefabricated reinforced concrete wall elements. The above-ground floors are constructed using a prefabricated reinforced concrete structural system.

Load-bearing walls between apartments are made of reinforced concrete elements. Non-load-bearing partition walls between apartments are constructed from concrete blocks and are further enhanced on both sides with a metal-stud wall system clad with double layers of gypsum board and filled with acoustic insulation. To ensure a high level of acoustic comfort, apartment floors are built with a double-layer sound insulation system installed over the structural slab, topped with a reinforced concrete screed that accommodates underfloor heating, building services, and floor levelling. All structures have been designed to meet the required sound insulation standards.

The building features a flat roof with an internal rainwater drainage system.

Apartment windows and balcony/loggia doors are timber-aluminium units fitted with triple-glazed insulated glass. Entrance doors to apartments with direct access from the courtyard are aluminium-profile doors equipped with triple-glazed insulated glass units.

Interior Finishes

The apartments are delivered fully finished and include parquet flooring, ceramic tiling, painted walls and ceilings, interior doors, recessed lighting in suspended ceilings, and sanitary fixtures and mirrors in bathrooms, all in accordance with the selected interior design package. Selected larger apartments on the 6th and 7th floors are designed with private saunas.

Natural wood parquet is used throughout the living areas, while walls and ceilings are finished with paint. Entrance halls, bathrooms, and WC floors are tiled with ceramic tiles, and bathroom and WC walls are also tiled. Bathrooms and toilets are fitted with sanitary ware and fixtures, while shower areas include glass shower screens.

Smooth suspended gypsum board ceilings are installed in entrance halls, bathrooms, WCs, and utility rooms, incorporating recessed lighting fixtures.

Apartment entrance doors are generally 2.1-metre-high veneered and painted fire-rated doors. Interior doors are 2.1-metre-high painted or veneered doors. Apartments with direct access from the courtyard are fitted with aluminium-profile entrance doors featuring triple-glazed insulated glass units.

Most windows extend to floor level and are approximately 2.3 metres high, with the exception of loggia windows, which are 2.1 metres high and include a 20 cm threshold below the glazing. Windows in first-floor apartments are approximately 2.5 metres high, while loggia windows on this level are approximately 2.3 metres high. On the second floor, windows facing the lower single-storey section of the building are designed with a higher sill level, approximately 600 mm above the finished floor.

The floors of common areas, including entrance lobbies, stairwells, and corridors, are finished with ceramic tiles. Storage room floors feature natural concrete surfaces treated with a hard-wearing surface hardener. Walls in stairwells and corridors are painted. Stair treads are finished with terrazzo tiles, while landings are clad in ceramic tiles.

Electrical and Low-Voltage Systems

The apartment's electrical distribution board is generally recessed within the wall of the entrance hall wardrobe.

A dedicated area for low-voltage active equipment is provided above the suspended ceiling within the wardrobe. This location accommodates the incoming fibre-optic connection, security system cabling, and the apartment's internal Cat 6 data network. Power supply for active communication equipment is also provided. The building is designed with the technical readiness to connect to the telecommunications and security service providers of the owner's choice.

The main entrances of the residential building are equipped with a video intercom access control system featuring a key fob reader. Apartments are fitted with intercom handsets that also function as doorbells.

Consumption of cold water, domestic hot water, and electricity is monitored via remote-reading meters. All meters are connected to the building automation system, enabling efficient monitoring and management of utility usage.

Heating

The residential buildings are connected to the Tallinn district heating network, providing an efficient and reliable source of heating. Apartments are equipped with hydronic underfloor heating, allowing room-by-room temperature control for enhanced comfort and energy efficiency.

Heating distribution manifolds are generally located in the common corridors, while those serving first-floor apartments are installed within the apartments themselves.

The buildings have been designed to achieve an Energy Performance Certificate (EPC) rating of B, reflecting a high standard of energy efficiency and sustainability.

Ventilation

Apartment ventilation is provided by a central supply and exhaust air system equipped with an energy-recovery plate heat exchanger and a water-heated air coil. The system ensures a continuous supply of fresh air and maintains indoor air quality in accordance with applicable standards, without requiring occupants to manually adjust airflow rates.

Fresh air is supplied to living rooms and bedrooms, while exhaust air is extracted from bathrooms, WCs, entrance halls, and kitchen areas.

A dedicated exhaust duct is provided for the kitchen extractor hood, allowing apartment owners to install and connect a motorised range hood independently of the central ventilation system.

Cooling

Top-floor apartments are equipped with a cooling system, providing enhanced indoor comfort during warmer periods of the year. The cooling solution is integrated into the apartment's building services design to help maintain a pleasant indoor climate throughout the summer months.