

# SKAALA

maja / Ehitajate tee 105

Skaala Maja is a new real estate development project created by considering **low energy consumption**, **up-to-date conditions** and **market demand**.

Amenities for the tenant, economy and added value obtained from the smart technical solutions have been set as an objective. The building consists of 1-room carefully considered units that are suitable for short as well as long term renting. When preparing the development project, the team mapped the users' needs and expectations which were considered during the designing process.

Attention has also been paid to the optimal management and maintenance costs of the building. By considering the prominent location of the building, more exclusive style of architecture was used in its outer look. The interior architecture of the building can be characterized by modernity, user-friendliness and high level of detail.





### 1. Location

Skaala Maja is located in the centre of Haabersti city district – in the area that has a convenient and fast transport connection with all districts of Tallinn. The light traffic road for cycling runs next to the building. One can enjoy a nice dinner in the vicinity of E105 in the restaurants loved by locals, e.g. in Rucola or Lyon. The city district centre and shops are located some hundreds of metres from the building. There are also several sports centres in the surrounding area.



### 2. Plan aimed at earning maximum profit

There are only 1-room units. The carefully considered plans are optimum, having enough space for daily comfortable and pleasant use of rooms. The room plans are based on SMART design principles.



### 3. Sustainability

Low-energy class and low utility costs makes building maintenance and administrative fees low for the landlord.



### 4. Low utility costs

Effective use of rooms, economic solutions and small unit space provides pleasantly low utility costs for the tenant.



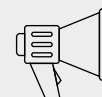
### 5. Healthy and convenient environment

All amenities are located close to the building, incl **supermarkets, gym, light traffic roads, dining places**, medical centre, schools, entertainment and public transport stops.



### 6. Convenience

The building is designed based on the maximum comfort of the user. Therefore, in addition to the car parking lot, there's also a designated area for bicycles, storerooms and a spacious vestibule for meetings. All passages have the smart door readiness in the building – keys are unnecessary.



### 7. Advertising revenue

The wall of the building can be used for obtaining additional income as the outdoor (LED) advertising space.

**Perton Ehitus acts as seller and developer to find suitable partnership with potential buyer/investor. Perton Ehitus owns the land plot and has the necessary experience and track record to develop a turnkey project to the buyer.**

#### TRANSACTION OPTIONS

- 1 A built-to-rent turnkey project.** The transaction type is forward financing where equity is employed in several tranches from beginning of construction until completion.
- 2 A joint-venture with an investor.** The joint venture will be established to deliver the turnkey project to joint-venture investor or third party.





**SKAALA**  
maja / Ehitajate tee 105

2m

1m

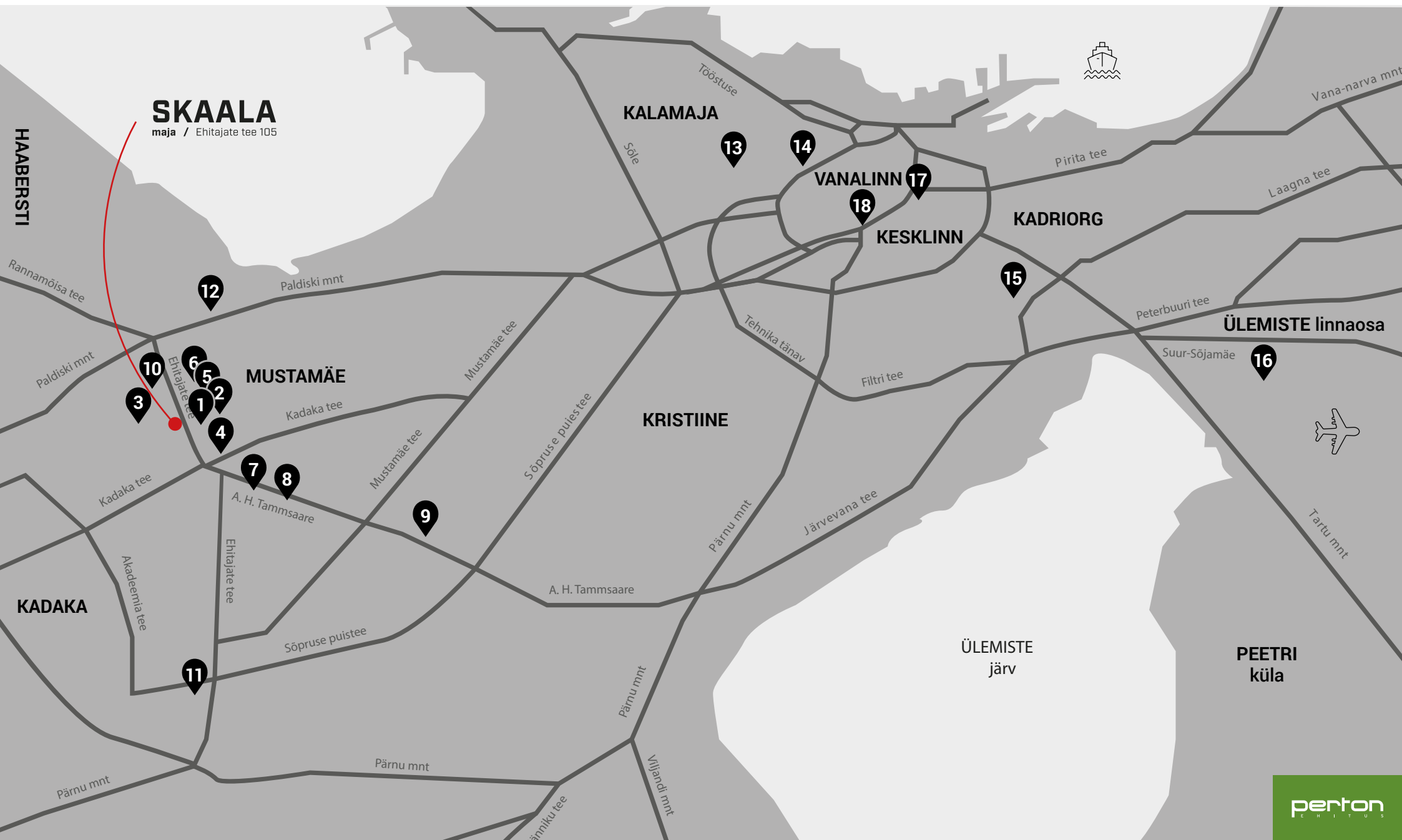



**BY FOOT**

1. Impuls sport center \_\_\_\_\_ **2 min**
2. Rucola \_\_\_\_\_ **4 min**
3. Õismäe Leisure centre (incl pool) \_\_\_\_\_ **4 min**
4. Kadaka Selver \_\_\_\_\_ **5 min**
5. Lyon \_\_\_\_\_ **5 min**
6. Zoo \_\_\_\_\_ **9 min**


**BY CAR**

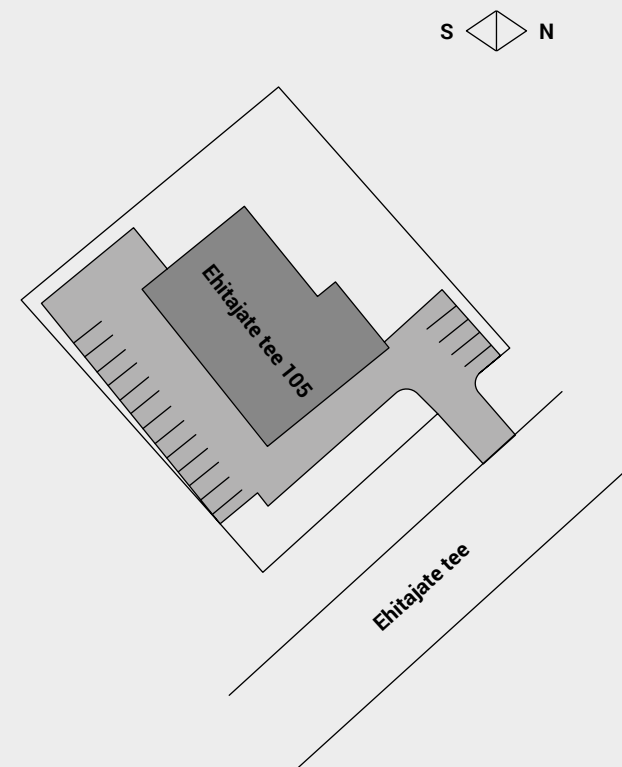
7. School of Economics \_\_\_\_\_ **2 min**
8. Humanitarian Gymnasium \_\_\_\_\_ **3 min**
9. Mustamäe cinema \_\_\_\_\_ **4 min**
10. Õismäe medical centre \_\_\_\_\_ **3 min**
11. Tallinn University of Technology \_\_\_\_\_ **5 min**
12. Rocca al Mare centre \_\_\_\_\_ **5 min**
13. Telliskivi Creative City \_\_\_\_\_ **13 min**
14. Balti Jaam – Central Railway Station \_\_\_\_\_ **14 min**
15. Tallinn Bus terminal \_\_\_\_\_ **15 min**
16. Ülemiste City and Technopolis \_\_\_\_\_ **15 min**
17. Viru Centre \_\_\_\_\_ **17 min**
18. Freedom Square \_\_\_\_\_ **18 min**





Area of plot \_\_\_\_\_ **2 587 m<sup>2</sup>**  
 Area of construction \_\_\_\_\_ **636 m<sup>2</sup>**  
 Floors \_\_\_\_\_ **8**  
 Intended purpose of the land \_\_\_\_\_ **100% commercial land**  
 Gross area of the building \_\_\_\_\_ **4 175 m<sup>2</sup>**  
 Net area of the building \_\_\_\_\_ **3 136 m<sup>2</sup>**  
 Volume of the building \_\_\_\_\_ **13 028 m<sup>3</sup>**  
 Units \_\_\_\_\_ **126 with net area of 2 419 m<sup>2</sup>**  
 Parking lots (on the 1st floor) \_\_\_\_\_ **40 pcs**  
 Storerooms \_\_\_\_\_ **36 pcs**

NB! This are preliminary calculations that may change slightly in the following design stages







SKAALA  
maja / Ehitajate tee 105

24 m

18 m

12 m

6 m



SKAALA



## GENERAL INFORMATION

Energy class \_\_\_\_\_ **B**  
 Foundation \_\_\_\_\_ **low**  
 Surface finishing \_\_\_\_\_ **plaster, partly composite plate**  
 Walls/ceilings \_\_\_\_\_ **small block and hollow panel**  
 Heating \_\_\_\_\_ **district**  
 Heating of public areas \_\_\_\_\_ **radiators**  
 Windows \_\_\_\_\_ **triple insulated glass units**  
 Finishing of public areas \_\_\_\_\_ **painted walls/ceilings, floor LVT**  
 Readiness for remote administration  
 of technological systems/costs \_\_\_\_\_ **✓**



## READINESS OF RENTAL AREA

Walls/ceilings of rooms \_\_\_\_\_ **painted**  
 Front door/lock \_\_\_\_\_ **Smart Door readiness**  
 Floor \_\_\_\_\_ **LVT**  
 Floor slat \_\_\_\_\_ **mdf**  
 Sanitary equipment — **toilet seat/shower mixer**  
 Inner door \_\_\_\_\_ **✓**  
 Sockets/switches \_\_\_\_\_ **✓**  
 Heating \_\_\_\_\_ **under floor heating on water**  
 Ventilation \_\_\_\_\_ **ventilation with heat recovery**  
 Ventilation air cooling \_\_\_\_\_ **✓**  
 Meter displays \_\_\_\_\_ **remote readable**





**Skaala maja at Ehitajate tee 105 is the first of the kind** in this district. This is a location that is easily accessible having an excellent public transport connection. We have thoroughly elaborated the concept of this project with the aim to offer modern, favourable and user-friendly rental space for the user and remarkable building with low energy costs and **high efficiency**. Namely – **the development project offers win-win solution** – good efficiency for the landlord, low costs and rental area of optimal size and price class based on smart design principles with detail elaboration for tenant.

Outstanding logistical location, high quality building with low energy consumption, elaborated plans, up-to-date solutions and bright rental areas are the ones for which the demand in this district currently increases.



**Arte Galeriimaja** is the rental building of 82 apartments, developed by Perton Ehitus in the vicinity of Telliskivi Creative City. The building was completed in spring 2019 and has received very positive feedback. The apartments are mainly rented out short term, but there are also landlords who prefer long term rent.







**Sales info:**

Marko Bäärs

(+372) 505 4466

marko@perton.ee

[www.perton.ee](http://www.perton.ee)