Talsinki

2028

Talsinki residential buildings



Construction Information

Architect

Arhitekt 11 ja HG Arhitektuur

Interior Architecture

studio Argus

Developer

Talsinki Residences OÜ

Talsinki

General Description

The Talsinki development comprises five above-ground building sections, three of which are residential buildings and two commercial buildings. The residential buildings also include selected commercial premises. All buildings are connected by shared underground levels and a central public square.



A Energy Rating & LEED Gold Certification

The buildings have been designed to meet the requirements of A energy performance rating. As part of our commitment to higher sustainability standards, we are targeting LEED Gold certification or above.
LEED is one of the world's most widely recognised green building certification systems. It provides independent third-party verification that a building has been assessed against rigorous criteria covering sustainable design and construction, resource efficiency, and indoor environmental quality.



Lift

Each building is equipped with passenger lifts. In addition, the development features a larger-capacity lift designed primarily for bicycles, providing convenient access between the ground floor and the underground level. The lift opens directly onto the outdoor public realm, ensuring seamless access for cyclists.

Building Structure

The load-bearing structures of the residential buildings are designed predominantly in monolithic reinforced concrete, both above and below ground.
The external walls are constructed using insulated thermal profiles and are predominantly finished with ceramic brick elements.

Walls

Apartment separating walls are constructed from reinforced concrete panels with a minimum thickness of 200 mm or from layered masonry structures to provide enhanced sound insulation.The sound insulation performance of the separating walls exceeds the statutory minimum requirement by at least 5 dB (minimum 60 dB compared to the standard 55 dB). Internal partition walls within the apartments are predominantly constructed as lightweight double plasterboard walls, while the walls enclosing wet rooms are constructed as stone walls.



Balconies and Terraces

Most apartments are provided with balconies, while a selection of apartments also feature private terraces.Many of the top-floor apartments include private roof terraces.
For apartments with a roof terrace, the purchase price includes an access staircase. The staircase is expected to feature a steel supporting structure, with timber treads and a timber handrail finished to match the parquet flooring. The handrail is supported by steel balusters. The final design and detailing of the staircase will be developed during the detailed design stage in collaboration with the interior architect.

Windows and Doors

The apartments are fitted with timber-aluminium windows with triple glazing and doors finished with natural wood veneer. The apartment entrance door and all internal doors (excluding the sauna door) have a height of 2.3 m. The apartment entrance doors provide a higher level of sound insulation than the standard requirement.

Ceiling Heights

The ceiling height in rooms with exposed ceilings ranges from 2.8 to 3.1 metres (on the seventh floor: up to 3.1 metres in Laeva 4AB and up to 3.0 metres in Laeva 4). The clear ceiling height beneath suspended ceilings ranges from 2.3 to 2.6 metres, depending on the room.

Indoor Climate and Smart Home Systems

The indoor climate of each apartment is managed through a smart home system, which can be monitored and controlled remotely via a smart device. Apartment entrance doors are equipped with smart locks, allowing keyless access as well as remote locking and unlocking. All apartment utility consumption is remotely metered.

Heating

The buildings are connected to the district heating network.
The apartments are equipped with hydronic underfloor heating. In the bathrooms, electric underfloor heating is provided in addition to the hydronic system for enhanced comfort. Energy piles have been installed as a secondary heat source.

Cooling

The buildings are connected to the district cooling network.
All apartments are equipped with a cooling system, with the indoor units integrated into the suspended ceilings. Energy piles have been installed as a secondary cooling source.



Water Supply and Drainage

The buildings are connected to the Tallinn public water supply and sewerage network. In addition to the standard in-apartment water supply and drainage installations, a dedicated water connection is provided for a refrigerator.

Ventilation

Each apartment is equipped with a ventilation unit featuring heat and moisture recovery.The kitchen area is pre-configured for the installation of a motorised extractor hood.The ventilation unit is equipped with an advanced control system that automatically regulates its operation in response to changes in the indoor climate.

Electrical and Low-Voltage Systems

The apartments are equipped with a modern data network, with all internal cabling fully installed.Power outlets, switches, and light fittings in the entrance hall and bathrooms are installed in accordance with the selected interior finish package. Solar panels are installed on the roof of the building.

Sauna (where included)

The sauna benches, walls and ceiling are finished with aspen wood planks. The sauna is equipped with a HUUM heater, with the output specified according to the size of the sauna room.All finishes are in accordance with the selected interior finish package.

Underground Level

Vehicle parking is located on the underground levels, with vehicular access from Paadi Street. The underground levels also accommodate bicycle storage, private storage units and a garbage room. An electric vehicle charging point can be installed for an additional fee at the designated parking space. The charging system enables individual energy consumption monitoring and provides dynamic load balancing.

Courtyard

The courtyard is centred around a public square located between the buildings, featuring children's play facilities, an interactive water feature, and a diverse landscape design with both trees and low-level planting. The square is framed by café and restaurant terraces, creating a vibrant and attractive public space. In addition, the square is equipped with the necessary infrastructure for the installation of audio and video systems, enabling the hosting of cultural, entertainment and community events.



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