



White House



Black House



Brown House



Orange House

Overview The Rotermanni Development is an exclusive development of commercial and apartment buildings in the heart of Tallinn city centre within 300 m of Tallinn's Old Town and the Business District.

There are only a few apartments left. Apartments 31 and 65 both have sea views.

Prices

- > Studio apartments from 1 430 000 EEK (£72,442 / €91,393)
- > 1-bed apartments from 1 850 000 EEK (£93,775 / €118,236)
- > 2-bed apartments from 2 690 000 EEK (£136,354 / €171,922)

Location The former Rotermann industrial district is located in the heart of Tallinn, just 300 metres from the port and the Old Town. The overall plan is to preserve most of the existing historical buildings and restore them to their former glory whilst placing alongside them 5 architecturally advanced new buildings creating a new community for work, relaxation and leisure in this historic part of the city centre.

Completion Date Completed August 2007.

No of Floors 6

Payment Schedule Deposit payable on signing preliminary agreement. Remainder payable prior to the real right contract signing.

Additional Information

The construction of the first apartment buildings with business spaces started in August 2005. The designs included one 5-storied and three 7-storied buildings, each with its own different design.

There are business premises on the ground floor and first floor of each building, and apartments from the second floor upwards. Pedestrian pathways run from north to south between the buildings and end up in a square located on the first-floor level.

All parking will be transferred to an underground car park. A total of 4,940 m² of business space and 8,388 m² of residential space has been constructed so far.

With stunning modern architecture, a high quality of construction, and everything in central Tallinn within walking distance, this is a perfect investment.

For more information:

Email: enquiries@property-in-estonia.co.uk

Telephone: 0870 768 1020

Photos

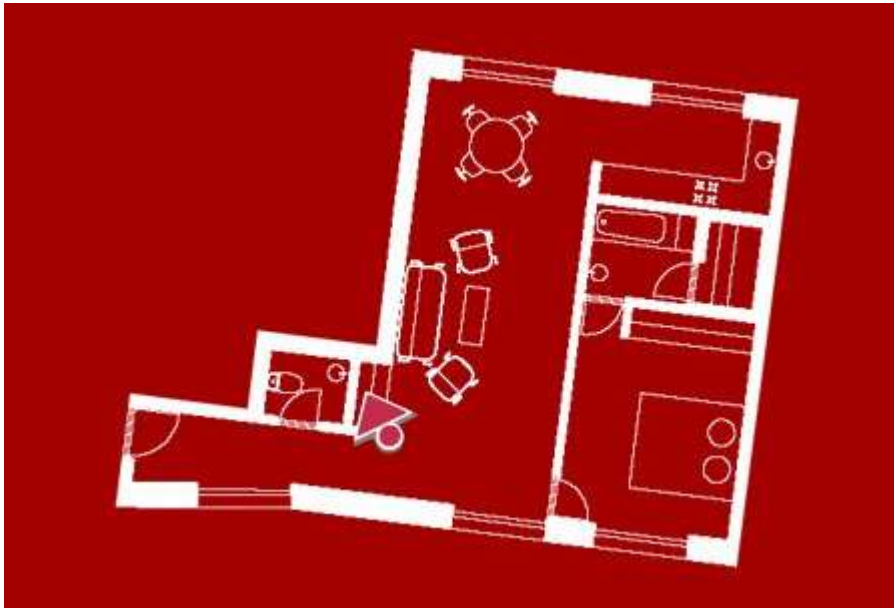
Map showing location of site in relation to Old Town (west of Mere Pst) and Business District (south of Narva Mnt)



Layouts

Apartment layouts

Orange House, Apt 23 (one bedroomed)



Price List

No. of Rooms	House	Floor	Apt. no	M2	Balcony	Price	Availability	EEK / M2
1	Orange	3	5	30.6		1 560 000	Sold	50 980
1	Black	3	54	38.8	0.8	1 978 800	Sold	51 000
1	Black	6	57	38.8	0.8	1 940 000	Sold	50 000
1	White	3	69	28.5		1 430 000	Available	50 175
1	White	3	71	29.1		1 470 000	Sold	50 515
1	White	3	74	36.4		1 820 000	Sold	50 000
1	White	3	76	28.3		1 445 000	Sold	51 060
1	White	6	93	28.3		1 450 000	Sold	51 237
1	White	6	104	37.4		1 700 000	Available	45 455
1	White	5	106	28.3		1 500 000	Sold	53 004
1	White	5	108	28.3		1 500 000	Sold	53 004

2	Orange	3	3	61.0		2 090 000	Available	34 262
2	Orange	3	23	61.0		2 390 000	Available	39 180
2	Orange	6	31	41.2		1 850 000	Available	44 903
2	Black	3	38	45.2	0.8	1 980 000	Available	43 805
2	Black	7	51	59.0	0.8	4 300 000	Sold	72 881
2	Black	3	56	49.6	0.8	2 495 000	Sold	50 302
2	Black	3	65	50.3	0.8	1 990 000	Available	39 563
2	White	3	67	46.8		1 800 000	Available	38 462
2	White	3	72	54.1		2 180 000	Available	40 296
2	White	3	73	63.3		2 390 000	Available	37 757
2	White	3	75	46.6		2 285 000	Sold	49 034
2	White	3	81	51.2		2 340 000	Available	45 703
2	Brown	3	133	42.1		2 105 000	Sold	50 000

3	Orange	3	21	95.2		4 360 000 Parking space 300 000	Sold	45 798
3	Orange	6	30	95.2		5 700 000 Includes car parking and storage (300 000)	Sold	59 874
3	Black	5	46	76.4		3 667 200 Parking space 300 000	Sold	48 000
3	Black	3	55	67.0		3 650 000	Sold	54 478
3	White	6	88	64.5		2 690 000	Available	41 705
3	White	5	98	81.0		3 888 000	Sold	48 000
3	Orange	3	132	111.4		5 100 000 Parking space 300 000	Sold	45 781
3	Brown	6	142	94.2		3 600 000	Available	38 217

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Property in Estonia Arrangement Fee

Please note that in addition to these prices, Property in Estonia charges an arrangement fee of 3% + VAT of the overall purchase price. This fee is payable in two stages: 50% once the preliminary agreement has been notarised with the remainder only becoming payable once the final notarial contract has been signed. For this fee, Property in Estonia will help you with all aspects of your property purchase and will include you on our priority mailing list to allow you to gain early information on future new developments in Tallinn.

The services provided by Property in Estonia include:

- Assistance with any queries during the buying process
- Help in obtaining mortgage finance via our specialist arrangements with the leading banks in Estonia
- Help and discounts in terms of arranging kitchens, fitted wardrobes, furniture, insurance etc
- Mediation/help in communicating interior decoration requirements through to the development company
- Assistance at notary appointments to ensure that you feel comfortable with the legal process
- Advice/help on letting your property either through our own rental company, Property in Estonia Haldus (for long term lets) or through our partner short term rental company. We can also arrange furniture packs (at additional cost).
- Advance information on new property developments in the Tallinn area allowing you to select prime apartments before they are released to the general market.

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DISCLAIMER - PLEASE READ CAREFULLY

1. Descriptions of the Development

Particulars, specifications, pictures and artists' impressions of the Development are given in good faith and believed to be correct but they do not form part of any offer or solicitation and are intended only as a general guide. Our role is to introduce the Development to you and to assist you in purchasing a chosen property object. The specifications for the development, floor layouts etc will be provided to you as part of the legally-binding sales contract. It is important that you ensure that these are satisfactory before proceeding with the purchase.

Once you are legally committed to purchase the property it is your responsibility to ensure that the property will be built in all material respects in accordance with plans and designs relating to the Development.

2. Information Provided by Property in Estonia

We provide details about investment opportunities in the form of, but not limited to, property reports, market analysis, property news and reports ("the Information"). The Information is obtained from a number of third party sources including the development companies themselves. Whilst we endeavour to provide accurate, up-to-date and complete Information we assume no responsibility or liability for any omissions or errors contained in the Information.

Due to the speculative nature of such opportunities the Information we provide should be considered our 'opinion'. You are advised to make your own judgement upon the investment being offered and independently to verify the Information and our speculative analysis.

Please remember that the price and value of any investment and the income derived from it can go down as well as up. If you make an investment you may get back less than the amount you originally invested. If you are in doubt about any investment decision you should seek the advice of a suitably qualified person.

The Information contains forward-looking statements, including, without limitation, statements containing the words "believes", "anticipates", "should", "expects" and similar expressions. Such forward-looking statements involve unknown risks, uncertainties and other factors which may cause the actual results, financial condition, performance or returns of the investment, or industry results, to be materially different from any future results, performance or returns expressed or implied by such forward-looking statements. Given these uncertainties, prospective investors are cautioned not to place any undue reliance on such forward-looking statements. Property in Estonia and its directors, officers, employees and agents disclaim any obligation to update any such forward-looking statements to reflect future events or development.

The information on the Property in Estonia website is also subject to the provisions of this clause.

3. Third Parties Recommended to You by Us

We will endeavour to recommend rental agents, notaries, solicitors, mortgage brokers, interior designers, furniture suppliers or other third parties ("Third Party" or "Third Parties") of good calibre, who offer a service or product deemed to be of good quality and reasonable cost. However, we make no warranties or representations as to the reliability of the products or services provided by such Third Parties and assume no responsibility or liability for their actions, omissions or errors. If you make any arrangements with such a Third Party it is at your sole risk and responsibility.

Property in Estonia
September 2008