

Ober-Haus Real Estate Company, Estonia

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BUY-TO-LET INVESTMENT OPPORTUNITY Tallinn, Estonia

TRIUMPH PLAZA – Urban living in city centre of Tallinn



Location and the neighbourhood

Triumph Plaza, Narva mnt 7 situates in very hart of Tallinn city centre. Surrounded by modern urban apartment houses, office buildings, cinema, shopping moles - all is next door! Historical Old Town and Tallinn Harbour are in 5 min walking distance.



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Introduction of the building

Cosmetic treatment in the City of Tallinn – and the result is completely different - new look of morally aged building.

Three entrances become three towers and three new living floors are added to the whole building.

Gradually regressing glass spaces of added construction bring forth round forms of towers with Art Deco feeling. In three uppermost floors, part of apartments, where windows can be opened, and façade division is emphasized with aluminium profiles in natural tone. Regressing glass spaces are covered with glass with grey sub-tone. External surfaces of entrances and curved stairway towers are covered with aluminium cassettes.

Existing facades of the building will be additionally surrounded with glass with the tone of sand ochre. The formed glass façade will be supported by vertical dark grey profiles; horizontal divisions will be filled with transparent silicone. The entire façade is passed by horizontal aluminium stripes of sunroof of the second and seventh floor. Backside of the building will be improved and painted in the sand ochre tone of the existed building under reconstruction. Backside of the additional part will be finished with aluminium composite material.

Parking building in the yard will be constructed of monolith concrete, which will be designed as inclined parking lot on three levels. Entrances to the parking building will be located beside every elevator and staircase on the level of first floor of the main building.

Living floors added to business building cause changes in the logistics of the whole building. Elevators taking to upper living floors will be constructed in three entrances in the facade. The existing entrances will serve office floors, parks, 23 sport clubs and six indoor swimming pools.

Apartments

In result of reconstruction of the building located at Narva mnt. 7, three living floors will be added to the building.

There will be 56 new apartments in three entrances with sizes 34 – 110 m².

Apartments meeting all contemporary requirements will have modern finish, most of them have spacious terraces and some apartments are constructed on two levels. All apartments, which windows open to the south, will be equipped with air conditioners.

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Mortgage Finance

Ober-Haus works with a number of local banks all ready to provide finance for investors purchasing investments in the Triumph Plaza, Narva mnt 7.

Sales price range is between: 2051 - 2949 EUR/m² (32,000-46,000 EEK/m²).

Exact sales offers please see: http://www.ober-haus.ee/triumph/index_en.

We have special contact persons (mortgage advisors) who can help get you the finance you need to leverage your investment returns.

Letting

Triumph Plaza is perspective rent building both for local and foreign buyers. To get the best deal you should contact Ober-Haus City Centre rental team, who has numbers of rental clients: Mrs Kati Lips +372 627 8070; e-mail: vabaduse@ober-haus.com:

Rents will depend, of course, on factors such as apartment size, location, and floor. Real market comparables are available on our web site www.ober-haus.com or from other letting agents.

Ober-Haus is the largest property-letting agency in Central and Eastern Europe. We work with all embassies, relocations companies and human resource departments of multi-national companies, to find homes for hundreds of expatriate workers each month.

Ober-Haus is the most successful residential letting agent, and can market your property through direct calls, business events, weekly newspaper listings, internet offers and direct contacts.

Property Management

The value of your investment property depends, to a great extent, on the professionalism of its management. It is absolutely critical that your property is well looked after and maintained in order to maximise its market potential and protect your investment and future tenancy. Well maintained properties keep their tenants, meaning you will have more cash flow and fewer "rental voids".

Most important for you, as a landlord you need fluent English speaking, professional property managers at your call 24-hours a day, 7-days a week. Ober-Haus property managers are all bi-lingual and have experience working in property management in the UK, US, Australia, or other English speaking countries.

We provide owner/investors like you with the following range of services:

- Collection of all incomings: deposits, rents, and utility payments
- Management of rent accounting
- Holding of deposits

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- Payment of all outgoings
- Routine and emergency repairs
- 24-hour tenant help line to answer all tenant concerns
- Taking inventory of each property during handover and return
- Handling all insurance claims
- Advice on safety and legal obligations

Maintenance, including security, cleaning, gardening, and other services, is taken care of by Ober-Haus private facilities Management Company.

In a typical lease contract, landscaping, cleaning, security, water and heating are included in the basic rent, while the tenant will pay additionally for electricity, telephone, cable TV, and internet.

For more information please contact Ober-Haus Property Management Department Mr Ardi Roosimaa +372 665 9700; Ardi.Roosimaa@ober-haus.com .

Purchase Costs and Taxes

Estonia has no restrictions on foreigners purchasing residential real estate. You may buy, rent, or sell as many apartments as you wish, without seeking any permission.

Taxes and fees

Land and property taxes are determined for whole areas by the Ministry of Finance according Estonian Law.

Tax Planning

Ober-Haus works with the most respected tax advisory firms in the region, to help you choose which type of investment structure is most tax efficient for you. We can recommend a well-known tax advisory firm to help you plan for extracting cash during the hold period, or benefiting from capital gains. They can also help you set up a local company, if needed.

Property Insurance

Ober-Haus has agreements with the largest insurance companies in the region to provide low cost insurance quotes to you before you make your acquisition.

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Simple and Easy

It has never been easier to take advantage of growing real estate values in the emerging countries of the new EU. Ober-Haus has been working 12 years in Central and Eastern Europe, and is the only property company in the region that can offer all buy-to-let services, from acquisition through financing, letting, and management, all under one roof.

For more information, please contact:

Kristiina Möldre
Real Estate Specialist



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