



TERMS OF LEASE

The land lease is to be entered into by written public action. The action will be conducted by the auctioneer at the time and place fixed in the notice of leasing.

The main terms of land lease are:

- the lease period is 99 years;
- the opening price at land lease auction is 3 195 582,43 EUR;
- the amount of the auction deposit is 31 955,82 EUR;
- the approximate annual rental is 11 303,22 EUR;
- the term for completing the construction on the area is 10 years;
- the developer shall construct the infrastructure, including public green area;
- the auctioneer will establish the minimum qualifications required for a person to bid at public auction.

Tallinn city is responsible for the relocation of the tenants currently living in the buildings. All of the terms listed above are some general information concerning the auction. Full terms of auction: www.tallinn.ee/kopliiinid/eng

PHOTOS: JANNIE SALLUMÄE

Kopli Strand DEVELOPMENT PROJECT

FOR FURTHER INFORMATION PLEASE CONTACT

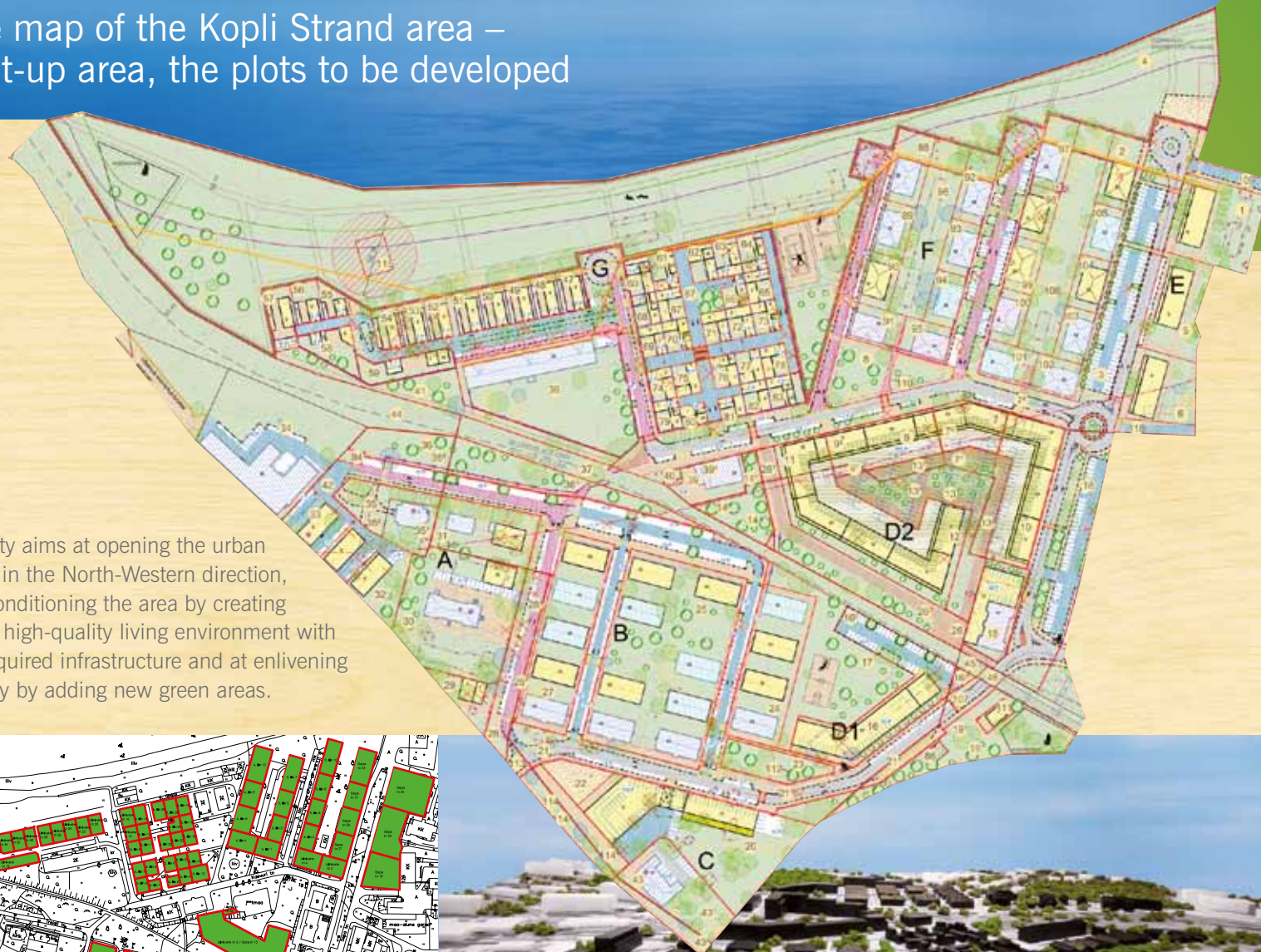
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www.tallinn.ee/kopliiinid/eng

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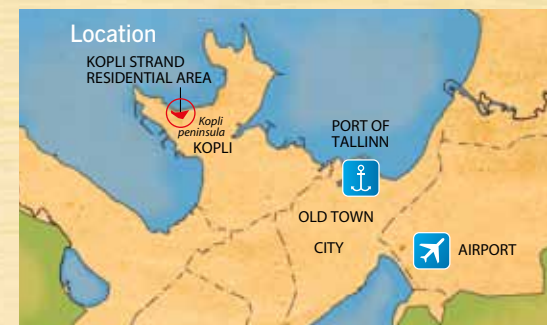
The map of the Kopli Strand area – built-up area, the plots to be developed



TALLINN CITY HOLDS A LAND LEASE AUCTION TO DEVELOP THE KOPLI STRAND RESIDENTIAL AREA

The city intends to find a developer for the Kopli Strand residential area, who would develop the residential area, including infrastructure facilities (roads, water supply and sewerage system, recreational areas, green areas etc) for the whole project area.

The city aims at opening the urban space in the North-Western direction, at reconditioning the area by creating a safe high-quality living environment with the required infrastructure and at enlivening the city by adding new green areas.

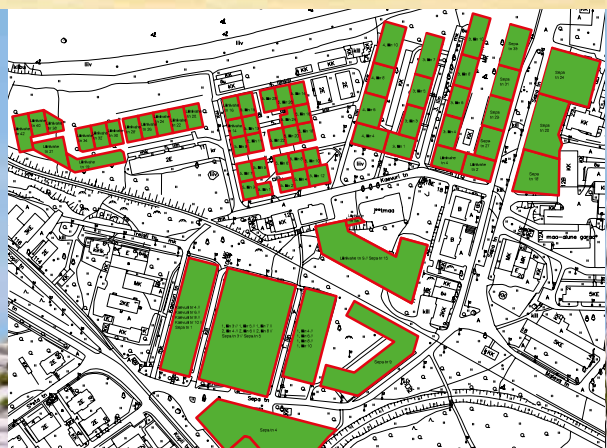


The map of Tallinn indicating the project area, city centre, the Old Town, Tallinn passenger port and the airport

The site area of the Kopli Strand development project covers 16,7 ha.

- The volume of the land lease area is 60 621 m²
- The volume of the building title is 56 500 m², including ca 43 500 m² of new constructions and ca 13 000 m² of reconstructed buildings.

According to the adopted detail plan up to 5-storey apartment houses can be constructed in the area as well as single-family houses.



The site is located on the Kopli peninsula, 5 kilometres from the Tallinn Old Town and the city centre. The peninsula is a part of Kopli district and offers several activities related to both the harbour and the residential areas near the Kopli coast and the Paljassaare bay.

The railway tracks running between Kopli Street and the coast divide the territory into two, which because of the different altitude are called the Upper and the Lower part respectively. The Upper part is tightly connected to Kopli Street and the buildings there overlook the Paljassaare bay. The Lower part is a beach area with the outlook at the Paljassaare bay.

