

CONSTRUCTION AND ARCHITECTURAL REQUIREMENTS OF METSAHUNDI TEE

Maximum permitted area under construction of buildings: 5% of the surface area of the plot

Maximum permitted number of buildings on plot: 3 (incl. 1 residential building and 2 auxiliary buildings)

Maximum permitted height from ground of buildings: 11 m for residential building and 6 m for auxiliary building

Maximum permitted number of storeys of buildings: up to 3 storeys for residential building and 1 storey for auxiliary buildings. Construction of underground cellars, basements and basement floors is not permitted.

Access to plot: from internal road of the development area

CONSTRUCTION AND ARCHITECTURAL REQUIREMENTS OF LAHERANNA TEE

Maximum permitted area under construction of buildings: 15% of the surface area of the plot

Maximum permitted number of buildings on plot: 10

Maximum permitted building density on plot: 0,5

Maximum permitted height from ground of buildings: 18 m

Maximum permitted number of storeys of buildings: up to 5 storeys

Access to plot: from internal road of the development area

CONDITIONS OF SALE

After the signing of the agreement on precontractual negotiations, both a notarial contract of sale of a registered immovable as well as a real right contract will be awarded for the transfer of ownership to the buyer, and the buyer shall pay 100% of the purchase price.

At the same time with notarial contracts, a preliminary contract of the subscription contract for connection to the public water supply and sewerage system (PWS) will be signed; also, the buyer will be transferred a cession letter to Eesti Energia, on the basis of which the buyer can connect to the 25A main circuit breaker in the electrical cabinet on the border of the plot.

The joining fee for connection to the public water supply and sewerage system (the total maximum sum of 26,585 EUR + VAT, of which 19,585 EUR + VAT shall be paid when purchasing the registered immovable and connecting to the I stage of the PWS, while 7,000 EUR + VAT is due after the completion of Neeme sewerage line and the award of the annex of the respective PWS subscription contract) will be added to the price of the plot as well as the electricity joining fee for 25 A main circuit breaker in the electrical cabinet on the border of the plot (3,880 EUR + VAT).

Price of contract does not include: notary fees and state fees for entry into sales contract (paid by buyer).