

OXFORD PARK

True sustainability in Oxford Park means thinking about social activities, environmental options, local employment, education in the area, children and family needs and more. It means a quality living environment and not just a house.

Unhealthy life



Nothing is more important than your health and the health of your friends and family.

- Trees, fresh air and space in the middle of nature, instead of pollution and people crowded together in the city.
- Forest walks directly on your doorstep.
- Click on your skis or running shoes, walk out your door and you can start to do natural outdoor sport and indoor sports nearby.
- The site is surrounded by a protected nature area meaning no development behind the site ever.
- Living in the “agricultural belt” means natural and ecological food products at your door.
- Your own private garden.

Healthy life



Noisy, cold city



We have created a warm and quiet environment that you can spend with your friends, your family or on your own.

- No city noise.
- Good sound insulation. The normal level in Estonia is 45–55dB, while we have created 55–70dB.
- We have good heat insulation: 0.1–0.18 W/m² K compared to “Energiatõhuse miimumnõuded 2010” norms of 0.15–0.25 W/m² K. This is on average 50% better than the Estonian standard for roofs and exterior walls.
- Far enough away from major roads, yet with a good road connection through Estonia.

Quiet and warm nature



Dangerous and less social



- A safe and secure living area (<http://www.epl.ee/news/eesti/koige-turvalisem-on-elada-laane-prefektuuri-piirkonnas.d?id=51291281>).
- Estonia’s largest children’s playing area.
- Walking, orienteering or sporting trails.
- Educational boards for learning about and respecting the local nature and wildlife.
- No city/town fear of strangers while going to school.
- No dangerous busy roads.
- More than a life in front of the computer.
- In the city there are many people, but few good friends.

Safe, social and fun



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Inefficient polluting energy



Save money and save the environment with efficient energy systems and options.

- You could save up to 20% of the price of your house due to lower electrical/heating bills.
- “Open-space” design allows optimum use of internal lighting and maximised natural lighting.
- Renewable energy heating sources.
- Heat saving ventilation keeps warm/cool air within the house.
- Intelligent internal design gives improved air flow for living comfort and efficiency.

Efficient renewable energy



Quick sloppy development



We have really gone down into the tiny detail to think about how you can have a better living environment. A few examples include.

- Individual metering for heat, water, electricity.
- A rear water tap for ease of watering your garden
- Front and rear outside lighting already calculated in the electrical fuse box.
- Choice of ventilation on the toilet door; allows ultimate WC sound insulation if you choose.

Every detail considered



Fast, unwanted change



- Long term relationship together – we are developing our project together with you during many years. We do not plan to quickly build and then disappear.
- Our site grows slowly, organically and with a majority of smaller, low-impact buildings, not like a city-centre building site with heavy machinery.
- Most materials are sourced locally.
- No sudden surprises – everything is carefully planned and implemented over at least 10 years.

Stable, organic growth



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Environmental damage



Community design and planning means minimum negative impact on the surrounding community and maximum positive impact.

- Alternative energy sources – primarily biomass and electrical.
- Integrated into the natural space.
- Planned smart grid and bio-fueling station.
- We are supporting local education and infrastructure development.
- Natural water treatment.
- Natural materials used throughout the development.
- Rural area encourages natural and healthy outdoor activities like you grew up with.

Minimum impact



Frustrating, slow transport



Close to shops & services with low traffic roads to Tallinn and Rapla.

- All main facilities in Rapla 10 minutes away.
- Close to Tallinn, 30 minutes to the border of Tallinn, 45 minutes to Vabaduse Väljak during rush hour.
- Main roads connecting Tallinn, Rapla, Paide, Tartu, Pärnu – North, South, East and West. This means it is quicker to get to most places in Estonia than if you start from Tallinn.

Easy, quick travel

