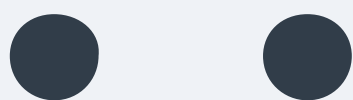
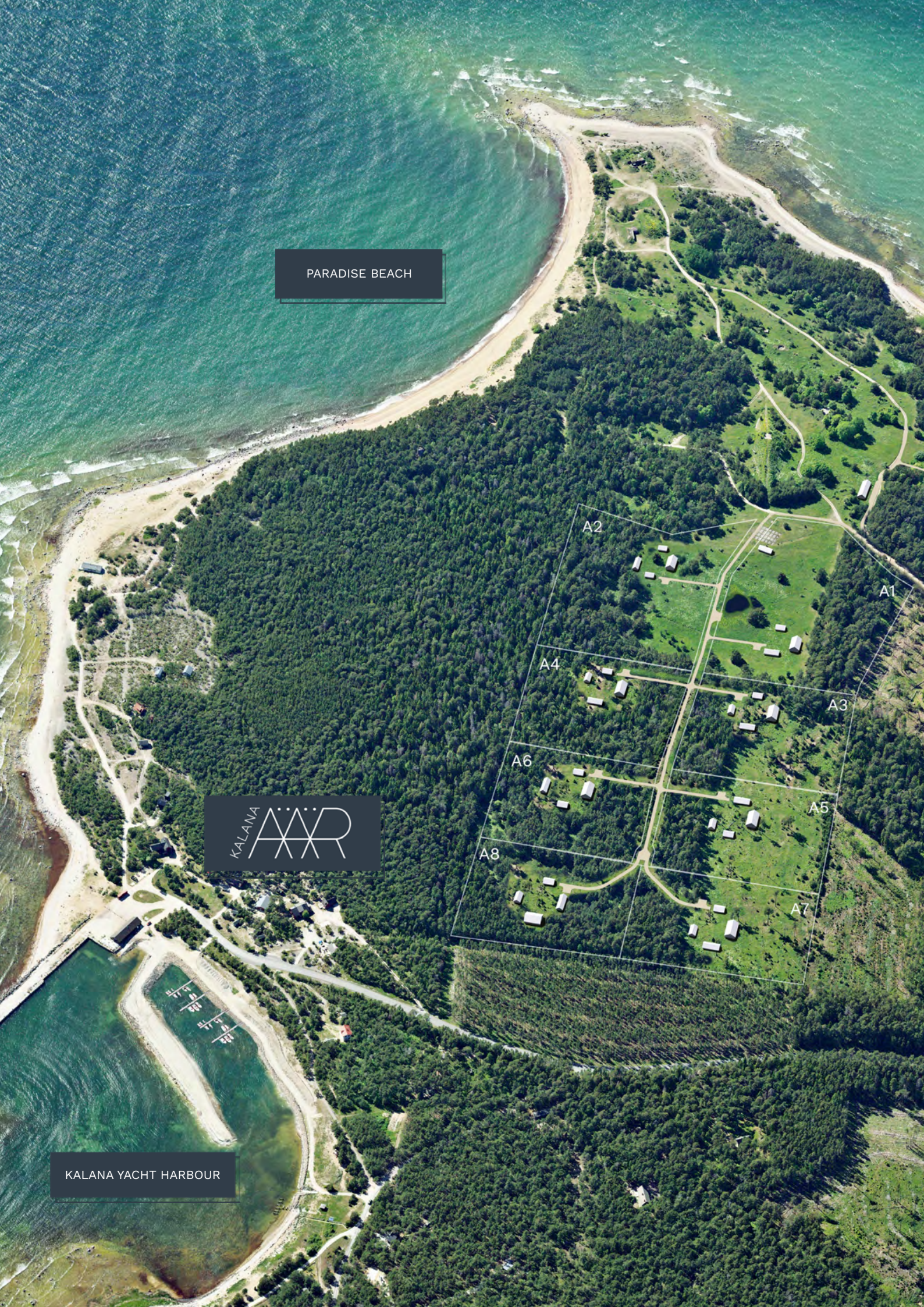


KALANA  
ÄÄR



# Your place at the edge of the world

KalanaÄÄR properties on the island of Hiiumaa, Estonia



PARADISE BEACH



KALANA YACHT HARBOUR

# Kalana community

WHAT IS OUR VALUE?



It's a feeling we all dream of, but most of us always find a reason to postpone living. But not us. You and I know that there is a line between dreaming and truly experiencing, a line that only we ourselves can cross. And we do. We make our dreams come true. We take the bull by the horns and we take what life has to offer. The waves. Mountaintops. Muddy slopes that will leave you hollow inside. The best wines. Sunsets of a thousand colours. We want more!

KalanaÄÄR is a place on the edge of the world, created for those who want to experience the totality of life. To experience every moment. For those who know that the measure of life is experience.

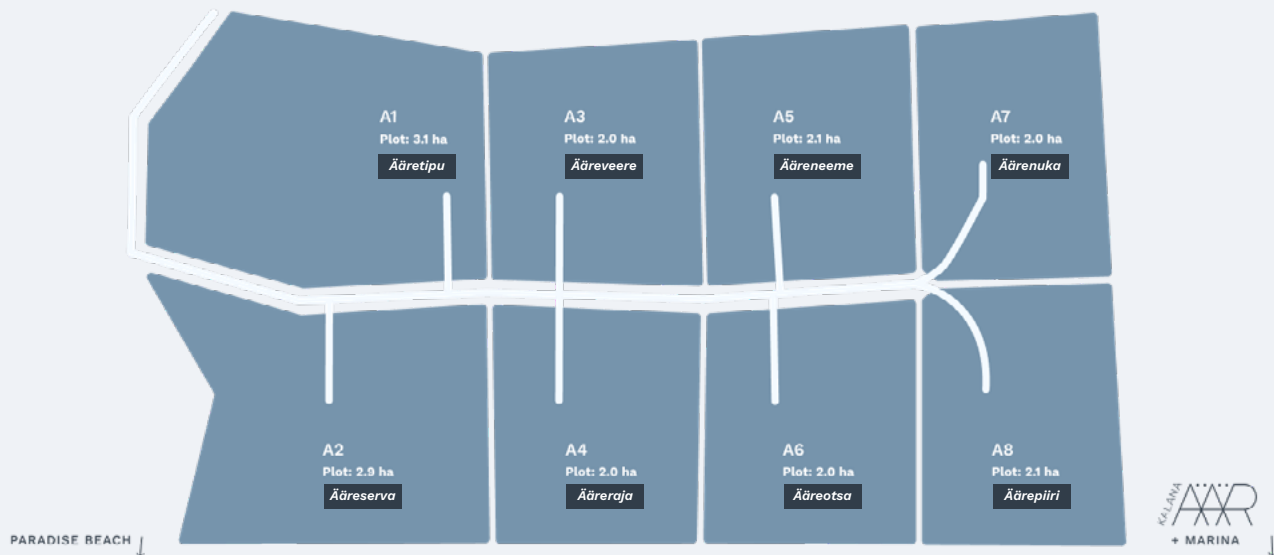
***Don't postpone living.***  
***Don't postpone the experience.***

*-Jüri Tamm, Viljar Raidmets*



# KalanaÄÄR properties

IN THE MIDDLE OF NATURE, CLOSE TO THE SEA



**200m**  
from the sea

**8**  
plots

**2+ ha**  
plots

## *When you get here. You will arrive.*

We are not real estate agents or typical property developers.

We are locals. And when we invite you to Kalana, we invite you to a community. We're on the lookout for good neighbours in Kalana to make the edge of the world (ÄÄR) even more unique.

We've got a place for you that's just perfect for disconnecting. But that doesn't mean you can't if you want to - we have excellent connectivity to the world, so you can run your start-ups amidst the surf and nature.

## VALUE

- 10€m<sup>2</sup> + VAT

## INCLUDED IN THE PACKAGE

- Plot
- 1/8 of the notional part of the ÄÄREMAA road access between the properties
- 4900 m<sup>2</sup>
- Electric connection (16A) at the boundary of the property.

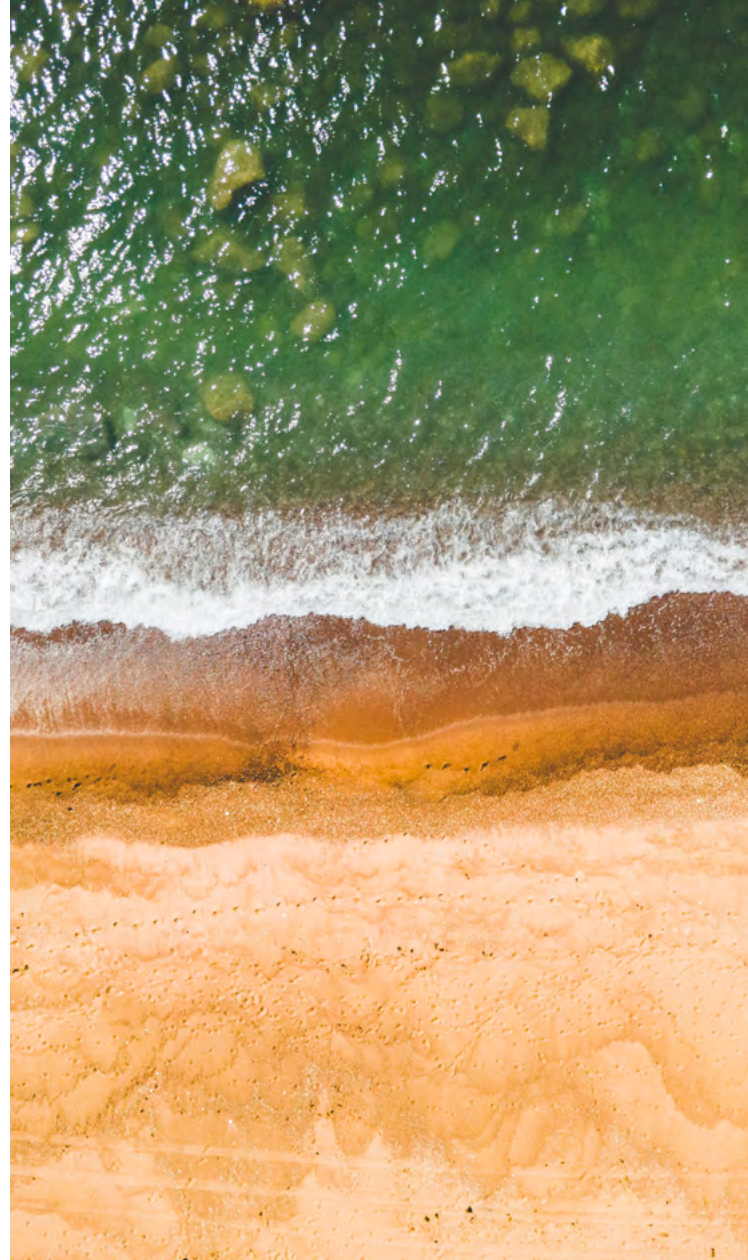
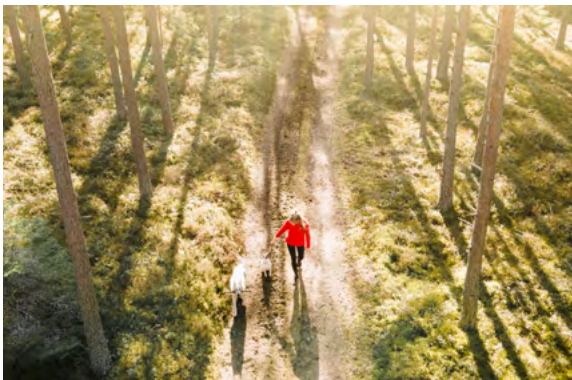
## ROADS

The roads leading to the property are dust-free.

- We have built coated private roads in the summer of 2023.
- In cooperation with the municipality and the neighbours of the property, we have upgrade the municipal road and made it dust-free
- We are in negotiations to make the 600m stretch of road from the Kalana marina to the parish dust-free.

## CONDITIONS FOR ALLOWABLE BUILDINGS

- Up to 4 buildings
- Maximum of 3 floors
- Maximum building height 8.0m
- Building footprint 600 m<sup>2</sup>



Because these are large plots, we decided to allow water supply solutions for each plot separately. You are allowed to establish your own well, biological treatment plant, and infiltration field.

We have price quotes and contractors for these solutions and will be happy to assist you.

As we are local, we are ready to assist you with everything, from acquiring a newly completed harbor berth to building your home.

# Plot A1

## Ääretipu

### (Edge peak)

Total area 30,600 m<sup>2</sup>

Ääretipu is the largest plot on Ääremaa, located in the more forested part. For scale, it's as large as two Tammsaare parks in Tallinn or Dongdaemun Design Plaza in Seoul by Zaha Hadid.

#### SPECIAL FEATURES

1/3 is covered with forest (pine and spruce).  
2/3 is meadow, with some beautiful pines.  
70% of the existing forest is to be maintained with forest management allowed.

There are 2 unique heritage objects from World War II on the property. An underground ammunition depot with several interesting rooms. In the western corner, there is a fully usable helicopter landing pad.

The planned building footprint is approximately 7000 m<sup>2</sup>, extending up to the landing pad if necessary. If needed, a building can be erected to protect your own aircraft. There is a water body on the plot, which can be enlarged. Surrounded by some sturdy pines.

There are several interesting possibilities for the location of buildings on the plot. We are happy to share our ideas!



#### BUILDING RIGHTS FOR THE PLOT

Maximum allowed number of buildings on the plot is 4 (1 detached house and up to 3 outbuildings).

Allowed maximum building footprint 600m<sup>2</sup>.

Allowed maximum enclosed gross area (including the largest enclosed gross area of the 1st floor) 920m<sup>2</sup>.

The maximum allowed building height (height from ground level) is 8.0 m for detached houses and 6.0 m for outbuildings. The maximum allowed number of floors for buildings is 2.

#### DISTANCE FROM POINTS OF INTEREST

Paradise Beach	500m
Kalana Marina	1km
Ristna Lighthouse	1.5km
Kõpu Lighthouse	10km

*Cadastral data 20501:001:1930*

SOLD

# Plot A2

## Ääreserva (Edge of the verge)

Total area 28,800 m<sup>2</sup>

Ääreserva is the second largest plot on Ääremaa. For scale, it's as large as two Tammsaare parks in Tallinn or Dongdaemun Design Plaza in Seoul by Zaha Hadid.

### SPECIAL FEATURES

60% is covered with coniferous forest, 40% is meadowland with some beautiful pine trees.

70% of the existing forest is to be maintained with forest management allowed.

The property borders state forest from the west, ensuring complete privacy on this already large piece of land.

The planned building footprint is approximately 15,000 m<sup>2</sup>, providing the future owner with maximum flexibility for construction.

There are several interesting possibilities for the location of the property's buildings. We are happy to share our own ideas!

In 2022, Ääreserva was a favourite spot for a three-member deer herd, and we would greatly appreciate it if you consider your neighbors.

### BUILDING RIGHTS FOR THE PLOT

Maximum allowed number of buildings on the plot is 4.

Allowed maximum building footprint 600m<sup>2</sup>.

The maximum allowed building height (height from ground level) is 8.0 m.

The maximum allowed number of floors for buildings is 3.

### DISTANCE FROM POINTS OF INTEREST

Paradise Beach	500m
Kalana Marina	1km
Ristna Lighthouse	1.5km
Kõpu Lighthouse	10km

*Cadastral data 20501:001:1925*

# Plot A3

## Ääreveere

### (Peripheral edge)

Total area 20,300 m<sup>2</sup>

Ääreveere is a plot of land on the northern edge of ÄÄREMAA. As a scale comparison, it is the same size as Kadriorg Stadium with its facilities in Tallinn.

#### SPECIAL FEATURES

65% is covered by coniferous forest, 35% is grassland with nice young pines a few metres tall. 70% of the existing forest is to be maintained with forest management allowed.

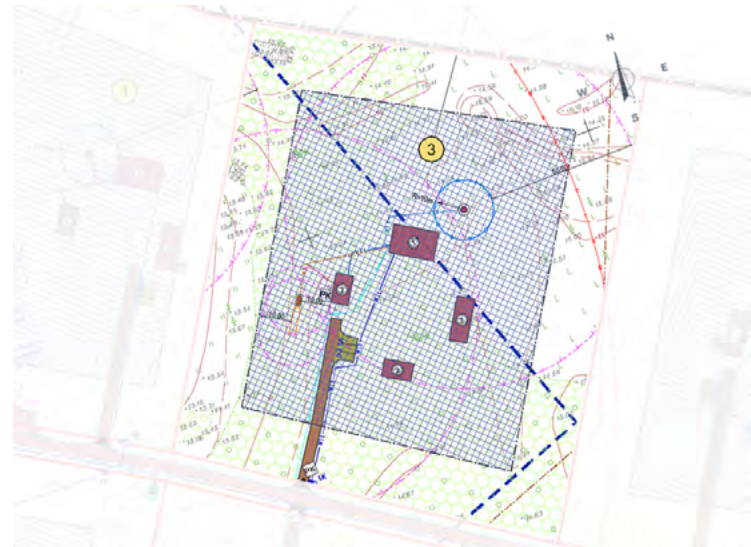
The property is bordered to the north by a state forest, which ensures complete privacy on an already large area of land.

The planned built-up area is over 10 000 m<sup>2</sup>, so as to give the future owner as much freedom as possible in the choice of buildings.

The grassland on the site is a favourite habitat for wild goats and deers.

There are many interesting possibilities for the location of buildings on the property. We are happy to share ideas!

Very nice sunny property, especially in a private location!



#### BUILDING RIGHTS FOR THE PLOT

Maximum allowed number of buildings on the plot is 4.

Allowed maximum building footprint 600m<sup>2</sup>.

The maximum allowed building height (height from ground level) is 8.0 m.

The maximum allowed number of floors for buildings is 3.

#### DISTANCE FROM POINTS OF INTEREST

Paradise Beach	700m
Kalana Marina	1.2km
Ristna Lighthouse	1.7km
Kõpu Lighthouse	10km

*Cadastral data 20501:001:1932*



SOLD

# Plot A4

## Ääreraja (Edge of the track)

Total area 19,744 m<sup>2</sup>

Ääreraja is a plot of land in the more forested part of ÄÄREMAA. As a scale comparison, it is the same size as Kadriorg Stadium with its facilities in Tallinn.

### SPECIAL FEATURES

95% is covered by coniferous forest. 70% of the existing forest is to be maintained with forest management allowed.

The property is bordered to the south by a state forest, which ensures complete privacy on an already large area of land.

The planned built-up area is over 10 000 m<sup>2</sup>, so as to give the future owner as much freedom as possible in the choice of buildings.

There are many interesting possibilities for the location of buildings on the property. We are happy to share ideas!

### BUILDING RIGHTS FOR THE PLOT

Maximum allowed number of buildings on the plot is 4.

Allowed maximum building footprint 600m<sup>2</sup>.

The maximum allowed building height (height from ground level) is 8.0 m.

The maximum allowed number of floors for buildings is 3.

### DISTANCE FROM POINTS OF INTEREST

Paradise Beach	700m
Kalana Marina	1.2km
Ristna Lighthouse	1.7km
Kõpu Lighthouse	10km

*Cadastral data 20501:001:1933*

# Plot A5

## Ääreneeme

### (Edge of the curve)

Total area 21,000 m<sup>2</sup>

Ääreneeme is a plot on the northern edge of ÄÄREMAA. As a scale comparison, it is the same size as Kadriorg Stadium with its facilities in Tallinn.

A very nice, sunny property with varied nature, in a particularly private location!

#### SPECIAL FEATURES

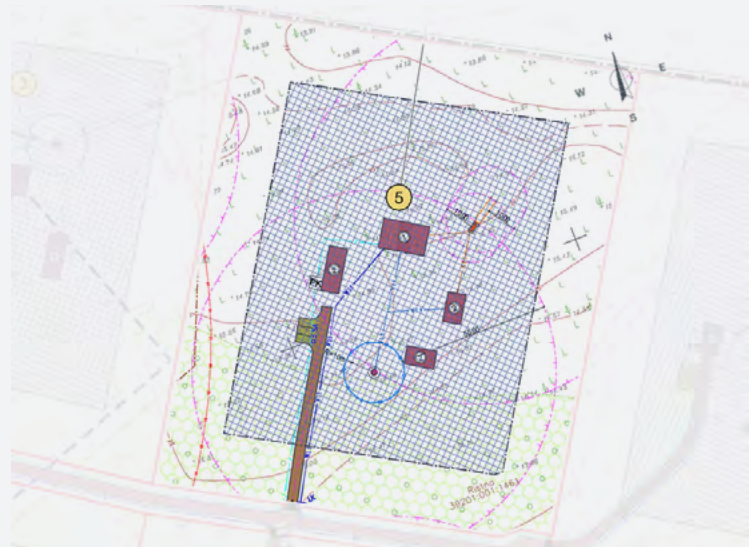
30% is covered by coniferous forest. 70% is grassland with nice young pines a few metres tall. 70% of the existing forest is to be maintained with forest management allowed.

The property is bordered to the north by a state forest, which ensures complete privacy on an already large area of land.

The planned built-up area is ca 11 000 m<sup>2</sup>, so as to give the future owner as much freedom as possible in the choice of buildings.

The grassland on the site is a favourite habitat for wild goats and deers.

There are many interesting possibilities for the location of buildings on the property. We are happy to share ideas!



#### BUILDING RIGHTS FOR THE PLOT

Maximum allowed number of buildings on the plot is 4.

Allowed maximum building footprint 600m<sup>2</sup>.

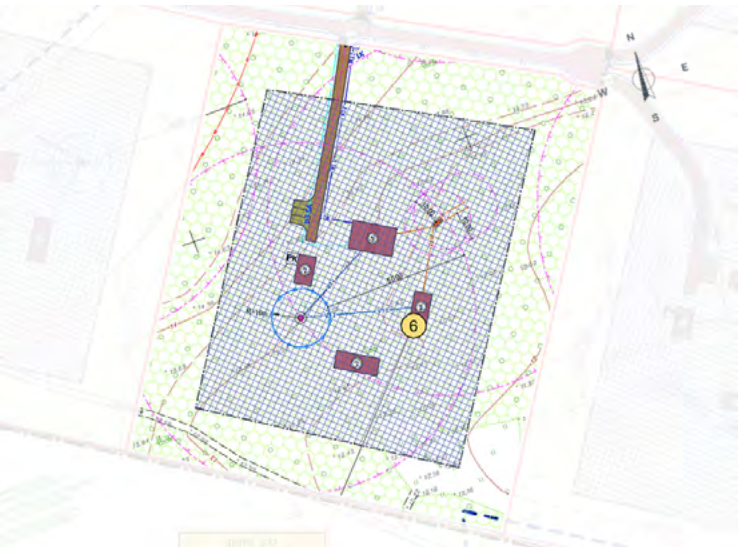
The maximum allowed building height (height from ground level) is 8.0 m.

The maximum allowed number of floors for buildings is 3.

#### DISTANCE FROM POINTS OF INTEREST

Paradise Beach	850m
Kalana Marina	1.4km
Ristna Lighthouse	1.8km
Kõpu Lighthouse	10km

*Cadastral data 20501:001:1924*



# Plot A6

## Ääreotsa

### (On the edge)

Total area 20,200 m<sup>2</sup>

Ääreotsa is a plot of land in the more forested part of ÄÄREMAA. As a scale comparison, it is the same size as Kadriorg Stadium with its facilities in Tallinn.

#### SPECIAL FEATURES

90% is covered by coniferous forest. 70% of the existing forest is to be maintained with forest management allowed.

The property is bordered to the south by a state forest, which ensures complete privacy on an already large area of land.

The planned built-up area is ca 11 000 m<sup>2</sup>, so as to give the future owner as much freedom as possible in the choice of buildings.

There are many interesting possibilities for the location of buildings on the property. We are happy to share ideas!

#### BUILDING RIGHTS FOR THE PLOT

Maximum allowed number of buildings on the plot is 4.

Allowed maximum building footprint 600m<sup>2</sup>.

The maximum allowed building height (height from ground level) is 8.0 m.

The maximum allowed number of floors for buildings is 3.

#### DISTANCE FROM POINTS OF INTEREST

Paradise Beach	850m
Kalana Marina	1.4km
Ristna Lighthouse	1.8km
Kõpu Lighthouse	10km

*Cadastral data 20501:001:1927*

# Plot A7

## Äärenuka

### (Corner of the edge)

Total area 19,971 m<sup>2</sup>

Äärenuka is a plot on the northern edge of ÄÄREMAA. As a scale comparison, it is the same size as Kadriorg Stadium with its facilities in Tallinn.

A very nice, sunny property with varied nature, and an especially private location! Very close to Kalana Marina!

#### SPECIAL FEATURES

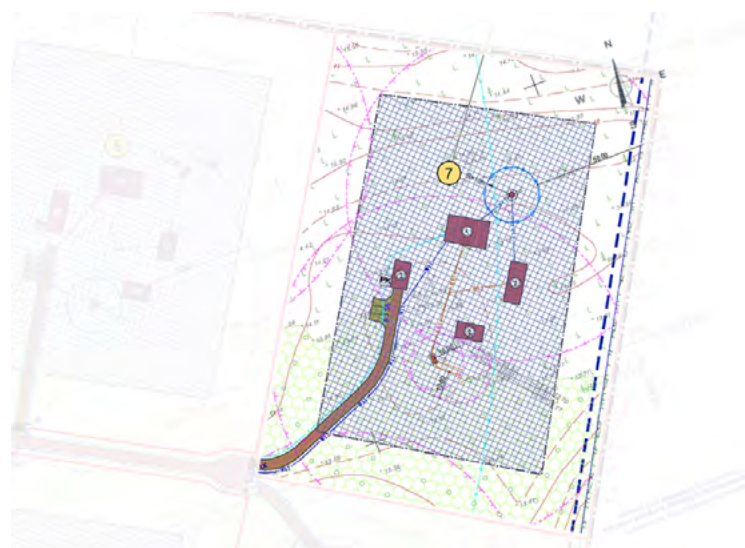
30% is covered by coniferous forest. 70% is grassland with nice young pines a few metres tall. 70% of the existing forest is to be maintained with forest management allowed.

The property is bordered to the north by a state forest, which ensures complete privacy on an already large area of land.

The planned built-up area is ca 11 000 m<sup>2</sup>, so as to give the future owner as much freedom as possible in the choice of buildings.

The grassland on the site is a favourite habitat for wild goats and deers.

There are many interesting possibilities for the location of buildings on the property. We are happy to share ideas!



#### BUILDING RIGHTS FOR THE PLOT

Maximum allowed number of buildings on the plot is 4.

Allowed maximum building footprint 600m<sup>2</sup>.

The maximum allowed building height (height from ground level) is 8.0 m.

The maximum allowed number of floors for buildings is 3.

#### DISTANCE FROM POINTS OF INTEREST

Paradise Beach	1km
Kalana Marina	1.6km
Ristna Lighthouse	1.8km
Kõpu Lighthouse	10km

**Äärenuka is a sailor's dream, as the hot new Kalana marina is only a 200 m walk from the edge of the plot!**

*Cadastral data 20501:001:1931*

SOLD

# Plot A8

## Äärepiiri (Edge of the border)

Total area 20,900 m<sup>2</sup>

Äärepiiri is a plot of land in the more forested part of the ÄÄREMAA. For scale comparison, it is the same size as Kadriorg Stadium with its facilities in Tallinn.

### SPECIAL FEATURES

90% is covered by coniferous forest. 70% of the existing forest is to be maintained with forest management allowed.

The property is situated on a natural water eye, on the shores of which there are beautiful pine trees., so there is an option to create your own private body of water!

The planned built-up area is ca 11 000 m<sup>2</sup>, so as to give the future owner as much freedom as possible in the choice of buildings.

There are many interesting possibilities for the location of buildings on the property. We are happy to share ideas!

**Äärepiiri is a sailor's dream, as the hot new Kalana marina is only a 200 m walk from the edge of the plot!**

### BUILDING RIGHTS FOR THE PLOT

Maximum allowed number of buildings on the plot is 4.

Allowed maximum building footprint 600m<sup>2</sup>.

The maximum allowed building height (height from ground level) is 8.0 m.

The maximum allowed number of floors for buildings is 3.

### DISTANCE FROM POINTS OF INTEREST

Paradise Beach	1km
Kalana Marina	1.6km
Ristna Lighthouse	1.8km
Kõpu Lighthouse	10km

*Cadastral data 20501:001:1926*



**Become our neighbour!**

[info@kalanaaar.ee](mailto:info@kalanaaar.ee)  
[kalanaaar.ee/en](http://kalanaaar.ee/en)