



Artist's impression and additional features

Asunto Oy

Vantaan Kruunutilli

A unique collection of modern homes
brings a new look to Pähkinärinne in Vantaa

easyin
by **KASTE**LLI

AS OY VANTAAN KRUUNUTILLI

Our pleasant residential site Kruunutilli will comprise three detached houses and eight sets of semi-detached homes in the Pähkinärinne area of Hämeenkylä, Vantaa. The modern homes are located on a small hill, elevated over the surroundings, and they stand out thanks to their fresh appearance and smooth placement in the terrain.

The buildings are situated on the plot in a fun horseshoe shape. The parking spaces belonging to the homes are located in a sheltered courtyard and the homes' own yards with glazed terraces open out towards the slope, offering fantastic views of the scenery in all directions. All of the two-storey homes have a sauna, a utility room, and a heated storage space.

Pähkinärinne is a pleasant residential area that is close to nature in the Hämeenkylä area of Vantaa. Its local services, sports and exercise opportunities and transport connections meet the needs and wishes of a wide range of residents.

Address:	Kolmikallionrinne 8 & 10 01710 Vantaa
Homes:	19
Property type:	3 detached homes & 8 sets of semi-detached homes
Property size:	81.5–126 m²
Parking spaces:	29
Plot:	Owned



Visuaaliohjelma, sisältää lisähuoneita

A HIGH-QUALITY EASYIN HOME FROM KASTEELI

When you choose an Asunto Oy Kurjenkello Easyin home, you're partnering with a market leader known for its reliability and quality. Our city homes for smooth everyday living are built by Kastelli, which is part of the Harjavalta Group. Kastelli homes are by far the most purchased homes in Finland, and research has proven that the customers are satisfied. Kastelli has been a market leader since 1994. The stable and family-owned company is a safe partner for life's most important investment.

Kastelli's operations are certified to comply with ISO 9001 quality standards and ISO 14001 environmental standards.

¹ Rakennustutkimus RTS Oy, Omakotirakentajatutkimus 2021/22 RV (Survey of single-family home builders by Rakennustutkimus RTS Oy).

² Rakennustutkimus RTS Oy, Omakotirakentajatutkimus 2021/22 SV (Survey of single-family home builders by Rakennustutkimus RTS Oy).

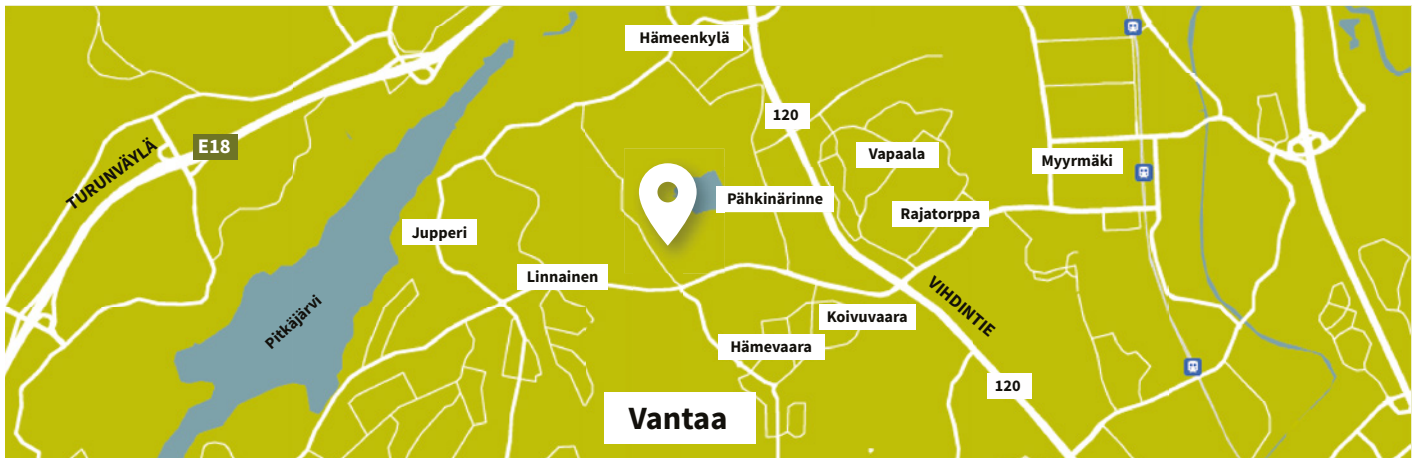


A STYLISH AND MODERN NEIGHBOURHOOD IN AN AREA RICH IN CULTURE AND HISTORY

Asunto Oy Vantaan Kruunutilli is located in lush Pähkinärinne in Hämeenkylä. Nature is strongly present in this area, which is dominated by single-family homes, and its earthy tones are reflected beautifully in Kruunutilli's colour scheme. Originally designed as a counterbalance to the mass of suburbs built in the 70s, nowadays Pähkinärinne is a desirable residential area that is rich in culture and history.

Pähkinärinne offers good basic services for people of all ages. Day-care centres, schools, and libraries are close by, and the nearest grocery store is less than a kilometre away. There are also two shopping centres in the area, and excellent transport connections make commuting for work and leisure a breeze, even longer distances.

To the north of the Kruunutilli plot is the Kolmikallionpuisto park, and the relaxing trail area around Lammaslampi is just a stone's throw to the northeast. The park surrounding the lake has a children's playground, allotments, and a minigolf course.



AS OY VANTAAN KRUUNUTILLI

Kolmikallionrinne 8 and 10
01710 Vantaa



Buses

- Bus stops: 280 m and 300 m
- Bus routes: 231N, 313, 321, 321N, 335, 555, 555B, 565



Train

- Myyrmäki railway station 4.3 km
- Louhela railway station 4.3 km
- Malminkartano railway station 4.8 km



Shops

- K-Market Pähkinä 800 m
- K-Supermarket Pähkinärinne 1.3 km
- K-Supermarket Herkkupähkinä 1.7 km
- Alepa Jupperi 1.7 km
- Lidl Vapaala 2.2 km
- Kauppakeskus Myyrmanni 4.1 km
- Kauppakeskus Sello 4.8 km



Health

- Myyrmäki Social and Health Centre 4.4 km
- Leppävaara health centre 4.5 km
- Leppävaaran neuvola clinic 4.5 km



Fitness and wellbeing

- Lammaslampi 650 m
- Soltorp nature trail 1.3 km
- Fit Ärrävaara 1.5 km
- Äijänpelto disc golf 2.2 km
- Jupperinranta 2.6 km
- Energia Areena 3.1 km
- Myyrmäen urheilupuisto sports park 3.2 km
- Leppävaaran uimahalli swimming centre and lido 4 km
- Myyrmäen uimahalli swimming centre 4.2 km



Päiväkodit

- Karhunpesän päiväkoti 1.4 km
- Pähkinärinteen päiväkoti 1.5 km
- Autioniityn päiväkoti 1.5 km
- Pähkinänsärkijän päiväkoti 1.6 km



Koulut

- Pähkinärinteen koulu 1.1 km
- Jupperin koulu 2.5 km



Kirjasto

- Pähkinärinteen kirjasto 900 m
- Laaksoalahden kirjasto 2.7 km

ATTRACTIVE AND ADAPTABLE HOMES AMID BEAUTIFUL SCENERY

As Oy Vantaan Kruunutilli was designed by SAFA architect Janne Jylkäs. The housing company's stylish, tile-roofed wooden buildings on their own plot form a ring-like shape on the top of the hill, with a courtyard that contains parking spaces, pleasant space, and a children's play area. Part of the gorgeous natural rock face will be left in the courtyard as an interesting detail in the residents' space.

In the two-storey homes, the kitchens and living areas are located downstairs. The bedrooms, saunas and utility rooms are upstairs. In detached homes, it is possible to add a partition wall to create an additional bedroom or home office from part of the living area.

Each property has a heated storage space at the entrance and at least one parking space immediately outside the front door. One of the properties' parking space is located in the centre of the plot but that, too, is close to the property. The sheltered entrance, demarcated with a lattice, also contains space for bicycle storage, for example.



Janne Jylkäs
SAFA architect
Jylkäs Arkkitehdit Oy

”

As soon as you step through the front door, all of the homes open into a wonderful view through the living areas and out onto the terrace and surrounding nature. In all of the sites I design, I always try to create an open and light feel right from the hallway, and I feel that it has been a real success in these homes. The private yards are a good size and bordered by stylish hedges which add a little something to the scenery residents can admire from their windows.

The ring shape is something fun and different, just like the plot, which varies in shape and elevation. The earthy tones, their rhythmic variation in different buildings, and the muted red and yellow tones that are inspired by other construction in the area and used as accent colours here create an interesting overall appearance.”



Artist's Impression and additional features



HOMES

The housing company has a total of 19 two-storey homes, each with their own sauna and heated storage. Parking spaces are located near the entrances and in the courtyard at the centre of the plot.

Detached homes:

3 homes: 5-6rm + k + s + stor – 126 m²

Semi-detached homes:

8 homes: 3rm + k + s + stor – 81.5 m²

8 homes: 4rm + k + s + stor – 100.5 m²

A single-family home feel

- Yard and spacious glazed terrace surrounded by fantastic scenery
- Open, functional, and easy-to-furnish floor plans
- The privacy of a single-family home with the community and convenience of a housing company all under your own roof

Everyday luxury

- Underfloor heating throughout the entire home
- High-quality Puustelli kitchen and fixtures
- Depending on the property, one or two private parking spaces right next to the entrance
- Plenty of storage space
- Lots of stylish and verdant flowers and plants both in the shared courtyard and bordering the property's yards



- 3rm + k + s + stor – 81,5 m²
- 4rm + k + s + stor – 100,5 m²
- 5-6rm + k + s + stor – 126 m²



ASUNTO OY VANTAAN KRUUNUTILLI

Kolmikallionrinne 8 and 10

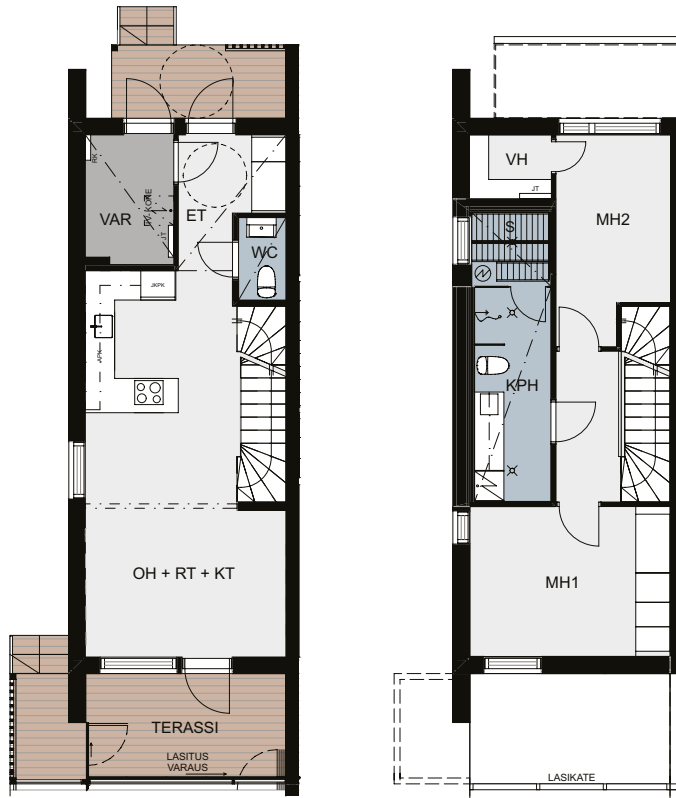
01710 Vantaa



3rm + k + s + stor – 81,5 m²

Properties B2, C4 and D6

These cosy three-roomed semi-detached houses are located in the southwest of the plot. Downstairs, the open-plan kitchen and living area is light and easy to furnish. The larger bedroom upstairs contains plenty of storage space, and the smaller bedroom has a walk-in wardrobe. Each property has its own parking space located by the entrance.

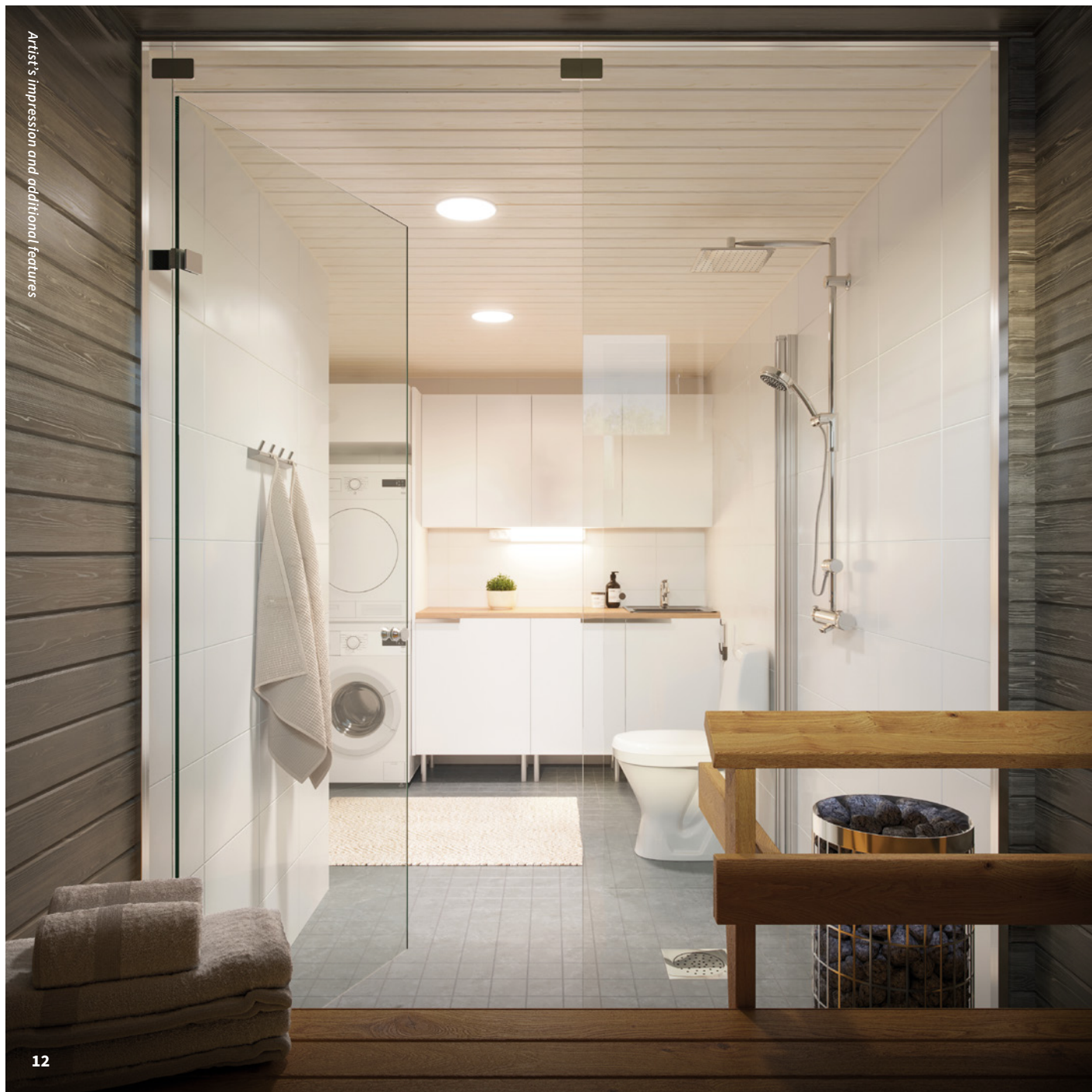


1. floor

2. floor



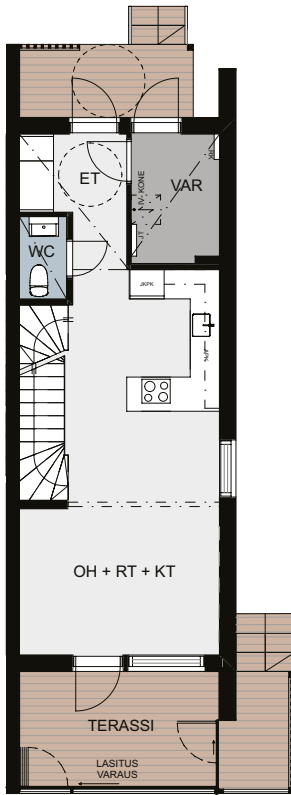
Artist's impression and additional features



3rm + k + s + stor – 81,5 m²

Properties E9, F11, G13, H15 and I17

These cosy three-roomed semi-detached houses are located in the southeast of the plot and are mirror images of properties B2, C4 and D6. Each property has its own parking space located by the entrance.



1. floor



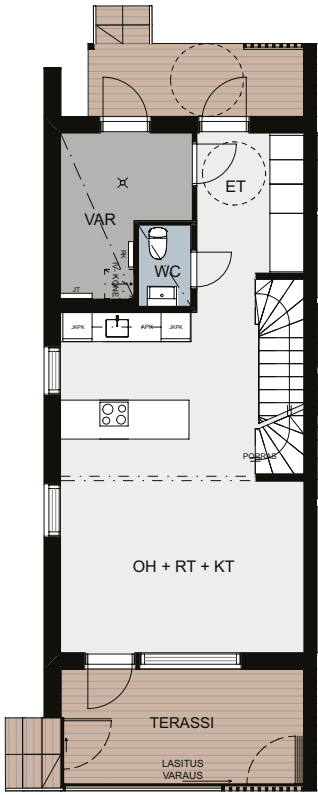
2. floor



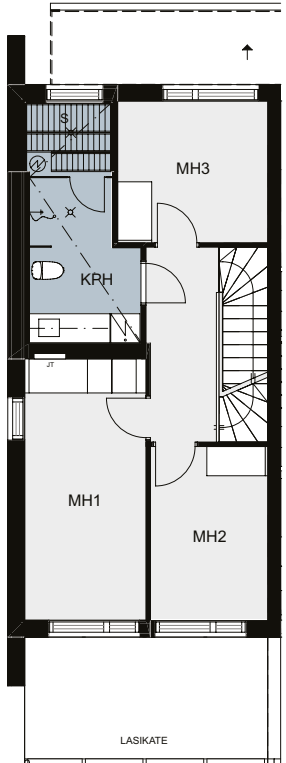
4rm + k + s + stor – 100,5 m²

Properties E8, F10, G12, H14 and I16

The site's spacious four-roomed semi-detached homes are located in the east of the plot and are mirror images of properties B3, C5 and D7. In contrast to the image, the steps in property E8 are in the middle of the front door terrace. Properties F10, G12 and H14 have two parking spaces, one of which is located by the property entrance and one in the middle of the plot. Both parking spaces belonging to property E8 are located in the middle of the plot. Property I16 has one parking space located by the entrance.



1. floor



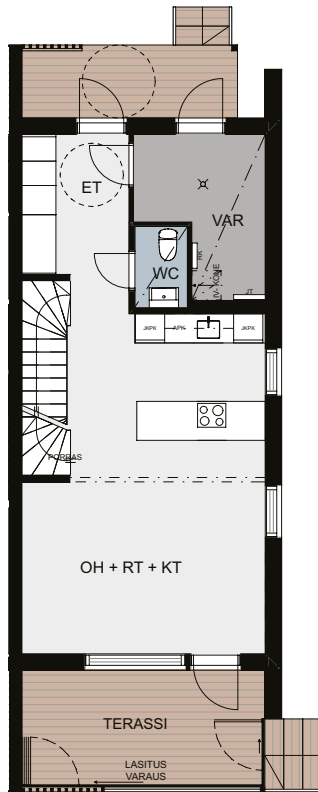
2. floor



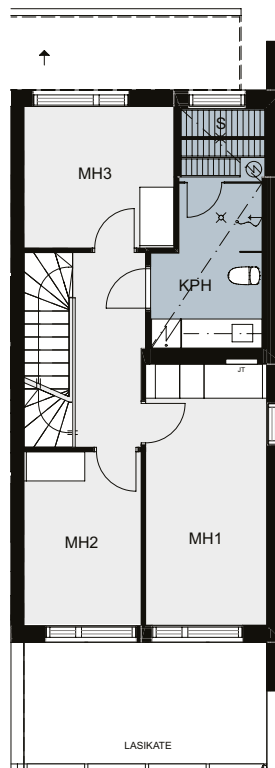
4rm + k + s + stor – 100,5 m²

Properties B3, C5 and D7

The four-roomed semi-detached homes in the southwest of the plot are charmingly spacious. The kitchen promontory adds extra practical space for cooking. Upstairs in the bedrooms there is lots of cupboard space and the large storage area next to the entrance makes everyday life even easier. Each property has two parking spaces of its own; one next to the entrance and the other in the middle of the plot in the courtyard.



1. floor



2. floor

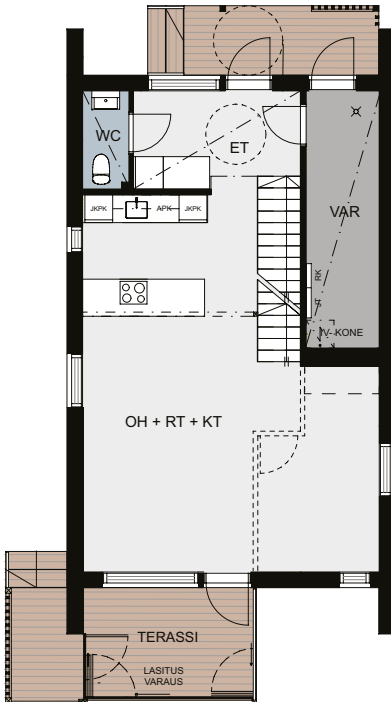


Artist's impression and additional features

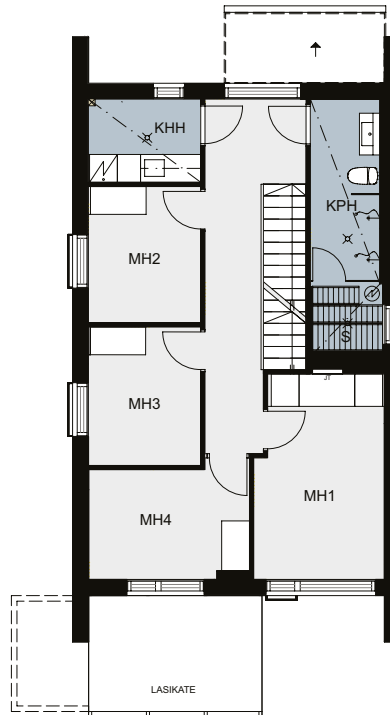
5-6rm + k + s + stor – 126 m²

Properties A1, J18 and K19

The largest properties on the site are detached homes in the north of the plot. The open and adaptable spaces are perfect for meeting the needs of even large families. A partition wall can be added to turn part of the large downstairs living area into an additional bedroom. The spacious and bright hallway features views into the pleasant courtyard. Each property has two parking spaces, both located by the entrance.



1. floor



2. floor

HIGH-QUALITY AND COSY INTERIOR DESIGN

We always finish Easyin homes with high-quality appliances and interior design materials, but you choose the atmosphere.

The homes' carefully considered surface materials and furnishing solutions create a framework for a cosy atmosphere and functional everyday life. Our professional interior designers are ready to help you with all of your decisions.

We will help you to find all of the most suitable options for you, and support you even with bold decisions so that the style and mood you choose flow from one room to another and create a harmonious whole. A home that suits you.

If you complete the purchase quickly during the initial stage of construction, you will be able to add your personal touches to the interior of your home by choosing from our wide range of additional interior design products.

Once you've made the decision to purchase your dream city home, you will receive log-in credentials to the Nettikotti program, where you'll find information about all of the material options for the site and make your final choices.

Learn more about our interior design at easyin.fi/en/interior-design



Harmony, functionality and style are the fundamentals of our interior design.

We have carefully considered versatile material options and colours to suit a diverse range of tastes and needs.



Artist's Impression and additional features



Artist's Impression and additional features

AS THE NAME SUGGESTS, IT'S EASY TO BUY AN EASYIN HOME!

Buying your own home is one of life's biggest investments. Thinking of our dream home puts a smile on our faces and gets our imagination whirring into gear, and it's not even unusual to get butterflies. You can put your trust in our experience and professionalism for life's biggest investment. Enjoy feeling inspired and brainstorming for your new home and leave the rest to us.

At Easyin, we're familiar with all of the questions, hopes and concerns that surround buying a new home. Our experienced and professional team has everything from architects to property agents, and from site foreman to interior designer, and they all know the buying process like the backs of their hands. That's why we've made the journey to the home of your dreams a simple and accessible one. We want to be inspired with you when you choose the style and material for your new home – and before you know it, you'll be enjoying morning coffee in your dream kitchen!



HEADING SAFELY TOWARDS YOUR OWN HOME

When you're planning to buy a new home, **you should first find out what options you have for financing.** This will get things moving on the path towards your own home. Contact your bank to apply for a mortgage.

Learn more about our sites and **choose a home that you like,** or give one of our property agents a call.

Complete the purchase. We will go through the sales documents and other purchasing-related practical matters with you, from deposits to insurance. You can also sign the contract of sale digitally, if you wish.

Choose your interior design style. Our skilled interior designers are ready to help you to choose from our wide range of high-quality materials.

Once 25% of the homes have been sold, **we will invite you to a meeting of share purchasers.**

We will organise **two visits to the construction site** during the construction process. Come along and see for yourself how construction on your home is progressing!

We will carry out a moving-in inspection.

Your new home is ready; it's time to move in! **Welcome to your dream city home!**

What does the price of a new home consist of? The home's free-from-debt price comprises the sales price (30–40%) and a housing company loan (60–70%). You can pay off the housing company loan as part of the property's maintenance charges. Alternatively, you can pay it off in full or in part when you move in to the property.

CONSTRUCTION METHOD REPORT

Asunto Oy Vantaan Kruunutilli

Neighbourhood:	Hämeenkylä
Property IDN:	92-12-320-5 and -6
Plot surface areas:	2481 m ² and 2957 m ²
Homes:	19
Parking spaces:	29 yard parking spaces
Address:	Kolmikallionrinne 8 and 10, 01710 Vantaa
Plot ownership:	Owned

General

The site comprises three two-storey wooden detached houses, eight sets of two-storey wooden semi-detached houses, and a yard building. The yard building contains a technical facility and building storage.

Green areas and traffic areas will be implemented as shown in zoning and yard drawings. The waste management area is shared with the neighbouring housing company. The site will be built in accordance with building regulations valid at the time of application for the building permit.

Foundations

The residential buildings have ground-supported foundations.

Base and intermediate floors

The base floors of the buildings will have a concrete structure. The buildings' intermediate floor will have a wooden structure.

Property stairs

The stairs are wooden interior stairs.

Facades

The surface material on exterior walls is mainly wooden panel cladding.

Roof and roofing

The load-bearing roof structures are roof trusses. The buildings have mainly tile roofing. The roofing over entrance canopies is felt roofing. The terraces are partly covered with glazing.

Partition walls

Light partition walls are interior partition walls with a wooden/steel structure. The walls of bathrooms and washrooms will be waterproofed.

Windows

The windows open inwards or are fixed wood-aluminium windows. The exterior frame is made from aluminium and the inner frame is factory-painted wood. Bedroom, living room and kitchen windows are fitted with blinds, as long as the window is not a fire window.

Doors

Partition doors are white, factory-painted flush panel doors. The doors to the properties' entrances and storage spaces are factory-manufactured wood-framed exterior doors. Saunas have a glass door. Terrace doors have a glass panel.

Terraces

The terraces have a wooden structure. The homes' terraces are built in accordance with floor and facade drawings. The terraces are partly covered with glazing, and it is possible to order terrace glazing as additional work.

Flooring

Kitchens, living rooms, bedrooms and wardrobes have laminate flooring. Hallways, bathrooms, saunas, utility rooms, WCs and storage spaces are tiled.

Interior walls

Interior walls are mostly painted plasterboard walls. All of the walls in bathrooms are tiled. The back walls of the sink in WCs are tiled. The wall between the bathroom and sauna is made of glass. In kitchens, the space between cabinets and counters will be tiled. Sauna walls are wood-panelled.

Ceilings

The ceilings in the sauna and bathrooms are wood-panelled. Other ceilings are painted plasterboard ceilings.

Fixtures and fittings

The homes have factory-made fixtures and fittings according to a separate furnishing plan. Mirror cabinets will be installed above the bathroom basins and basins in WCs, and a bathroom cabinet or chest of drawers are planned for underneath the basins based on the furnishing plan.

Equipment

General lighting in the homes' bathrooms, saunas, hallways, utility rooms, WCs and storage spaces is provided through fixed lights in accordance with the lighting list. Bathrooms and WCs have towel hooks and toilet paper holders. The bathrooms also have shower walls based on the floor plans. The windows in the living room and bedrooms have curtain rails.

Appliances and devices

All properties have an embedded induction stovetop and a separate oven to be installed into the fixtures. All properties have a dishwasher, provisions for a microwave and refrigeration and freezer appliances in accordance with plans. Utility rooms or bathrooms have space provisions for washing machines and tumble dryers in accordance with plans. The saunas have a floor-standing electric sauna stove.

Yard

The property yards and the plot's shared recreational areas, plants, lawns and paths, as well as the yard equipment are all implemented in accordance with zoning plans and/or the yard plan. Well covers may be placed in property yards and shared areas.

Building services

The residential buildings will be connected to the district heating network. The buildings have mechanical supply and exhaust ventilation using a heat recovery unit. The housing company has property-specific remote-readable water meters which measure cold and hot water. Each property has water-circulation underfloor heating throughout the entire home.

Telecommunications technology

A property-specific cable TV system will be procured for the housing company. A broadband cable will be installed for the company, allowing for property-specific internet contracts. The properties will have a wired internet connection with basic speed as standard.

Parking spaces

A total of 29 yard parking spaces will be built for the site and distributed among the properties in accordance with the housing company's articles of association. All of the parking spaces are equipped with a heating point, and it is possible to order the installation of an electric vehicle charging point as additional work.

Other

The content and terms of the sale will be further specified in the final sale documents. The property-specific floor plan and other plans in the appendix to the deed of sale will be used as final plans. The artist's impressions are designed to provide an illustration of the site's appearance. They are not planning documents, and details and colours may vary from the complete building. Minor suspensions and encasing not marked on the drawings may occur in the apartments. The measurement of fittings and ducts are inspected on-site, and their measurements may vary slightly from what was planned. The fittings marked with a dashed line are provisional, and are not included in the price of the home. The seller has the right to exchange the products specified under a trade name for corresponding products made by another manufacturer.

In Vantaa, 9.9.2022
Kastelli-talot Oy
Easyin construction



JOINT OWNERSHIP MAP



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We make dream single-family homes that are easy to obtain a reality.

YOUR DREAM CITY HOME.

CONTACT US!

Easyin sales

easyinmyynti@kastelli.fi

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