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Asunto Oy

Espoon Kurjenkello

Modern detached houses in an
area rich in history and culture

easyin
by **KASTE**LLI

AS OY ESPOON KURJENKELLO

As Oy Espoon Kurjenkello is a pleasant community of modern single-storey detached houses that is under construction in the lush Rastaala area of Espoo, which is dominated by single-family homes. All of the 18 homes have a sauna, a sunny terrace, and a sheltered yard like a private atrium.

The homes' floor plans are modern and open-plan. The large windows in the living areas provide generous views of the beautiful surrounding nature. The bedrooms are grouped together at one end of the house for peace and quiet. Every home also has its own two-car carport adjacent to the entrance. All parking spaces have a heating point, and electric vehicle charging points are also available to order.

Rastaala is known as a peaceful area and is especially popular among families with children. Local services and great traffic connections make everyday life easier, and there is a wide range of sports and exercise options to choose from close by. The inviting area is also rich in history and culture, and you can sense the historic legacy all around you.

Address:	Rastasniityntie 52 & Veininmäki 4 02620 Espoo
Homes:	18
Property type:	18 detached homes
Property size:	79.5–124 m²
Parking spaces:	36
Plot:	Rent/redemption



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A HIGH-QUALITY EASYIN HOME FROM KASTELLI

When you choose an Asunto Oy Kurjenkello Easyin home, you're partnering with a market leader known for its reliability and quality¹. 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 satisfied². 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 2020/21 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).

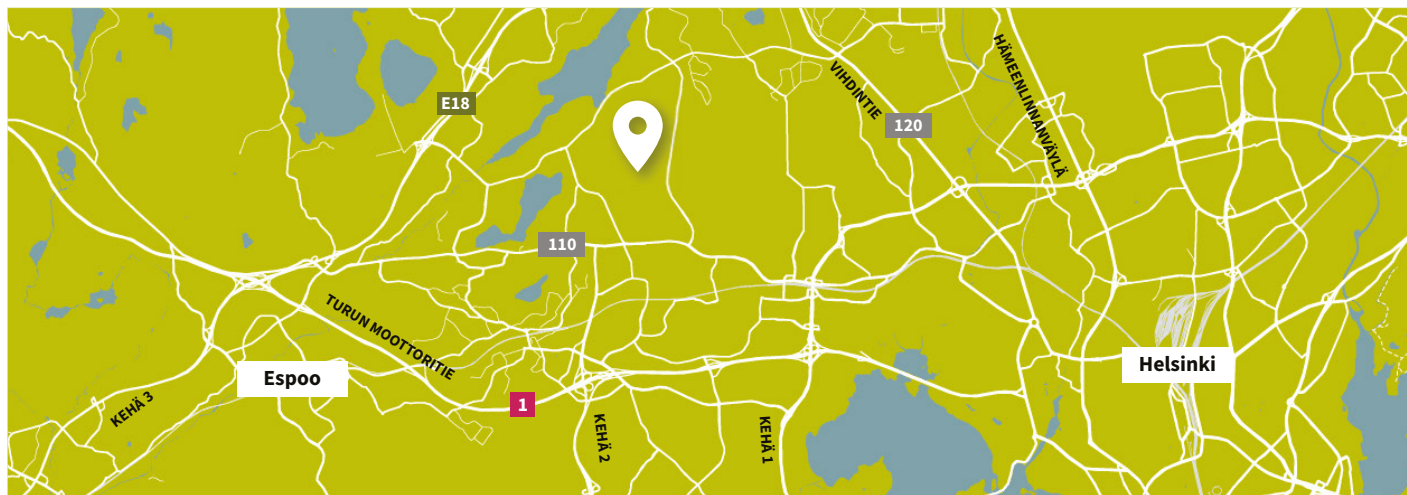


ESPOON KURJENKELLO TO BE BUILT IN AN AREA RICH IN CULTURE AND HISTORY

As Oy Espoon Kurjenkello is located in the verdant Rastaala area of Espoo, which features lots of single-family homes. The area was formerly home to a villa, and is a quiet and family-friendly place to live. There are several day-care centres, schools, and grocery stores within walking distance. In addition to a wide range of local services, the homes are located along good transport connections for commuting to school and work, and for travelling further for leisure. There is a bus stop 200 metres away, and Leppävaara station and all its services are just a twenty-minute bike ride away.

Kurjenkello will be built in an old area rich in history and culture. It will be located on three separate plots, all part of the old Trastmossa croft and its courtyard. The croft used to belong to the Sveins riding stables in Gammelgård. The original buildings of the croft have been demolished, but the neighbouring residential building from the early 20th century stands where the old croft's building used to be. A historic road passed through Torpanmäki on the way from Kilo manor and the Leppäsilta croft to Trastmossa and further on to the Snällbacka croft and Råtorp.

Archaeological research carried out before construction found two interesting iron objects in the area: a large fishgig and a folding knife. The findings indicate that the area has been settled since as far back as the end of the 18th century. The oldest building foundations discovered date back to the late 19th century or early 20th century.



AS OY ESPOON KURJENKELLO

Rastasniityntie 52 and Veininmäki 4
02620 Espoo



Buses

Bus stop 200 m
Bus routes: 214



Metro and train

Kera station 3.3 km
Leppävaara station 4.1 km



Shops

Lidl Karakallio 1.2 km
K-Market Laaksolahti 1.4 km
S-Market Lähderanta 2.2 km
Kauppakeskus Sello 3.9 km



Fitness and wellbeing

Laaksolahti urheilukenttä sports field 2.3 km
Keran hallit sports halls 3.9 km
Leppävaaran urheilupuisto sports park 4.6 km



Health

Leppävaara health centre 4.2 km
Kauniainen health centre 6 km
Kauniala hospital 6.1 km



Day-care centres

Jupperin päiväkoti 800 m
Karamäen päiväkoti 1 km
Laaksolahden päiväkoti 2.1 km



Schools

Rastaalan koulu 800 m
Jupperin koulu 1.4 km
Karakallion koulu 1.5 km
Viherlaakson lukio 5 km



Library

Laaksolahti library 1.2 km

MODERN DETACHES HOUSES WITH SHELTERED ATRIUM YARDS

Asunto Oy Espoon Kurjenkello was designed by architect Karla Sivula. The housing company's detached houses are carefully adapted to suit the area's culturally and historically valuable landscape, and the historic road layout has been highlighted. This gives the yard area its own character and pays homage to the valuable history, forming a connection between the modern homes and prior generations.

The buildings are carefully placed to form sheltered, atrium-like yards for each home. Private carports separate the homes' yards from the shared yard area and living areas. The light buildings meander through the courtyard area.



Karla Sivula
SAFA architect
Arkkitihdit Sivula & Sivula Oy

”

The homes' floor plans are modern and open-plan. The living room, dining area, and kitchen area form a coherent series of spaces, with large windows opening out into generous views of the house's own yard area. The interior and exterior combined to form an experience that encourages residents to spend quality time together, and bedrooms are grouped at one end of the home. This provides space and privacy for whenever you need peace and quiet.

In architectural design, it's always been important for me to create a framework for a sense of community and residential comfort, to highlight the brightness of a home and how easy it is to furnish, and to build open series of spaces with views that open out into nature outdoors.



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HOMES

The housing company has a total of 18 single-story homes. All of the homes have a terrace, yard, sauna, storage area, and a two-car carport next to the house.

5 homes: 3r + k + s + carport – 79,5 m² (+ stor)

8 homes: 4r + k + s + carport – 98 m² (+ stor)

2 homes: 5r + k + s + carport – 112 m² (+ stor)

3 homes: 5r + k + s + carport – 124 m² (+ stor)

A single-family home feel

- Own sauna, large terrace and the home's own atrium-like yard, good storage spaces.
- Functional 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.
- Puustelli kitchen fixtures and fittings, Siemens appliances, Pukkila tiling.
- A heat pump can be ordered for summer cooling.
- Carport parking spaces next to the home.



- 3r + k + s + carport – 79,5 m² (+ stor)
- 4r + k + s + carport – 98 m² (+ stor)
- 5r + k + s + carport – 112 m² (+ stor)
- 5r + k + s + carport – 124 m² (+ stor)

ASUNTO OY ESPOON KURJENKELLO

Rastasniityntie 52 and Veininmäki 4
02620 Espoo

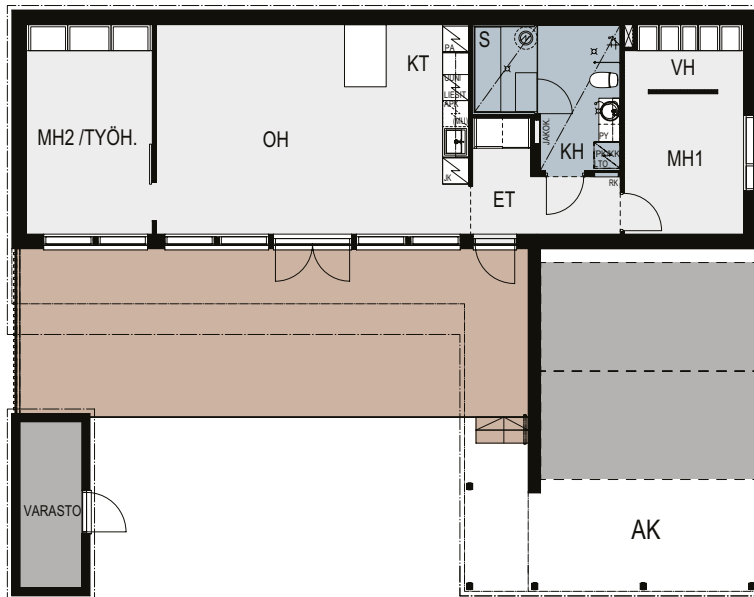




3r + k + s + carport – 79,5 m²

Buildings 4F, 4H, 52A and 52B

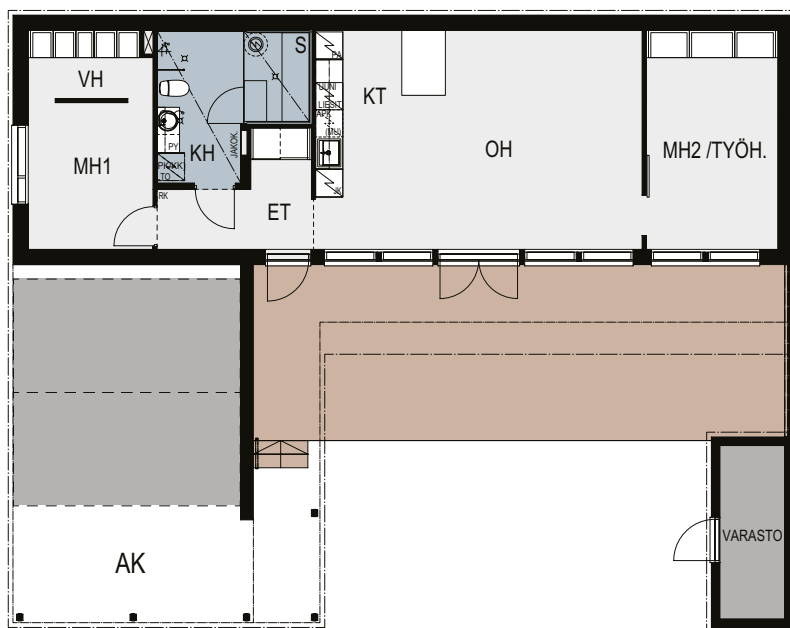
The kitchen, dining area and living room form an open-plan living area that opens out via a full-wall window and double doors onto a partly covered terrace and atrium-like yard. The bedrooms are separate from one another so the spaces are multifunctional. There is room for two cars in the private carport.



3r + k + s + carport – 79,5 m²

Building 4G

Building 4G is the mirror image of the homes presented on the previous page. The home has a carport with room for two cars.



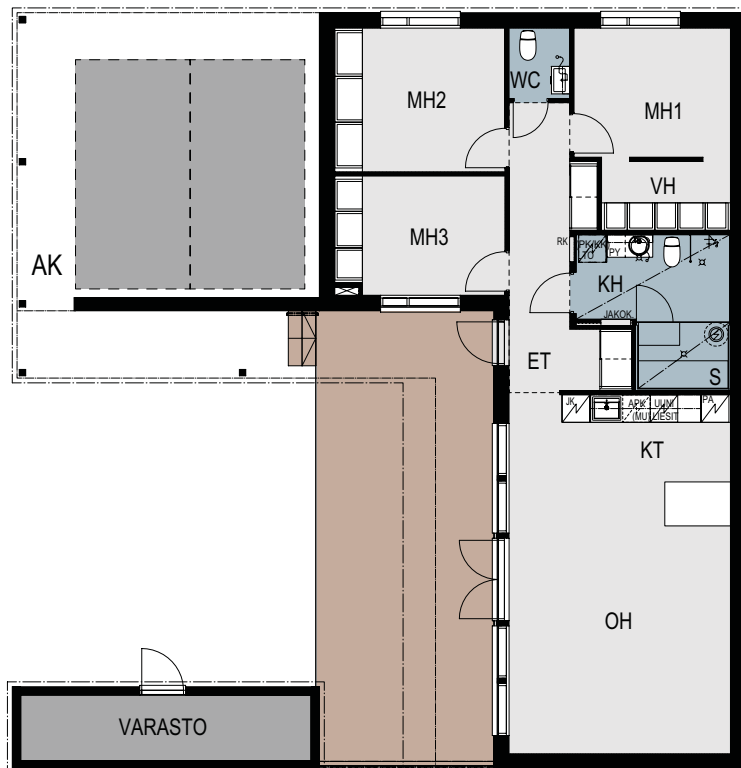


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4r + k + s + carport – 98 m²

Buildings 4A, 4B, 4C and 4D

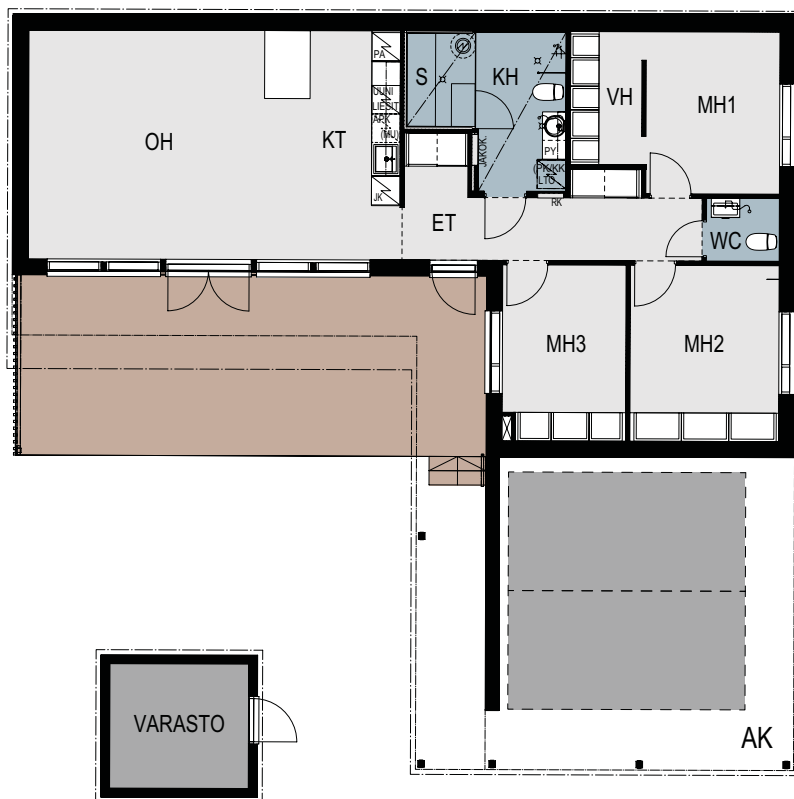
In the three-bedroom homes, the resting areas and separate WC are grouped together at one end of the house and living areas and the atrium-like yard are at the other. The large terrace is covered adjacent to the wall, and the sizeable private atrium-like yard borders a large outdoor storage space and two-car carport.



4r + k + s + carport – 98 m²

Building 4E

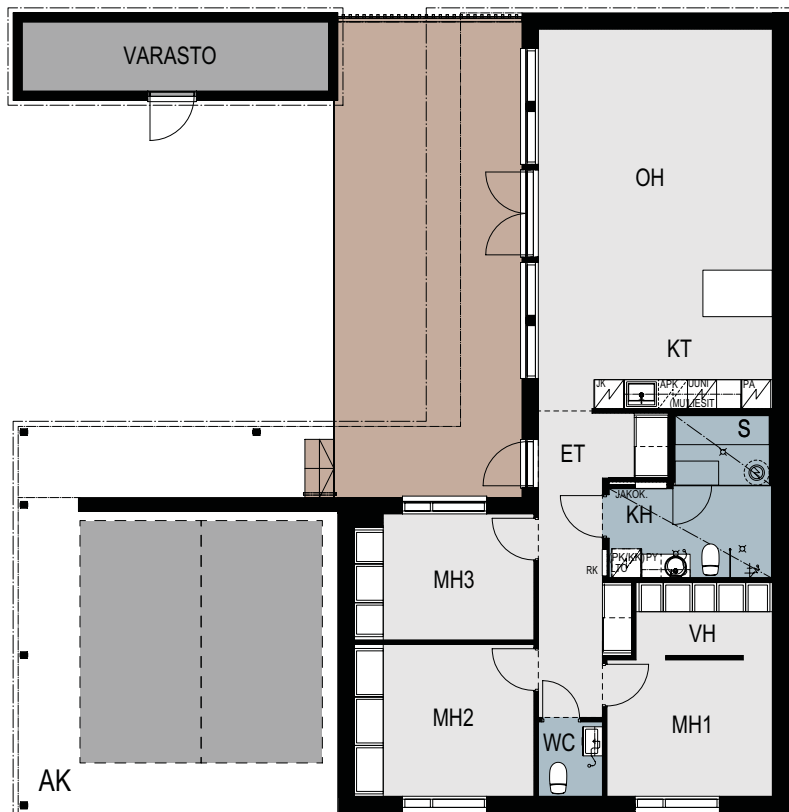
In the three-bedroom homes, the resting areas and separate WC are grouped together at one end of the house and living areas and the atrium-like yard are at the other. The large terrace is covered adjacent to the wall, and the private outdoor storage space is opposite a two-car carport.



4r + k + s + carport – 98 m²

Buildings 52C and 52D

Buildings 52C and 52D are mirror images of buildings 4A, 4B, 4C and 4D. Both apartments include carports for two cars.

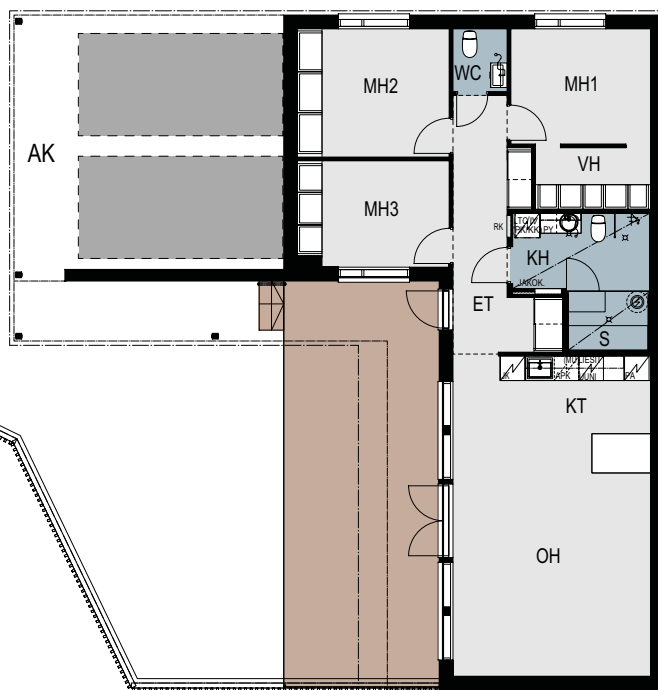
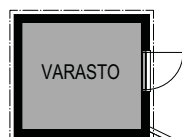




4r + k + s + carport – 98 m²

Building 52F

In the three-bedroom homes located in the middle of the courtyard, the resting areas and separate WC are grouped together at one end of the house while living areas and the atrium-like yard are at the other. The large terrace is covered adjacent to the wall, and the two-car carport is next to the terrace. The private outdoor storage space is located near to the carport next to a lush row of bushes.

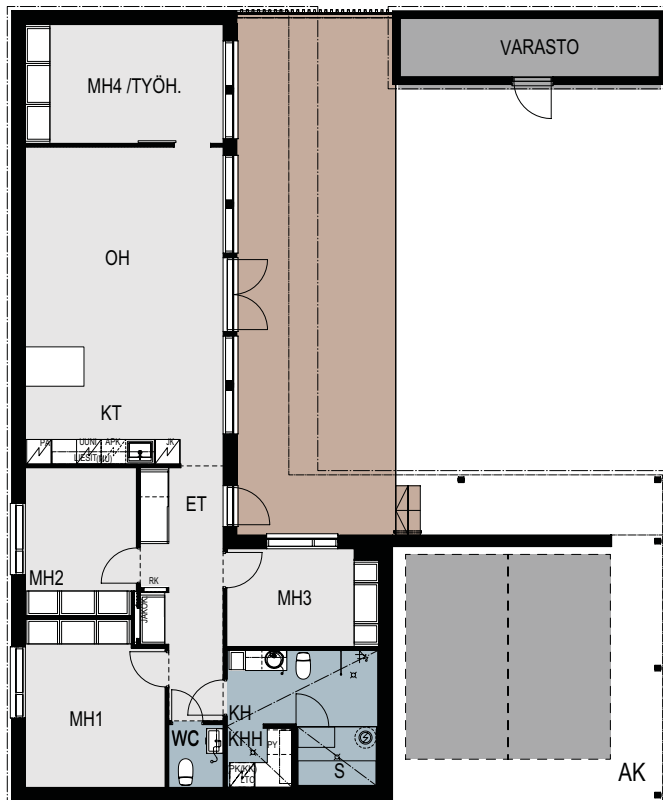




5r + k + s + carport – 112 m²

Building 52G

The housing company's second-largest buildings have four bedrooms. The utility room joins on to the bathroom. Two toilets and plenty of storage space make the home very practical. The large, private yard area in front of the partly covered terrace make this home's atrium-like yard larger than other homes' yards. The home includes a two-car carport.

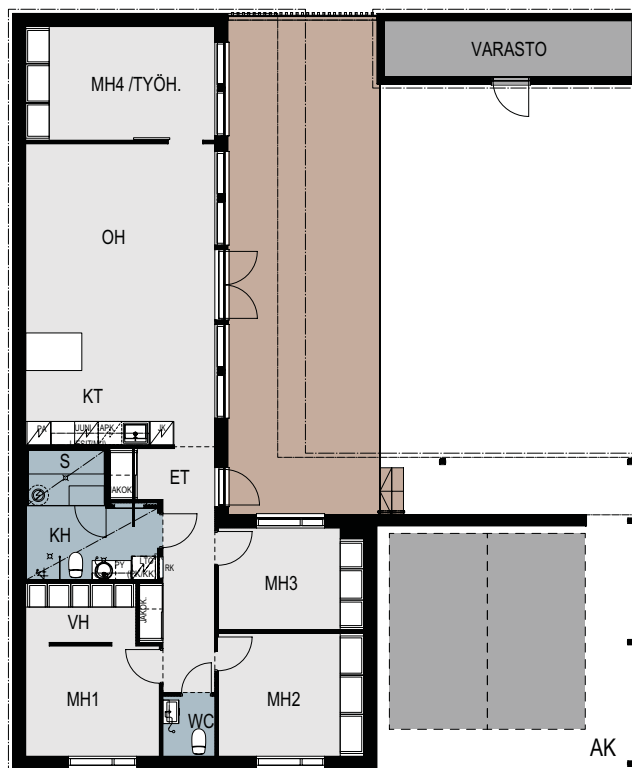




5r + k + s + carport – 112 m²

Building 52H

The housing company's second-largest buildings have four bedrooms. The utility room joins onto the bathroom, near the hallway and kitchen. Two toilets and plenty of storage space make the home very practical. The large, private yard area in front of the partly covered terrace make this home's atrium-like yard larger than other homes' yards. The home includes a two-car carport.



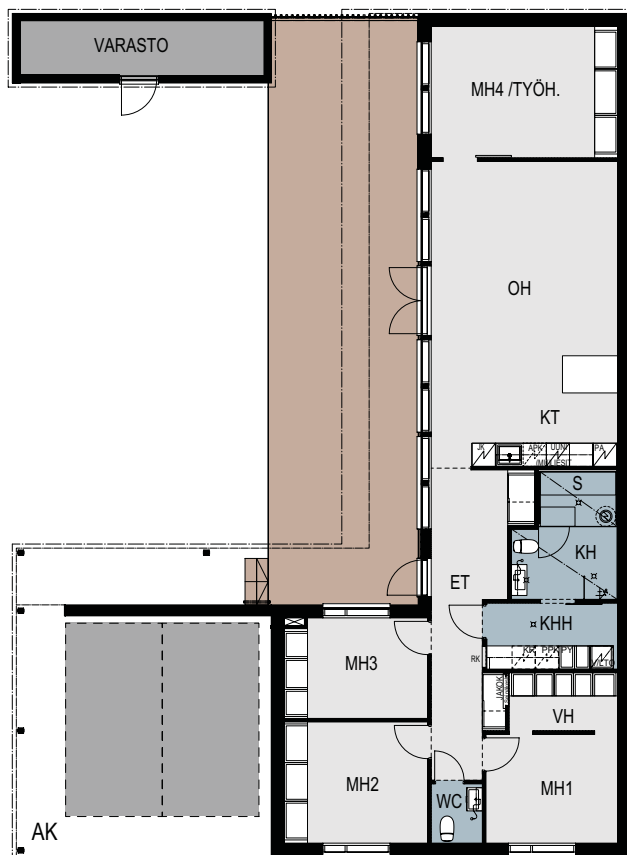


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5r + k + s + carport – 124 m²

Building 52E

The housing company's largest buildings have four bedrooms. One is located at one end of the house, and the three others are at the other end. The large terrace is covered adjacent to the wall, and the sizeable private atrium-like yard borders a large outdoor storage space and two-car carport.

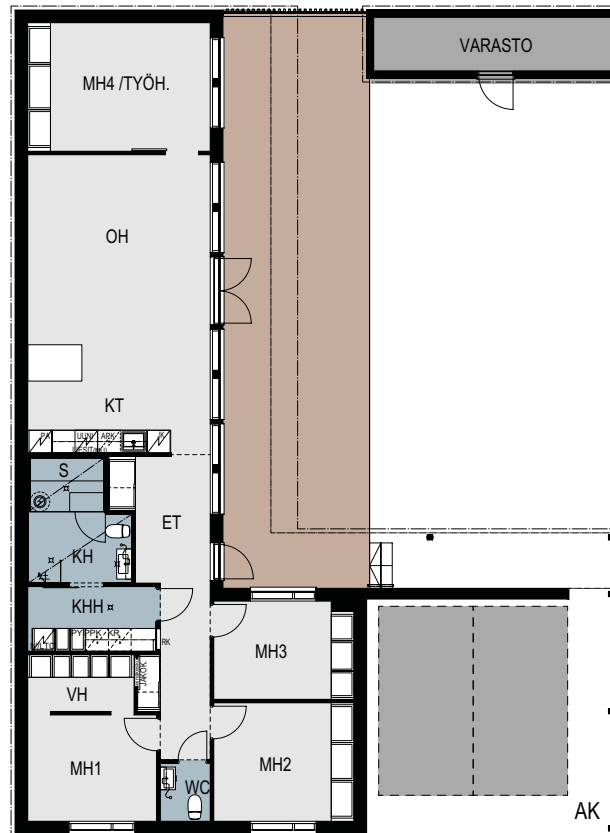




5r + k + s + carport – 124 m²

Buildings 52I and 52J

Buildings 52I and 52J are mirror images of building 52E. Both apartments include carports for two cars.



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.



Find out more about our interior design styles at easyin.fi/en/interior-design

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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.

Choose your interior design style.

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

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.

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 Espoon Kurjenkello

Neighbourhood: 60 (Laaksolahti)
Property IDN: 49-60-230-7, 49-60-230-10
and 49-60-230-11
Plot surface areas: 6428 m², 3016 m²
and 1457 m²
Homes: 18
Parking spaces: 36 carport spaces
Address: Rastasniityntie 52 and
Veininmäki 4,
02620 Espoo
Plot ownership: Rent / Redemption

General

The site comprises 18 single-storey detached homes and separate non-heated storage spaces. Carports for two cars are attached to the houses. Plot 7 has a technical facility in a separate building and a shared semi-heated storage space.

Green areas and traffic areas will be implemented as shown in zoning and yard drawings. 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 buildings' base floors will have a concrete structure.

Facades

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

Roof and roofing

The load-bearing roof structures are roof trusses. The roofing on the buildings is mainly bitumen felt.

Partition walls

Light partition walls are interior partition walls with wooden/steel structures. Bathroom walls will be waterproofed.

Windows and terrace doors

The windows open inwards or are fixed wood-aluminium windows with white blinds. The exterior frame is made from aluminium and the inner frame is factory-painted wood. The terrace doors have blinds.

Doors

Interior doors are white, factory-painted flush panel doors. The entrance doors to homes are factory-made wooden-frame exterior doors. Saunas have a glass door.

Terraces

The terraces have a wooden structure. The homes' terraces are built in accordance with floor and facade drawings.

Floor surfaces

Kitchens, living rooms, bedrooms and wardrobes have parquet flooring. The hallways, bathrooms, saunas and WCs are tiled.

Interior walls

The interior walls are mostly painted plasterboard walls. All of the walls in bathrooms are tiled. The sauna has a glass door, and there is a glass wall between the bathroom and sauna. The spaces between kitchen counters and cupboards are tiled. The sauna walls are wood-panelled.

Ceilings

The ceilings in the sauna and bathroom are wood-panelled. The ceilings in the dry living areas and toilets are levelled and painted.

Fixtures and fittings

The homes have factory-manufactured fixtures and fittings. A mirror or mirror cabinet shall be installed above the basin, with a sink cupboard or chest of drawers below in all bathrooms, as well as in the toilets in 4r + k + s and 5r + k + s homes in accordance with the furnishing plan.

Equipment

Bathrooms and WCs have towel hooks and toilet paper holders. The windows in the living rooms and bedrooms have curtain rails.

Appliances and devices

All homes have an embedded induction stovetop and a separate oven to be installed into the fixtures. All homes have a dishwasher, provisions for a microwave, and refrigeration and freezer appliances in accordance with plans. Utility rooms have provisional space for a washing machine in accordance with plans. The saunas have a floor-standing electric sauna stove equipped with a separate control unit.

Yard

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.

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 fitted home-specific meters for cold and hot water. Each home has water-circulation underfloor heating throughout the entire home. All parking spaces have heating points. Electric vehicle charging points are available to order as separate additional work.

Telecommunications technology

A home-specific cable television system will be obtained for the company. A broadband cable will be installed for the company, allowing for home-specific internet contracts.

Other

The content and terms of the sale will be further specified in the final sale documents. The home-specific floor plan in the appendix material to the deed of sale and other plans in appendix material to the deed of sale shall be used as final plans. Perspective pictures are meant to illustrate the appearance of the site. They are not planning documents, and details and colours may vary from the completed building. Minor suspensions and encasing not marked on the presentation drawings may occur in the homes. The dimensions of furnishings and flues will be checked on site, and minor changes may occur to their planned measurements. 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, 23 February 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

easyinmyynti@kastelli.fi • easyin.fi • Tammiston Kauppatie 18 B (2nd. floor), Vantaa